

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, April 8, 2025

Time: **6:30 pm**

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

****AMENDED AGENDA****

1. Call to Order

2. Roll Call

3. Comments from the Public

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

4. Approval of Minutes

- 4.1 Discussion and possible approval of Planning Commission meeting minutes from March 11, 2025
[20250311 Minutes draft.docx](#)

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 an expansion and modifications to the Mukwonago Police Station, located at 625 S. Rochester Street, Parcel MUKV1976936 and MUKV1976933, applicant (Village of Mukwonago).
[Public Hearing Notice-Conditional Use-Mukwonago Police Station.docx](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to approve **Resolution 2025-05** Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a Public Safety Facility (Village of Mukwonago Police Department) on Parcel MUKV1976936, Mukwonago, WI, applicant (Village of Mukwonago)
- [RESOLUTION 2025-05 - Mukwonago Police Station Garage Expansion CU.docx](#)
[Staff Report-20250401-Police Station Garage Expansion-SPAR and CU.pdf](#)
[01 2024 SPAR PUD Application Updated 6.21.24.pdf](#)
[02 Mukwonago Conditional Use Applicationm.pdf](#)
[03 Civil Set - Plan Commission Submittal.pdf](#)
[04 Police Station Proposed and Existing Quantities Exhibit UPDATED.pdf](#)
[05 Mukwonago Police Station Addition - Plan Commission Submission Arch 20250325.pdf](#)
[06 Mukwonago Police Station Addition - Site Lighting Photometrics 20250325.pdf](#)
[07 Type OB OC OD Parking Lot Light.pdf](#)
[08 Type OB OC OD Pole.pdf](#)
[09 Type OA Light.pdf](#)
[10 Type OE.pdf](#)
- 6.2 Discussion and possible approval of **PC Resolution 2025-07** for a Site Plan and Architectural Review for the Mukwonago Police Station Garage Expansion, Parcel MUKV 1976-936 and MUKV 976-933, applicant (Village of Mukwonago)
- [PC RESOLUTION 2025-07 - Mukwonago Police Station Garage Expansion SPAR.docx](#)
- 6.3 Discussion and possible approval of **PC Resolution 2025-08** a Site Plan and Architectural Review for Journey Salon, Located at the West/Southwest Corner of CTH ES and Phantom Woods Road. Parcel MUKV 2011-991, applicant (Ford Construction)
- [PC RESOLUTION 2025-08 - Journey Salon SPAR.docx](#)
[Staff Report-20250402-Journey Salon - SPAR.pdf](#)
[01 2024 SPAR PUD Application Updated 6.21.24- for sign.pdf](#)
[02 Plan of operations.pdf](#)
[03 Topographic Survey.pdf](#)
[04 Existing Site Aerial Photos Nov-11-2024.pdf](#)
[05 Tree Survey.pdf](#)
[06 Site Plan 3-17-25.pdf](#)
[07 A-101 - FIRST FLOOR PLAN - JOURNEY - Updated 20250407.pdf](#)
[08 A-201 - EXTERIOR ELEVATIONS - JOURNEY - Updated 20250407.pdf](#)
[09 A-202 - EXTERIOR ELEVATIONS - JOURNEY - Updated 20250407.pdf](#)
[10 Renderings - Updated 20250407.pdf](#)
[11 A-501 SIGN & TRASH ENCLOSURE - Updated 20250407.pdf](#)
[12 20250313_Journey Salon_Site Photometric_PQ_R.pdf](#)
[13 Landscape Plan-rev \(2\).pdf](#)
[14 Standing Seam Roof Materials.pdf](#)
[15 Wall Panel Materials.pdf](#)
[16 Wall Panel Materials Examples.pdf](#)

- 6.4 Discussion and possible recommendation to approve **Resolution 2025-06** approving a certified survey map for the property located at S103W30209 Lakeside Drive in the Town of Mukwonago, Waukesha County
[Staff Report-20250407-Bailey CSM-ETZ.pdf](#)
[RESOLUTION 2025-06 Bailey ETZ.docx](#)

6.5 Status update on Zoning Code

7. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, Fred Winchowky, VACANT SEAT, 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, March 11, 2025

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

Jason Wamser

Also present:

Diana Dykstra, Clerk/ Treasurer/ Administrator

Peter Gesch, Village Planner

Shay Zervas, Deputy Clerk/ Treasurer

Comments from the Public

No Comments

Closed 6:31pm

Approval of Minutes

Meiners/Brill motion to approve minutes from January 14, 2024, regular meeting.

Unanimously carried.

Public Hearings

Public hearing on Conditional Use Permit for modifications to Brooklife Church, Located at 857 S. Rochester St, Suite 300, Parcel MUKV 2009-978-009, applicant (Brooklife Church, Inc.)

No Comments

Closed 6:33pm

New Business

Discussion and possible recommendation to approve Resolution 2025-03 Conditional Use and Prescribing Conditions for a building expansion of a religious assembly (Brooklife Church Inc.) on Parcel MUKV 2009-978-009, Mukwonago, WI

Planner Gesch explained that Brooklife Church is located in the B-2 Zoning District, which requires them to apply for a Conditional Use Permit (CUP) for the proposed building expansion and parking lot modifications.

Winchowky/Brill motioned to recommend to Village Board to approve Resolution 2025-03 Conditional Use and Prescribing Conditions for a building expansion of a religious assembly (Brooklife Church Inc.) on Parcel MUKV 2009-978-009, Mukwonago, WI.

Unanimously Carried.

Discussion and possible action to approve PC-Resolution 2025-05 for a Site Plan and Architectural Review for Brooklife Church Expansion, Parcel MUKV 2009-978-009

Planner Gesch provided an overview of the proposed church expansion, which includes a building addition and minor site modifications to the parking lot due to the church's growth. He confirmed that the church is working toward meeting Village parking requirements. The proposed reconfiguration will increase parking capacity, bringing the church closer to compliance.

Eric Halver of Abacus Architects explained that the expansion includes a gym and several individual group rooms to support the growing youth community and outreach programs. The project also includes reconfiguration of existing office spaces and the creation of a more secure area for youth. Additionally, the revised parking layout will improve capacity and reduce conflicts with nearby businesses sharing the lot.

Joel Vanes of Abacus Architects stated that the parking lot reconfiguration will result in an increase of 55 parking spaces, and with the addition of a new side lot, the total increase will be 110 spaces.

Building Inspector Rutenbeck noted that he has never received any complaints from neighboring businesses regarding Sunday parking issues.

President Winchowky inquired about potential issues with the removal of parking lot I islands and changes to parking stall dimensions.

Planner Gesch responded that he has no concerns with the new layout. The standard stall size of 9' x 18' remains, and after discussions with the architects, it was determined there is no need to increase stall size.

Commissioner Wasmer asked about the parking calculations and how the wetland area was considered. He also inquired whether there would be lighting under the canopy, as it was not shown in the current plans.

Planner Gesch explained that while this is a unique project, it remains within the parameters of Village code. The stormwater management requirements have not been diminished; the green space and pond areas remain intact. The approach was simply an alternate interpretation within code compliance.

President Winchowky asked about the impact of the 1,800 sq. ft. of new impervious surface on the area's stormwater management.

Planner Gesch responded that he and Ron from the Department of Public Works have monitored the stormwater pond north of the site, adjacent to the Mukwonago River, and have no concerns. Additional stormwater quality devices have been incorporated into the drainage system to improve filtration from the parking lot.

Building Inspector Rutenbeck noted that as long as lighting under the canopy measures 0 foot-candles at the lot line, it is acceptable.

Trustee Meiners asked whether the lighting plan was finalized.

Planner Gesch stated that he noticed some discrepancies in the current lighting plan and is willing to work with staff and the architects to resolve those details before final staff approval.

Winchowky/Brill motion to approve PC-Resolution 2025-05 for a Site Plan and Architectural Review for Brooklife Church Expansion, Parcel MUKV 2009-978-009.
Unanimously Carried.

Discussion and possible approval of PC-Resolution 2025-06 for a Site Plan and Architectural Review for Mukwonago Area School District High School New Football Stadium Scoreboard, Located at 605 W. Veterans Way, Parcel MUKV 1960-998-001

Planner Gesch explained that the project involves replacing the existing football scoreboard sign. The proposed sign does not fall within the current parameters of the Village's sign code. It will only be illuminated during games or related usage. Due to the nature of the sign, it is difficult to conduct a standard photometric analysis, as it does not fit within the traditional framework of the sign ordinance.

Building Inspector Rutenbeck stated that the closest applicable code would be that for a monument sign, which permits a maximum screen size of 100 square feet on a 3-acre parcel. However, the proposed sign is not considered a monument sign. It is a scoreboard capable of displaying replays, located within a stadium setting and not adjacent to the roadside. The sign is approximately 800 feet from Highway NN and about 1,000 feet from the nearest subdivision across the street.

Commissioner Wamser inquired about additional signage planned within the stadium, as well as the materials to be used, noting that this information was not included in the submitted materials.

Kurt Revose, representing the school, explained that the scoreboard is being funded by donors and sponsors. The scoreboard measures 33 feet wide by 37 feet tall and will be used for multiple sports, including football, lacrosse, and track. He added that the signage associated with the scoreboard will be permanent and not temporary banners, as all sponsor and donor advertisements are on a three-year contract.

Meiners/Wamser motioned to approve PC-Resolution 2025-06 for a Site Plan and Architectural Review for Mukwonago Area School District High School New Football Stadium Scoreboard, Located at 605 W. Veterans Way, Parcel MUKV 1960-998-001
Unanimously Carried

Discussion and possible recommendation to amend Chapter 64 regarding Reader Board Signs to change the interval timing for an electronic message display change

Administrator Dykstra explained that the issue was brought to the Village Board for a possible amendment to Chapter 64 regarding electronic reader board signs. A trustee had requested the Board consider removing or amending the current regulation requiring a 1-minute interval between sign message changes. This issue came to light after Village Hall received complaints from residents regarding the frequency of message changes on the school's sign along Hwy 83, which some felt changed too frequently. Conversely, there were also complaints that the Village sign at Field Park changed messages too slowly. The matter was presented to the Village Board, which noted that the school is located within a P-1 Zoning District and therefore is not currently subject to the electronic reader sign regulations in Chapter 64, which apply only to business and manufacturing districts. The Board felt that the issue warranted further discussion by the Plan Commission before any final decisions were made. She had reached out to other municipal clerks, finding that change intervals in other communities ranged from 4 to 6 seconds, with the Wisconsin Department of Transportation (DOT) recommending no less than 6 seconds for signs along state highways. The school's sign currently changes messages at an interval of more than 6 seconds but less than 1 minute.

Trustee Brill recommended that the item come before the Plan Commission, noting that there are additional zoning considerations that can inform the decision. He further stated that the Village Attorney reviewed the current sign code and confirmed that it does not apply to the school's sign due to its zoning. He expressed interest in amending the code so that it applies uniformly to the entire community.

Trustee Meiners commented on the wide gap between the current 6-second and 1-minute intervals, and suggested 30 seconds as a reasonable middle ground. He proposed the idea of a trial run to evaluate what works best for the community.

Commissioner Wamser noted that the decision ultimately comes down to community preferences, but emphasized the importance of public safety, driver distraction, and neighboring properties. He stated that he would not recommend anything shorter than 15 seconds, and agreed that 30 seconds would be appropriate. He suggested conducting a sidewalk demonstration to assess visibility and effectiveness in real-world conditions.

Administrator Dykstra asked the Commission to provide a recommendation specifically for the business and manufacturing districts regarding the interval of message change. The

Plan Commission unanimously agreed that the electronic reader sign code should apply to all zoning districts, not just business and manufacturing. The Commission also agreed to recommend a 30-second minimum interval between message changes and to refer the matter to the Village Attorney to draft an amendment to Chapter 64 reflecting this change, ensuring uniform application across the Village.

Meiners/Brill motioned to recommend the Village Board to amend chapter 64 of sign code reader signs to change interval to 30 seconds and that it apply to all of the Village and that the attorney draft document that this will cover uniform application across the Village.

Status Update regarding Zoning Code

Building Inspector Rutenbeck provided an overview of the zoning code review process. He reported that Appendices A, C, and F have been reviewed, and that Appendix B (Land Use Summary) is currently under review. He recommended that the commentary sections for building, plumbing, and electrical be removed in order to keep the document more focused on zoning-related content. He noted that he has not yet received Chapter 7 for review. Additionally, he emphasized the need for an index to assist in locating items within the zoning code, particularly in case the Zoning Code Hub is not updated.

President Winchowky asked for a timeline for the completion of the project.

Building Inspector Rutenbeck stated that the review is a work in progress and no set dates for completion

Trustee Meiners questioned why an index has not yet been provided, despite multiple requests over several months.

Administrator Dykstra asked Inspector Rutenbeck if he would like the Planning Commission to issue a formal recommendation requesting that Tim Schwecke create an index for the zoning code.

Meiners/Wamser motion to inform Tim Schwecke that the Planning Commission would like to have an index included with the zoning code.

Unanimously Carried

Adjournment

Meeting adjourned at 7:25 pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer

DRAFT

NOTICE OF PUBLIC HEARING
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, April 8, 2025, for the following:

Conditional Use Permit for an expansion and modifications to the Mukwonago Police Station, located at 625 S. Rochester Street, Parcel MUKV1976936 and MUKV1976933, applicant (Village of Mukwonago).

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 Shay Zervas, at 262-363-6420.

VILLAGE OF MUKWONAGO
Shay Zervas, Deputy Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on March 25, 2025 and April 1, 2025.

RESOLUTION 2025-05

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a Public Safety Facility (Village of Mukwonago Police Department) on Parcel MUKV1976936, Mukwonago, WI

WHEREAS, VILLAGE OF MUKWONAGO (hereinafter "property owner") owns the property identified MUKV1976936 (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PT SE1/4 SEC 26 T5N R18E; COM 548.7 FT E OF W LI MAIN ST 33 FT N SEC LI THE BGN; E 150.20 FT; N0°38'W 490 FT; S74°28'W 180 FT; S5°43'E 243.6 FT; S85°12'W 8.4 FT; S4°13'E 202 FT :: DOC #608178

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for the expansion of an existing Public Safety Facility (Village of Mukwonago Police Department) per Section 100-251, and

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

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on April 8, 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

Return to:

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

Parcel Number: MUKV1976936

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 expansion of an existing Public Safety Facility (Village of Mukwonago Police Department).
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 16th day of April, 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 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: April 1, 2025

MEETING DATE: April 8, 2025, 6:30 P.M.

SUBJECT: Police Station – Site Plan & Architectural Review & Conditional Use

BASIC INFORMATION	
Project:	Mukwonago Police Station Garage Expansion
Applicant:	Village of Mukwonago
Consulting Engineer:	Ruekert & Mielke, Inc.
Consulting Architect:	Fischer-Fischer-Theis, Inc.
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1976936 and MUKV1976933
Acreage:	2.14 Acres
Current Use:	Public Safety Facility
Proposed Use:	Public Safety Facility
Reason for Request:	Expansion to Existing Garage
Land Use Classification:	Business
Zoning Classification:	B-2 – General Business District

Project Summary & Overview

The Village of Mukwonago Police Department is planning an expansion of their existing garage at the existing Public Safety Facility located at 625 S Rochester Street. The project entails an approximate 4,500 SF building expansion, modifications to the existing parking lot layout and drive lanes, and miscellaneous storm sewer, water, and sanitary sewer connections to facilitate the expansion.

In addition to the site plan and architectural review, the modifications and expansion of the current use requires a re-application for a conditional use permit.

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.

Staff Report – SPAR & Conditional Use
Mukwonago Police Station Expansion
April 1, 2025
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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	Planning would ask that the Plan Commission review the photometric plan and provide a recommendation to the Department of Public Works on lighting requirements. Existing and proposed footcandles are greater than zero footcandles beyond the northern and eastern property lines.

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 for a Religious Assembly facility 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 > 12-10204 > Staff Report-20250401-Police Station Garage Expansion-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.
 - a. 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. Application and Development Information
2. Plans and Site Drawings



VILLAGE OF MUKWONAGO

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

Application Fee: Below

Date Submitted: 3/19/25

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)

Name: Ron Bittner, Village of Mukwonago Public Works Director
Company: Village of Mukwonago
Address: 40 River Crest Ct City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-550-7507 Fax: _____
E-Mail: rbittner@villageofmukwonago.gov

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Ron Bittner, Village of Mukwonago Public Works Director
Company: Village of Mukwonago
Address: 440 River Crest Ct. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-550-7507 Fax: _____
E-Mail: rbittner@villageofmukwonago.gov

ARCHITECT

Name: Brian Fischer
Company: Fischer-Fischer-Theis
Address: S22 W22660 Broadway City: Waukesha State: WI Zip: 53186
Daytime Phone: 262-549-6969 Fax: _____
E-Mail: btfischer@fftarchitects.com

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

Name: N/A, project will be publicly bid.
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Village of Mukwonago
Address: 440 River Crest Ct City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-6420 Fax: _____
E-Mail: _____
Present Zoning: B2 VC MP Overlay Tax Key No(s): MUKV1976936, MUKV1976933
Location/Address: _____
Present Use: Municipal Police Department Intended Use: Municipal Police Department

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 - Applicant

Ron Bittner Village of Mukwonago Public Works Director

Name & Title (PRINT)

3/10/25

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: 3/10/25 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 brining 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: Ron Bittner, Village of Mukwonago Public Works Director
Company: Village of Mukwonago
Address: 440 River Crest Ct. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-550-7507 Fax: _____
E-Mail: rbittner@villageofmukwonago.gov

ARCHITECT

Name: Brian Fischer
Company: Fischer-Fischer-Theis
Address: S22 W22660 Broadway City: Waukesha State: WI Zip: 53186
Daytime Phone: 262-549-6969 Fax: _____
E-Mail: btfisher@fftarchitects.com

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

Name: N/A, project will be publicly bid.
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: B2 VC MP Overlay **Tax Key No(s):** MUKV1976936, MUKV1976933

Address/Location: 625 S. Rochester St., Mukwonago, WI 53149

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

Constructing a 4,537 S.F. garage addition to the Mukwonago Police Department, increasing the climate controlled parking capacity.

B. The property is presently used as:

The Mukwonago Police Department's command, staff and equipment parking is occupying the building.

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

D. Project Timetable: Start Date: May 1, 2025 Completion Date: ??

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

Principal Use Municipal police operations and parking.

Secondary Use _____

Accessory Use _____

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

☒ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: _____

☐ 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 B2 zoning does not include municipal offices. The Village Center Multipurpose Overlay

District does list municipal offices as an approved use. The central location is key to Police Dept operations.

- B. How is the proposed conditional use, in its specific location, in harmony with the purposed, 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?

Location is key in providing emergency services. The current police department is near the village center and two intersecting highways that provide quick access to all points in the village.

- 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?

Increasing the building and parking lot size will have minor effects on the neighboring lots.

New parking lot and building lights will be installed to meet the current code.

- 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 neighboring parcels include businesses to the north, single family homes to the north west and multi family to the west. The police department has operated at this location since the structure was built in the mid 1970s.

- 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?

N/A

- 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?

N/A

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant

Ron Bittner Village of Mukwonago Public Works Director

Name & Title (PRINT)

3/19/25

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature – Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY

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

LEGEND - CIVIL ENGINEERING DRAWINGS

BENCHMARK

CHISELED MARK

CONTROL POINT

IRON PIPE (GENERIC)

IRON PIPE (1" DI

IRON PIPE (2" DI

IRON PIPE SET

IRON ROD (GENERIC)

IRON ROD (3/4" DI

IRON ROD (1 1/4" DI

MONUMENT

NAIL

PAINT MARK

PK NAIL

RAILROAD SPIKE

REFERENCE TIE

SECTION CORNER

SECTION CORNER MONUMENT

TEMPORARY CONTROL POINT

USGS MONUMENT

WATER ELEVATION

WETLANDS (SURVEYED LOCATION)

CROPFIELD

DITCH

GUARD RAIL

TOE OF SLOPE

TOP OF BANK

WETLAND BOUNDARY

PROPOSED DITCH CHECK

PROPOSED EROSION LOGS/EROSION WADDLES

PROPOSED INLET PROTECTION TYPE A

PROPOSED INLET PROTECTION TYPE B

PROPOSED INLET PROTECTION TYPE C

PROPOSED INLET PROTECTION TYPE D

PROPOSED BARRIER FENCE

PROPOSED SILT FENCE

PROPOSED EROSION MAT

PROPOSED RIP RAP

PROPOSED TRACKING PAD

SANITARY MANHOLE

SEPTIC

SEPTIC SYSTEM

SEPTIC TANK COVER

SEPTIC VENT

SEPTIC VENT

SANITARY SEWER

PROPOSED SANITARY CLEANOUT

PROPOSED SANITARY MANHOLE

PROPOSED SANITARY RISER

PROPOSED SANITARY LATERAL

PROPOSED SANITARY SEWER

STORM CATCH BASIN

STORM FIELD INLET

STORM INLET

STORM MANHOLE

STORM YARD DRAIN

STORM SEWER

CULVERT (SIZE & TYPE NOTED)

PROPOSED STORM CLEANOUT

PROPOSED STORM FIELD INLET

PROPOSED STORM INLET/CB

PROPOSED STORM MANHOLE

PROPOSED STORM ROOF DRAIN

PROPOSED STORM LATERAL

PROPOSED STORM SEWER

AIR CONDITIONER

CLEAN OUT

DELINEATOR POST

FLAG POLE

GENERIC HAND HOLE

GENERIC MANHOLE

GENERIC METER

GENERIC PEDESTAL

GENERIC VALVE

GENERIC VENT

GUY POLE

GUY WIRE

LIGHT POLE

MAIL BOX

MARKER POST

MONITORING WELL

PILING

POST

REVISION LABEL

SOIL BORING

UTILITY POLE

YARD LIGHT

CABLE BOX

CABLE MANHOLE

UNDERGROUND TV CABLE

ELECTRIC BOX

ELECTRIC MANHOLE

ELECTRIC METER

ELECTRIC PAD

ELECTRIC TRANSFORMER

POWER POLE

UNDERGROUND ELECTRIC

GAS CURB STOP

GAS MANHOLE

GAS METER

GAS TEST STATION

GAS VALVE

GAS VALVE TEST

GAS VENT

UNDERGROUND GAS MAIN

TELEPHONE BOX

TELEPHONE MANHOLE

UNDERGROUND TELEPHONE

UNDERGROUND FIBER OPTIC

CONIFEROUS MULTIPLE TRUNK TREE

CONIFEROUS TREE

DECIDUOUS TREE

DECIDUOUS MULTIPLE TRUNK TREE

DECORATIVE ROCK

STUMP

EDGE OF PLANTER/LANDSCAPE BED

EDGE OF TREES & BRUSH

FENCE

RAILROAD SIGNAL BOX

RAILROAD SIGNAL FLASHER

RAILROAD SPIKE

RAILROAD TRACKS

CONTROL BOX/LIGHTING CABINET

PULL BOX

TRAFFIC SIGNAL

UNDERGROUND LOOP DETECTOR

EXISTING HYDRANT

EXISTING LOCATOR BOX

EXISTING SPRINKLER HEAD

EXISTING WATER CURB STOP

EXISTING WATER MAIN BEND

EXISTING WATER MAIN CROSS

EXISTING WATER MAIN OFFSET

EXISTING WATER MAIN PLUG

EXISTING WATER MAIN PLUG W/ AIR RELEASE

EXISTING WATER MAIN REDUCER

EXISTING WATER VALVE

EXISTING WATER VALVE MANHOLE

EXISTING WELL

EXISTING YARD HYDRANT

EXISTING WATER MAIN

EXISTING WATER SERVICE

PROPOSED CURB STOP

PROPOSED HYDRANT

PROPOSED LOCATOR BOX

PROPOSED WATER MAIN BEND (ANGLE NOTED)

PROPOSED WATER MAIN CROSS

PROPOSED WATER MAIN OFFSET

PROPOSED WATER MAIN PLUG

PROPOSED WATER MAIN PLUG W/AIR RELEASE

PROPOSED WATER MAIN REDUCER

PROPOSED WATER MAIN TEE

PROPOSED WATER VALVE

PROPOSED WATER VALVE MANHOLE

PROPOSED YARD HYDRANT

PROPOSED WATER MAIN

PROPOSED WATER SERVICE

EXISTING SIGN

EDGE OF ASPHALT PAVEMENT

EDGE OF GRAVEL PAVEMENT

EDGE OF CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING FIELD

PROPOSED SIGN

PROPOSED EDGE OF ASPHALT PAVEMENT

PROPOSED EDGE OF CONCRETE PAVEMENT

PROPOSED EDGE OF GRAVEL PAVEMENT

PROPOSED SLOPE INTERCEPT

CABLE BOX

CABLE MANHOLE

UNDERGROUND TV CABLE

ELECTRIC BOX

ELECTRIC MANHOLE

ELECTRIC METER

ELECTRIC PAD

ELECTRIC TRANSFORMER

POWER POLE

UNDERGROUND ELECTRIC

GAS CURB STOP

GAS MANHOLE

GAS METER

GAS TEST STATION

GAS VALVE

GAS VALVE TEST

GAS VENT

UNDERGROUND GAS MAIN

TELEPHONE BOX

TELEPHONE MANHOLE

UNDERGROUND TELEPHONE

UNDERGROUND FIBER OPTIC

CONIFEROUS MULTIPLE TRUNK TREE

CONIFEROUS TREE

DECIDUOUS TREE

DECIDUOUS MULTIPLE TRUNK TREE

DECORATIVE ROCK

STUMP

EDGE OF PLANTER/LANDSCAPE BED

EDGE OF TREES & BRUSH

FENCE

RAILROAD SIGNAL BOX

RAILROAD SIGNAL FLASHER

RAILROAD SPIKE

RAILROAD TRACKS

CONTROL BOX/LIGHTING CABINET

PULL BOX

TRAFFIC SIGNAL

UNDERGROUND LOOP DETECTOR

EXISTING HYDRANT

EXISTING LOCATOR BOX

EXISTING SPRINKLER HEAD

EXISTING WATER CURB STOP

EXISTING WATER MAIN BEND

EXISTING WATER MAIN CROSS

EXISTING WATER MAIN OFFSET

EXISTING WATER MAIN PLUG

EXISTING WATER MAIN PLUG W/ AIR RELEASE

EXISTING WATER MAIN REDUCER

EXISTING WATER VALVE

EXISTING WATER VALVE MANHOLE

EXISTING WELL

EXISTING YARD HYDRANT

EXISTING WATER MAIN

EXISTING WATER SERVICE

PROPOSED CURB STOP

PROPOSED HYDRANT

PROPOSED LOCATOR BOX

PROPOSED WATER MAIN BEND (ANGLE NOTED)

PROPOSED WATER MAIN CROSS

PROPOSED WATER MAIN OFFSET

PROPOSED WATER MAIN PLUG

PROPOSED WATER MAIN PLUG W/AIR RELEASE

PROPOSED WATER MAIN REDUCER

PROPOSED WATER MAIN TEE

PROPOSED WATER VALVE

PROPOSED WATER VALVE MANHOLE

PROPOSED YARD HYDRANT

PROPOSED WATER MAIN

PROPOSED WATER SERVICE

EXISTING SIGN

EDGE OF ASPHALT PAVEMENT

EDGE OF GRAVEL PAVEMENT

EDGE OF CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING FIELD

PROPOSED SIGN

PROPOSED EDGE OF ASPHALT PAVEMENT

PROPOSED EDGE OF CONCRETE PAVEMENT

PROPOSED EDGE OF GRAVEL PAVEMENT

PROPOSED SLOPE INTERCEPT

GENERAL NOTES:

- CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITIES COMPANY IF UTILITY COMPANY STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
- LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS AS A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
- CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS WITH UTILITY COMPANIES.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
- A COMPETENT REPRESENTATIVE SHALL BE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
- STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY.
- PROTECT EXISTING FACILITIES TO REMAIN DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, BUILDINGS, LANDSCAPING, AND TREES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
- EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

CONSTRUCTION SEQUENCE

- INSTALL TRAFFIC CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE.
- IMPLEMENT EROSION CONTROL MEASURES PRIOR TO ANY INTERIOR GRADING OR UTILITY INSTALLATION.
- INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STATE. MAINTAIN MEASURES AT THE END OF EACH DAY.
- STAGE CONSTRUCTION BY WORK LOCATION.
- BEGIN CONSTRUCTION ACTIVITIES AS SHOWN ON DRAWINGS AND SPECIFICATIONS. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS AND APPROVAL BY ENGINEER.
- EXCAVATE AND PREPARE PAVEMENT SUBGRADE FOR THE EXPANDED PARKING LOT AREA, WHICH WILL SERVE AS A STAGING AREA DURING CONSTRUCTION. INSTALL BASE LAYER WITHIN THE SAME DAY TO MAINTAIN STABILITY AND PREVENT SOIL DISTURBANCE.
- EXCAVATE AND PREPARE FOR STRUCTURE FOUNDATION.
- INSTALL UNDERGROUND SANITARY SEWER, AND WATER SUPPRESSION UTILITIES.
- CONSTRUCT STRUCTURE.
- INSTALL UNDERGROUND STORM WATER UTILITIES.
- REMOVE EXISTING ASPHALT PAVEMENT AND CURB AND GUTTER DESIGNATED FOR REPLACEMENT.
- INSTALL NEW CURB AND GUTTER.
- GRADE, SHAPE, AND COMPACT EXISTING CRUSHED GRANULAR AGGREGATE BASE COURSE, AND IMPORT PULVERIZED RECLAIMED ASPHALTIC PAVEMENT MATERIAL FROM VILLAGE DPW AS NECESSARY TO ACHIEVE PROPOSED GRADES.
- INSTALL NEW ASPHALTIC PAVEMENT.
- INSTALL PAVEMENT MARKINGS.
- COMPLETE SITE GRADING AND RESTORE DISTURBED AREAS.
- ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. DISTURBED AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL, TURF GRASS SEEDING, FERTILIZER, TACKIFIER TYPE B, AND MULCH.
- AREAS PLANNED TO BE INACTIVE FOR 7 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1059 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
- REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF RESTORATION AREAS. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S). RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN SITE.

EROSION CONTROL:

- CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES.
- INSPECT ALL BMPs WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS. INSTALL ADDITIONAL BMPs AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.
- CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY VILLAGE AND/OR ENGINEER.
- CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
- ENGINEER IS UNDER NO OBLIGATION TO ALTER THE CONSTRUCTION SEQUENCE AND/OR EROSION CONTROL PLAN.
- EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
- CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AT THE END OF EACH DAY.
- ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
- IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICE. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
- STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
- REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAD BEEN ESTABLISHED IN RESTORED AREAS.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION.

DEWATERING NOTES:

- CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICES AS INDICATED ON DRAWINGS OR AS DIRECTED BY THE WDNR IN THE APPROVED DEWATERING PERMIT. DISCHARGE OF SEDIMENT LADEN WATER TO THE BARK RIVER IS PROHIBITED. CONTRACTOR IS RESPONSIBLE FOR COMPLETING DEWATERING VISUAL INSPECTION LOG AS REQUIRED BY WDNR DEWATERING PERMIT.
- CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND SCHEDULE TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION FOLLOWING REQUIREMENTS WITHIN SECTIONS 01 57 13 AND 01 57 23 OF THE PROJECT MANUAL AND DNR TECHNICAL STANDARD 1061.
- CONTRACTOR IS REQUIRED TO OBTAIN AND FOLLOW REQUIREMENTS OF DNR WATER SUPPLY SECTION FOR WELLS AND DEWATERING IN EXCESS OF 70 GPM IF CONTRACTOR WISHES TO IMPLEMENT A SYSTEM WHERE THE COMBINED PUMPING RATE WILL BE GREATER THAN 70 GPM.
- CONTRACTOR SHALL UTILIZE SILT BAGS, BOXES AND DEWATERING PITS OF APPROPRIATE SIZE AND PROVIDE ADDITIONAL MEASURES AS NECESSARY TO DISCHARGE CLEAN WATER BASED UPON CONDITIONS AND CONTRACTOR'S OPERATIONS. DEWATERING DISCHARGE SHALL BE ONTO GRASS AREAS AS APPLICABLE.
- THE DEWATERING PLAN AND NOTES SHALL SERVE AS A GUIDELINE FOR CONTRACTORS DEWATERING OPERATIONS.
- IF MODIFICATIONS TO THE DEWATERING PLAN ARE NEEDED, CONTRACTOR SHALL PREPARE A WRITTEN REQUEST THAT DETAILS THE NECESSARY MODIFICATIONS AND OBTAIN APPROVAL FROM THE OWNER AND DNR PRIOR TO IMPLEMENTING THE MODIFICATION IN THE FIELD.
- THE USE OF SILT BAGS, BOXES AND DEWATERING PITS SHALL BE CONSIDERED THE MINIMUM MEASURE NECESSARY. OTHER MEASURES NEEDED TO MAINTAIN CLEAR DISCHARGE SHALL BE IMPLEMENTED AS NECESSARY AND IMPLEMENTED IMMEDIATELY UPON OBTAINING OWNER APPROVAL.
- CONTRACTOR SHALL CONTINUOUSLY MONITOR DEWATERING EFFLUENT QUALITY DURING DREDGING OPERATIONS. CONTRACTOR SHALL WORK TO ELIMINATE EROSION FORCES OF DEWATERING EFFLUENT TO ENSURE CLEAR DISCHARGE.
- CONTRACTOR SHALL MONITOR THE PERFORMANCE AND EFFECTIVENESS OF THE DEWATERING DEVICES. PERIODIC REPLACEMENT OF SILT BAGS WILL BE NECESSARY. SEDIMENT WITHIN SILT BAGS MAY BE DEPOSITED AT THE DREDGED SEDIMENT STOCKPILE LOCATION. REPLACEMENT OF BALE AND FILTER FABRIC MAY ALSO BE REQUIRED.
- USE OF OTHER DEWATERING SEDIMENTATION DEVICES SUCH AS STONEFILLED TRENCH BOXES, STONE SEDIMENT TRAPS, OR TRAILER DEWATERING SYSTEMS MAY BE ACCEPTABLE, HOWEVER, OWNER APPROVAL IS REQUIRED PRIOR TO USE. USE OF OTHER DEWATERING SEDIMENTATION DEVICES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH ABOVE.

Table 1 - Prescriptive Compliance Area Soil Stabilization				
Prescriptive Compliance Areas	Bare Soil	Slope & Channel Management	Periods of Inactivity	Final Grade
Soil stockpiles that will exist for more than 7 days Utility trench backfills Temporary ditches/swales that will exist for more than 7 days Permanent ditches/swales Small Areas - Less than 1 acre and less than 1% of site Discrete Areas - Less than 1 acre Storm water practice side slopes Slopes Steeper than 20%	Areas that Do Not Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 30 days, Areas that Drain to Sediment Basins or Traps Limit the duration of soil exposures to no more than 90 days. However, use the duration from the soil loss and sediment discharge calculations for the other areas of the site if less than 90 days.	General Design and implement approved soil stabilization practices per DNR technical standards. Refer to WISDOT Slope & Channel Matrices for appropriate slope and slope length conditions. Slope Steeper than 20% Provide stable diversion of off-site runoff around the slope. Provide slope interruption devices in accordance with Manufactured Perimeter Control & Slope Interruption Products technical Standard 1071 or equivalent methods to reduce uninterrupted slope length.	Planned Inactivity Stabilize immediately if area will be left inactive for more than 14 days.	Permanent Features Stabilize area immediately after reaching final grade.
			Unplanned Inactivity Stabilize area immediately if period of inactivity reaches 14 days.	Temporary Features Stabilize area immediately after establishment of temporary feature or reaching specified temporary grade.

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RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20250505563 AND 20250505567) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

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WAUKESHA, WI 53186

AN ADDITION TO THE

VILLAGE OF MUKWONAGO POLICE STATION

GENERAL NOTES & LEGEND

627 SOUTH ROCHESTER STREET

MUKWONAGO, WISCONSIN

90% REVIEW	C/JF	03 / 27 / 2025	
BIDDING	C/JF	04 / 03 / 2025	
PLAN REVIEW	C/JF	04 / 03 / 2025	

FFT PROJECT NO.

25007

SHEET NO.

C100

TEMPORARY EROSION AND SEDIMENT NOTES

- PART 1 - GENERAL
- 1.01 SECTION INCLUDES
- A. Products and practices to temporarily control surface water runoff, soil, and sediment during construction.
- 1.02 REGULATORY REQUIREMENTS
- A. Comply with Laws and Regulations prohibiting pollution of any lake, stream, river, or wetland by dumping refuse, rubbish, dredge material, or debris therein.
- 1.03 QUALITY CONTROL
- A. Construct and maintain erosion sediment control measures following the appropriate Technical Standard.
- B. When facilities are erected, contact Engineer for an inspection. Check facilities weekly and within 24 hours following rainfall events over 1/2 inch. Make needed repairs within 24 hours.
- C. Engineer will be sole judge of the adequacy of Contractor's erosion control efforts and Owner may suspend or limit the Contractor's operations pending adequate performance of any temporary or permanent erosion control measures requested by Engineer.

- PART 2 - PRODUCTS
- 2.01 MULCH
- A. For temporary construction Site erosion control follow Technical Standard 1058.
- 2.02 SEEDING
- A. For temporary construction Site erosion control follow Technical Standard 1059.
- 2.03 INLET PROTECTION
- A. Follow Technical Standard 1060. Use PAL-listed product(s) and submit product data.
- 2.04 DEWATERING
- A. Follow Technical Standard 1061.

- PART 3 - EXECUTION
- 3.01 GENERAL
- A. Install temporary devices before construction activities begin, and completely remove above and below grade after Site is stabilized and after Engineer's approval.
- B. Proceed carefully with construction adjacent to stream channels to avoid washing, sloughing, or deposition of materials into stream. If possible, dike-off work area and reduce volume and velocity of water that crosses disturbed areas with planned Engineering works (diversion, detention basins, berms).
- C. Unless noted on Drawings, do not remove trees and surface vegetation.
- D. Expose the smallest practical area of soil at any given time through construction scheduling. Make the duration of such exposure before application of stabilization measures as short as practicable.
- 3.02 MULCHING
- A. For temporary construction Site erosion controls follow Technical Standard 1058.
- 3.03 SEEDING
- A. For temporary construction Site erosion control follow Technical Standard 1059.
- 3.04 INLET PROTECTION
- A. Follow Technical Standard 1060.
- 3.05 DEWATERING
- A. Follow Technical Standard 1061 for removing sediment from water generated from dewatering activities, including trench dewatering.
- B. Choose dewatering sediment removal method following Technical Standard 1061 and its Dewatering Practice Selection Matrix Figure 2.
- C. Modify dewatering method as necessary for actual field soil conditions.

RESTORATION NOTES

- PART 1 - GENERAL
- 1.01 SECTION INCLUDES
- A. Topsoil.
- B. Permanent seeding. Includes nurse crops.
- C. Plantings.
- D. Fertilizing.
- E. Maintenance.
- F. Mulching.
- 1.02 SUBMITTALS
- A. Action:
1. Follow 01 33 00 for:
- a. Seed data including source, species, mix composition, documentation of PLS (pure live seed) testing, percentage by weight, and percentages of purity, germination and weed.
- b. Starter mix backfill material and fertilizers. Show certified analysis and component product data.
- c. Product data for PAL-listed soil stabilizer product.
- d. Anti-desiccant product data.
- e. Herbicide product data.

- 1.03 QUALITY ASSURANCE
- A. Plantings:
1. Nursery: Specialized in growing and culturing specified plants with minimum 5 years experience. State-licensed and located within 150 miles of Site.
2. Installer: Specialized in installing and planting specified plants with minimum 5 years experience.
- 1.04 DELIVERY STORAGE AND HANDLING
- A. Ship, store, and handle seed to ensure protection from moisture, heat, rodents, and other conditions that jeopardize viability and cause germination before installation. Discard damaged seeds.
- B. Deliver and store plant plugs to protect from drying winds and direct sunlight. Store plugs in shaded locations and maintain moist packing soil until planting.
- C. Dig and handle plant stock to prevent injuries to trunk, branches, and roots.
- D. Prevent tops from drying during transport. Handle plants by earth balls or containers.
- 1.05 SCHEDULING
- A. Perform permanent turf grass seeding between March 15 and October 1. Outside these dates temporarily stabilize Site following 01 57 13. Dormant seed between November 15 and December 15.
- 1.06 WARRANTIES
- A. Correction Period: One year that begins on date Project is completed and ready for final payment. Period shall be extended for defective Work that is corrected, or removed and replaced. Follow General Conditions 15.08.
- B. Defects and damage due to animal depredation and weather extremes are excluded from warranty.
- 1.07 MAINTENANCE
- A. Perform all maintenance for landscaping until Project is completed and ready for final payment.
- B. After Project is completed and ready for final payment, Owner will perform maintenance procedures presented in approved Maintenance Instructions submitted by Contractor.

- PART 2 - PRODUCTS
- 2.01 WATER
- A. Free from impurities harmful to plants.
- 2.02 TOPSOIL
- A. Site-salvaged humus-bearing soil screened before final placement.
- B. Imported: Humus-bearing loam-type soil with a pH level between 6.0 and 7.0, screened before final placement.
- C. Screened: Mechanically screened free of roots, sticks, branches and stones greater than 1/2 inch diameter.
- 2.03 SEEDING MATERIALS
- A. Permanent turf grass seed: Deluxe 50 seed mix by Reinders, Inc., Waukesha, WI, Phone: 262-524-0200.
- B. Turf grass seed fertilizer:
1. Granular or liquid marked with content analysis.
2. 1-2-1 nitrogen-phosphorous-potassium ratio.
3. At least 50 percent of nitrogen content in organic, slow-release form.
- C. Hydromulch: Hydromulch applied 60% minimum wood fiber, 40% maximum cellulose fiber blend mulch with polymer based tackifier meeting WisDOT Type A Stabilizer.
- 2.04 PLANTING MATERIALS
- A. Use nursery-grown stock for shrubs, and herbaceous plants.
1. Follow ANSI Z60.1.
2. Hardy under climatic conditions similar to Project location.
3. Typical of species or variety and have a normal habit of growth.
4. Sound, healthy and vigorous, well branched and densely foliated when in leaf, and have healthy, well-formed tops and well developed root systems.
5. Free of disease, inspect pests, eggs or larvae.
6. Grow container-grown stock long enough for root system to hold soil together, firm and whole. No plants shall be loose in container.
- a. If specified plant material is not obtainable within 150-mile distance, submit nonavailability list with proposal for equivalent material and impact on Contract Time and Price. Engineer will process Claim following General Conditions.
- b. Measurement: Dimensions of shrubs shall conform to ANSI Z60.1.
- c. Plants shall conform to measurements specified. Plants larger than specified may be used with Engineer approval and no increase Contract Price. For larger plants, increase root spread or soil ball in proportion to plant size.

- B. Starter mix backfill material: Compost, peat moss and topsoil at ratio of two parts topsoil to one part compost/peat moss blend by volume.
1. Compost: Follow DNR Specification S100.
2. Peat moss: Brown to black color consisting of at least 75 percent partially decomposed stems and leaves.
- C. Fertilizer: Granular or liquid 3-year slow release packets marked with content analysis.
1. 10-15-10 nitrogen-phosphorous-potassium ratio for shrubs, 5-10-10 for herbaceous plants.
2. At least 50 percent of nitrogen content in organic, slow-release form.
- D. Mulch: Shredded hardwood bark from disease-free trees.

- PART 3 - EXECUTION
- 3.01 TOPSOIL
- A. Preparation:
1. Eliminate uneven areas and low spots. Remove debris, roots, branches, stones in excess of 1/2 inch in size.
2. Scarify subgrade to 6 inches depth by ripping, tilling, disking, or other method where topsoil is scheduled and where equipment used for hauling and spreading topsoil has compacted subsoil.
3. Minimize compaction during grading operations by utilizing equipment having low unit pressure ground contact and by limiting repeat passes over the same areas in areas to receive topsoil.
- B. Placement depths, import topsoil if Site-stripped topsoil is insufficient:
1. Turf grass seed and sod subgrade: 4 inches.
- C. Installation:
1. Use topsoil in relatively dry state. Place during dry weather.
2. Fine grade topsoil eliminating rough or low areas. Break down clods and lumps with appropriate equipment that creates uniformly textured soil. Maintain levels, profiles, and contours of subgrade.
3. Remove stone, roots, and branches exceeding 3/4-inch sieve, and foreign material, and clods that cannot be broken down while spreading.
4. Manually spread topsoil uniformly around plants and building to prevent damage.
5. Lightly compact placed topsoil, so as to negate any detrimental differential settling.
6. Remove surplus subsoil and topsoil from Site. Leave stockpile areas ready to receive landscaping.
- D. Finish grade tolerance: Plus-or-minus ½ inch.
- 3.02 TURF GRASS SEEDING
- A. Preparation:
1. Before seeding, disk, harrow, drag, and rake to form a level and loose seed bed. Lightly roll topsoil before final raking to eliminate soft spots and mounds.
2. Notify Engineer to allow inspection after fine grading and before seeding.
- B. Permanent installation:
1. Broadcast seed uniformly by hand or with combination seeder-cultipacker machine such as Brillion or Truax. If by hand, press seed into surface with cultipacker or roller to maximum 1/4-inch depth. If seedbed contains clods or is too loose, lightly roll (not on slopes) or hydrosseed over prepared bed using a sprayed water. Keep contents stirred to allow for uniform distribution. Seeds remaining in water for longer than one hour will be rejected. Add hydromulch and a tackifier to hydrosseed tank and apply with seed and fertilizer following manufacturer's instructions to produce mulch coverage rate of uniform maximum 1/4-inch depth.
2. Sowing rate:
- a. Turf grass: 4.5 pounds per 1000 square feet. Double rate for dormant seeding.
- b. Temporary cover crop: Follow 01 57 13.
3. Uniformly apply fertilizer and lightly disc or harrow into soil in conjunction with final topsoil preparation, before seeding or place required amount of fertilizer in tank and mix with seed and water. Agitate constantly and apply during seeding operation.
4. Fertilizer rate: 7 pounds per 1000 square feet.
5. Protect seeded areas to prevent damage to completed installation.
- C. Maintenance:
1. Water seeded areas as follows:
- a. First day (after seeding and fertilizing): 1-1/2 inches water.
- b. Days 2-14 (or until complete germination, whichever comes last): 1/2 inches water every other day.
- c. As needed after complete germination to maintain a uniform stand of healthy grass.
- d. Natural rain events may substitute for watering, but perform additional watering on rain-event days to achieve stipulated water amounts.
2. Lawn areas shall receive at least two 2-inch mowings before acceptance. Do not allow grass height to exceed 4 inches.
3. Reseed areas that show inadequate catch and bare spots exceeding 2 square feet. Bare spots shall not exceed 3 percent of total seeded areas.
4. Correct damage from erosion, gullies, washouts, traffic, or other causes by filling with topsoil, tamping, refertilizing, and reseeding.
5. Protect grass areas during maintenance period.
- 3.03 PLANTINGS
- A. Installation:
1. Excavate plant pit to minimum two times root ball or container diameter. Dispose of subsoil dug from plant pit.
2. Remove containers before planting. Check container plants for girdling roots before planting. Replace plant if girdling is evident.
3. Set plant stock on firm layer of undisturbed subsoil. Plumb and center in pit with top of root collar at or slightly above ground level. Place plant in pit with best side towards most prominent view.
4. Backfill pit with plant starter mix around base and sides of root ball or soil mass, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 1/2 full, water thoroughly before placing remainder of backfill. Once absorbed, complete backfilling with plant starter mix and tamp lightly to grade.
5. Add fertilizer packets to plant pit at rate following manufacturer's recommendations before backfilling is complete. Place packets at least 6 inches below final grade of backfill material.
6. Prune each shrub following ANSI Z60.1-1900 to retain required height and spread on Drawings. Remove dead wood or suckers and broken or badly bruised branches. Prune with clean sharp tools.
7. Place weed barrier fabric beneath mulch in planting beds. Lay fabric flat on soil and fit as close to plants as possible. Overlap adjoining fabric sheets by 4 inches and secure to ground with metal pins.
8. After planting operations are completed, apply specified mulch to 3-inch depth (2 inches around herbaceous plants). Spread evenly over entire planting bed area.
9. After plantings are in place for at least two but not longer than five days, remove twine, rope, and labels.
- B. Maintenance:
1. Care for plants after planting. This includes watering, weeding, cultivating, pruning, spraying for insects and disease, tightening stakes, retying wrapping, re-mulching, and other work necessary to keep plants neat and healthy.
2. Perform complete watering at 10 to 14-day intervals between May 15 and October 15. Intervals may lengthen or shorten depending upon weather conditions.

TRENCH SHIELDING NOTES

- PART 1 - GENERAL
- 1.01 SECTION INCLUDES
- A. Open-cut pipeline trench cave-in and ground movement prevention measures.
- 1.02 SYSTEM DESCRIPTION
- A. Use sheeting and bracing equipment and procedures that protect life, property, and the Work. Prevent trench cave-in, ground movement, disturbance of completed Work, and disturbance of surface or subsurface structures.

- PART 2 - PRODUCTS
- 2.01 PORTABLE TRENCH BOX OR SLIDING TRENCH SHIELD
- A. Provide a minimum 6 inch horizontal clearance between pipe and inside face of shield.
- B. Use models approved by Wisconsin Department of Commerce; and applicable Laws and Regulations.
- PART 3 - EXECUTION
- 3.01 PORTABLE TRENCH BOX OR SLIDING TRENCH SHIELD
- A. Move trench box or shield ahead in a manner to avoid pulling already jointed pipe apart, and to avoid creating voids around the pipe wall.
- B. Accurately reposition pipe that moves as a result of trench box or shield movement.
- C. Immediately fill pipe zone area voids between the undisturbed trench wall and the trench box or shield when a trench box or shield is positioned. Use crushed stone chips or granular backfill.
- D. Where a concrete cradle or envelope is required:
1. Provide a spacer between concrete and shield.
2. Use tar paper or equal bond-breaking material to separate the spacer and concrete, and to permit shield movement without disturbing pipe, cradle, or envelope.
- 3.02 CLOSED SHEETING
- A. Position to prevent soil from entering the trench from below or through sheeting.
- B. Closed sheeting may be set in place rather than driven if ground conditions are suitable and if trench is adequately spot braced prior to sheeting placement. Immediately fill voids behind sheeting with approved granular backfill.
- C. Where sheeting is driven below the top of a concrete cradle or envelope, use tar paper or equal material to break the bond between the concrete and sheeting to permit sheeting removal.
- D. Protect existing above and below grade property, facilities, piping and structures, including those located off-site.
- 3.03 SHEETING AND BRACING REMOVAL
- A. Remove all components that are within 3 feet below the established street grade or the existing surface grade, whichever is lower. This includes sections ordered left in place.
- B. Remove before trenches are flooded and after backfilling is complete or at an elevation to permit safe removal.
- C. Remove bracing, except that ordered left in place, when backfilling has reached the respective level of such bracing.

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FFT PROJECT NO.
25007

SHEET NO.
C101

COMMON WORK RESULTS FOR UTILITIES NOTES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Bedding, cover and backfill.
- B. Location aids.
- C. Insulation.
- D. Connections between dissimilar pipes.
- E. Excavation in pavement.
- F. Excess excavated material.
- G. Trench surface restoration.

1.02 SUBMITTALS

- A. Action:
 - 1. Submit to Public Works and Utilities Department:
 - a. Product data.
 - b. Mechanical trench compaction reports.
- B. Informational:
 - 1. Submit documentation showing permits have been obtained from Owner and from Regulatory Agencies for excess material disposal sites to Public Works and Utilities Department prior to beginning any work.

PART 2 - PRODUCTS

2.01 BEDDING AND COVER MATERIALS

- A. Crushed stone chips: Follow SWS 8.43.2.
- B. Around and over Underground Facilities: Granular backfill.
- C. Cover: Same material as bedding.

2.02 BACKFILL

- A. Granular: Granular Backfill shall be used on new installation and mainline reconstruction projects. Follow SWS 8.43.4.

2.03 LOCATION AIDS

- A. Warning tape:
 - 1. "Terra Tape Standard" by Reef Industries, Inc. or "Shieldtec" standard non-detectable tape by Empire Level Manufacturing Corporation.
 - 2. Tape shall read:
 - a. Water: "CAUTION WATER LINE BURIED BELOW".
 - b. Sanitary: "CAUTION SEWER LINE BURIED BELOW".
 - c. Storm: "CAUTION SEWER LINE BURIED BELOW".
 - 3. Color: Follow State Statutes 182.0175 and American National Standards Institute (ANSI) Uniform Color Code:
 - a. Water: Blue.
 - b. Sanitary: Green.
 - c. Storm: Brown.
 - 4. Width: 3 inches.
- B. Tracer wire:
 - 1. Follow SWS 2.11.0.
 - 2. For open-cut: Direct-burial-rated insulated AWG #10 copper conductor.
 - 3. For trenchless installation:
 - a. Aircraft cable, nylon-coated stainless-steel, 3/8-inch diameter.
 - 4. Splices: Copperhead Dry Conn 3-way direct bury lug or approved equal.
 - 5. Color:
 - a. Water: Blue.
 - b. Sanitary: Green.
 - c. Storm: Brown.
- C. Location boxes for tracer wire access.
 - 1. Buried:
 - a. SnakePit Test Station, by Copperhead Industries, or approved equal.

2.04 INSULATION

- A. Follow SWS 8.50.0.

PART 3 - EXECUTION

3.01 CONNECTING DISSIMILAR PIPE MATERIALS

- A. Follow pipe manufacturers' recommendations and design details.

3.02 EXCAVATION IN PAVEMENT

- A. Pavement sawing: Follow State Specifications 690.3 cut depth: Full pavement thickness.
- B. Sealed surface pavement: Cut evenly along excavation edges before removal to avoid excess removal or ragged, uneven edges.
- C. Utility trench cut locations: Follow SWS File No. 1 Drawing.
- D. Bridging: Furnish and install trench bridging over open trenches crossing roadways when requested by Engineer. Use steel plates, composite timber construction, or prefabricated structural steel members. Do not fabricate structural steel bridging on job Site. Design to support HS-20 wheel loading. Secure installed bridging against shifting. Do not leave bridging in roadway during winter months without Engineer's approval.

3.03 LOCATION AIDS

- A. Tracer wire:
 - 1. SWS 2.11.0.
 - 2. Tape maximum of 10-foot spacing at crown of pipe.
 - 3. Test detector wire continuity prior to acceptance of pipe installation.
- B. Install tracer wire at:
 - 1. Sanitary and Storm Sewers, laterals.
 - a. Every manhole.
 - b. Sanitary wires should be brought to the surface in a test station box adjacent to the manhole. Do not place wires below the frame.
 - c. Every sanitary and storm lateral. Extend detector wire to end of lateral and bring to surface in a test station box.
- C. Demonstrate continuity of tracer wires to Engineer. Provide a temporary above-ground wire between adjacent location boxes. Connect ohm meter in a series loop with tracer wire and above-ground wire. Circuit resistance shall not exceed 5 ohms.
- D. Test locating. Contact Owner to locate all utilities.
 - 1. After completion of continuity test.
 - 2. Before acceptance for use.

3.03 EXCAVATED MATERIAL

- A. Surplus excavated shall be disposed at Contractor's cost. Follow submittal requirements for each disposal site utilized. After delivery to the designated location, such material shall be graded level by Contractor.

3.04 INSULATION

- A. Follow SWS 4.17.2 and SWS Drawing File No. 48 when requested by Engineer or when depth of cover is less than 7 feet over sanitary sewer, water main and force main or where storm sewers cross over water main or laterals.

3.05 BEDDING AND COVER

- A. Follow SWS 3.2.6(b) Class B, except use 6 inches of bedding material.

3.06 TRENCH BACKFILLING AND CONSOLIDATION

- A. Material:
 - 1. Around and over Underground Facilities: Granular backfill.
- B. Consolidation:
 - 1. Mechanically compact trench backfill. Follow SWS 2.6.14(b) except Contractor shall furnish and pay for compaction testing services deemed necessary by the Engineering Department.

3.07 CLEANUP

- A. Clean dirt and construction material from haul roads:
 - 1. At end of each working day.
 - 2. As needed during the day to avoid creating hazards or complaints.
 - 3. As requested by Owner.

STORM DRAINAGE NOTES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Storm sewer and storm water facility mains, maintenance and collection appurtenances.
- B. Underdrains.

1.02 SUBMITTALS

- A. Action:
 - 1. Submit the following to the Village Engineer:
 - a. Product data.
 - b. Storm sewer main video inspection records.
 - c. Submittals designed and sealed by manufacturer's Wisconsin-licensed professional engineer:
 - 1) Manhole and catch basin Shop Drawings showing details, dimensions, materials, jointing methods, pipe connections and reinforcement consistent with Drawings. Do not start manhole production before Engineer's approval.
 - 2) Shop Drawings showing details of special pipe features indicating alignment and grade, laying dimensions, fabrication, fitting, and special details, with plan view detailing pipe invert elevations, bends, and other critical features. Show station numbers for fittings consistent with Drawings. Do not start pipe and fittings production before Engineer's approval.
 - 3) Summary of criteria used in manhole design including, as minimum, material properties, loadings, load combinations, and dimensions assumed. Include certification from manufacturer that precast manhole design is in full accordance with ASTM C478 and design criteria specified herein.
- B. Informational:
 - 1. Submit the following to the Village Engineer:
 - a. Certificates by independent testing laboratory contracted by manufacturer, showing concrete pipes meet applicable standards when tested following ASTM C497, ASTM C361 and Bureau of Reclamation Standard Specifications for Reinforced Concrete Pressure Pipe.

PART 2 - PRODUCTS

2.01 STORM SEWER

- A. Main lines:
 - 1. Polyvinyl chloride (PVC):
 - a. Solid wall.
 - b. Integral elastomeric bell and spigot joints.
 - c. For 6 through 12-inch diameter: Follow AWWA C900, Class 150 pressure pipe with DR18 or less.
 - d. Follow SWS 8.20.0.
- B. Structures:
 - 1. Garage catch basin: 24-inch minimum diameter. Follow SWS 3.5.0 and SWS 8.39.0.
 - 2. Follow ASTM C478.
 - 3. Garage catch basin frame and cover: Neenah R-2540.
 - 4. Inlet: Follow SWS 3.6.0 for precast.
 - 5. Inlet frame and cover: Neenah R-3067 with Type C grate.
 - 6. Inlet and catch basin mortar: Follow State Specifications 519.2.3.
 - 7. Grade adjusters for castings:
 - a. Cretex Pro Ring, with approved adhesive.
 - b. Do not use bricks, stones, wood, nor pieces thereof.
 - c. Set casting flanges onto a full bed of mortar.

2.02 UNDERDRAINS

- A. Follow State Specifications 612.

PART 3 - EXECUTION

3.01 STORM SEWER INSTALLATION

- A. Follow SWS Part III.
- B. Set frames to 1/2-inch to 3/4-inch below finished grade after placement of curb and gutter and before asphalt placement. Set casting flanges onto a full bed of mortar.

3.02 UNDERDRAIN INSTALLATION

- A. Follow State Specifications 612.

SANITARY SEWAGE NOTES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Sanitary sewer mains, maintenance and collection appurtenances.

1.02 SUBMITTALS

- A. Action:
 - 1. Submit to Engineering Department:
 - a. Product data.
 - b. Sanitary sewer main video inspection records.
 - c. Submittals designed and sealed by manufacturer's Wisconsin-licensed professional engineer:
 - 1) Manhole Shop Drawings showing details, dimensions, materials, jointing methods, pipe connections and reinforcement consistent with Drawings. Do not start manhole production before Engineer's approval.
 - 2) Shop Drawings showing details of special pipe features indicating alignment and grade, laying dimensions, fabrication, fitting, and special details, with plan view detailing pipe invert elevations, bends, and other critical features. Show station numbers for fittings consistent with Drawings. Do not start pipe and fittings production before Engineer's approval.
 - 3) Summary of criteria used in manhole design including, as minimum, material properties, loadings, load combinations, and dimensions assumed. Include certification from manufacturer that precast manhole design is in full accordance with ASTM C478 and design criteria specified herein.
- B. Informational:
 - 1. Submit to Engineering Department:
 - a. Certificates by independent testing laboratory contracted by manufacturer, showing concrete pipes meet applicable standards when tested following ASTM C497, ASTM C361 and Bureau of Reclamation Standard Specifications for Reinforced Concrete Pressure Pipe.

PART 2 - PRODUCTS

2.01 GRAVITY SANITARY SEWER

- A. Laterals:
 - 1. Polyvinyl chloride and fittings solid wall: Type PSM, Follow ASTM D3034, SDR 35.
 - 2. Follow SWS 5.3.10 and SWS 5.3.11.
 - 3. 4 inch.
 - 4. Connection to main: Wyes.
 - 5. Adapt pressure rated pipe to SDR35 with manufactured (molded) fittings.hubless adaptors.
 - 6. Romac tapping saddle.
 - 2. Reinforced concrete:
 - a. Circular pipe 12-inch and larger: Follow ASTM C76, wall thickness C, Class III-V.
 - b. Joints: Type R-4 Air Test Gasket, follow ASTM C361 and Bureau of Reclamation Standard Specifications for Reinforced Concrete Pressure Pipe with minimum hydrostatic head of 25 feet.
 - c. Liner: Coal-Tar Epoxy following SWS 8.7.0.
 - d. Follow SWS 8.3.0 and 8.6.0.
- B. Risers:
 - 1. Follow SWS 3.2.26.

PART 3 - EXECUTION

3.01 GRAVITY SANITARY SEWER INSTALLATION

- A. Follow SWS Part III.
- B. Set manhole frames to 1/2-inch to 3/4-inch below finished grade after placement of curb and gutter and before asphalt placement. Set casting flanges onto a full bed of mortar.
- C. Laterals. Follow SWS Part V and:
 - 1. 1/4 inch per foot minimum slope.
 - 2. Tapping saddles to be used for new lateral connection into existing main.
 - 3. Lateral connections at the main shall be at the 2 or 10 o'clock positions.

GEOGRID FOR SOIL STABILIZATION NOTES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Geogrid reinforcement of embankments, base course, subbase course, or subgrade.

1.02 PERFORMANCE REQUIREMENTS

- A. Subgrade improvement applications: Reinforcement benefit attributed to geogrid shall be as derived by Giroud-Han Method (2004). Appropriate partial safety factors shall be applied to results obtained using geogrids having properties or characteristics outside the range of rigorous model validation.
- B. Base reinforcement applications: The structural enhancement attributed to proposed geogrid material shall be supported by evaluation and documentation of testing of the specific geogrid conducted in representative, laboratory conditions with repetitive loading applied by a circular plate or a passing wheel load of at least 4,500 pounds per single wheel or 9,000 pounds per dual wheel.

1.03 SUBMITTALS

- A. Action:
1. Follow 01 33 00 and include:
- a. Geogrid product data sheet and manufacturer certification that geogrid product achieves Part 2 requirements.

1.04 QUALITY ASSURANCE

- A. A representative of geogrid supplier shall be available on an "as needed" basis during construction.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Storage and protection:
1. Prevent excessive mud, wet concrete, epoxy, or other deleterious materials from contacting or affixing to geogrid materials.
2. Store at temperatures above minus-20 degrees F.
3. Rolled materials may be laid flat or stood on end.
4. Do not leave geogrid materials directly exposed to sunlight for longer than manufacturer's recommended time.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Tensar Corporation, Morrow, GA or their designated representative.

2.02 MATERIALS

- A. Structural soil reinforcement Tri-Axial geogrid: Integrally formed and deployed as a single layer having the following characteristics:

Tri-AxialGeogrid Type	Type 1
Tensar product	TX 140
Index Properties	
Rib pitch, mm(in)	
longitudinal	40 (1.60)
diagonal	40 (1.60)
Mid-rib depth, mm (in)	
diagonal	1.2 (0.05)
transverse	1.2 (0.05)
Mid-rib width, mm (in)	
diagonal	1.1 (0.04)
transverse	1.1 (0.04)
Nodal thickness, mm (in)	3.1 (0.12)
Rib Shape	rectangular
Aperture shape	triangular
Rib aspect ratio (height:width)	>1.0
Structural Integrity	
Junction efficiency	93 percent
Aperture stability, kg-cm/deg@5 0 kg/cm	3
Radial stiffness @0.5% strain, kN/m (lb/ft)	225 (15,430)
Durability	
Chemical Degradation resistance	100%
UV light & weathering	100%

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Check geogrid upon delivery to verify proper material has been received. Ensure material is free of damage from manufacturing, shipping, and handling.

3.02 PREPARATION

- A. Prepare subgrade soil following Drawings.
- B. Do not allow vehicle traffic of any kind on subgrade or geogrid before base course placement.

3.03 INSTALLATION

- A. Follow manufacturer's installation guidelines.
- B. Temporarily secure geogrid in place with ties, staples, pins, sand bags, or backfill as required by fill properties, fill placement procedures, or weather conditions.

3.04 GRANULAR FILL PLACEMENT OVER GEOGRID

- A. Place granular fill material in lifts and compact following 34 71 00. Place, spread, and compact granular fill material so development of wrinkles, and movement of geogrid is minimized.
- B. Place at least 8 inches of loose fill over geogrid before allowing tracked vehicle traffic. Minimize tracked vehicle turning to prevent tracks from displacing fill and damaging geogrid. When substrate carries traffic with minimal rutting, rubber-tired equipment may travel upon at speeds less than 5 MPH. Avoid sudden braking and sharp turning movements.

- C. Use static compaction devices. Do not use vibratory compaction equipment.

3.05 INSPECTION

- A. Engineer may randomly inspect geogrid before, during, or after (using test pits) installation.

3.06 REPAIR

- A. Replace damaged geogrid rolls, regardless if before, during, or after installation.
- B. Repair or replace damage and defects (i.e. frayed coating, separated junctions, separated layers, tears, etc.).
- C. Replacement includes the defective area plus 3 feet past all four sides of affected area.

3.07 PROTECTION

- A. Follow manufacturer's recommendations for sunlight protection and exposure.

ROADWAY CONSTRUCTION NOTES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Earthwork.
- B. Base course.
- C. Pavement and surface course.

D. Incidental construction:

1. Curb and gutter.
2. Sidewalks.
3. Pavement sawing.
4. Traffic control.

1.02 SUBMITTALS

- A. Action:
1. Follow 01 33 00 for:
- a. Product data.
- b. Sieve analyses from State-certified laboratory.
- c. Concrete Mix design. Submit at least 7 days before paving:
- 1) Portland cement concrete curb and gutter and sidewalk.
- 2) High-early-strength concrete. Follow State Specification 415.2.1.
- d. Wisconsin DOT-verified hot mix asphalt (HMA) pavement mix design for each pavement classification specified. Submit at least 7 days before paving.
- B. Informational:
1. Base compaction test reports: Follow 01 43 26.
2. Subbase compaction test reports. Follow 01 43 26.
3. Paving mix delivery tickets.
- a. Asphaltic materials:
- 1) Furnish ticket before placing material.
- 2) Display on ticket:
- a) Project.
- b) Date.
- c) Time.
- d) Ticket number.
- e) Type of mix.
- f) Gross weight.
- g) Tare weight.
- h) Net weight.
- i) Job total.
- b. Concrete:
- 1) Furnish tickets after delivery.
- 2) Display on ticket:
- a) Project.
- b) Date.
- c) Time.
- d) Ticket number.
- e) Class of concrete.
- f) Grade of concrete.
- g) Cement Weight.
- h) Fly Ash type and weight.
- i) Fine aggregate weight.
- j) Coarse aggregate weight.
- k) Gallons of water.
- l) Time water was added.
- m) Additives.
4. Base course delivery tickets that display:
- a. Project.
- b. Date.
- c. Ticket number.
- d. Type of material.
- e. Gross weight.
- f. Tare weight.
- g. Net weight.
- h. Job total.
5. Written concrete cylinder compression test results.
6. Provide Quality Management Program following State Specifications 460.2.8.1 General and 460.2.8.2 Contractor Testing control plan including:
- a. Do not use 460.2.8.3 Department Testing.
7. Documentation showing permits have been obtained from Owner and from Regulatory Agencies for excess material disposal sites.

1.03 REFERENCES

- A. ASTM D698 - Standard Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort.
- B. American Association of State Highway and Transportation Officials (AASHTO):
1. AASHTO T22 - Standard Method for Compressive Strength of Cylindrical Concrete Specimens.
2. AASHTO T23 - Standard Method of Test for Making and Curing Concrete Test Specimens in the Field.
3. AASHTO T52 - Standard method of Test for Air Content of Freshly Mixed Concrete by the Pressure Method.
- C. Wisconsin Standard Specifications.
- D. Wisconsin Manual for Uniform Traffic Control Devices.

1.04 REGULATORY REQUIREMENTS

- A. Pay for local, county or state permits for Work on right-of-ways. Damage to pavements and to all property, public and private, due to this Work shall be repaired to same condition before construction by Contractor.

1.05 QUALITY MANAGEMENT PROGRAM

- A. As a condition of acceptance, arrange, conduct, and pay for tests necessary to demonstrate satisfactory compliance with Contract Documents. Make adjustments at the plant necessary to meet requirements of Specifications including the instructions.
- B. Lab testing:
1. Test material from the plant at least once a day.
2. Meet the following parameters:
- a. Air voids (Va): Follow State Specifications 460.2.8.3.1.6 and follow State Specification - Additional Special Provision 460.2.1 issued under ASP-6.
- b. Voids in the mineral aggregate (VMA): Follow State Specifications Table 460-1.
- c. Gradations: Job mix formula (UMF): Follow Paragraph 1 of State Specification - Additional Special Provision 460.2.8.2.1.5 issued under ASP-6.

- C. Density testing:
1. Take a minimum one test per truck.
- a. Use nuclear method.
- b. Targets specified hereinafter.
2. Locations will be at Engineer's request.
- D. Results and reports:
1. Make field adjustments to keep material within specified tolerances. If test results fall out of tolerance, increase testing frequency until material is within specification.
2. Submit test reports within 48 hours to Owner.

PART 2 - PRODUCTS

2.01 EMBANKMENTS

- A. Follow State Specifications 207. Do not use logs, stumps, brush, perishable material, frozen material or humus-bearing materials. No large stones larger than 3-inches or lumps allowed within entire subgrade of roadway, approaches, curb and gutter, or sidewalk.

2.02 EXCAVATION BELOW SUBGRADE (EBS) BACKFILL

- A. Breaker run: State Specification 311, maximum particle size 3 inches.
- B. Geotextile subgrade stabilization material: Follow Geogrid for Soil Stabilization Notes.

2.03 BASE COURSE

- A. Follow State Specifications 305. Use 1-1/4-inch crushed limestone TB for bottom layer and 3/4-inch crushed limestone TB for upper layer with
- B. Reclaimed asphaltic pavement: Follow State Specifications 305.2.2.2.

2.04 ASPHALTIC CONCRETE (HMA) PAVEMENT

- A. Binder course (Lower and Intermediate Layers): Follow State Specification 460.2 and:
1. SLT PG 58-28S.
2. Maximum recycled content: Follow State Specifications 460.2.5.
- B. Surface course (Upper Layer): Follow State Specification 460.2 and:
1. SLT PG 58-28S.
2. Maximum recycled material content: Follow State Specifications 460.2.5.
- C. Tack coat: Follow State Specification 455.2.5 asphaltic material dependent on weather conditions.

2.05 INCIDENTAL CONSTRUCTION

- A. Concrete curb and gutter:
1. Follow State Specifications 601.
2. Do not add calcium chloride.
- B. Concrete sidewalks, and ramps.
1. Follow State Specifications 602.2.
2. Do not add calcium chloride.
- C. Traffic Control: Follow State Specifications 643.
1. Traffic control plan shall conform to latest version of Wisconsin MUTCD.
- 2.06 SOURCE QUALITY CONTROL
- A. Asphaltic paving materials scale: Follow State Specification 450.3.1.1.1.
- B. Concrete paving materials scale: Follow State Specification 501.3.4.5.2.
- C. Base course materials scale: Follow State Specifications 109.1.4.

PART 3 - EXECUTION

3.01 EARTHWORK

- A. Removing miscellaneous structures. Follow State Specifications 204.3 for:
1. Curb and gutter.
2. Asphaltic concrete pavement.
3. Sidewalk.
- B. Roadway and drainage excavation. Follow State Specifications 205.3 for:
1. Common excavation. No organic material or stones larger than 3-inches allowed within upper 12-inches of subgrade in a cut section. No organic material or stones larger than 3-inches allowed within subgrade layer in a fill section.

- C. Embankment: Follow State Specifications 207.3.
1. Maximum layer thickness: 8 inches.
2. Compaction: Standard.
- a. 95 percent of maximum density determined by ASTM D698 (Standard Proctor).
- b. Allow Engineer to inspect prepared subgrade and to witness proof roll test by fully loaded dump truck. Reconstruct where deflection is greater than 1/2 inch.
- D. Preparation of roadway foundation: Follow State Specifications 211.3.

3.02 BASE COURSE

- A. Crushed aggregate base course: Follow State Specifications 301 and 305.
1. Compaction: Standard compaction.
- a. 95 percent of maximum density determined by Modified Proctor.
- b. Allow Engineer to inspect prepared base course and to witness proof roll test by a fully loaded dump truck, quad-axle dump truck. Reconstruct where deflection is greater than 1/2 inch as determined by the Engineer. Additional proof roll tests will be performed until entire base course passes.
2. Allowable deviation from design grade: 1/2 inch.
3. Utility structures: Set to 1/2-inch to 3/4-inch below finish surface course elevation.

3.03 EXCAVATED MATERIAL

- A. Surplus excavated material for which Owner does not designate a disposal site shall be disposed at Contractor's cost. See submittal requirements for each disposal site utilized. After delivery to the designated location, such material shall be graded level by Contractor.

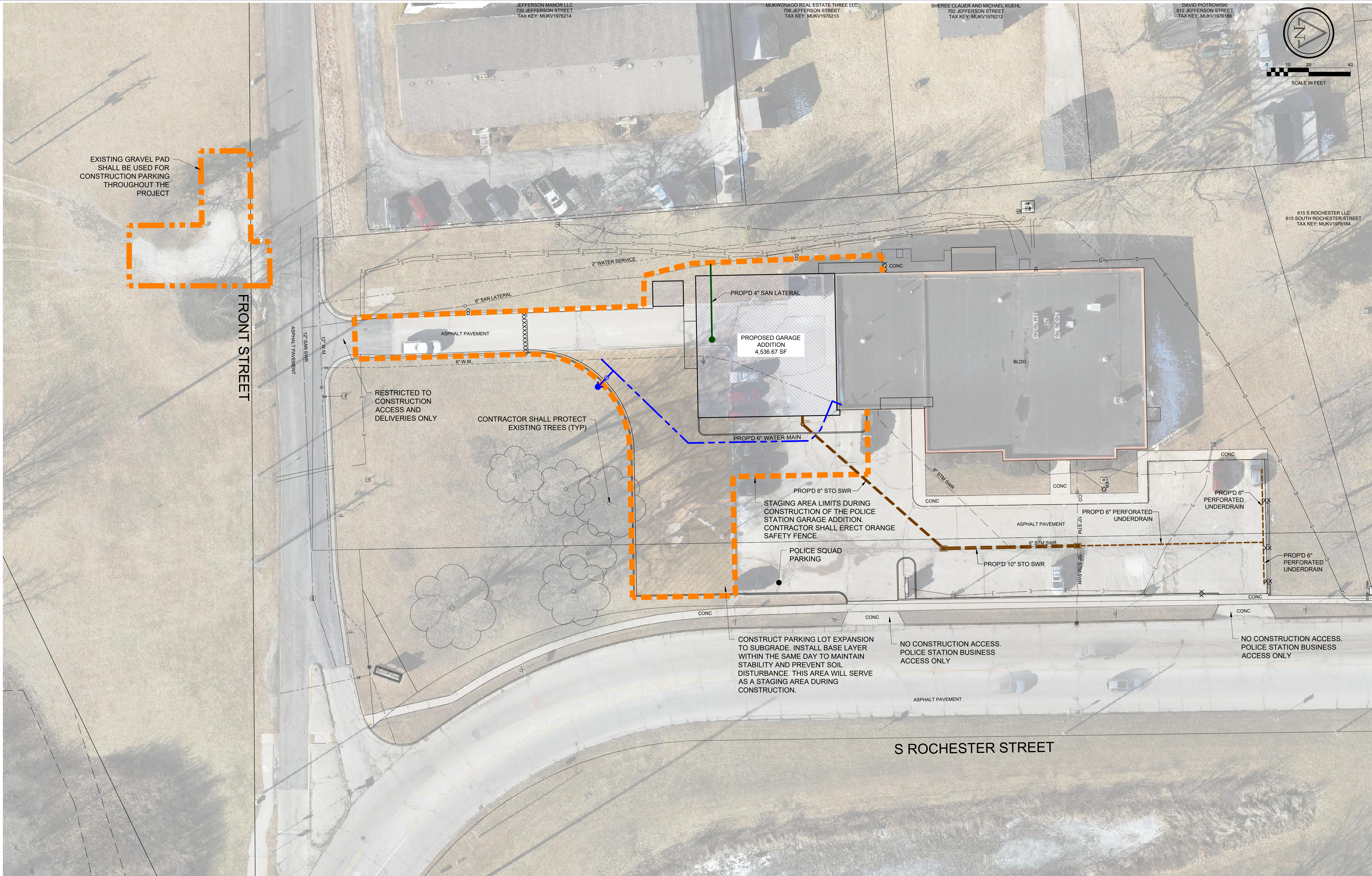
3.04 PAVEMENT AND SURFACE COURSES

- A. Tack coat: Follow State Specification 455.3.2.
1. Apply between each layer of asphaltic concrete.
2. Allow to cure before paving.
- B. Mill butt joints: Mill and dispose of 1-1/2 inches of existing pavement at locations shown. Minimum width 3 feet.
- C. Asphaltic concrete pavement: Follow State Specifications 450 and 460.
1. Do not use 460.2.8.3 Department Testing.

2. Maximum variations:
- a. 1/8 inch across a 5-foot straight edge.
- b. Thickness: Within 1/4 inch of design.
- c. Finish elevation: Within 1/4 inch of design.
3. Temperatures:
- a. Asphaltic concrete at placement: Between 265 and 330 degrees Fahrenheit.
- b. Subgrade: Above 32 degrees Fahrenheit.
- c. Air temperature: Follow State Specifications 450.3.2.1.2.3.
- 1) Contractor may submit cold weather paving plan for review if air temperature falls below specified limits. Engineer reserves the right to reject plan without cause. If implemented, plan shall be at no additional cost to Owner.
4. Layer thickness: Shown on Drawings.
- a. Binder: 3-inches.
- b. Surface: 1 1/2-inches.
5. Compaction: Follow State Specifications 460.3.3 Maximum Density Method and follow Paragraph 1 of State Specification - Additional Special Provision 460.3.3.1 issued under ASP-6, except minimum density shall not be less than:
- a. 93 percent for binder courses.
- b. 93 percent for surface courses.
6. Saw cut, excavate and remove unstable binder course, base course and subgrade materials. Replace removed materials. Clean binder pavement by sweeping or flushing before applying surface pavement.
7. Allow Engineer to inspect binder course before applying surface course.

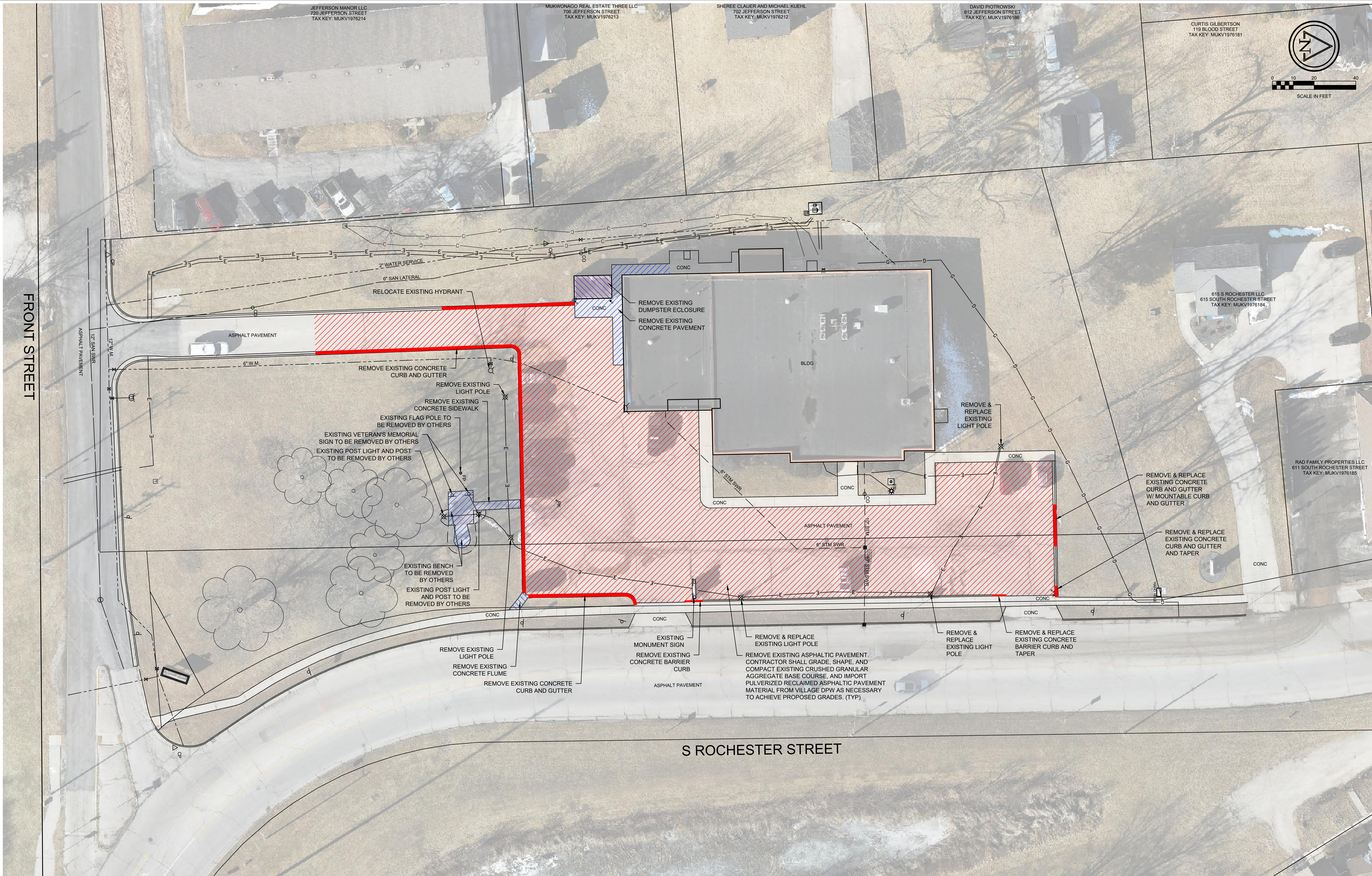
3.05 INCIDENTAL CONSTRUCTION

- A. Concrete curb and gutter: Follow State Specification 601.3.
1. Joints.
- a. Construct expansion joints at:
- 1) End of curves.
- 2) 50 feet maximum intervals.
- 3) At one end of all curb and gutter removed and replaced.
- 4) Single layer 1/2-inch thick expansive material.
- b. Construct contraction joints at 10 feet spacing.
- 1) Minimum spacing: 6 feet.
- 2) Maximum spacing: 12 feet.
- 3) Match abutting concrete joints.
- 4) Depth: Minimum 2 inches.
2. Curing:
- a. Apply impervious coating within one hour of placement.
- b. Coat all sides of curb including exposed surface after forms removed.
- c. Apply two coats in perpendicular directions.
3. Consolidation.
- a. Use mechanical vibration.
4. Do not apply stamp indicating Contractor's name and/or date.
- B. Sidewalks: Follow State Specifications 602.3.
1. Joints.
- a. Provide expansion joints abutting existing construction and structures with 1/2 inch expansion joint filler.
- 1) 50 feet maximum interval.
- 2) All one end of all sidewalk removed and replaced.
- b. Provide contraction joints at spacing equal to width of walk and:
- 1) Minimum 3 feet.
- 2) Maximum 12 feet.
- 3) Depth: Minimum 1 inch.
- 4) Width: Approximately 1/8 inch.
2. Consolidation.
- a. Use mechanical vibration.
3. Curing:
- a. Follow State Specifications 415.3.12.
- b. Apply impervious coating within one hour of placement.
- c. Coat all sides of sidewalk including exposed surface after forms removed.
- d. Apply two coats in perpendicular directions.
4. Do not apply stamp indicating Contractor's name and/or date.
- C. Pavement sawing. Follow State Specifications 690.3. Cut depth: Full pavement thickness.
- D. Traffic control: Follow State Specification 643.3.
1. Warning lights: Type A.



90% REVIEW	03 / 27 / 2025	CJF
BIDDING	04 / 03 / 2025	CJF
PLAN REVIEW	04 / 03 / 2025	CJF

FFT PROJECT NO.
25007
SHEET NO.
C109

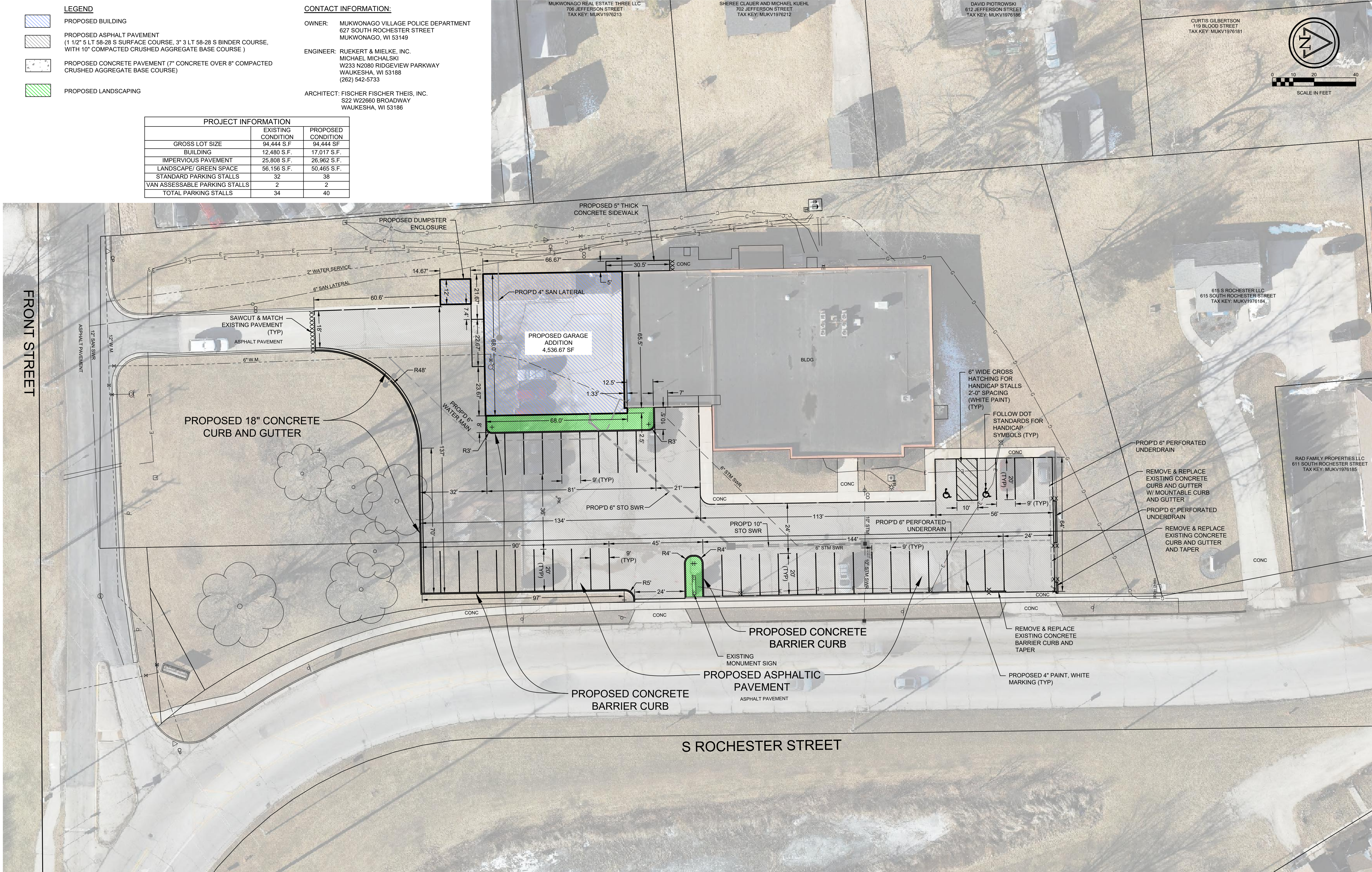


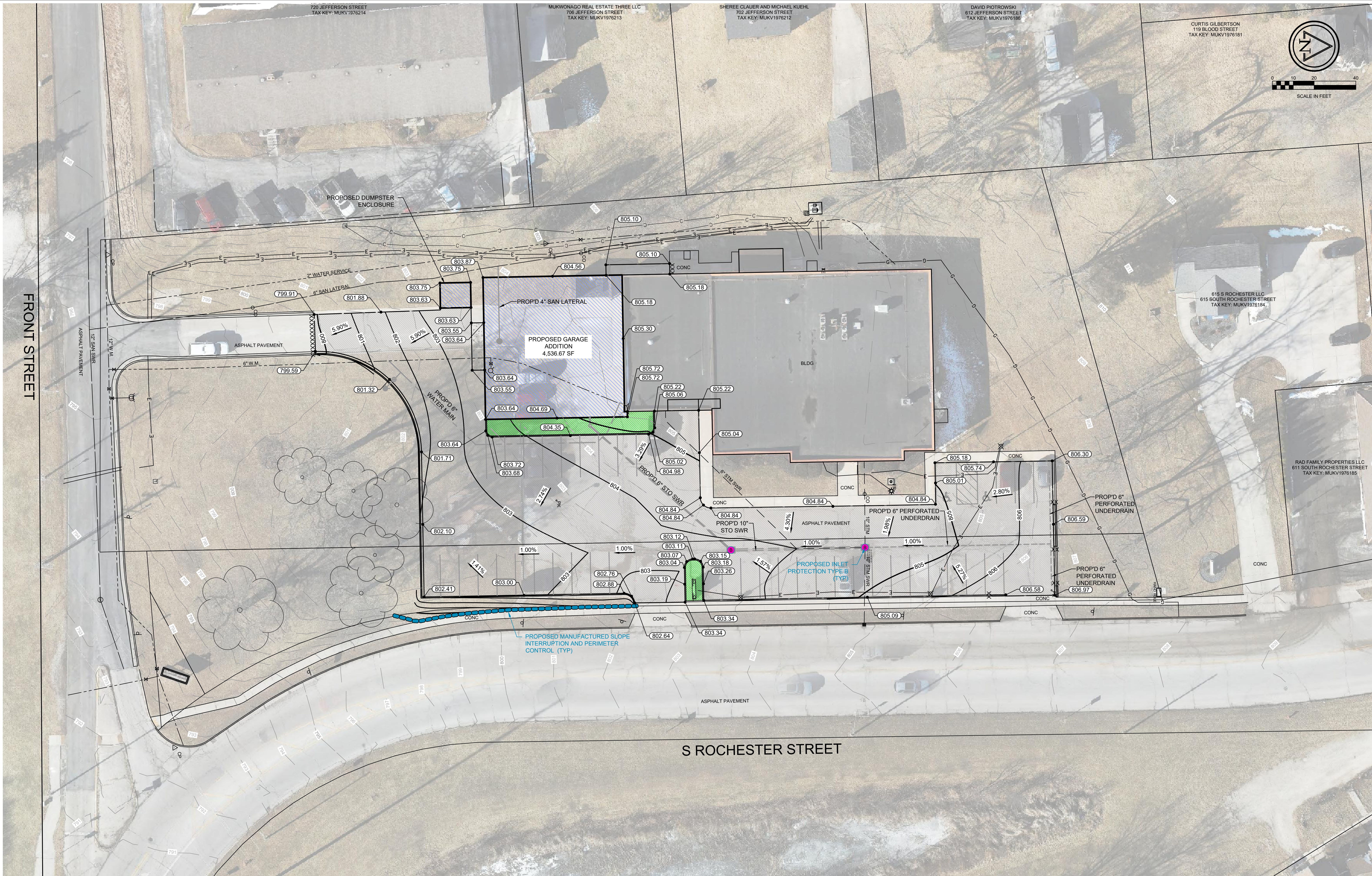
AN ADDITION TO THE
VILLAGE OF MUKWONAGO POLICE STATION
DEMOLITION PLAN
627 SOUTH ROCHESTER STREET
MUKWONAGO, WISCONSIN

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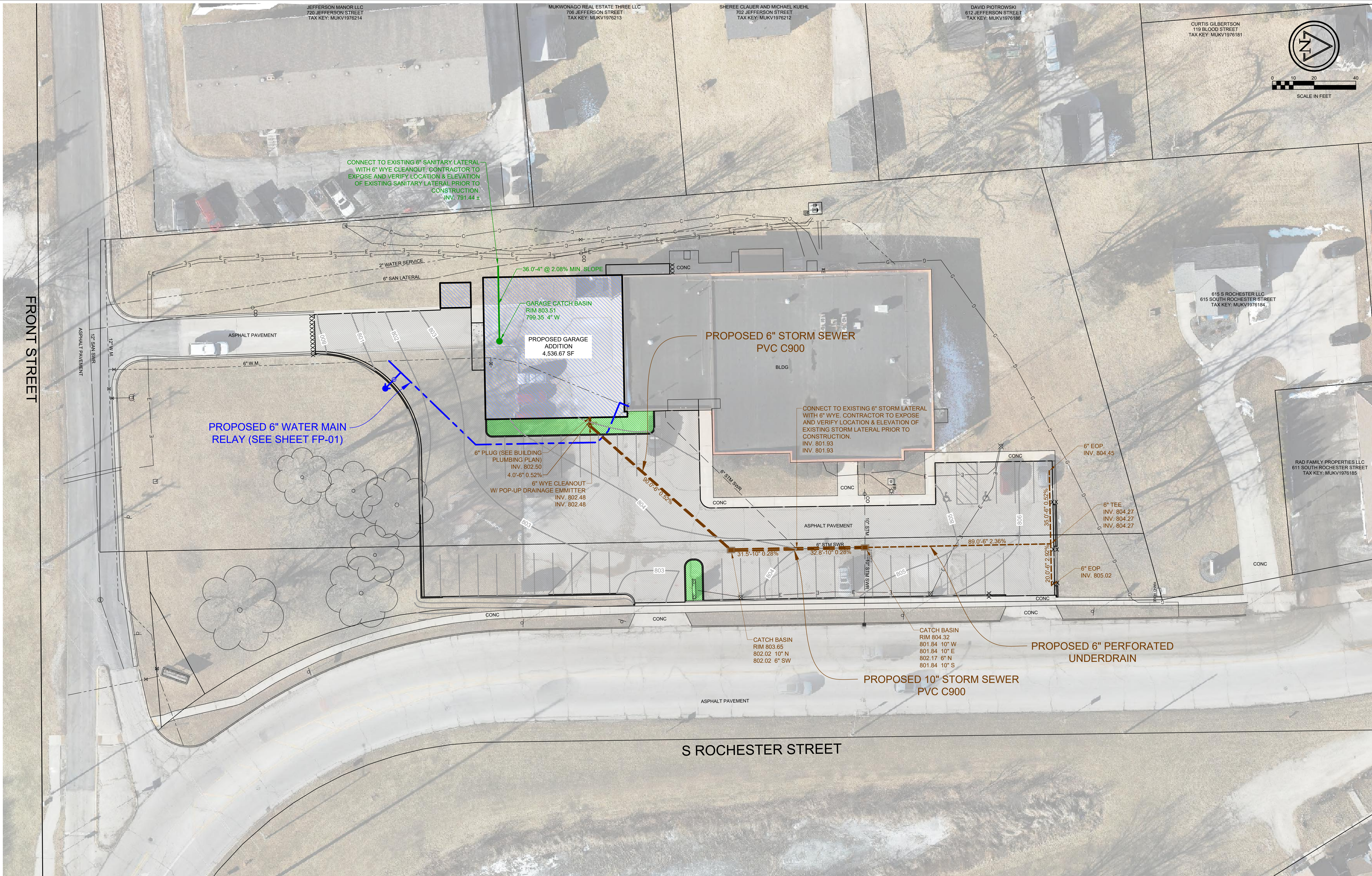
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PLAN REVIEW	04 / 03 / 2025	CJF

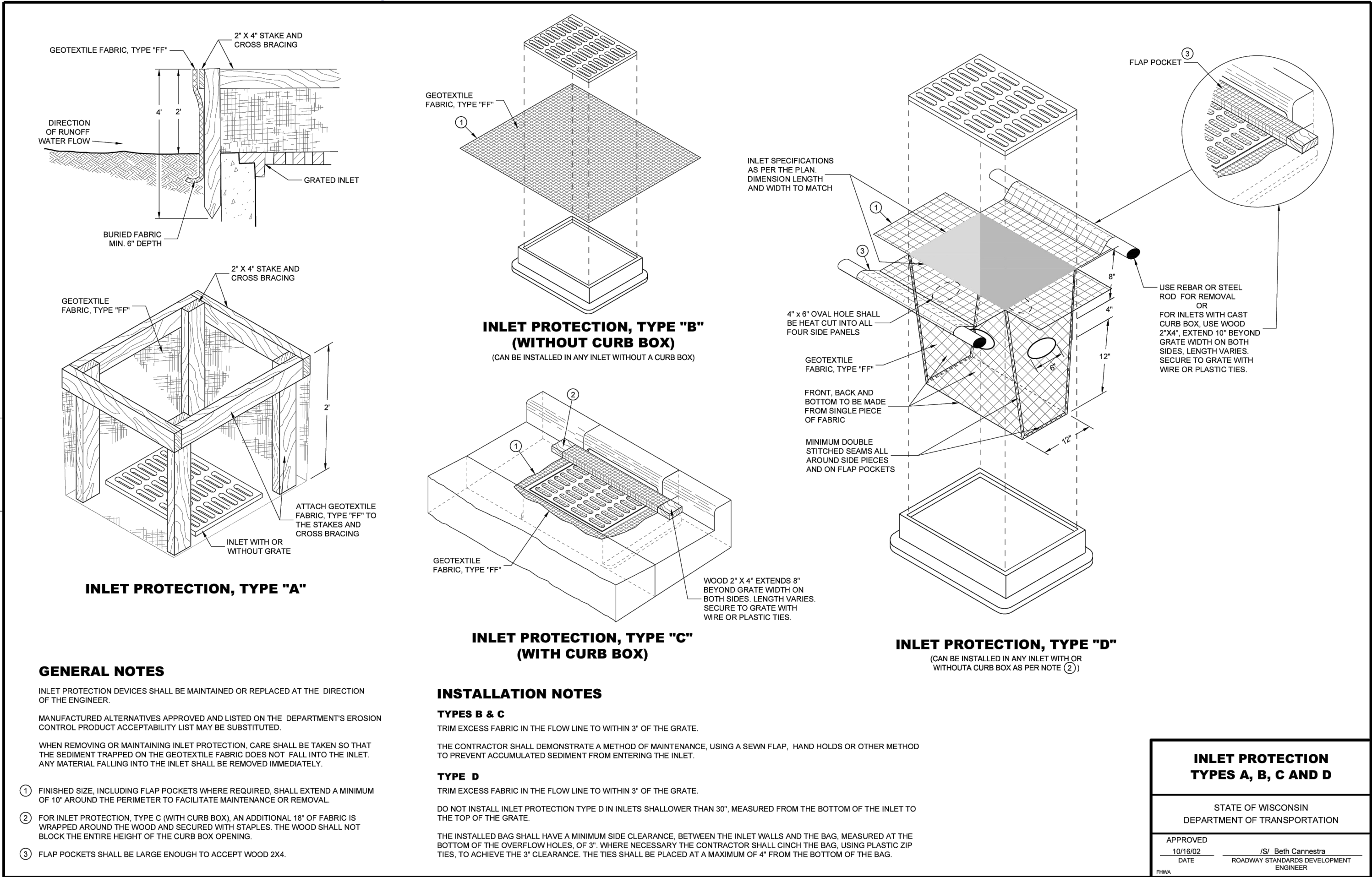
FFT PROJECT NO.
25007
SHEET NO.
C107



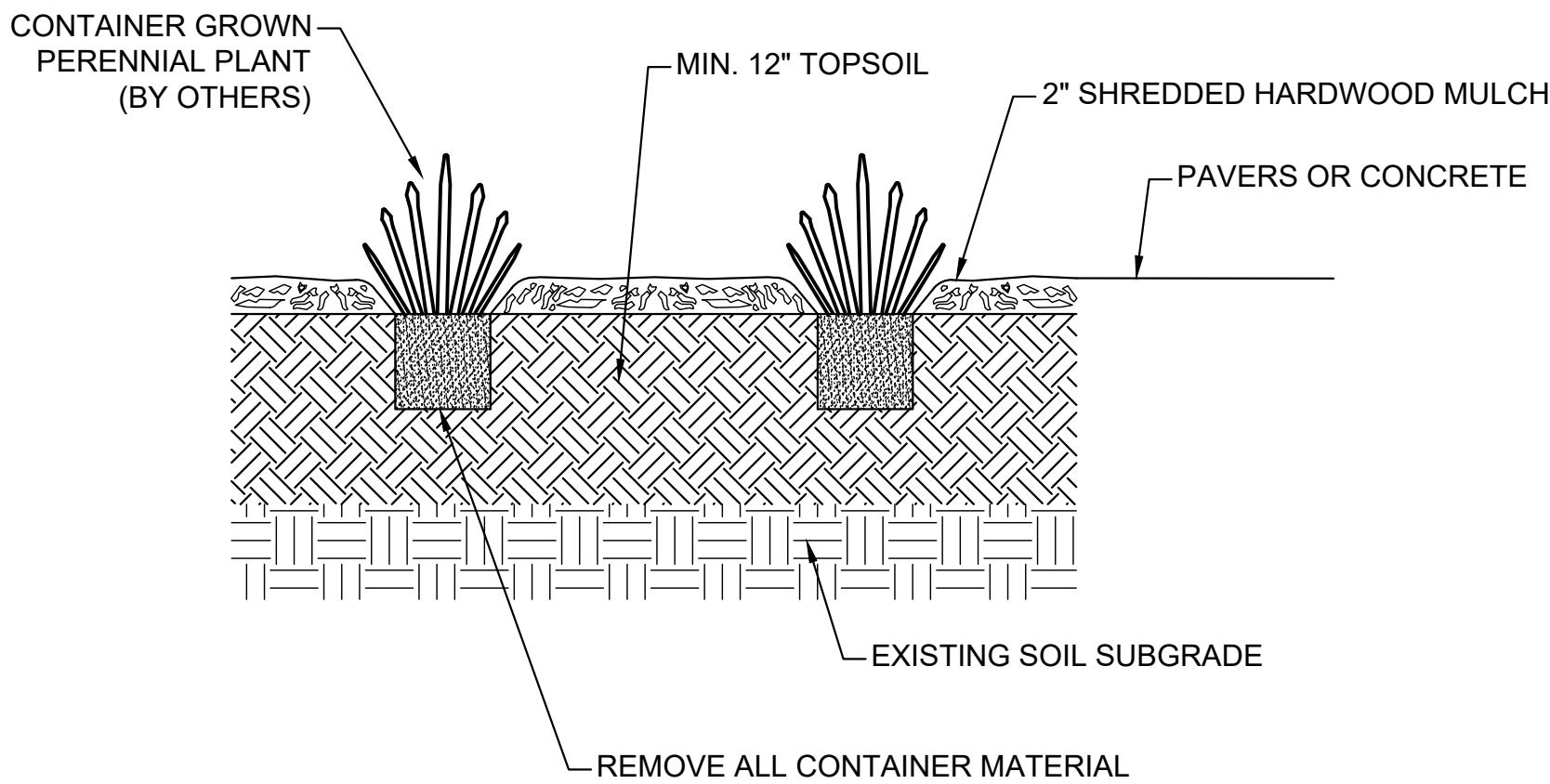
PLANTING SCHEDULE							
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	TYPE	CONTAINER SIZE	SIZE AT MATURITY	ROOT CONDITION
MUP	1	MUGO PINE	PINUS MUGO	MEDIUM EVERGREEN TREE	#3	3-5' HEIGHT 3-6' SPREAD	POTTED
HYD	6	HYDRANGEA SP	HYDRANGEA SP.	TALL DECIDUOUS SHRUB	#5	3-4' HEIGHT 4-5' SPREAD	POTTED
KFG	6	KARL FOERESTER'S FEATHER REED GLASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERESTER'	PERENNIAL GRASS	#1	36" HEIGHT 24" SPREAD	POTTED
DSS	4	DWARF SERBIAN SPRUCE	PICEA OMORIKA'NANA'	MEDIUM EVERGREEN TREE	#10	3-4' HEIGHT 3-4' SPREAD	POTTED
PDS	20	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	PERENNIAL GLASS	#1	2' HEIGHT 1.5' SPREAD	POTTED
BES	10	BLACK-EYED SUSAN	RUDBECKIA HIRTA	PERENNIAL FORB	#1	1.5-3' HEIGHT 1.5' SPREAD	POTTED
PCF	5	PURPLE CONEFLOWER	ECHINACEA PURPUREA	PERENNIAL FORB	#1	2-4' HEIGHT 2' SPREAD	POTTED



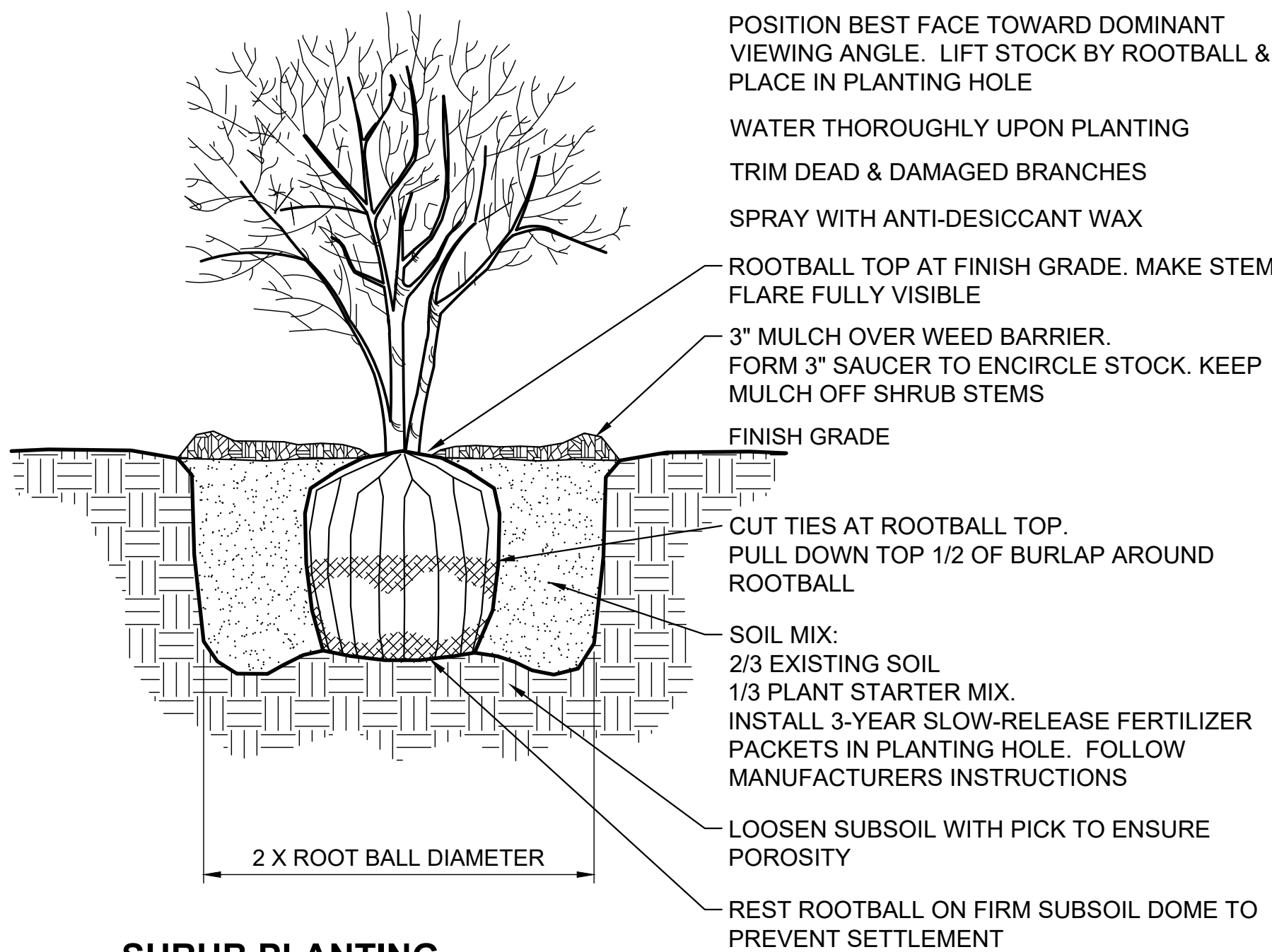
SDD 08E10 Inlet Protection, Types A, B, C and D



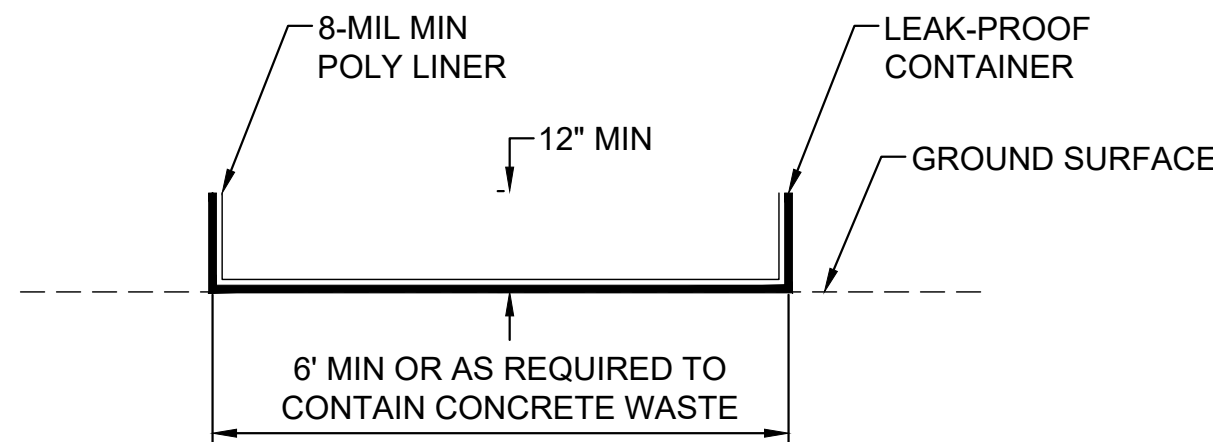
PERENNIAL PLANTING DETAIL
LS-TREE-06 12 NO SCALE



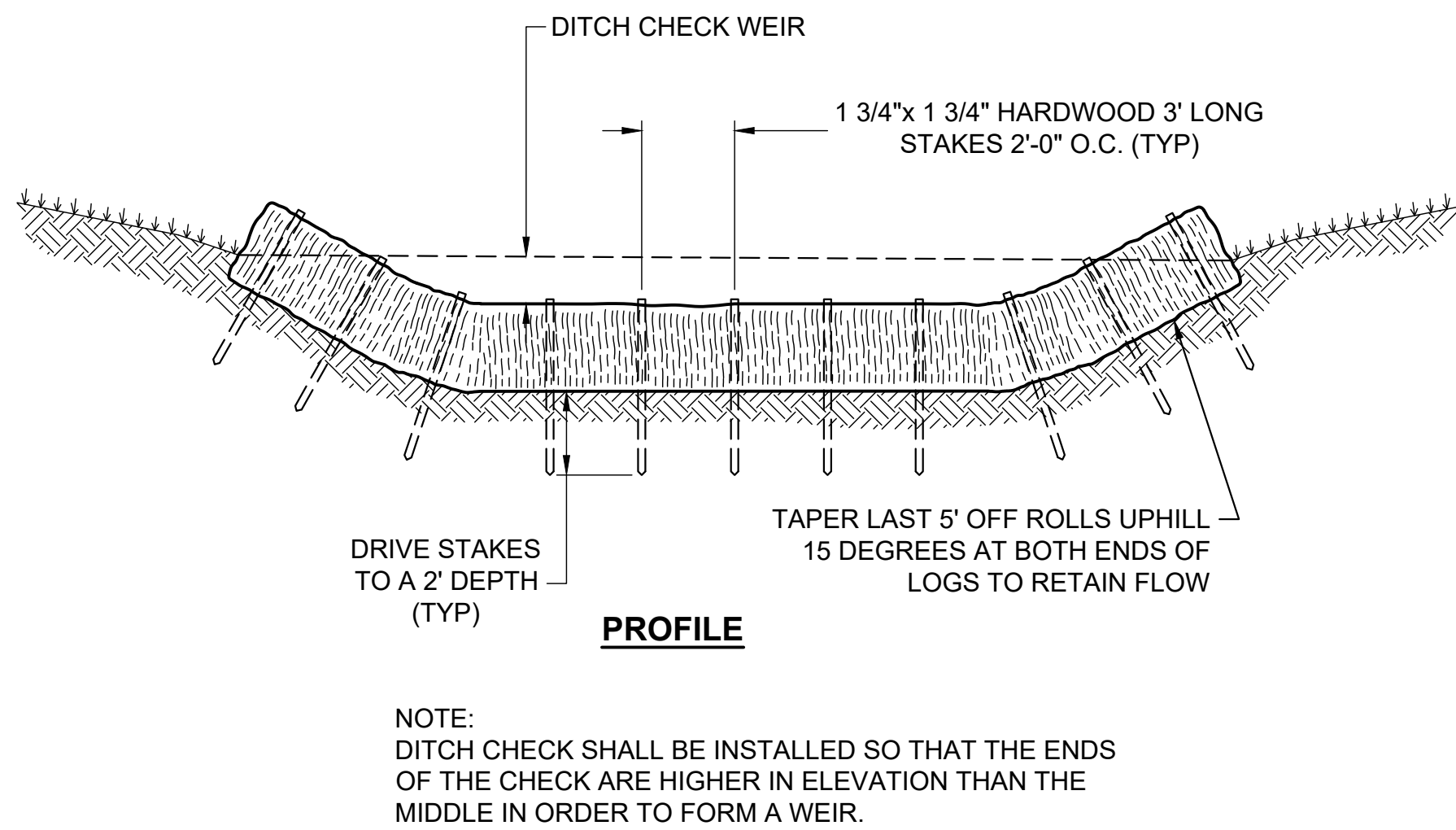
SHRUB PLANTING
LS-TREE-05 1 NO SCALE



CONCRETE WASHOUT
EC-CONC. WASHOUT 2 NO SCALE

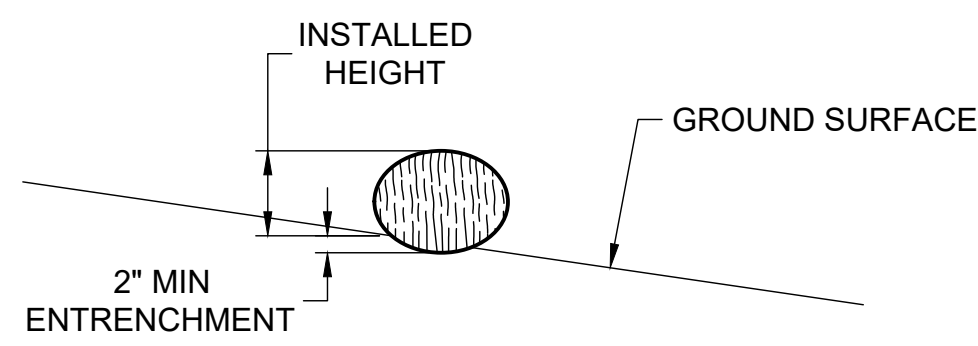


PROFILE

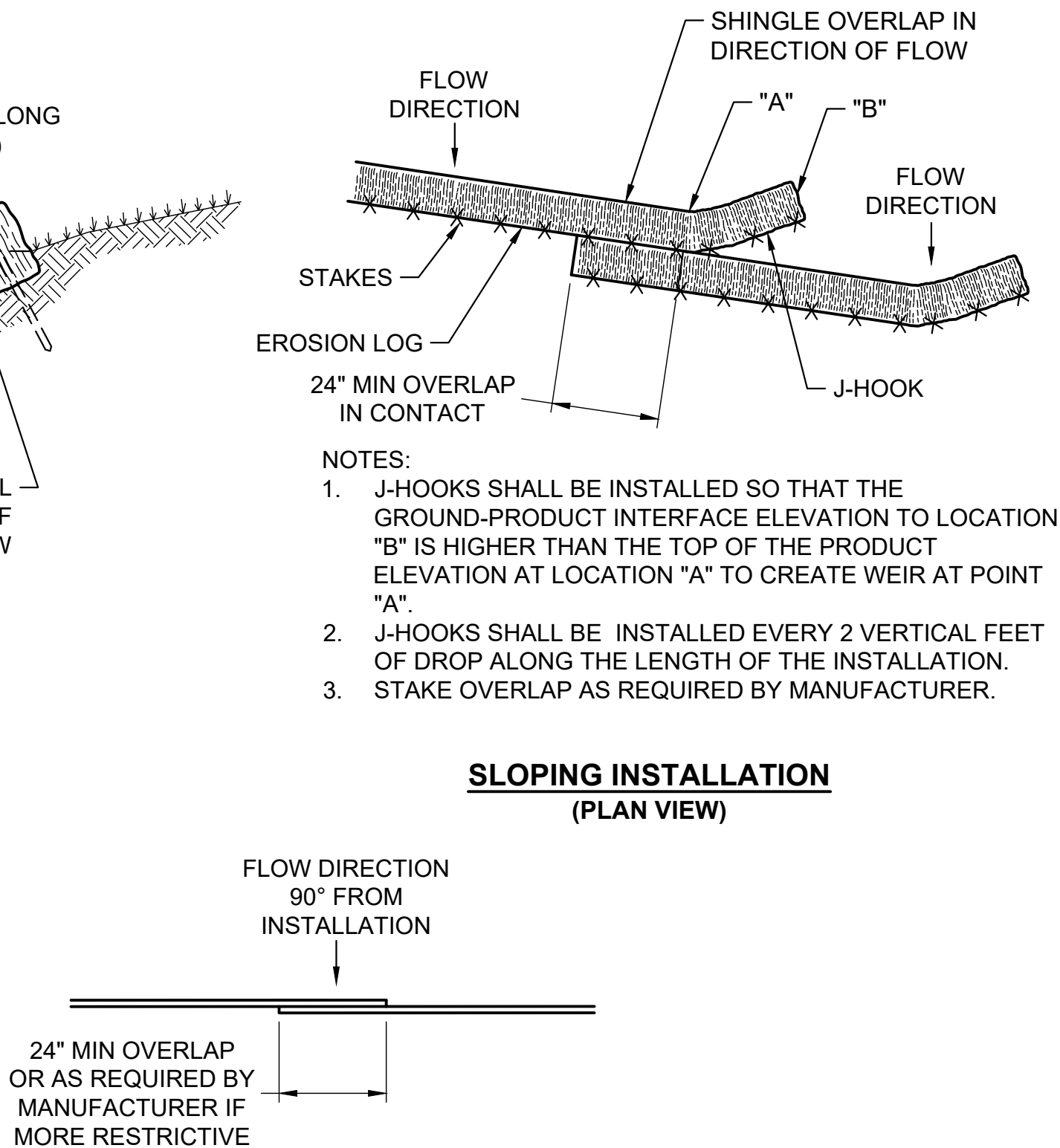


CROSS SECTION

MANUFACTURED SLOPE INTERRUPTION AND PERIMETER CONTROL DETAIL
EC-DITCH-07 16 NO SCALE

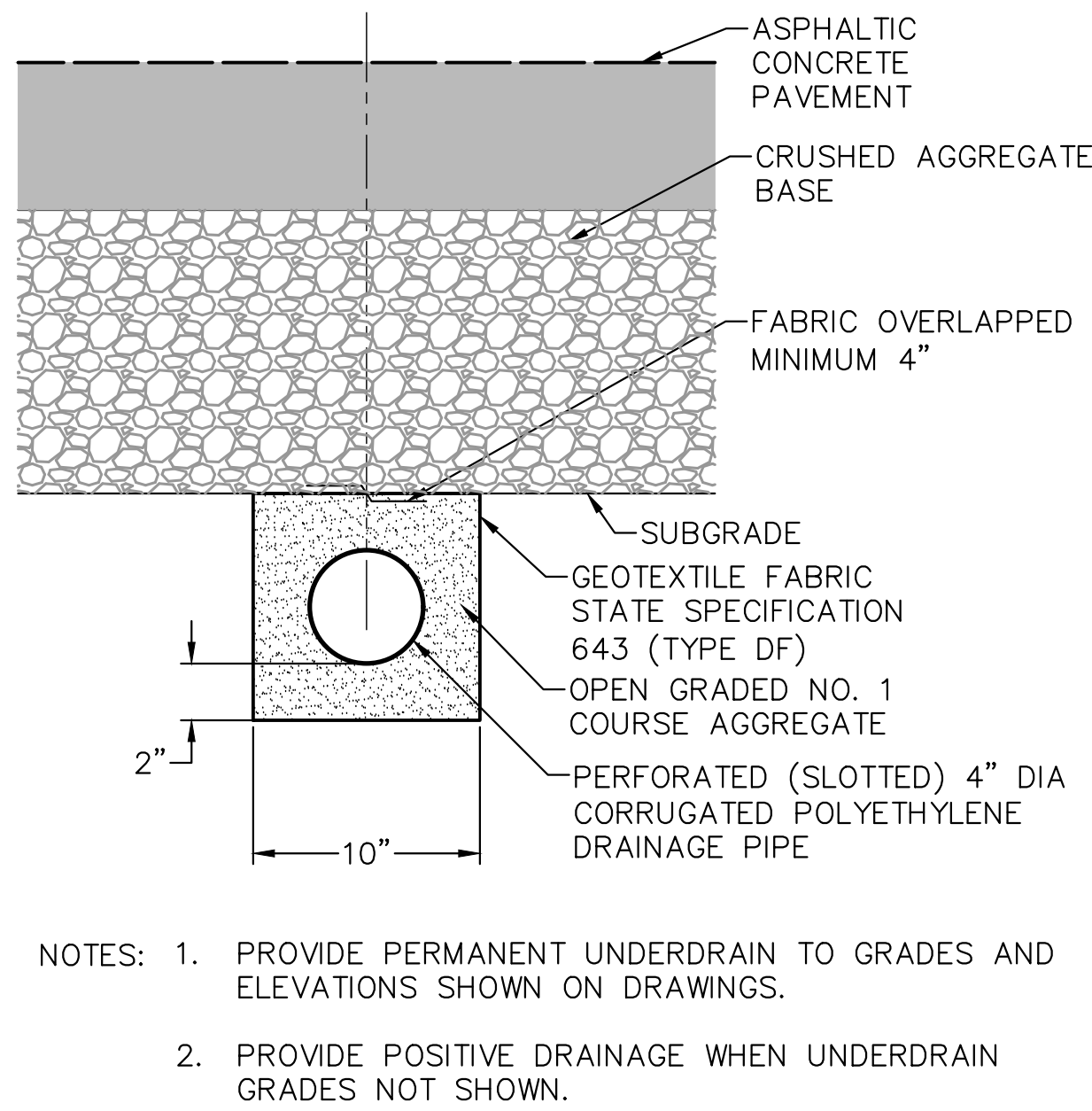


SLOPING INSTALLATION (PLAN VIEW)

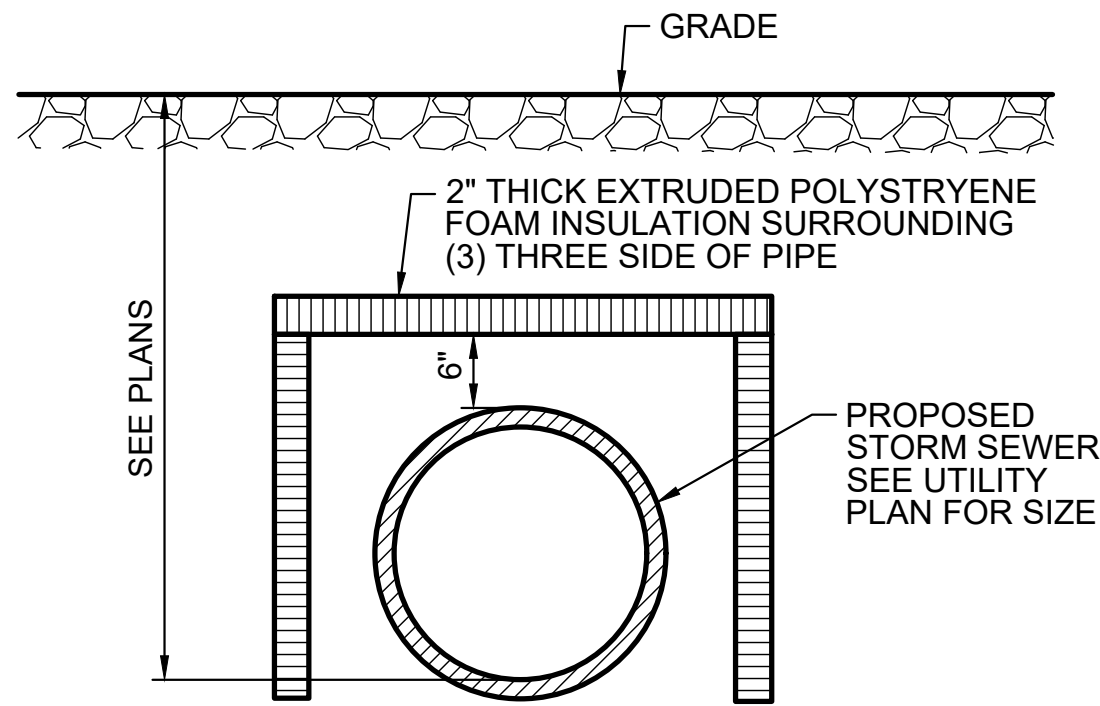


90% REVIEW	BIDDING	PLAN REVIEW	CJF	CJF	CJF
03 / 27 / 2025	04 / 03 / 2025	04 / 03 / 2025			

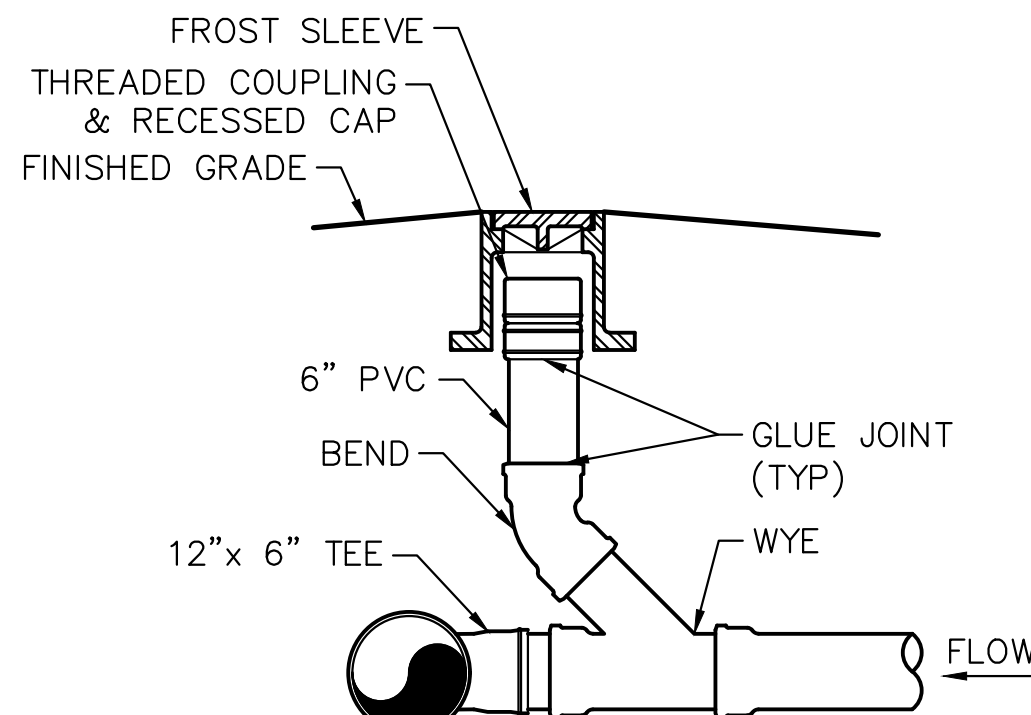
FFT PROJECT NO.
25007
SHEET NO.
C110



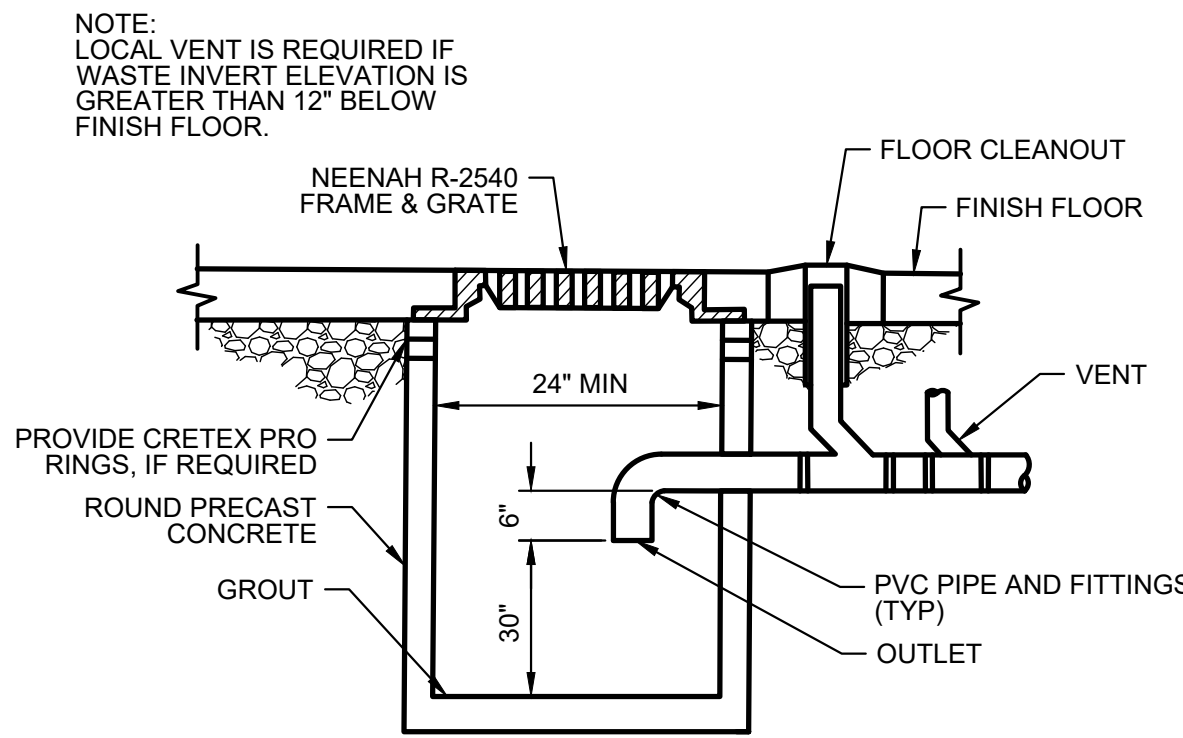
6" PERFORATED UNDERDRAIN NO SCALE
STO-DRAIN-03a 12



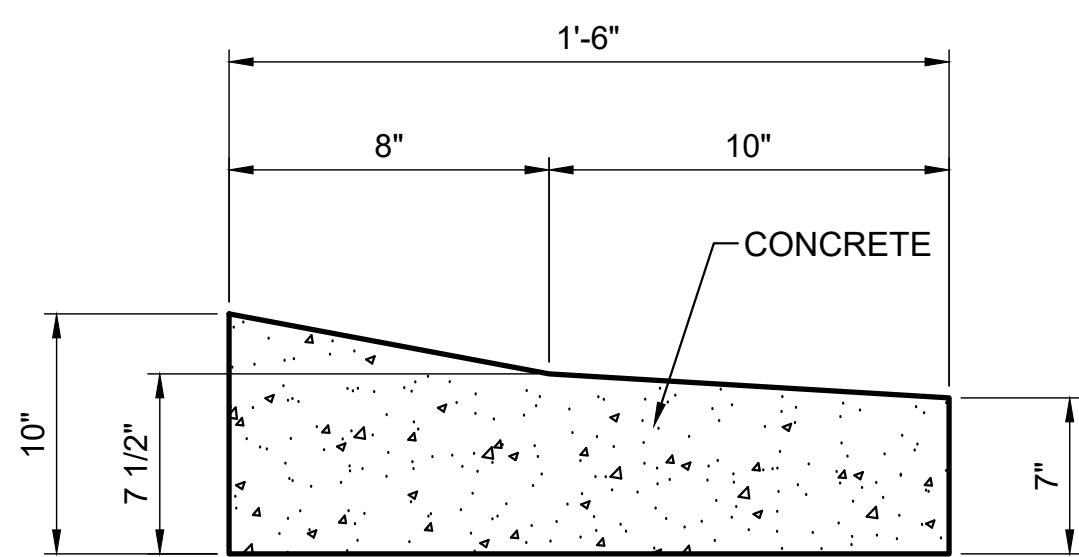
STORM INSULATION DETAIL NO SCALE
STO-01 1



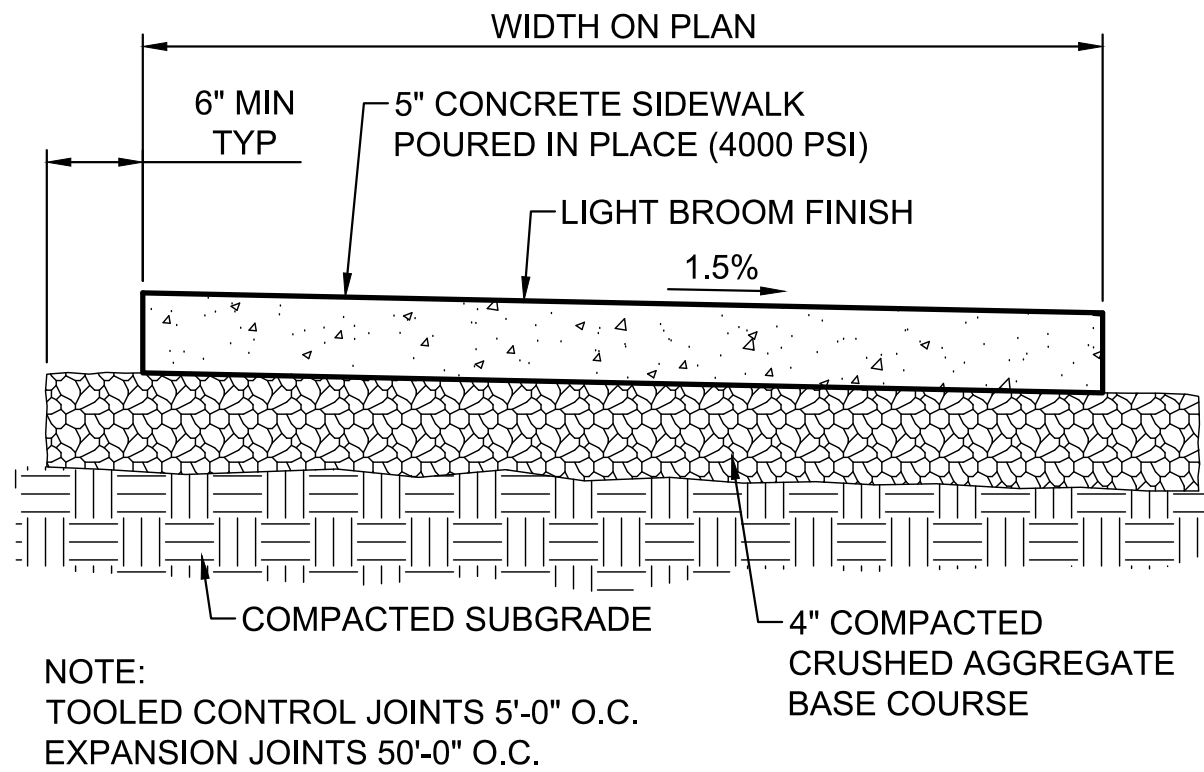
CLEANOUT NO SCALE
STO-CO-03 1



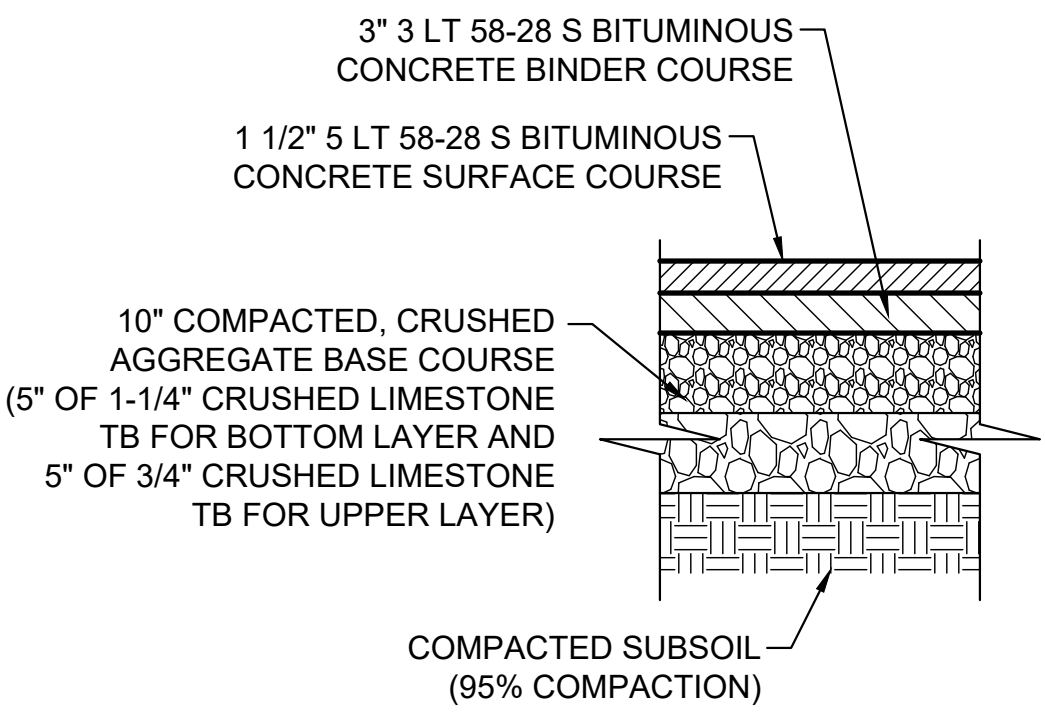
GARAGE CATCH BASIN DETAIL NO SCALE
STO-02 1



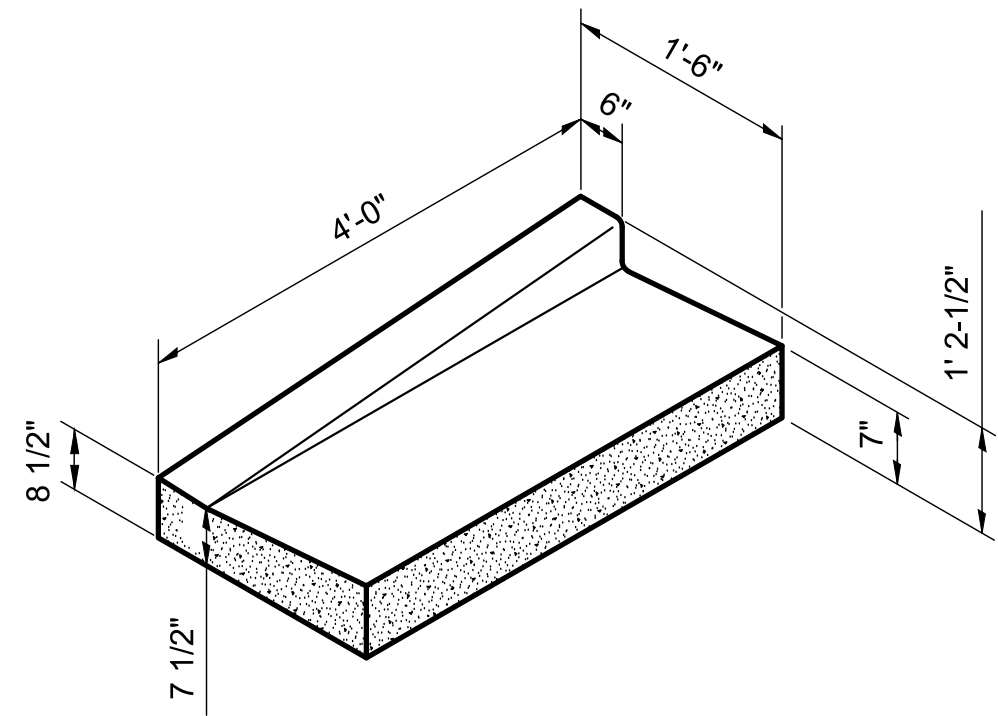
MOUNTABLE REJECT CURB & GUTTER NO SCALE
PV-CURB-10 1



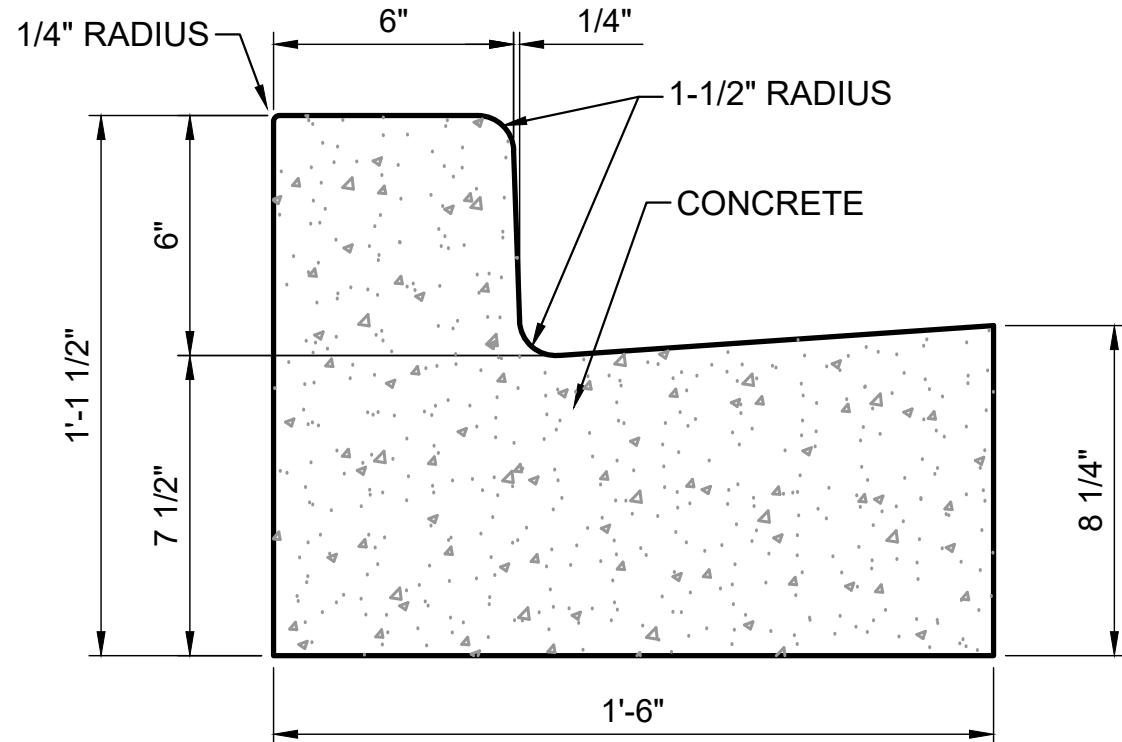
CONCRETE SIDEWALK NO SCALE
PV-WALK-07 1



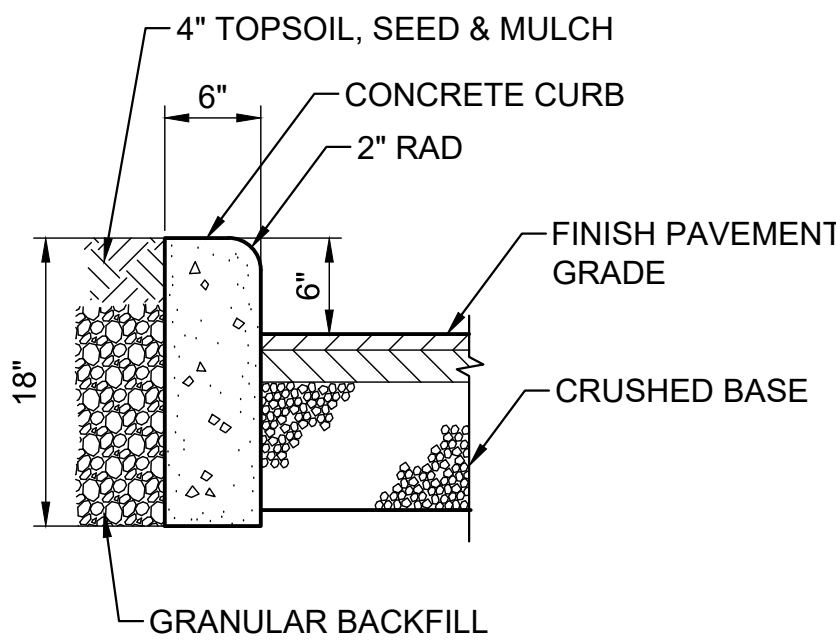
PROPOSED ASPHALT PAVEMENT CROSS SECTION NO SCALE
PV-SECT-07B 12



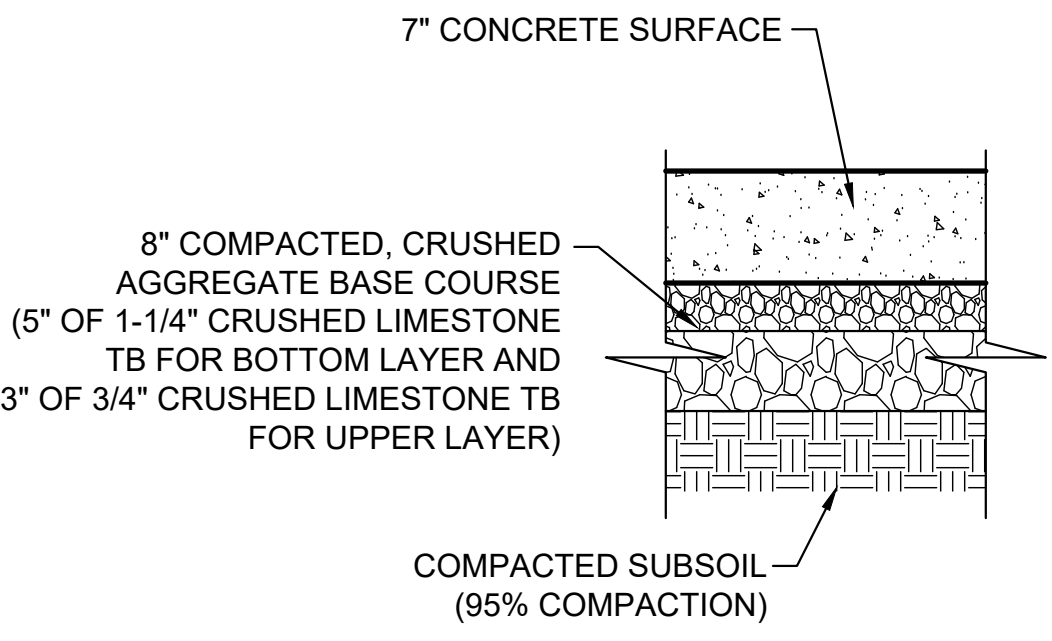
REJECT CURB & GUTTER TAPER NO SCALE
PV-CURB-07 1



VERTICAL FACE CURB & GUTTER NO SCALE
PV-CURB-16 1



BARRIER CURB DETAIL NO SCALE
PV-CURB-06 12



CONCRETE PAVEMENT CROSS SECTION NO SCALE
PV-SECT-07A 12

90% REVIEW	PLAN REVIEW	03 / 27 / 2025	CJF
BIDDING	04 / 03 / 2025	CJF	

FFT PROJECT NO.
25007
SHEET NO.
C110

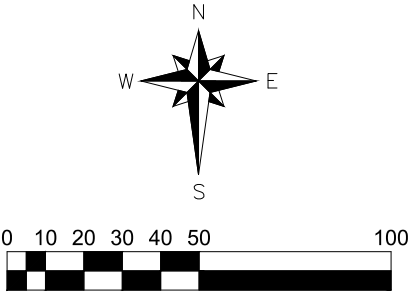
EXHIBIT A

POLICE STATION GARAGE ADDITION

VILLAGE OF MUKWONAGO
WAUKESHA/ WALWORTH COUNTY, WISCONSIN



PROJECT INFORMATION	
EXISTING BUILDING	12,239 S.F.
PROPOSED BUILDING ADDITION	4,537 S.F.
TOTAL BUILDING FOOTPRINT	16,776 S.F.
EXISTING DUMPSTER ENCLOSURE	206 S.F.
PROPOSED DUMPSTER ENCLOSURE	161 S.F.
EXISTING CONDITIONS IMPERVIOUS PAVED AREAS	22,200 S.F.
PROPOSED CONDITIONS IMPERVIOUS PAVED AREAS	24,019 S.F.
EXISTING PARKING STALLS	34
PROPOSED STANDARD PARKING STALLS	38
PROPOSED VAN ASSESSABLE PARKING STALLS	2
TOTAL PROPOSED PARKING STALLS	40

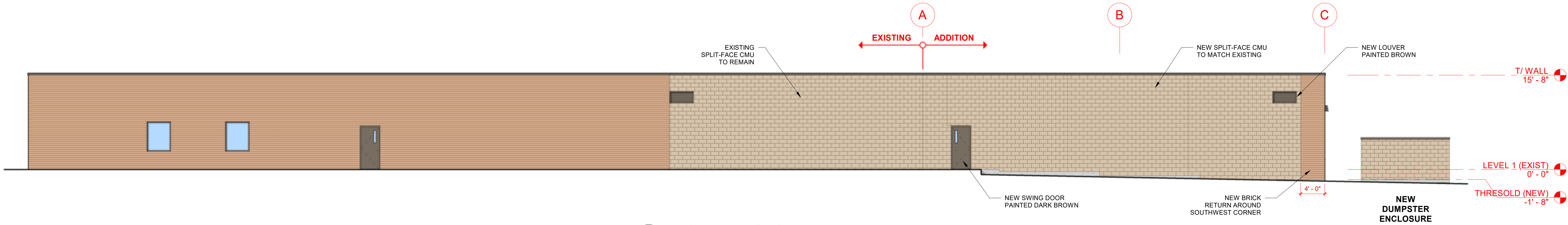


SCALE IN FEET

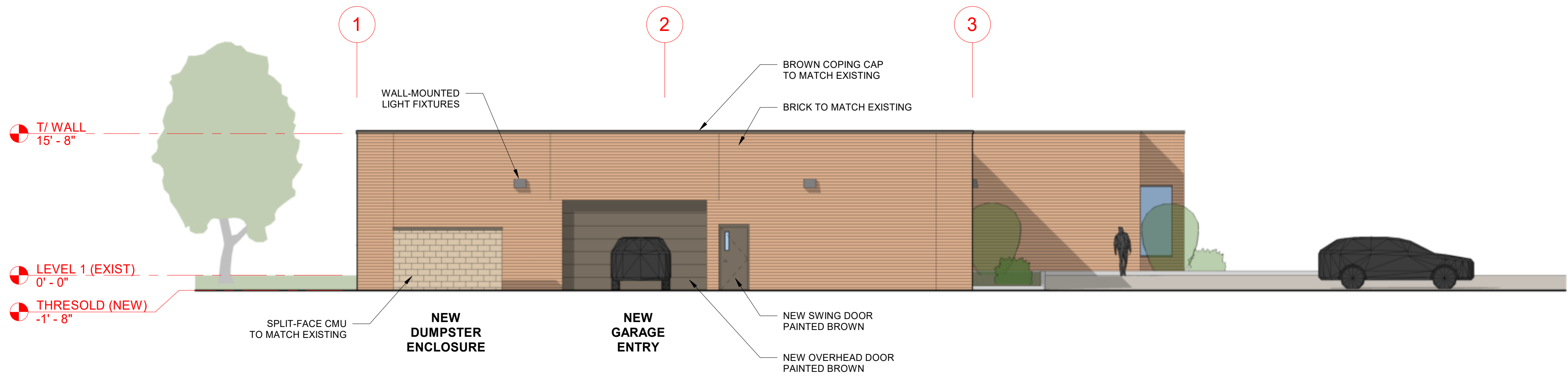
DATE: MARCH, 2025

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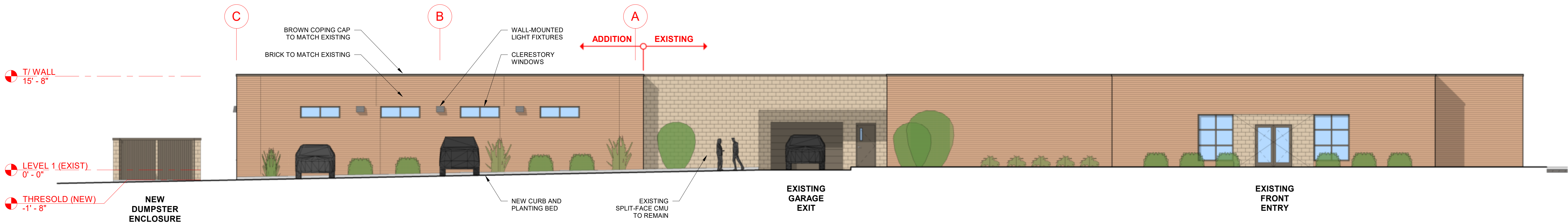
SOURCE:
BASEMAP SOURCE:



1
A2
WEST ELEVATION OVERALL
1/8" = 1'-0"



2
A2
SOUTH ELEVATION OVERALL
1/8" = 1'-0"



3
A2
EAST ELEVATION OVERALL
1/8" = 1'-0"

AN ADDITION TO THE
VILLAGE OF MUKWONAGO POLICE STATION
627 SOUTH ROCHESTER STREET
MUKWONAGO, WISCONSIN

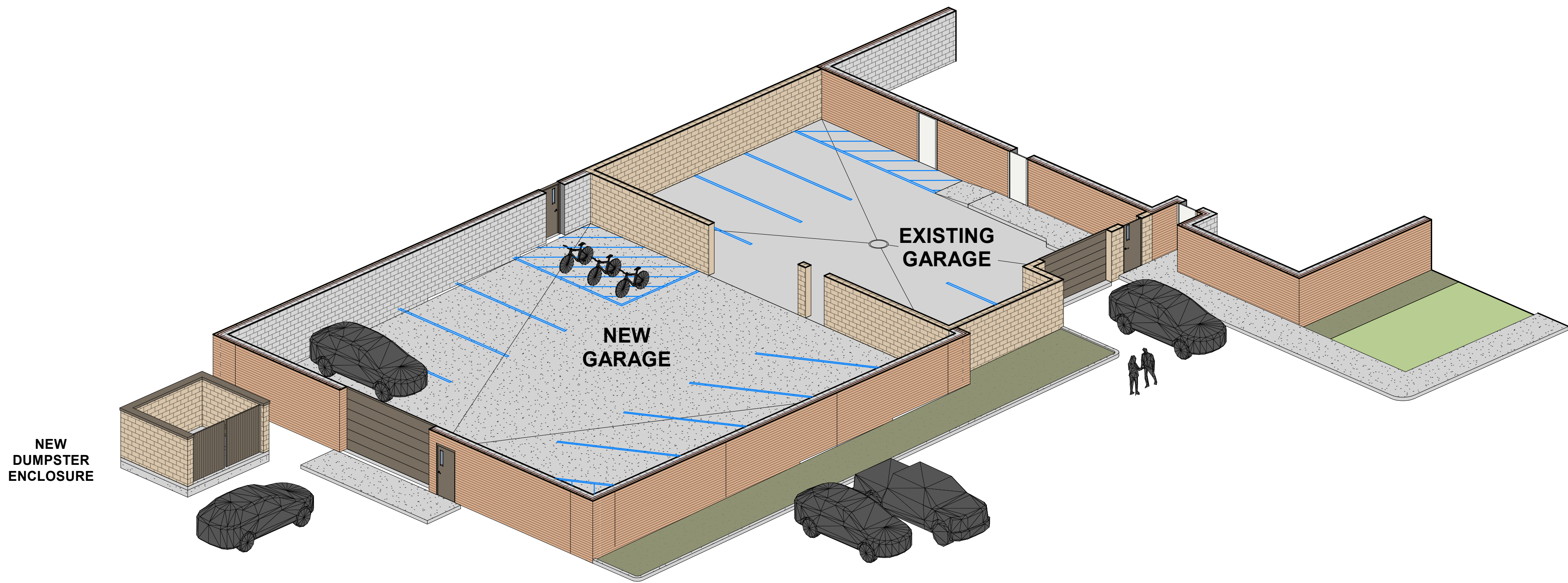
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ffarchitects.com
S22 W22660 BROADWAY
WAUKESHA, WI 53186

PLAN COMMISSION	03/25/2025	C/JF
1		
2		
3		
4		

FFT PROJECT NO:
24092

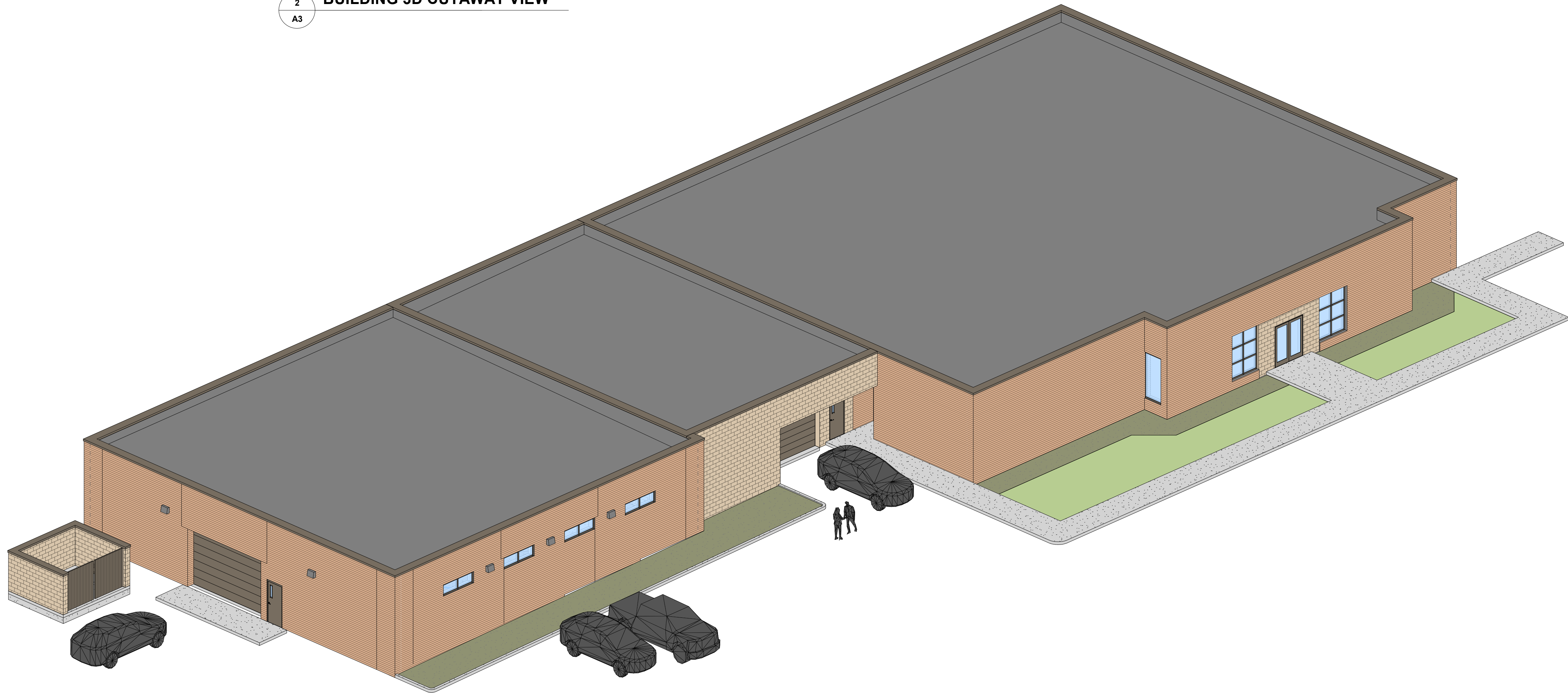
SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
A2



2
A3

BUILDING 3D CUTAWAY VIEW



1
A3

BUILDING 3D EXTERIOR VIEW

AN ADDITION TO THE
VILLAGE OF MUKWONAGO POLICE STATION
627 SOUTH ROCHESTER STREET
MUKWONAGO, WISCONSIN

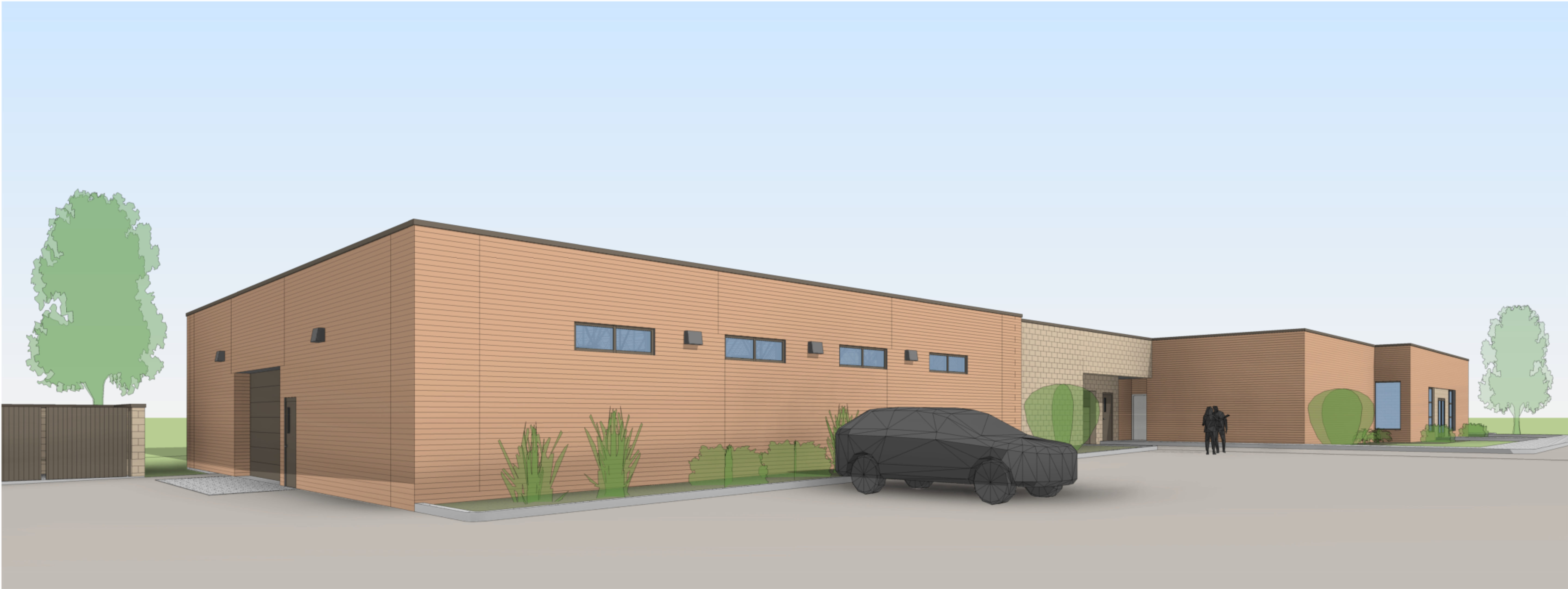
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1		
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4		

FFT PROJECT NO:
24092

SHEET TITLE:
EXTERIOR 3D
AXON VIEWS

SHEET NO:
A3



1
A4

PERSPECTIVE VIEW LOOKING NORTHWEST

AN ADDITION TO THE
VILLAGE OF MUKWONAGO POLICE STATION
627 SOUTH ROCHESTER STREET
MUKWONAGO, WISCONSIN

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PLAN COMMISSION	03/25/2025	CJF
1		
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4		

FFT PROJECT NO:
24092

SHEET TITLE:
**EXTERIOR 3D
PERSPECTIVE
VIEW**

SHEET NO:
A4

COMcheck Software Version 4.1.5.5
Exterior Lighting Compliance Certificate

Project Information
Energy Code: 2015 IECC
Project Title: New Construction
Project Type: Exterior Lighting Zone
2 (Residential mixed use area (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking/Drive (Parking area)	20629 R2	0.06	Yes	1238
Doors (Other door (not main entry))	6 ft of door	20	Yes	120
Total Tradable Watts (a) =				1358
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking/Drive (Parking area 20629 R2): Tradable Wattage				
LED 2: OA: Other:	1	3	11	33
LED 4: OB: Other:	1	1	69	69
LED 5: OC: Other:	1	3	69	207
LED 6: OD: Other:	1	1	45	45
Doors (Other door (not main entry) 6 ft of door width): Tradable Wattage				
LED 1: OE: Other:	1	1	5	5
LED 3: OA: Other:	1	1	11	11
Total Tradable Proposed Watts =				370

Exterior Lighting PASSES: Design 81% better than code

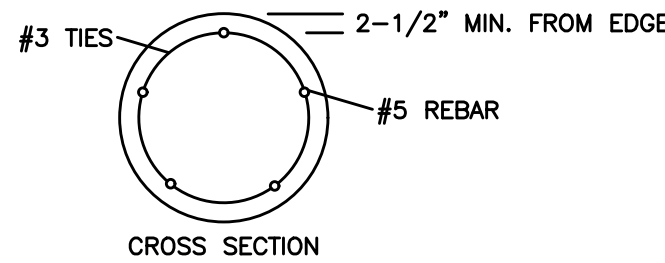
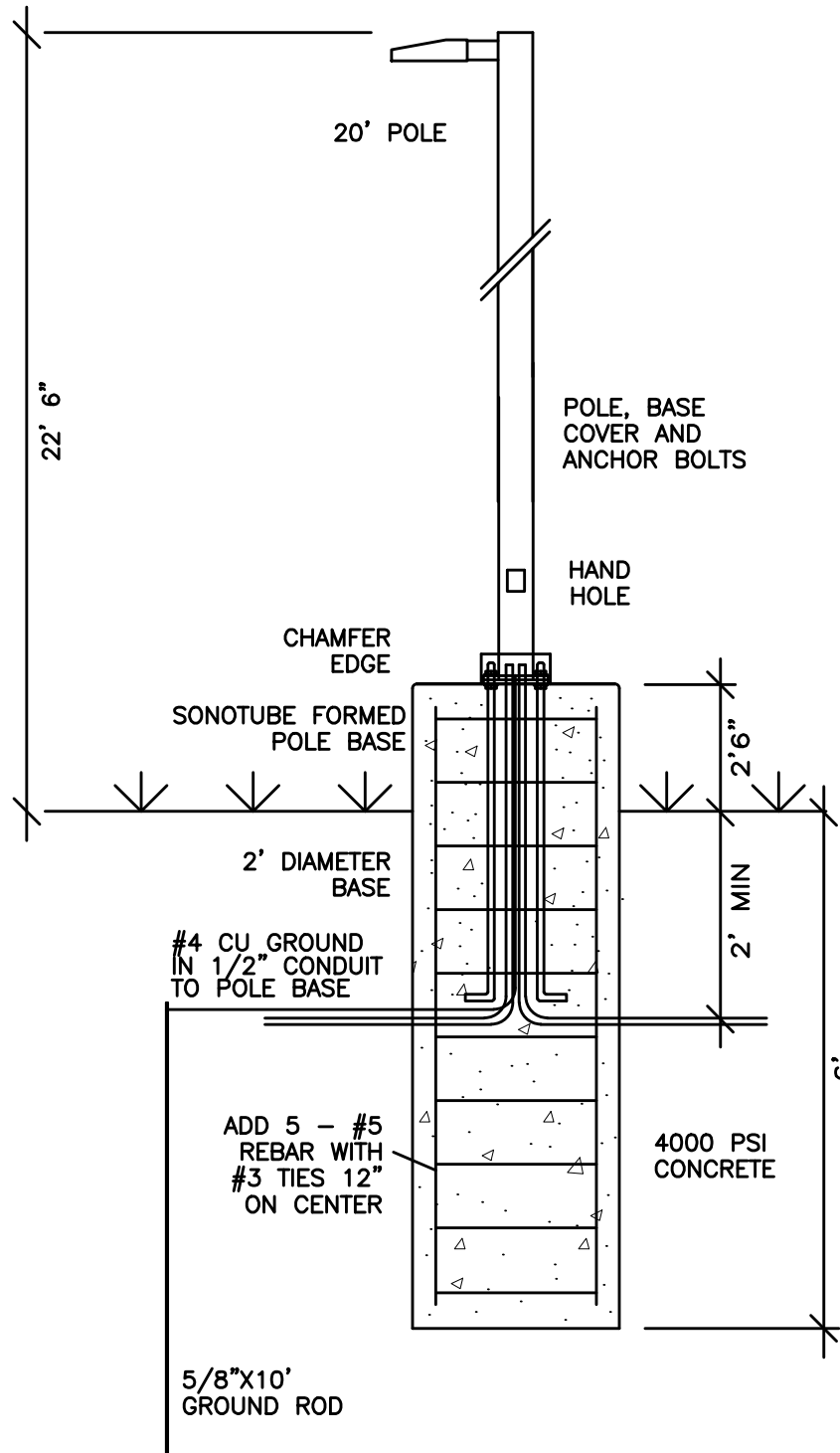
Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Report date: 03/20/25
Data filename: C:\Users\12626\Documents\Fisher\COMCHECK\MPD.pck Page 1 of 5

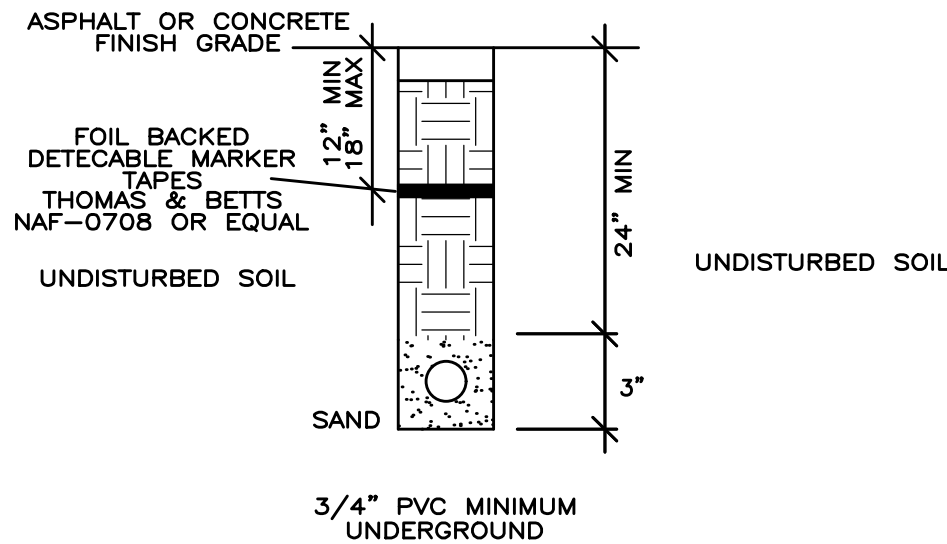
COMCHECK LIGHTING ENERGY CALCULATIONS



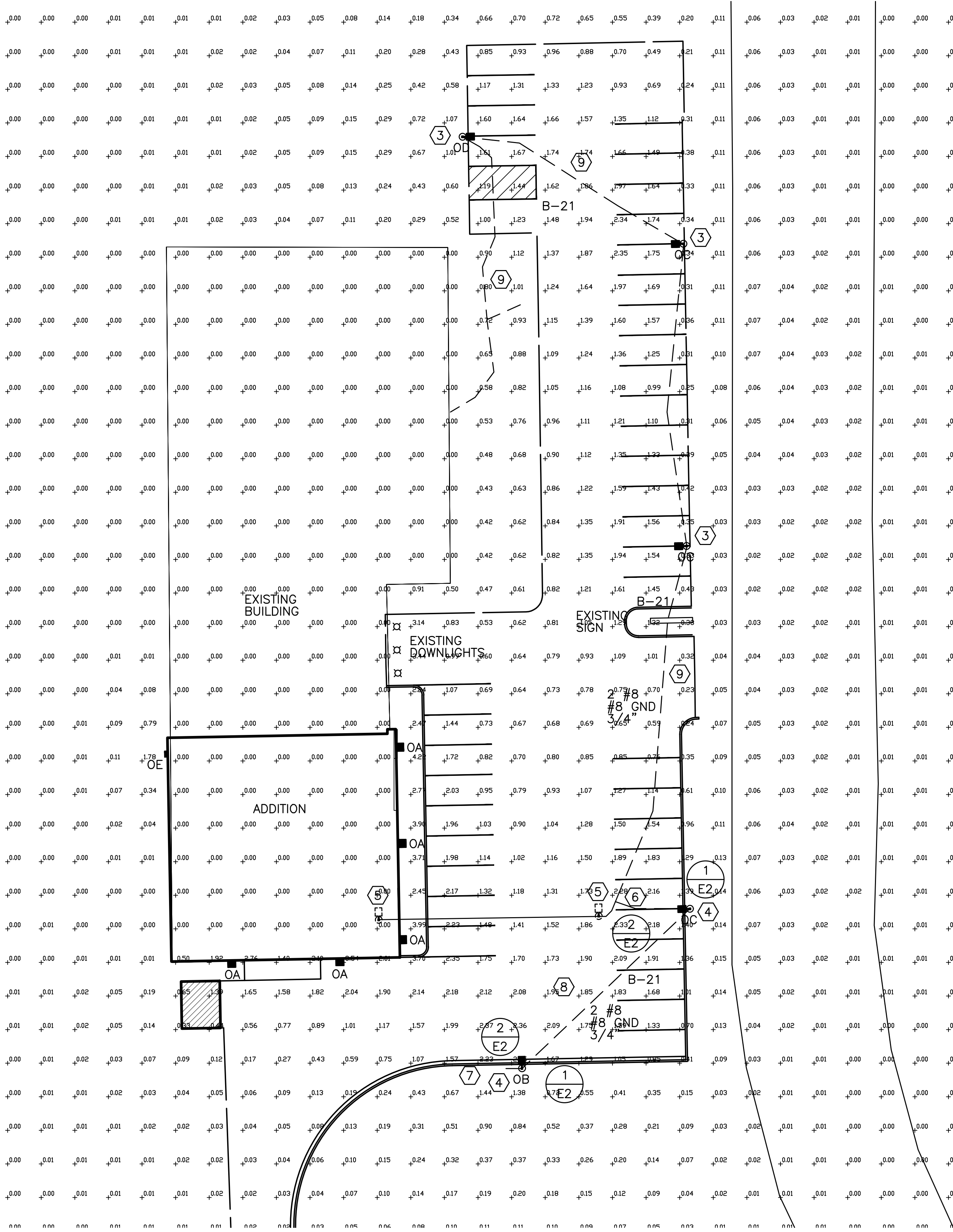
1 TYPICAL 20' LIGHT POLE BASE

SHEET NOTES

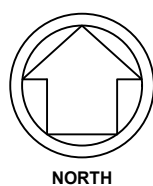
- GENERAL NOTE: FOOT CANDLES SHOWN WITH 1.00 LIGHT LUMEN DEPRECIATION FACTOR.
- GENERAL NOTE: PARKING LOT LIGHTS CONTROLLED BY EXISTING LIGHTING CONTACTOR AND PHOTOCELL FOR DUSK TO DAWN OPERATION. FACILITY USED 24/7. BUILDING ADDITION LIGHTS ALSO CONTROLLED BY PHOTOCELL. PARKING LOT LIGHTS ON CIRCUIT B-21. PANEL B AND LIGHTING CONTRACTOR LOCATED IN STORAGE 146.
- EXISTING POLE BASE REUSED. REMOVE LIGHT AND POLE. EXISTING 3/4" ANCHOR BOLTS HAVE AN 8.5675" BOLT CIRCLE PATTERN. ANCHOR BOLTS PROJECT JUST OVER 3" (SHORTEST) TO 3.5" ABOVE CONCRETE BASE. EXTEND, WELD OR RE-DRILL AND EPOXY NEW ANCHOR BOLTS IN PER MANUFACTURER'S INSTRUCTIONS OR GRIND DOWN CONCRETE BASE IF REQUIRED.
- NEW POLE BASE MATCHES EXISTING POLE BASES.
- EXISTING POLE BASES, LIGHTS AND POLES TO BE REMOVED. REMOVE UNUSED CONDUCTORS. REMOVE UNUSED PVC CONDUIT TO 30" BELOW GRADE.
- EXTEND EXISTING PVC CONDUIT FROM EDGE OF EXISTING PARKING LOT TO NEW POLE BASES. MAY NEED TO RUN TO SOUTH POLE FIRST DEPENDING ON ANGLE OF CONDUIT AT EDGE OF EXISTING PARKING LOT.
- EXTEND EMPTY 3/4" CONDUIT FROM LAST POLE BASE TO THE WEST THREE FEET FOR FUTURE USE.
- EXISTING SIGN, PEDESTRIAN PATH LIGHTS AND RECEPTACLE TO BE REMOVED BY OWNER.
- APPROXIMATE CONDUIT LOCATIONS SHOWN. SEE CIVIL SITE PLAN FOR CONDUIT LOCATIONS.



2 TYPICAL TRENCHING DETAIL



LIGHTING DISTRIBUTION (FOOT-CANDLES)						
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN	NOTES
PARKING/DRIVE	1.42	4.15	.28	14.8:1	5.1:1	



1
E100

ELECTRICAL SITE PLAN PHOTOMETRICS

1" = 20'-0" (ARCH D: 24x36)

AN ADDITION TO THE
VILLAGE OF MUKWONAGO POLICE STATION

627 SOUTH ROCHESTER STREET
MUKWONAGO, WISCONSIN

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WAUKESHA, WI 53186

PLAN COMMISSION	DLH
03/25/2025	

FFT PROJECT NO:

24092

SHEET TITLE:

LEVEL 1
FLOOR PLAN

SHEET NO:

A1



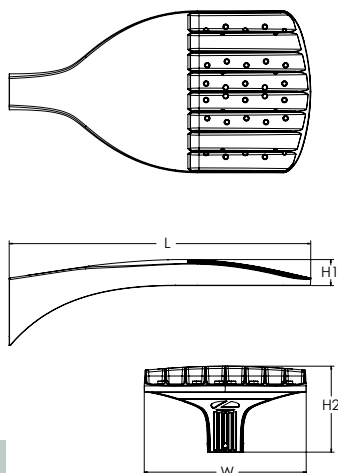
D-Series Size 0 LED Area Luminaire



d^sseries

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Type OB OC OD

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



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

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³ MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V-480V) ^{7,8} 120 ^{16, 24} 208 ^{16, 24} 240 ^{16, 24} 277 ^{16, 24} 347 ^{16, 24} 480 ^{16, 24}	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 18, 19} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 18, 19} PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴ PERS Five-pin receptacle only (controls ordered separate) ^{14, 19}	PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 19} FAO Field adjustable output ^{15, 19} BL30 Bi-level switched dimming, 30% ^{16, 19} BL50 Bi-level switched dimming, 50% ^{16, 19} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ Shipped installed HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²¹ HA 50°C ambient operation ²² BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁴ DF Double fuse (208, 240, 480V) ²⁴ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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DSX0-LED
Rev. 01/28/25
Page 1 of 9

Ordering Information

Accessories

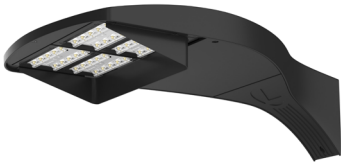
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BDB (FINISH)	Bird spike deterrent bracket (specify finish)

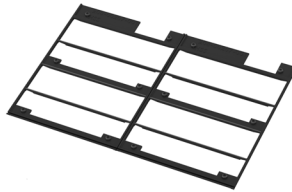
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



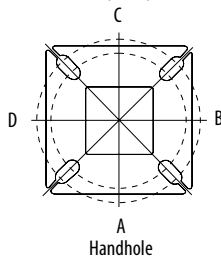
External Glare Shield (EGSR)



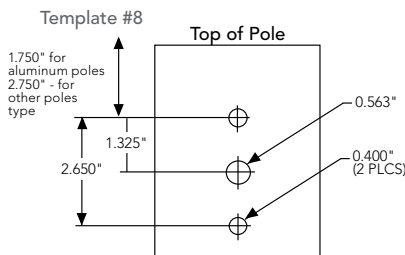
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

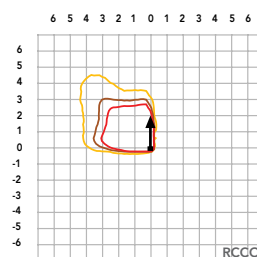
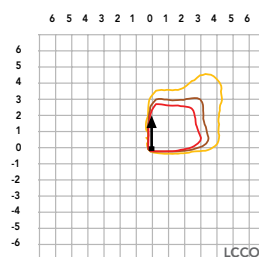
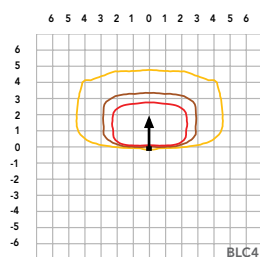
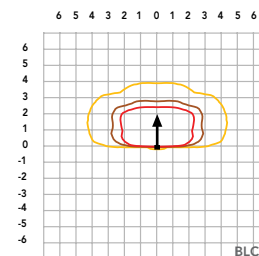
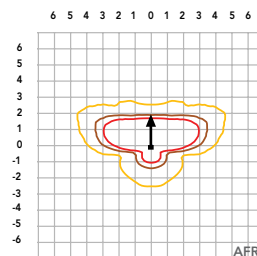
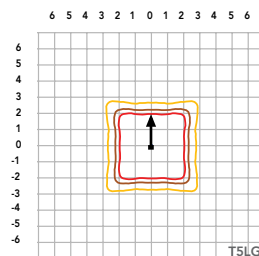
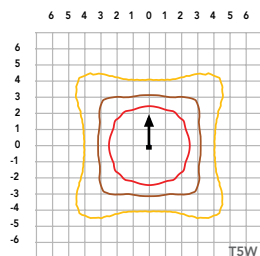
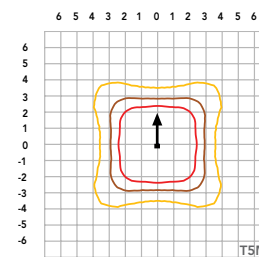
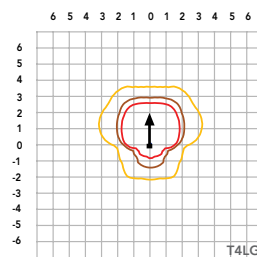
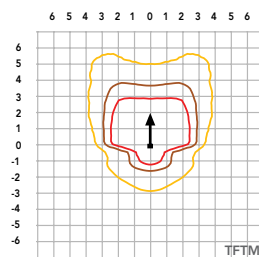
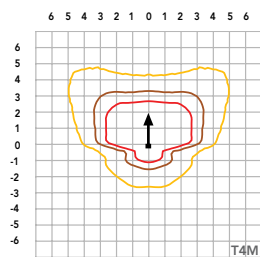
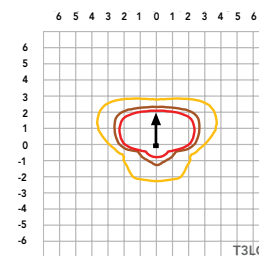
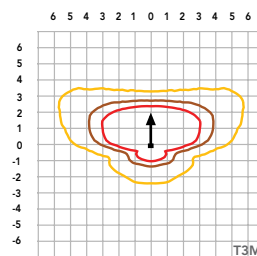
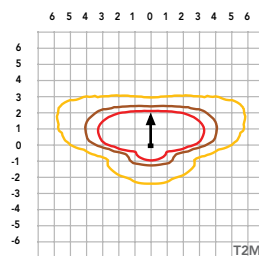
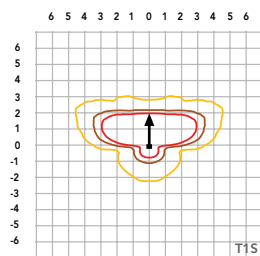
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

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	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

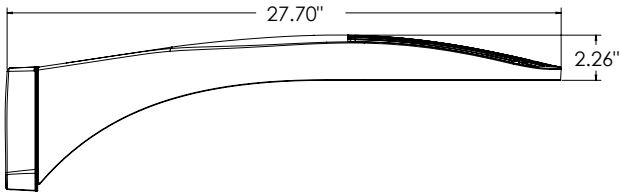
Lumen Output

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

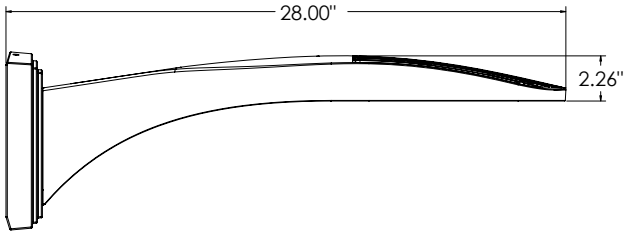
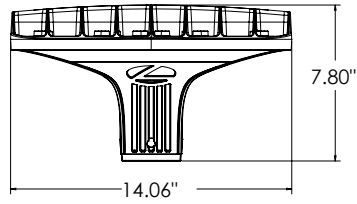
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

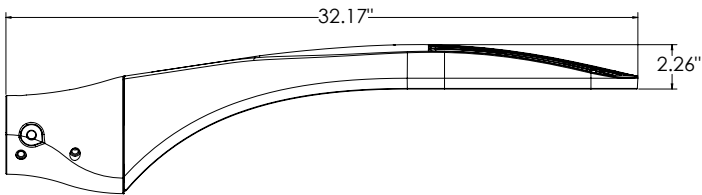
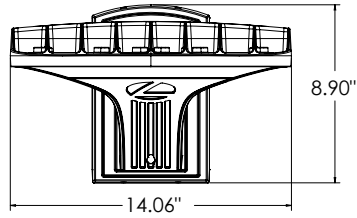
Dimensions



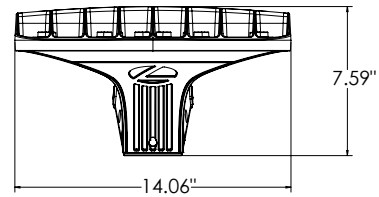
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



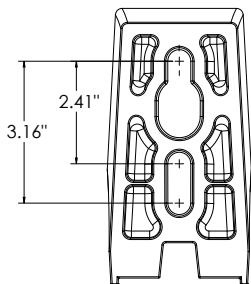
DSX0 with WBA mount
Weight: 27 lb



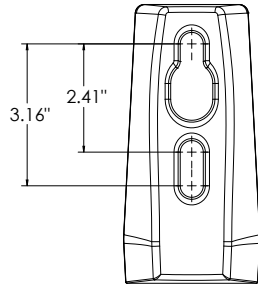
DSX0 with MA mount
Weight: 28 lbs



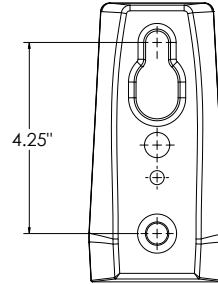
SPA (STANDARD ARM)



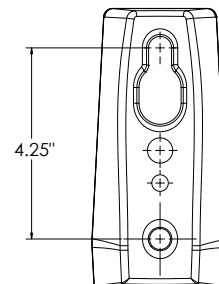
RPA



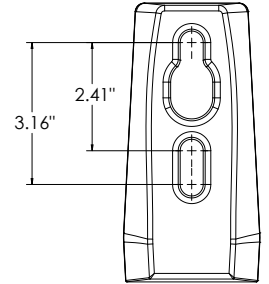
SPA5



RPA5

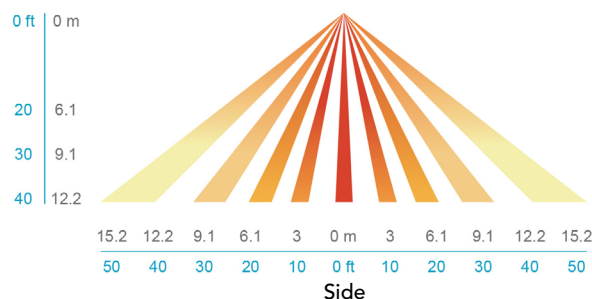
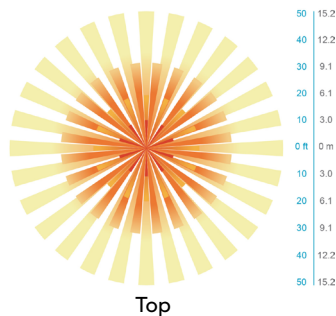
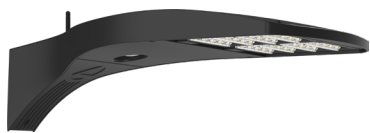


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior 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 minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 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(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. 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 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also 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.

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNMENT PROCUREMENT

BAA — Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

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.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-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. Specifications subject to change without notice.

Catalog
Number

Notes

Type

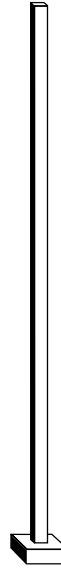
Type OB, OC and OD Poles

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA



SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDBXD

SSS					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness¹	Mounting²	Options	Finish
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/RSX/AERIS™/OMERO™/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>ESX Drill mounting³</u> DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	<u>Shipped installed</u> VD Vibration damper⁴ HAXy Horizontal arm bracket (1 fixture)⁵,⁶ FDLxy Festoon outlet less electrical⁵,⁷ CPL12/xy 1/2" coupling⁵ CPL34/xy 3/4" coupling⁵ CPL1/xy 1" coupling⁵ NPL12/xy 1/2" threaded nipple⁵ NPL34/xy 3/4" threaded nipple⁵ NPL1/xy 1" threaded nipple⁵ EHHxy Extra handhole⁵,⁸ STLHHC Steel handhole cover (standard is plastic, finish is smooth)⁹ FBCSTL2PC 2 Piece steel base cover (standard is plastic)⁹ IC Interior coating¹⁰ L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant¹¹ VM/original order# Match pole to prior order or project¹²	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Other finishes</u> GALV Galvanized finish <u>Architectural colors and special finishes¹³</u> [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

- NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXyy.
Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
Example: VM/010-36784
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

SSS Square Straight Steel Poles

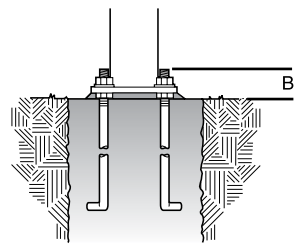
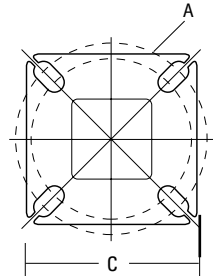
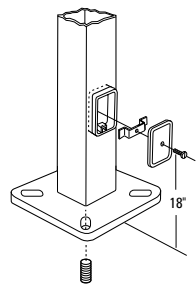
TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust											
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft²) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

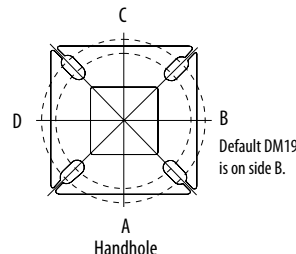
NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL



ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

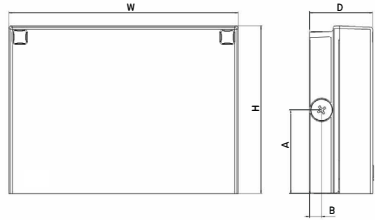
CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



WPX LED Wall Packs



Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K	MVOLT 120V - 277V	(blank) None
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²
WPX2 LED	6,000 Lumens, 47W	50K 5000K	E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	PE Photocell ³
WPX3 LED	9,200 Lumens, 69W			

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be 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 3000K color temperature only.

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/CustomerResources/Terms_and_conditions.aspx.

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.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WPX LED
Rev. 07/01/24

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 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	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

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	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

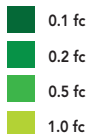
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

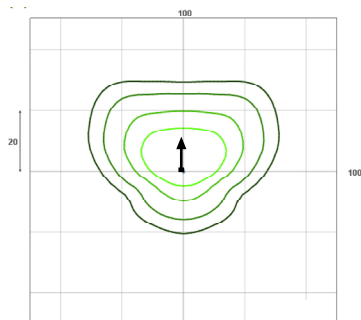
Photometric Diagrams

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

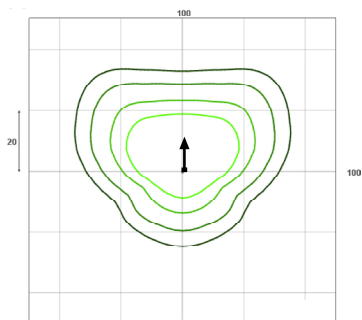
LEGEND



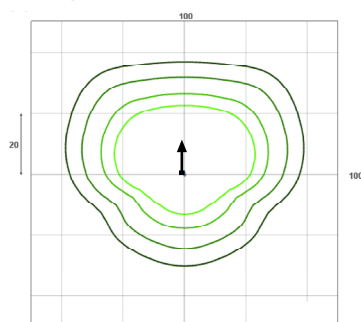
WPX1 LED P1



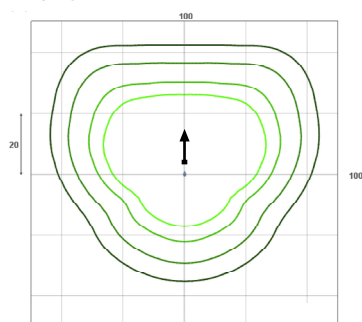
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

SLIM Field-Adjustable, Wall Pack w/Adjustable Throw **RAB**

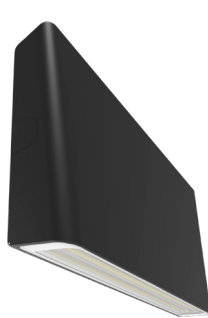
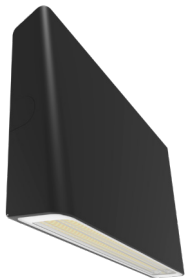
SLIMXS / SLIMXXS

SLIMS



SLIMM

SLIML



Field-Adjustable Wall Pack, with Adjustable Forward Throw



PROJECT:

DATE:

TYPE: Type OE

PREPARED BY:



KEY FEATURES

- Available with adjustable wattages:
XXS: 7/5/3.5W - Factory default 5W
XS: 25/18/12W - Factory default 18W
S: 38/28/18W - Factory default 28W
M: 55/41/27W - Factory default 41W
L: 60/45/29W - Factory default 45W
- Field-adjustable CCT: **3000K/4000K/5000K** - Factory default **4000K**
Static CCT models available: 3000K
- Adjustable **forward throw**: -20°/-10°/0°/10°/20° - factory default 0°
- Integrated **on/off** photocell
- 0-10V** dimming
- UL rated for **wet** locations
- IP65** rated
- 5-year**, no-compromise warranty

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed

This product is UL listed for wet locations

DLC Listed

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

PRODUCT ID:

SLIMXS: S-84SQ6T

SLIMS: S-Y9470L

SLIMM: S-DRSRKR

SLIML: S-Y7PFBZ

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

PRODUCT ID:

SLIMXXS: S-37D7SM

LED CHARACTERISTICS

LEDs

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

CONSTRUCTION

IP Rating

Ingress protection rating of IP65 for dust and water

Cold Weather Starting

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

Maximum Ambient Temperature

Suitable for use in up to 40°C (40°F)

Housing

Die-cast aluminum

Mounting

Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Lens

Tempered glass

Gasket

Silicone

Photocell

Integrated photocell included with on/off switch

Green Technology

Mercury and UV free. RoHS-compliant components.

Finish

Bronze & White: Formulated for high durability and long-lasting color

Brass: Brushed and electroplated finish that will naturally patina over time

SLIM Field-Adjustable, Wall Pack w/Adjustable Throw **RAB**

TECHNICAL SPECIFICATIONS

ELECTRICAL

Drivers:

Constant Current, 120-277V, 50/60 Hz

SLIMXXS (7W) : 120V: 0.047A, 208V: 0.037A, 240V: 0.032A, 277V: 0.028A
SLIMXXS (5W) : 120V: 0.034A, 208V: 0.029A, 240V: 0.025A, 277V: 0.022A
SLIMXXS (3.5W) : 120V: 0.023A, 208V: 0.024A, 240V: 0.021A, 277V: 0.018A

SLIMXS (25W) : 120V: 0.20A, 208V: 0.13A, 240V: 0.11A, 277V: 0.10A
SLIMXS (18W) : 120V: 0.14A, 208V: 0.10A, 240V: 0.09A, 277V: 0.08A
SLIMXS (12W) : 120V: 0.09A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

SLIMS (38W) : 120V: 0.31A, 208V: 0.19A, 240V: 0.16A, 277V: 0.14A
SLIMS (28W) : 120V: 0.23A, 208V: 0.15A, 240V: 0.13A, 277V: 0.11A
SLIMS (18W) : 120V: 0.15A, 208V: 0.10A, 240V: 0.09A, 277V: 0.08A

SLIMM (55W) : 120V: 0.46A, 208V: 0.28A, 240V: 0.24A, 277V: 0.21A
SLIMM (41W) : 120V: 0.35A, 208V: 0.21A, 240V: 0.19A, 277V: 0.16A
SLIMM (27W) : 120V: 0.23A, 208V: 0.15A, 240V: 0.13A, 277V: 0.12A

SLIML(60W) : 120V: 0.50A, 208V: 0.30A, 240V: 0.26A, 277V: 0.22A
SLIML(45W) : 120V: 0.37A, 208V: 0.23A, 240V: 0.20A, 277V: 0.17A
SLIML(29W) : 120V: 0.24A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

Dimming Driver:

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

THD/Power factor at default values:

Model#	THD	Power Factor	THD	Power Factor
	@120V		@277V	
SLIMXXS	24.0%	82.0%	16.8%	98.0%
SLIMXS	12.4%	85.1%	15.1%	98.6%
SLIMS	9.1%	91.7%	3.1%	99.6%
SLIMM	7.2%	92.1%	2.5%	99.6%
SLIML	7.0%	92.8%	3.3%	99.6%

Surge Protection

2kV, 4kV

Note

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

LIGHTCLOUD

Lightcloud Controller Installed:

- Integrated/embedded networked lighting control
- Fixture, Zone, and plug-load control from one powerful device
- Mesh network communication protocols
- Offers the capability to set the maximum light output to a less-than-maximum state of an individual luminaire at the time of installation or commissioning. The High-End Trim functionality is field reconfigurable via the Lightcloud mesh network communication protocols.
- The Lightcloud Controller can be attached to the fixture, junction box, or electrical panel
- DLC system - N1XMLOEATBA
- Communication Protocol: Zigbee
- Line of Sight: 1,000 feet
- Obstructions: 100 feet
- Normal building materials: 100 feet

LIGHTCLOUD (CONTINUED)

Lightcloud Blue Installed

- Integrated/embedded networked lighting control
- Luminaire-level lighting control (LLLC) - Capable of switching, 0-10V dimming, power/energy monitoring
- LLLC - Can also be used to extend the range of Lightcloud Blue network
- Fixture, Zone, and plug-load control from one powerful device
- Utilizes a "BLE Mesh" network communication protocol.
- Offers the capability to set the maximum light output to a less-than-maximum state of an individual luminaire at the time of installation or commissioning. The High-End Trim functionality is field reconfigurable via the Lightcloud "BLE Mesh" network communication protocols.
- The Lightcloud Blue Controller is designed to be attached to the fixture directly.
- DLC system - N1XMLOEATBA
- Gateway Required: No
- Communication Protocol: Bluetooth Mesh
- Range: Up to 60 feet between standard building materials. Up to 200 feet clear line of sight.
- Spacing Criteria: Lightcloud Blue devices should be placed within the specified range to communicate within the Bluetooth Mesh network.

FIELD ADJUSTABLE

Adjustable Wattage:

XXS: 7/5/3.5W - Factory default 5W
XS: 25/18/12W - Factory default 18W
S: 38/28/18W - Factory default 28W
M: 55/41/27W - Factory default 41W
L: 60/45/29W - Factory default 45W

Adjustable color temperature: 3000/4000/5000K - Factory default 4000K
Static color temperature: 3000K
Adjustable forward throw angle: -20°/-10°/0°/10°/20° - factory default 0°

OTHER

Warranty

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Lifespan

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

Buy American Act Compliance:

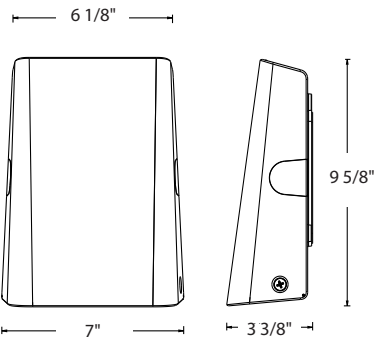
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the BUY American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

SLIM Field-Adjustable, Wall Pack w/Adjustable Throw **RAB®**

DIMENSIONS

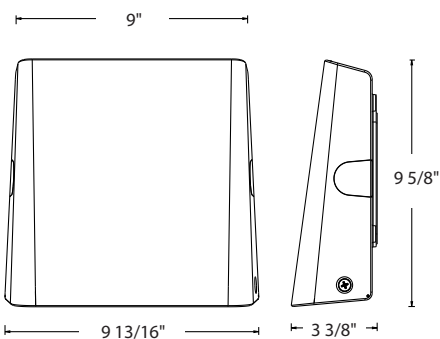
SLIMXXS / SLIMXS

Weight: 4.3 lbs



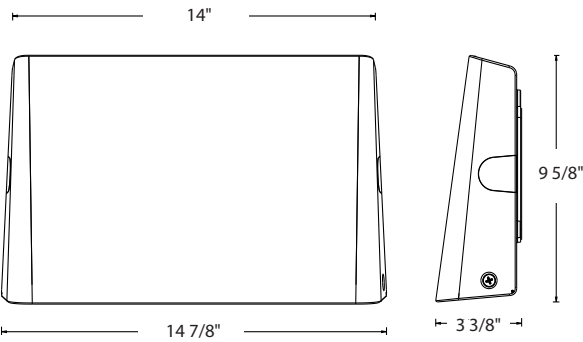
SLIMS

Weight: 6.0 lbs



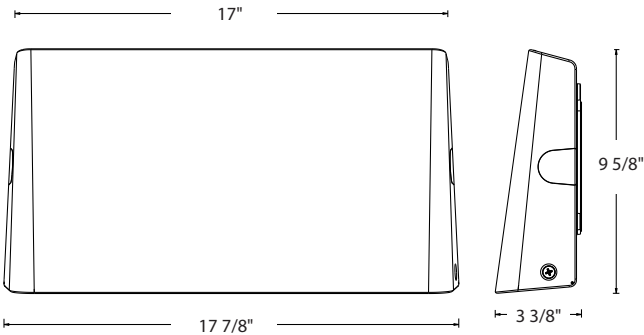
SLIMM

Weight: 8.2 lbs



SLIML

Weight: 9.9 lbs



SLIM Field-Adjustable, Wall Pack w/Adjustable Throw **RAB**

PERFORMANCE

SLIM High Output, Field-Adjustable

SLIMXXS	3000K					3000K					3000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	7W					5W					3.5W				
Input Watts	6.7W	6.7W	6.7W	6.7W	6.7W	5W	5W	5W	5W	5W	3.6W	3.6W	3.6W	3.6W	3.6W
Lumens	819	824	810	783	754	553	556	546	529	511	329	329	324	309	301
Efficacy	122.2	123.0	120.9	116.9	112.5	110.6	111.2	109.2	105.8	102.2	91.4	91.4	90.0	85.8	83.6
CRI	81	81	81	80	80	81	81	81	80	80	81	81	81	81	80
Voltage Ratings	120-277V														

SLIMXS	3000K					3000K					3000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	25W					18W					12W				
Input Watts	25.3W	25.3W	25.3W	25.3W	25.3W	18W	18W	18W	18W	18W	11.9W	11.9W	11.9W	11.9W	11.9W
Lumens	3,222	3,247	3,194	3,084	2,979	2,332	2,345	2,305	2,227	2,148	1,503	1,513	1,487	1,436	1,382
Efficacy	127.4	128.3	126.2	121.9	117.7	129.6	130.3	128.1	123.7	119.3	126.3	127.1	125.0	120.7	116.1
CRI	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Voltage Ratings	120-277V														

SLIMS	3000K					3000K					3000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	38W					28W					18W				
Input Watts	37.5W	37.5W	37.5W	37.5W	37.5W	28.1W	28.1W	28.1W	28.1W	28.1W	18.4W	18.4W	18.4W	18.4W	18.4W
Lumens	4,800	4,837	4,732	4,627	4,470	3,787	3,827	3,737	3,660	3,514	2,564	2,580	2,526	2,471	2,375
Efficacy	128.0	129.0	126.2	123.4	119.2	134.8	136.2	133.0	130.2	125.1	139.3	140.2	137.3	134.3	129.1
CRI	82	82	82	82	82	82	82	82	82	82	81	81	81	81	81
Voltage Ratings	120-277V														

SLIMM	3000K					3000K					3000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	55W					41W					27W				
Input Watts	55W	55W	55W	55W	55W	41.3W	41.3W	41.3W	41.3W	41.3W	27.2W	27.2W	27.2W	27.2W	27.2W
Lumens	7,206	7,326	7,233	7,037	6,801	5,699	5,802	5,713	5,596	5,354	3,933	3,988	3,947	3,859	3,706
Efficacy	131.0	133.2	131.5	127.9	123.7	138.0	140.5	138.3	135.5	129.6	144.6	146.6	145.1	141.9	136.3
CRI	82	82	82	82	82	82	82	82	82	81	82	82	82	82	82
Voltage Ratings	120-277V														

SLIML	3000K					3000K					3000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	60W					45W					29W				
Input Watts	59.5W	59.5W	59.5W	59.5W	59.5W	44.6W	44.6W	44.6W	44.6W	44.6W	29W	29W	29W	29W	29W
Lumens	8,025	8,087	7,929	7,646	7,310	6,358	6,428	6,264	6,093	5,796	4,369	4,395	4,309	4,171	3,966
Efficacy	134.9	135.9	133.3	128.5	122.9	142.6	144.1	140.4	136.6	130.0	150.7	151.6	148.6	143.8	136.8
CRI	82	82	82	82	82	82	81	82	82	82	81	82	82	82	82
Voltage Ratings	120-277V														

SLIM Field-Adjustable, Wall Pack w/Adjustable Throw **RAB**

PERFORMANCE

SLIM High Output, Field-Adjustable

SLIMXXS	4000K					4000K					4000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	7W					5W					3.5W				
Input Watts	6.6W	6.6W	6.6W	6.6W	6.6W	4.9W	4.9W	4.9W	4.9W	4.9W	3.5W	3.5W	3.5W	3.5W	3.5W
Lumens	832	837	823	795	767	562	565	555	537	520	334	334	329	314	306
Efficacy	126.1	126.8	124.7	120.5	116.2	114.7	115.3	113.3	109.6	106.1	95.4	95.4	94.0	89.7	87.4
CRI	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83
Voltage Ratings	120-277V														

SLIMXS	4000K					4000K					4000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	25W					18W					12W				
Input Watts	24.4W	24.4W	24.4W	24.4W	24.4W	17.4W	17.4W	17.4W	17.4W	17.4W	11.5W	11.5W	11.5W	11.5W	11.5W
Lumens	3,416	3,444	3,385	3,267	3,166	2,472	2,487	2,443	2,359	2,283	1,593	1,605	1,576	1,521	1,469
Efficacy	140.0	141.1	138.7	133.9	129.8	142.1	142.9	140.4	135.6	131.2	138.5	139.6	137.0	132.3	127.7
CRI	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83
Voltage Ratings	120-277V														

SLIMS	4000K					4000					4000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	38W					28W					18W				
Input Watts	36W	36W	36W	36W	36W	27W	27W	27W	27W	27W	17.7W	17.7W	17.7W	17.7W	17.7W
Lumens	5,206	5,247	5,131	5,012	4,833	4,107	4,151	4,052	3,965	3,799	2,781	2,799	2,739	2,677	2,568
Efficacy	144.6	145.8	142.5	139.2	134.3	152.1	153.7	150.1	146.9	140.7	157.1	158.1	154.7	151.2	145.1
CRI	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83
Voltage Ratings	120-277V														

SLIMM	4000K					4000K					4000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	55W					41W					27W				
Input Watts	52.8W	52.8W	52.8W	52.8W	52.8W	39.6W	39.6W	39.6W	39.6W	39.6W	26.1W	26.1W	26W	26W	26W
Lumens	7,697	7,816	7,729	7,530	7,256	6,087	6,190	6,105	5,988	5,712	4,201	4,255	4,218	4,129	3,954
Efficacy	145.8	148.0	146.4	142.6	137.4	153.7	156.3	154.2	151.2	144.2	161.0	163.0	162.2	158.8	152.1
CRI	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83
Voltage Ratings	120-277V														

SLIML	4000K					4000K					4000K				
Optics	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Wattage	60W					45W					29W				
Input Watts	57.2W	57.2W	57.2W	57.2W	57.2W	42.9W	42.9W	42.9W	42.9W	42.9W	27.9W	27.9W	27.9W	27.9W	27.9W
Lumens	8,651	8,697	8,527	8,238	7,864	5,898	5,977	5,825	5,655	5,388	4,053	4,087	4,007	3,873	3,687
Efficacy	151.2	152.0	149.1	144.0	137.5	137.5	139.3	135.8	131.8	125.6	145.3	146.5	143.6	138.7	132.2
CRI	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83
Voltage Ratings	120-277V														

SLIM Field-Adjustable, Wall Pack w/Adjustable Throw **RAB**

PERFORMANCE

SLIM High Output, Field-Adjustable

SLIMXXS	5000K					5000K					5000K				
	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Optics															
Wattage	7W					5W					3.5W				
Input Watts	6.7W	6.7W	6.7W	6.7W	6.7W	5W	5W	5W	5W	5W	3.6W	3.6W	3.6W	3.6W	3.6W
Lumens	867	873	858	829	800	585	589	578	560	542	348	349	343	327	319
Efficacy	129.4	130.3	128.1	123.7	119.4	117.0	117.8	115.6	112.0	108.4	96.7	96.9	95.3	90.8	88.6
CRI	82	82	82	82	81	82	82	82	82	81	82	82	82	82	81
Voltage Ratings	120-277V														

SLIMXS	5000K					5000K					5000K				
	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Optics															
Wattage	25W					18W					12W				
Input Watts	25.3W	25.3W	25.3W	25.3W	25.3W	18W	18W	18W	18W	18W	11.9W	11.9W	11.9W	11.9W	11.9W
Lumens	3,408	3,435	3,375	3,256	3,155	2,466	2,481	2,436	2,351	2,275	1,589	1,601	1,571	1,516	1,464
Efficacy	134.7	135.8	133.4	128.7	124.7	137.0	137.8	135.3	130.6	126.4	133.5	134.5	132.0	127.4	123.0
CRI	82	82	82	82	82	82	82	82	82	82	82	82	82	82	82
Voltage Ratings	120-277V														

SLIMS	5000K					5000					5000K				
	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Optics															
Wattage	38W					28W					18W				
Input Watts	37.5W	37.5W	37.5W	37.5W	37.5W	28.1W	28.1W	28.1W	28.1W	28.1W	18.4W	18.4W	18.4W	18.4W	18.4W
Lumens	5,071	5,111	4,997	4,875	4,707	4,001	4,044	3,946	3,856	3,700	2,709	2,726	2,667	2,603	2,501
Efficacy	135.2	136.3	133.3	130.0	125.5	142.4	143.9	140.4	137.2	131.7	147.2	148.2	144.9	141.5	135.9
CRI	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Voltage Ratings	120-277V														

SLIMM	5000K					5000K					5000K				
	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Optics															
Wattage	55W					41W					27W				
Input Watts	54.9W	54.9W	54.9W	54.9W	54.9W	41.2W	41.2W	41.2W	41.2W	41.2W	27.5W	27.5W	27.4W	27.4W	27.4W
Lumens	7,532	7,663	7,571	7,374	7,108	5,957	6,069	5,980	5,864	5,596	4,111	4,171	4,131	4,044	3,873
Efficacy	137.2	139.6	137.9	134.3	129.5	144.6	147.3	145.1	142.3	135.8	149.5	151.7	150.8	147.6	141.4
CRI	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Voltage Ratings	120-277V														

SLIML	5000K					5000K					5000K				
	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°	-20°	-10°	0°	10°	20°
Optics															
Wattage	60W					45W					29W				
Input Watts	59.4W	59.4W	59.4W	59.4W	59.4W	44.5W	44.5W	44.5W	44.5W	44.5W	29W	29W	29W	29W	29W
Lumens	8,500	8,557	8,376	8,088	7,727	6,734	6,802	6,617	6,445	6,127	4,628	4,650	4,552	4,412	4,192
Efficacy	143.1	144.1	141.0	136.2	130.1	151.3	152.9	148.7	144.8	137.7	159.6	160.3	157.0	152.1	144.6
CRI	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Voltage Ratings	120-277V														

SLIM Field-Adjustable, Wall Pack w/Adjustable Throw

RAB®

ORDERING MATRIX

SLIM High Output, Field-Adjustable

Family	Wattage	Color Temperature	Finish	Driver	Options
SLIM	XXS XS S M L 7/5/3.5W 25/18/12W 38/28/18W 55/41/27W 60/45/29W	BLANK Y 3000K/4000K/5000K CCT Adjustable 3000K Static	BLANK W Bronze White	BLANK 120V-277V, 0-10V Dimming	BLANK /LC /LCB No Option Lightcloud Lightcloud Blue

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-07

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
MUKWONAGO POLICE STATION GARAGE EXPANSION, PARCEL MUKV1976936 AND
MUKV1976933**

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 a building expansion and site redevelopment for the Mukwonago Police Station located at 625 S. Rochester Street, 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 – Department of Public Works as the authorized agent, and

WHEREAS, the use of a Public Safety Facility is a conditional use within the B-2 General Business District – in which the subject property is located, and

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

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the Mukwonago Police Station Garage Expansion to be constructed, 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. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
3. 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.
4. The applicant must obtain all required land disturbance permits within six months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.

5. 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.
6. All work related to this project must comply with all project plans approved by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the 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.
9. 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 8th day of April, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zervas, Deputy Clerk-Treasurer

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-08

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR JOURNEY
SALON, LOCATED AT THE WEST/SOUTHWEST CORNER OF CTH ES AND PHANTOM
WOODS ROAD, PARCEL MUKV2011991**

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 a new Building and associated improvements for Journey Salon, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Ford Construction, Inc., and

WHEREAS, the project involves the construction of a new Salon building, parking, lighting, storm water management, monument sign, dumpster enclosure, utility connections, 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 Journey Salon 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. Revisions shall be made to the site plans and architectural drawings to reflect items identified in the Staff Report or comments made by Plan Commissioners during the meeting.
3. A final erosion control plan shall be submitted for review and approval.
4. A final tree survey and review by the Village Forester shall be completed prior to removal of any trees on-site.
5. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
6. 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.

7. The applicant must obtain all required land disturbance permits within six months of this date.
8. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
9. 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.
10. All work related to this project must comply with all project plans approved by the Village.
11. The developer must comply with all requirements related to impact fees imposed by the Village.
12. The developer shall comply with all parts of the Municipal Code as it relates to this project.
13. 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.
14. 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.
15. Landscaping shall be installed per Village standards and approved plans, if applicable. Landscaping shall incorporate the replacement of trees removed beyond the allowable amount indicated in the Village Ordinance or the applicant shall provide funds to the Village Tree Fund to offset the required replacement costs.
16. The applicant shall comply with the requirements of the Village Utility Department pertaining to sewer and water services.
17. 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 8th day of April, 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: April 2, 2025

MEETING DATE: April 8, 2025, 6:30 P.M.

SUBJECT: Journey Salon Site Plan & Architectural Review

BASIC INFORMATION	
Project:	Journey Salon
Applicant:	Ford Construction, Inc.
Consulting Engineer:	Farris, Hansen & Associates, Inc.
Consulting Architect:	Timothy Seidel Architect, LLC
Request:	Site Plan & Architectural Review
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2011991
Acreage:	1.55 Acres
Current Use:	Vacant
Proposed Use:	Personal Service
Reason for Request:	New Salon
Land Use Classification:	Business
Zoning Classification:	B-3 – Community Business District

Project Summary & Overview

Journey Salon is looking to relocate their existing facility in the Village to the property located at the West/Southwest corner of CTH ES and Phantom Woods Road. The project will consist of the construction of a new Salon facility and associated site improvements.

Improvements will consist of the construction of a new building, parking, storm water management, Village utility connections, lighting, new monument sign, and dumpster enclosure.

Staff have reviewed and provided comments on their respective jurisdictions and the comments are included below.

~Mukwonago, Village of > 12-10236 > Staff Report-20250402-Journey Salon - SPAR~

Staff Review

Engineering:	Preliminary storm water review yields no concerns. Applicant shall provide final storm water management plan and civil set stamped by a Professional Engineer. Applicant shall comply with further review comments by staff of erosion control requirements. Storm water maintenance agreement shall be completed and recorded prior to construction.
Public Works	Applicant shall coordinate with DPW and Forester for tree removal. Applicant shall conduct an official tree count and comply with Section 34-3(b) of the Village Ordinance to replace trees beyond permitted removal or provide funds to Village tree fund to offset what cannot be provided in landscaping plan.
Utilities	Applicant shall provide easement over existing sanitary lateral for property located to the south.
Police	No comments at this time.
Fire:	Applicant shall provide WB-50 template for on-site turning movements. Applicant shall also coordinate with Fire Chief for determining on-site fire hydrant locations. Suppression and detection will be determined by State of Wisconsin requirements.
Building Inspection	Sign permit will be issued for planned monument sign.
Planning	Setbacks shown incorrectly on site plan. In the B-3 district, building setbacks are 25-FT on all sides with a 15-FT Greenspace perimeter on all sides. Green space perimeter not being met on northeast corner of parking lot. Building can be shifted to south and then parking can be shifted to south and there may be a need to eliminate the last stall to meet the setback requirement. 40 parking stalls are being provided on-site. Village code requires 4 spaces per 1,000 SF of building which would require 16 total spaces on-site. Plan of Operation submitted indicates 15 employees but it is unclear if all employees will be present at the same time. Regardless, there appears to be ample parking provided on-site. Applicant was still waiting on cut sheets for building materials at the time of this report. Cut sheets will be provided to the Plan Commissioners as soon as they are available. One item of note is that the code requires standard residential roofing materials to be used. Proposed roof is metal which is becoming a more common residential roofing material.

Property located in Town of Mukwonago to the west has an existing shed right on the property line (see below). Applicant is proposing trees to be added along west property line. Plan Commission should consider if additional screening is warranted.



Recommended Action

Staff recommends the Planning Commission approve with conditions enumerated in the provided resolution.

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: 3-19-25

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)

Name: Michael Ford
Company: Ford Construction Inc
Address: 1419 Poplar Dr Waukesha WI 53188 City: Waukesha State: WI Zip: 53188
Daytime Phone: 262-896-9370 Fax: _____
E-Mail: mike@fordconstructioninc.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: Timothy Seidel
Company: Timothy Seidel Architect LLC
Address: 530 Cymric Court City: Wales State: WI Zip: 53183
Daytime Phone: 262-968-5580 Fax: _____
E-Mail: tim@timseidelarchitect.com

PROFESSIONAL ENGINEER

Name: Adam G Roder, PE, SE
Company: GEN 2 Engineering
Address: W584 Townline Road City: Oconomowoc State: WI Zip: 53066
Daytime Phone: 262-332-9243 Fax: _____
E-Mail: adam@gen2eng.com

REGISTERED SURVEYOR

Name: Chris Hodges, PE, PLS
Company: Farris, Hansen & Associates, Inc.
Address: 7 Ridgway Court – P.O. Box 437 City: Elkhorn State: WI Zip: 53121
Daytime Phone: 262-723-2098 ext. 1026 Fax: _____
E-Mail: chris@farrishansen.com

CONTRACTOR

Name: Michael Ford
Company: Ford Construction Inc
Address: 1419 Poplar Dr City: Waukesha State: WI Zip: 53188
Daytime Phone: 262-896-9370 Fax: _____
E-Mail: mike@fordconstructioninc.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Tracy Nanney & Ryan Nanney
Address: 1310 Main St. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-378-7326 Fax: _____
E-Mail: traceeann1013@gmail.com
Present Zoning: B3 Tax Key No(s): MUKV2011991
Location/Address: NW corner of Country Road ES (Main St.) and Phantom Woods Road
Present Use: Vacant Land Intended Use: Professional Service - Hair/Nail Salon

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

Tracy Nanney

Name & Title (PRINT)

3-19-25

Date



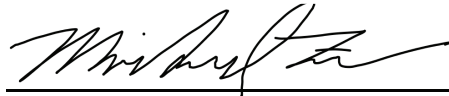
Signature - Property Owner

Ryan Nanney

Name & Title (PRINT)

3-19-25

Date



Signature - Applicant

Michael Ford / Contractor- Developer

Name & Title (PRINT)

3-19-25

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

Journey Salon & Spa

1005 Main Street Mukwonago, WI 53149

262-363-7050

Journeysalonandspa@gmail.com

March 15th, 2025

Plan of operations info requested.

- Number of employees: 15

- Hours of operation

Sunday: closed

Monday: 9am-8pm

Tuesday: 9am-8pm

Wednesday: 9am-8pm

Thursday: 9am-8pm

Friday: 9am-5pm

Saturday 9am-4pm

- Services provided:

Hair, nail, skin, and body services

Haircuts, hair color, hair styling.

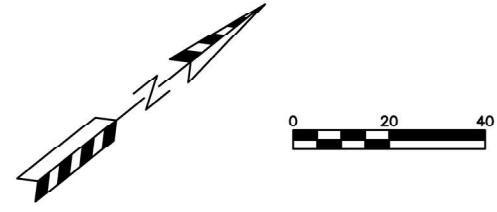
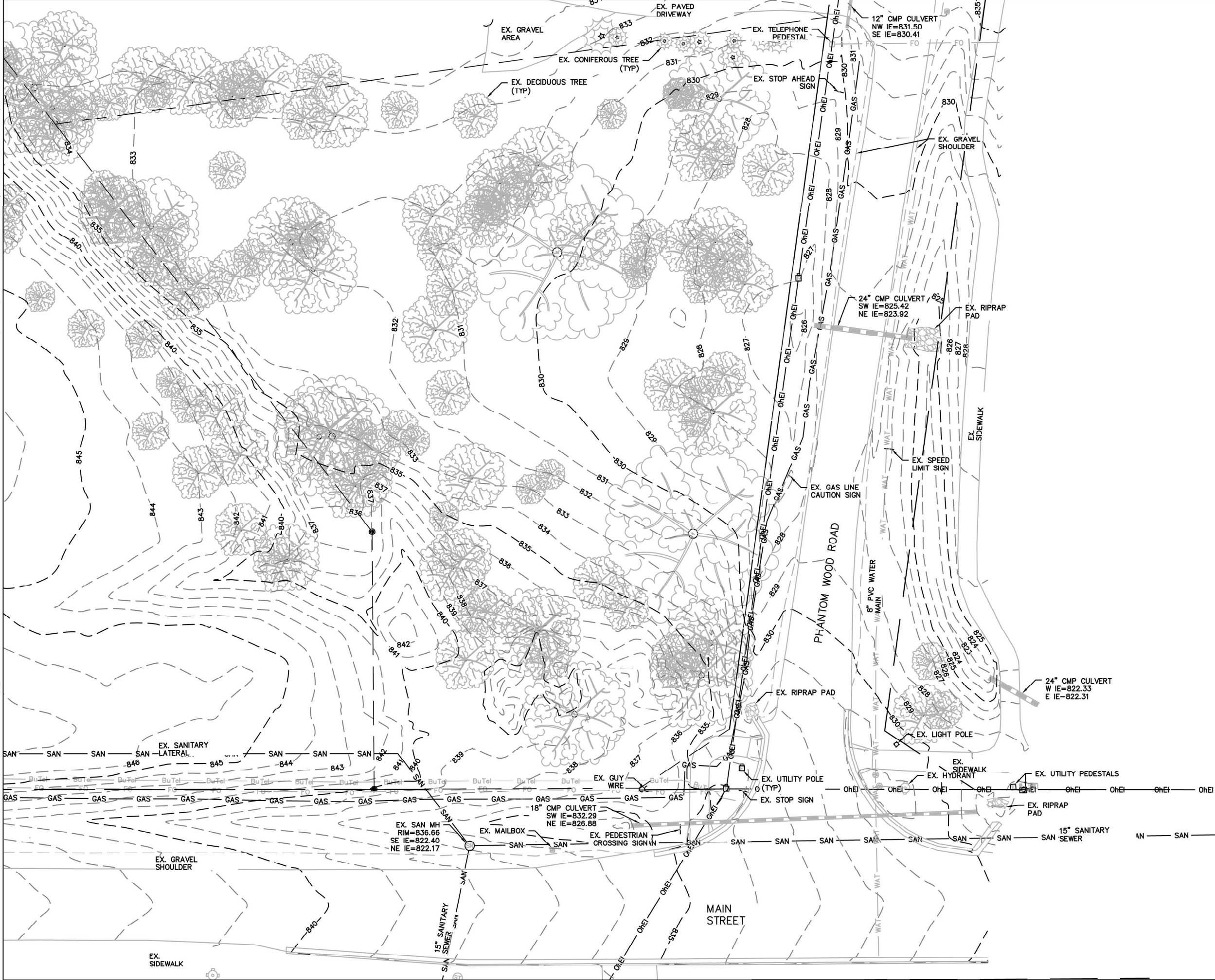
Manicures and pedicures.

Facials, waxing, lash and brow services.

Massage therapy

Tracy Nanney

Owner/CEO Journey Salon & Spa



NOTES:
DATE OF TOPOGRAPHIC SURVEY: OCTOBER 28, 2020
CHARTER UTILITIES WERE NOT FULLY MARKED BY THE UTILITY'S OWNER WHEN REQUESTED THROUGH DIGGERS HOTLINE. INFORMATION ON THE NORTHWEST FIBER OPTIC LINE IS BASED ON RECORD DRAWINGS. ACTUAL LOCATIONS MAY VARY FROM WHAT IS SHOWN.
THE SIZE OF WATER MAIN IS BASED ON GIS INFORMATION PROVIDED BY THE VILLAGE OF MUKWONAGO.

LAKE PARK CONDOMINIUMS
PLAN SHEET:
DATED: NOVEMBER 18, 2020
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752























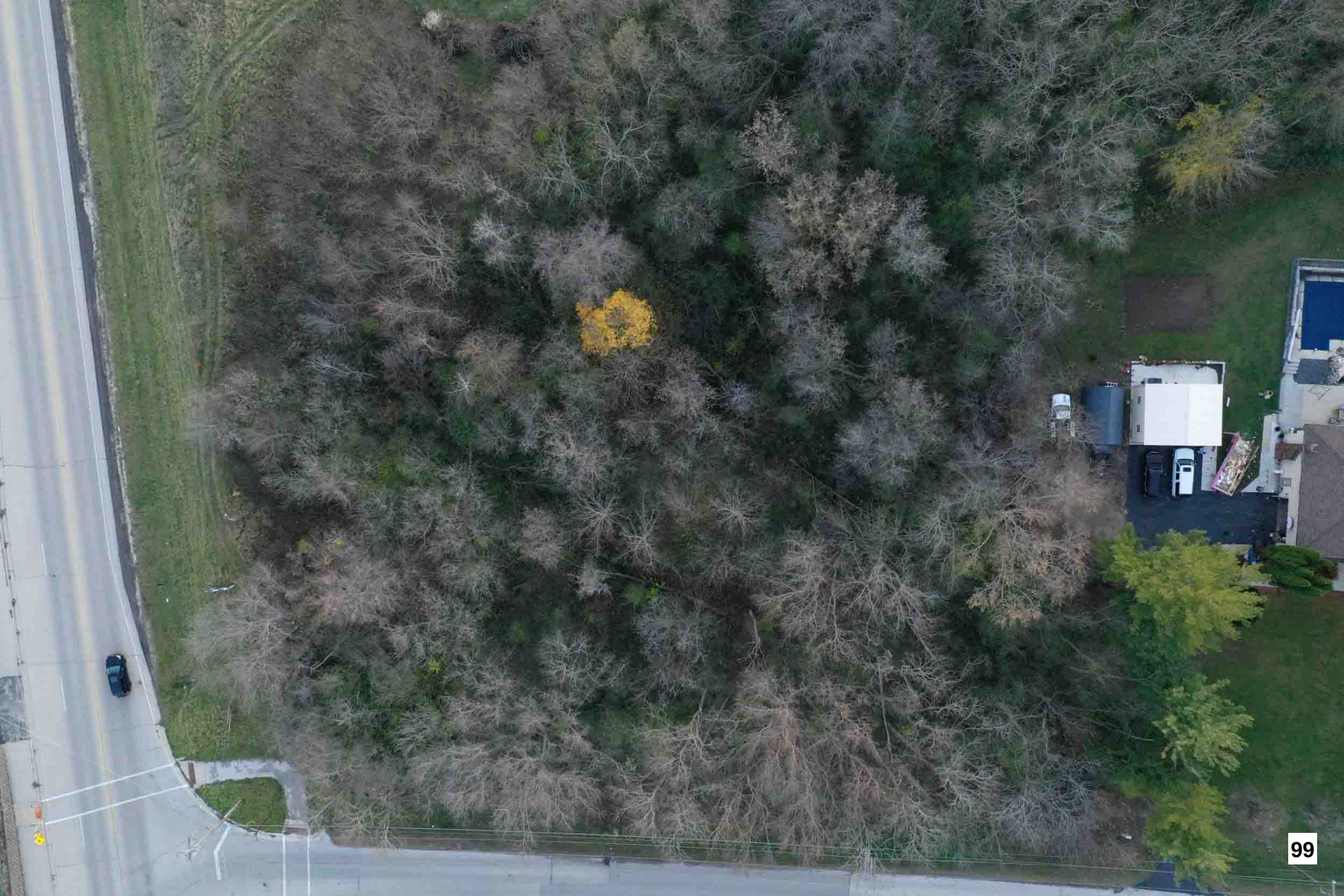


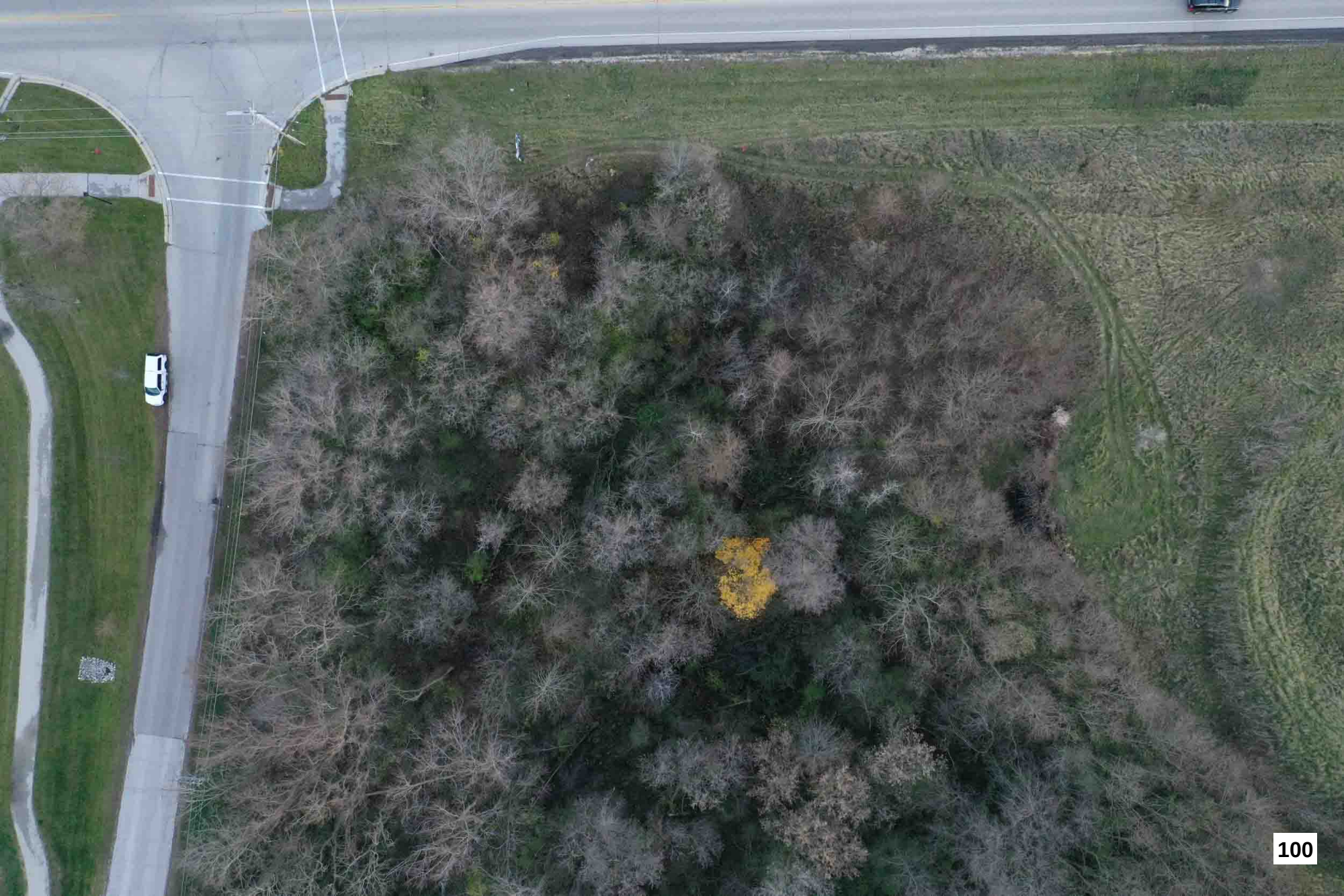


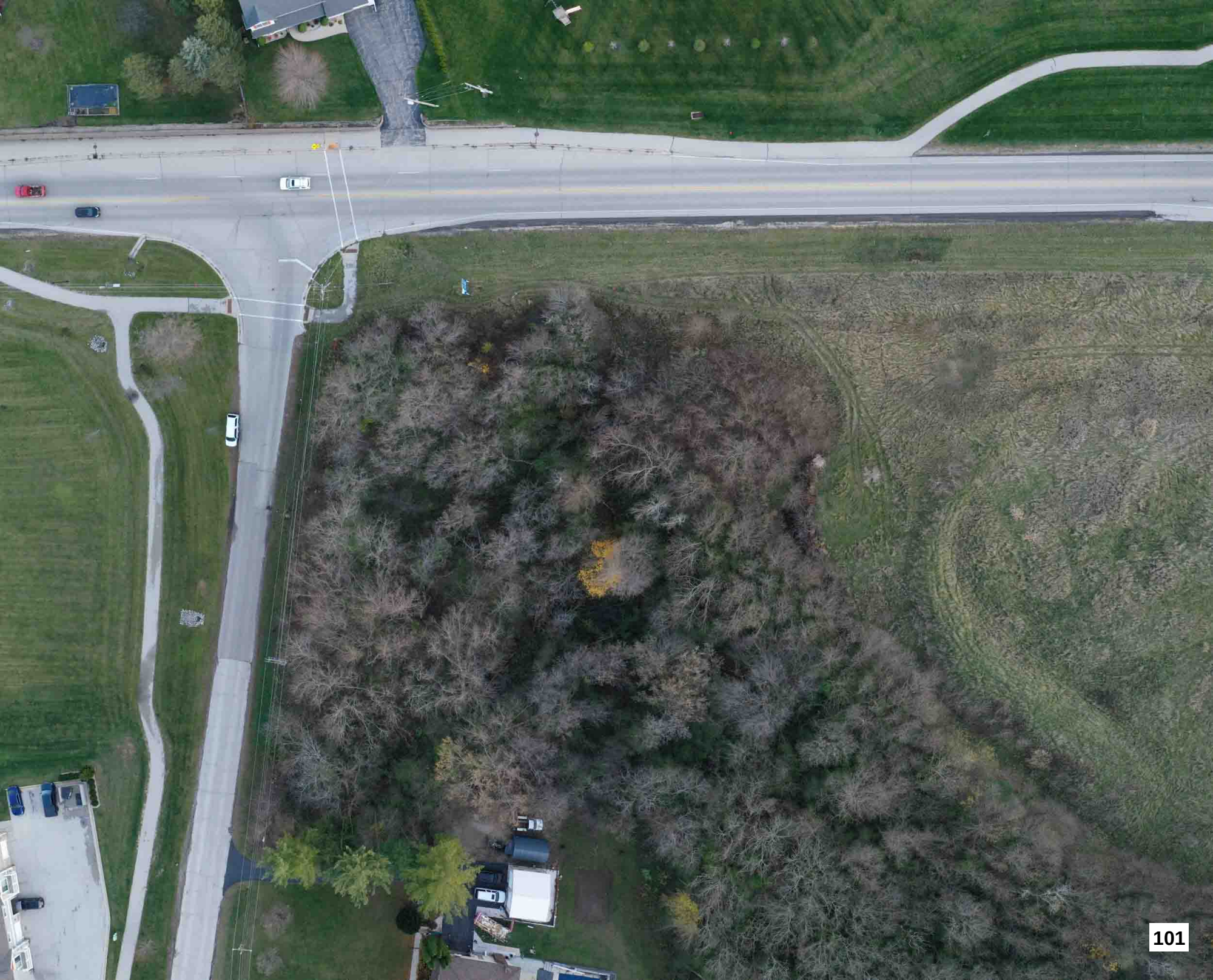














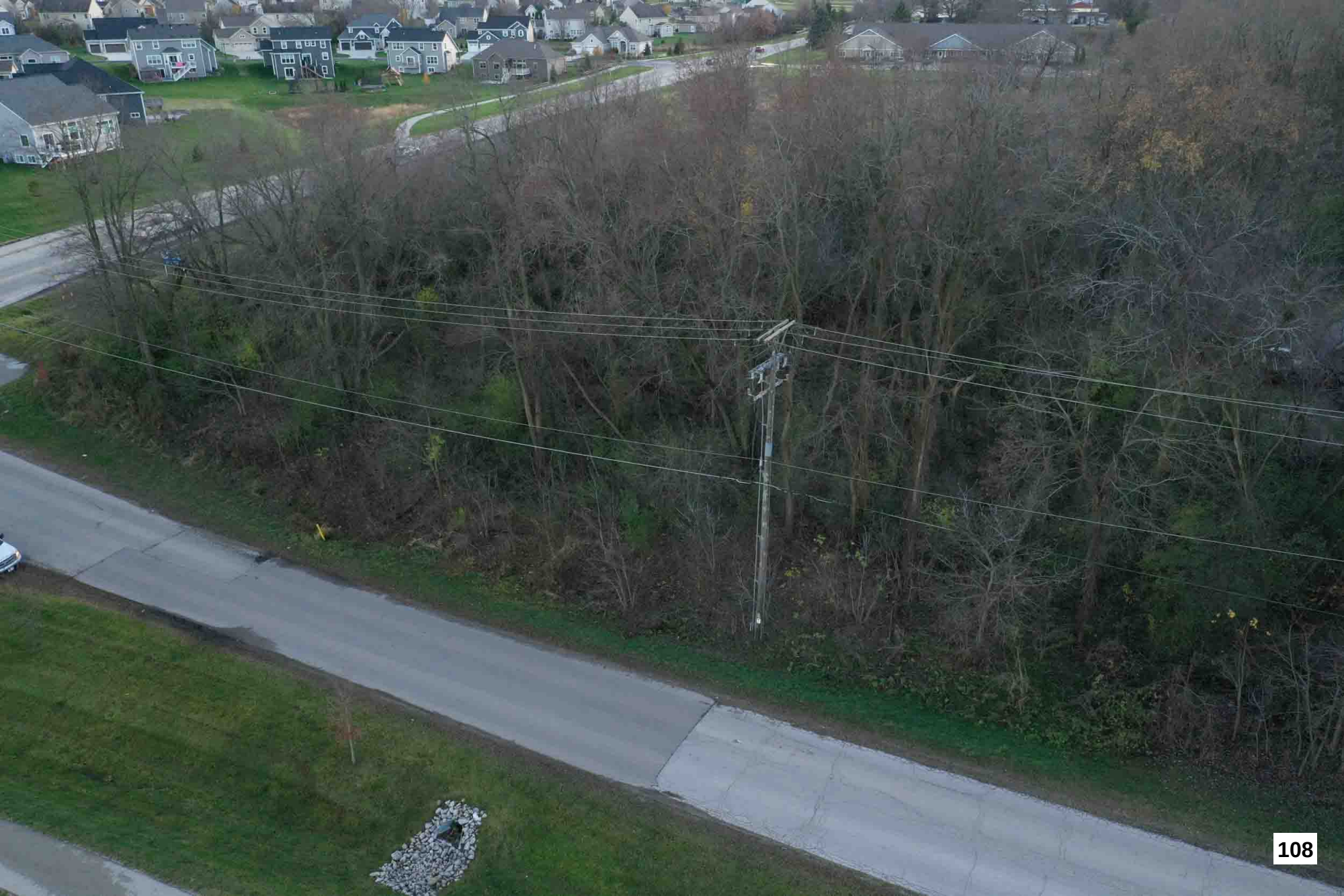










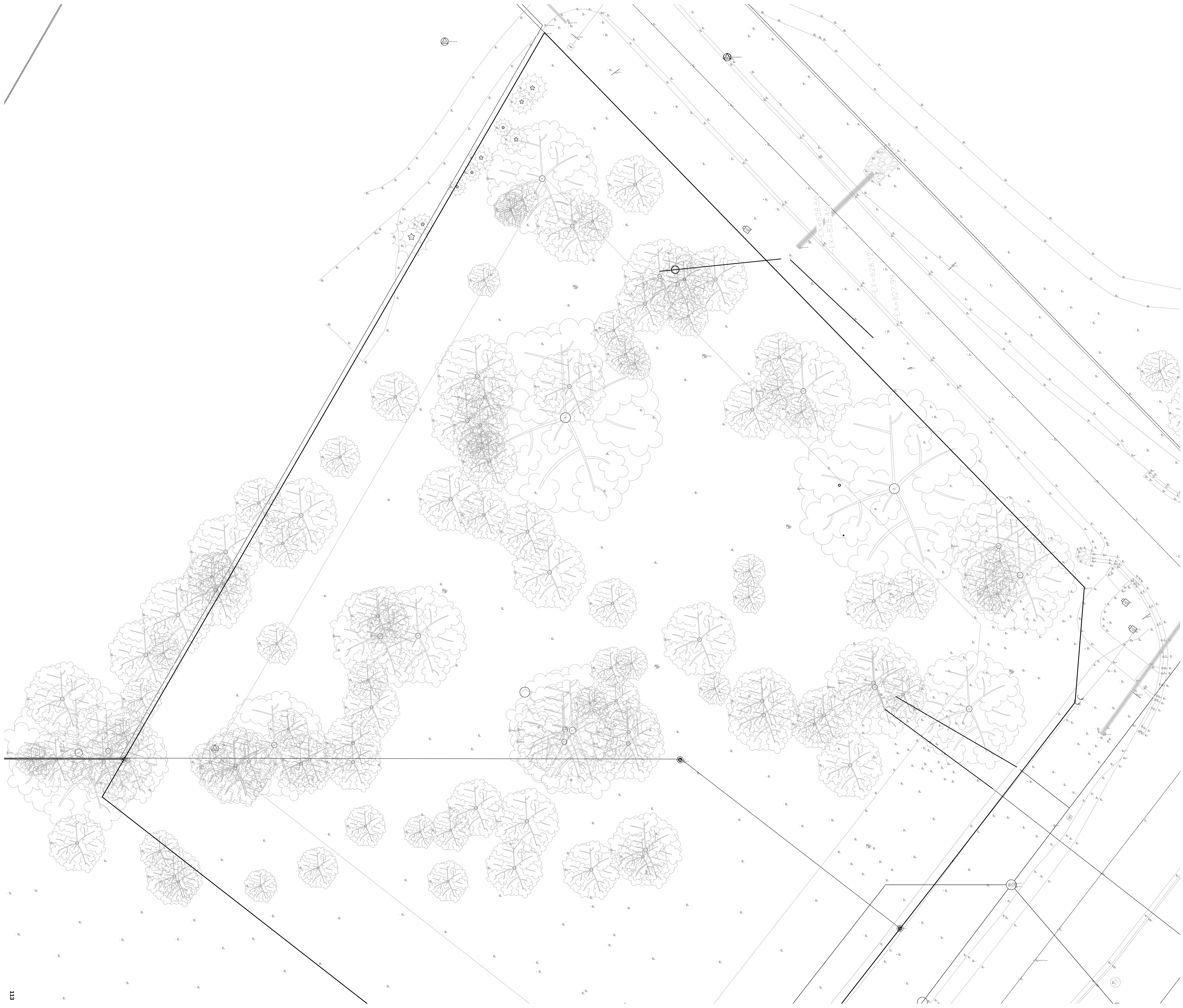












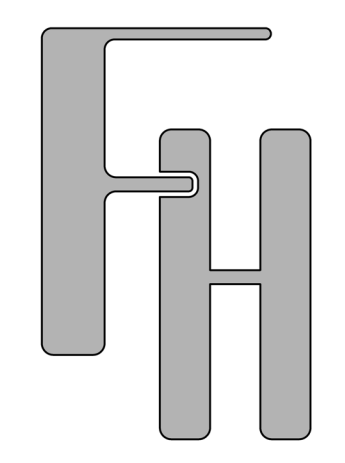
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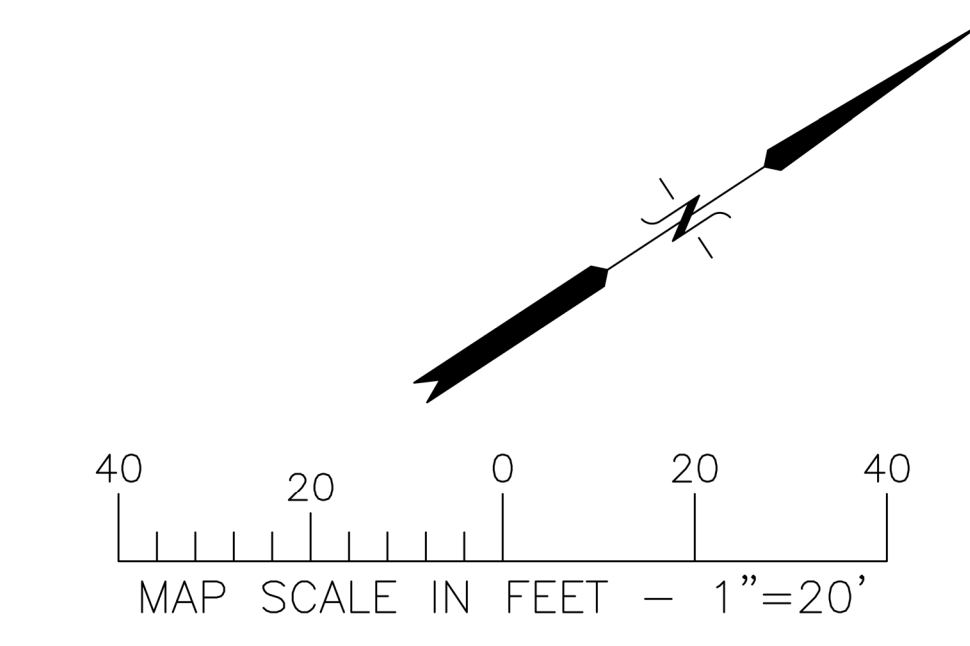
113

SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN

— WORK ORDERED BY —
FORD CONSTRUCTION
1419 POPLAR DRIVE
WAUKESHA WI 53188



JOURNEY SALON
CTY "ES" & PHANTOM WOODS



- CONSTRUCTION SEQUENCE AND NOTES
- 1) SILT FENCING INSTALLED & PROTECT EX STORM INLETS
 - 2) INSTALL ANTI-TRACKING MAT
 - 3) VEGETATION TO BE CLEARED
 - 4) TOPSOIL STRIPPED
 - 5) UTILITIES CONSTRUCTED
 - 6) FOUNDATIONS DUG & POURED
 - 7) WALLS BACKFILLED
 - 8) BUILDING CONSTRUCTION COMPLETED
 - 9) DRIVE & LANDSCAPING COMPLETED

NOTE: AT STEEP SLOPES, TEMPORARY SITE STABILIZATION MEASURES SHOULD BE INSTALLED AS SOON AS POSSIBLE AFTER DISTURBANCE.
**AMERICAN GREEN S150 OR APPROVED EQUAL FOR SLOPES GREATER THAN 1:3

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED AS MARKED.

ALL SILT FENCING & GEO-FABRIC COVERS SHALL BE MAINTAINED IN A STABLE CONDITION TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

AREA TO BE RESTORED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL (MINIMUM 6" DEPTH) AFTER FOUNDATION AND FRAMING AS SOON AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH. TO SUPPLEMENT RESPREAD OF SALVAGED TOPSOIL

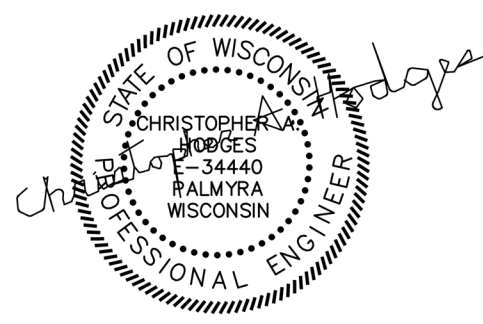
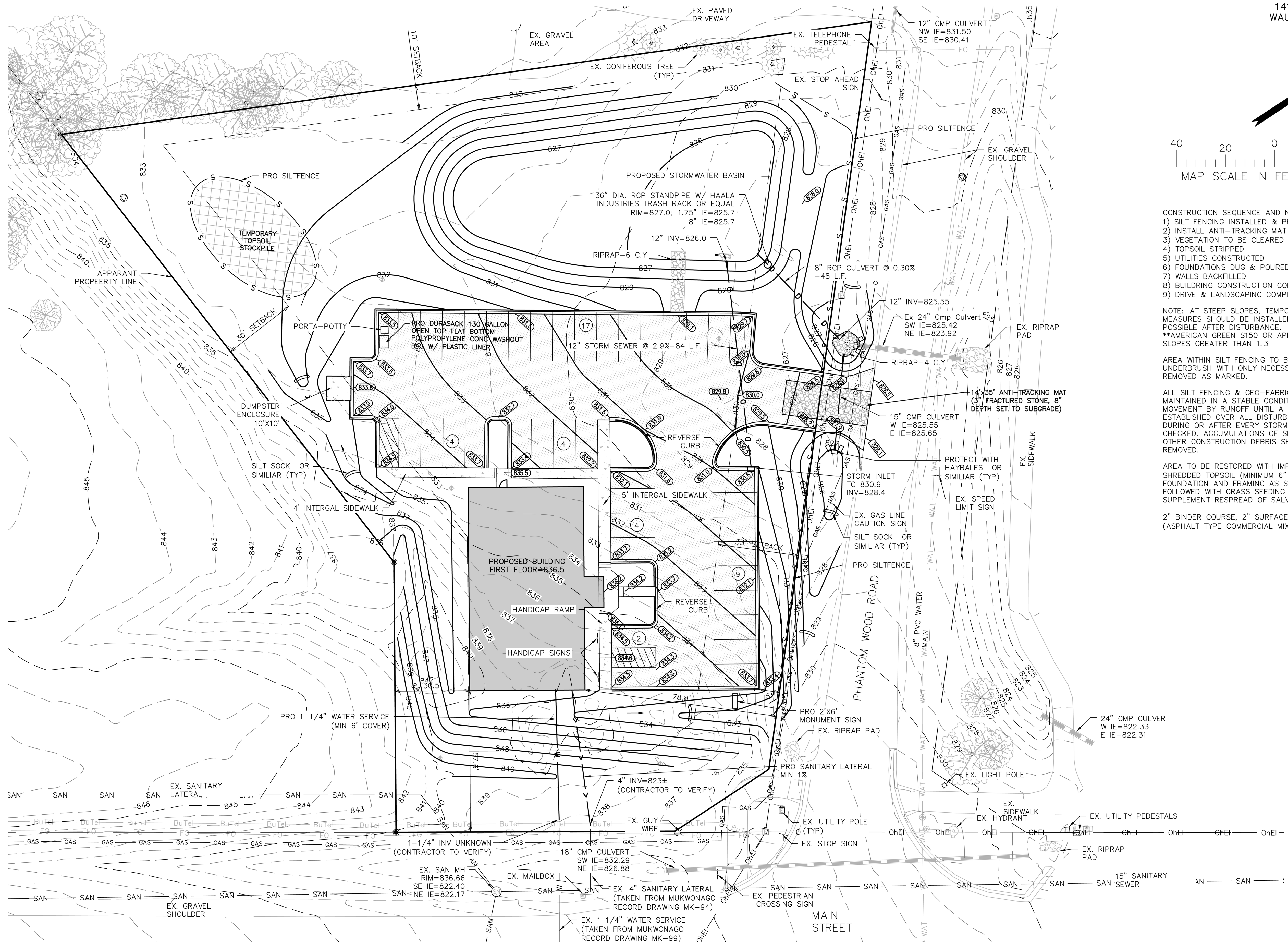
2" BINDER COURSE, 2" SURFACE COURSE (ASPHALT TYPE COMMERCIAL MIX)

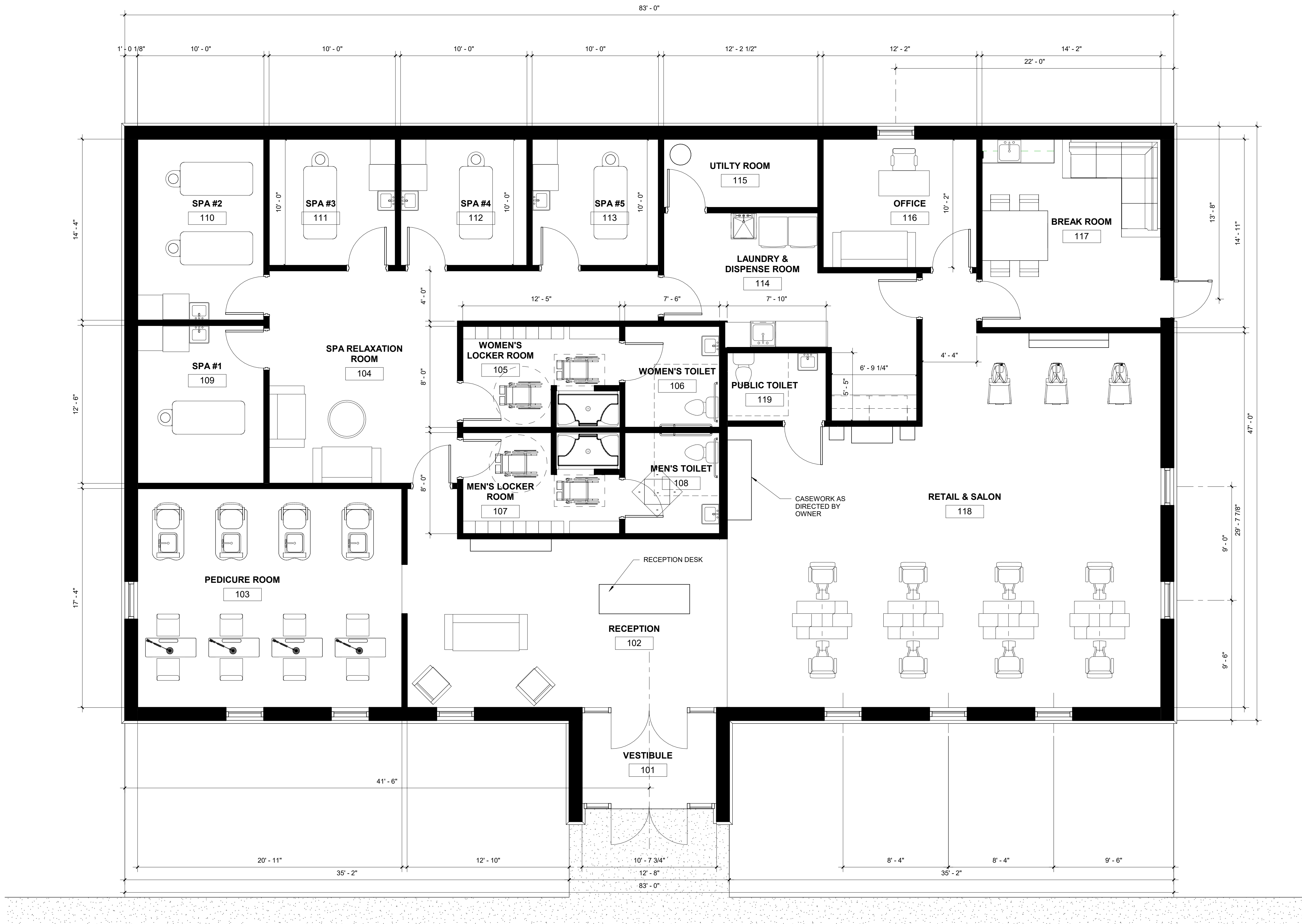
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

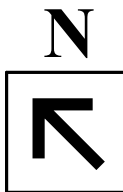
PROJECT NO.
11172
DATE:
03-07-2025
SHEET NO.
1 OF 1

X:\Acad_Sta\Carlson\TITLE BLOCKS\FHA 18x24.dwg





① FIRST FLOOR PLAN
1/4" = 1'-0"



Timothy Seidel
Architect LLC
530 Cymric Court
Wales, WI 53183-9423
(262) 966-5580 office
(262) 424-5795 direct
tim@timseidelarchitect.com

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Ford Construction Co., Inc.
General Contractors
Construction Managers
1419 Poplar Drive
Waukesha, WI 53188
262-896-9370
262-896-9371 fax
E-Mail:
mike@fordconstruction.com
www.fordconstruction.com

JOURNEY SALON & SPA
MAIN STREET & PHANTOM WOODS ROAD
MUKWONAGO, WISCONSIN

REVISIONS :

No.	Description	Date

Date : April 3, 2025

Scale : As Noted

File Number : TS.rvt

Drawn : TES

Project : 202409

Sheet Number :

A-101



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Ford Construction Co., Inc.
General Contractors
Construction Managers

1419 Poplar Drive
Waukesha, WI 53188

262-896-9370
262-896-9371 fax

E-Mail:
mike@fordconstruction.com
www.fordconstruction.com

JOURNEY SALON & SPA
MAIN STREET & PHANTOM WOODS ROAD
MUKWONAGO, WISCONSIN

REVISIONS :

[illegible]

Date : April 3, 2025

Scale : As Noted

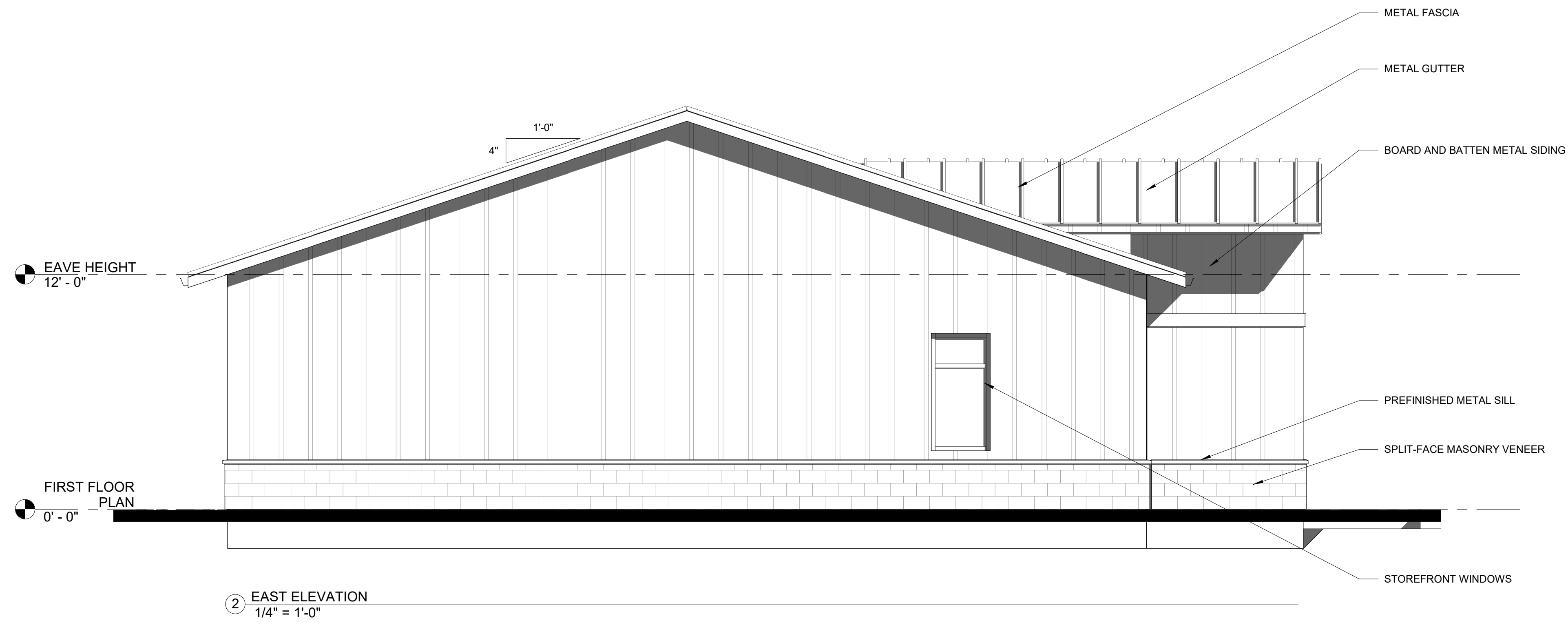
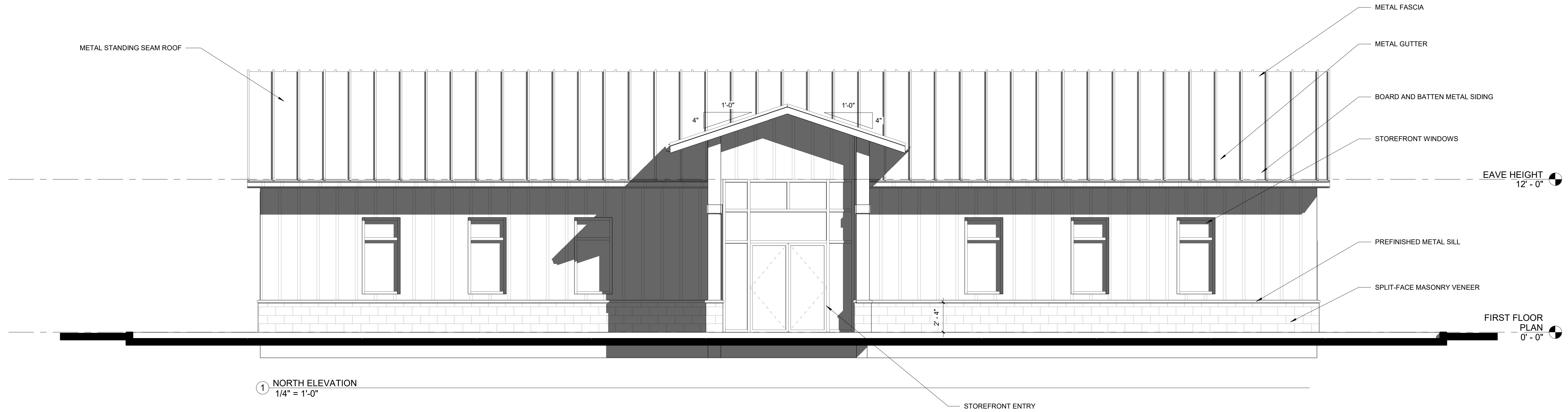
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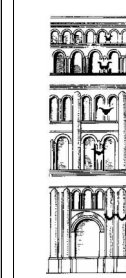
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Project : 202409

Sheet Number :

A-201





Timothy Seidel
Architect LLC
530 Cymric Court
Wales, WI 53183-9423
(262) 966-5580 office
(262) 424-5795 direct
tim@timseidelarchitect.com

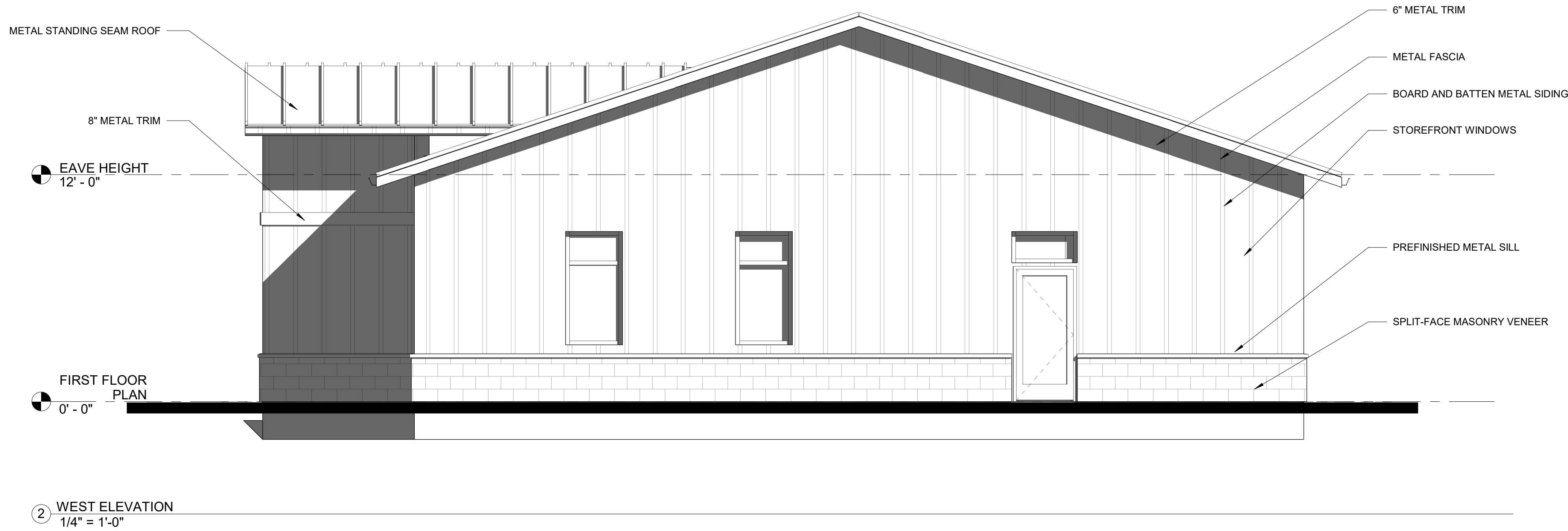
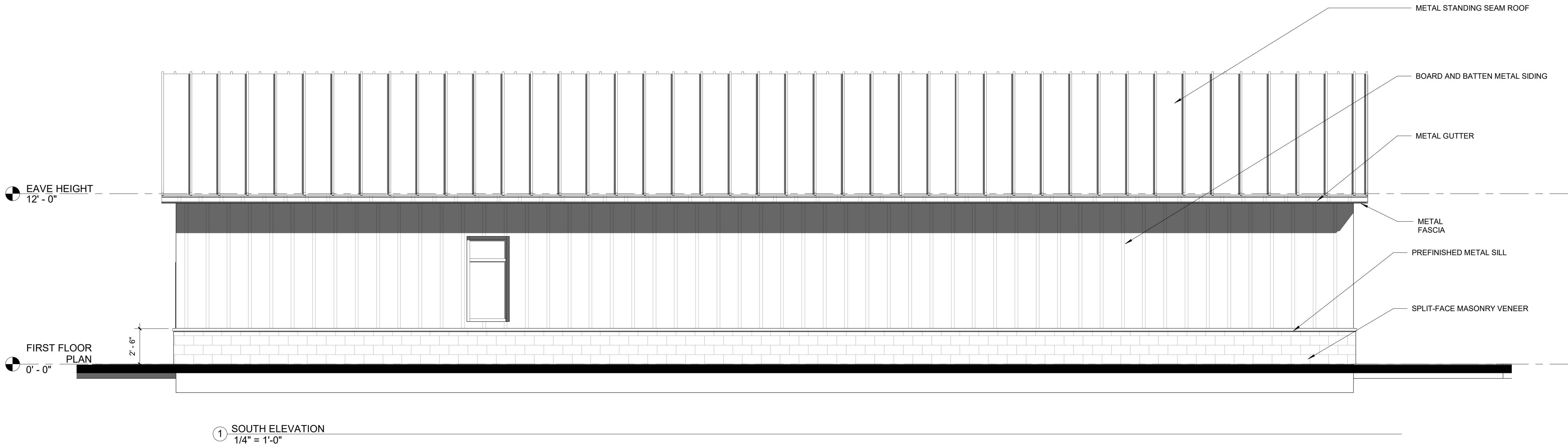
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Ford Construction Co., Inc.
General Contractors
Construction Managers
1419 Poplar Drive
Waukesha, WI 53188
262-896-9370
262-896-9371 fax
E-Mail:
mike@fordconstruction.com
www.fordconstruction.com

JOURNEY SALON & SPA
MAIN STREET & PHANTOM WOODS ROAD
MUKWONAGO, WISCONSIN

REVISIONS :		
No.	Description	Date
Date : April 3, 2025		
Scale : As Noted		
File Number : TS.rvt		
Drawn : TES		
Project : 202409		
Sheet Number :		
A-202		











Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
	1	PLA	SINGLE	ETH-A04-150W-HY-5000K	0.912	25500	150	150
	1	PLB	SINGLE	GLEON-SA1C-750-U-T4FT-HSS	0.912	5259	59	59

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	0.77	4.0	0.1	7.70	40.00
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

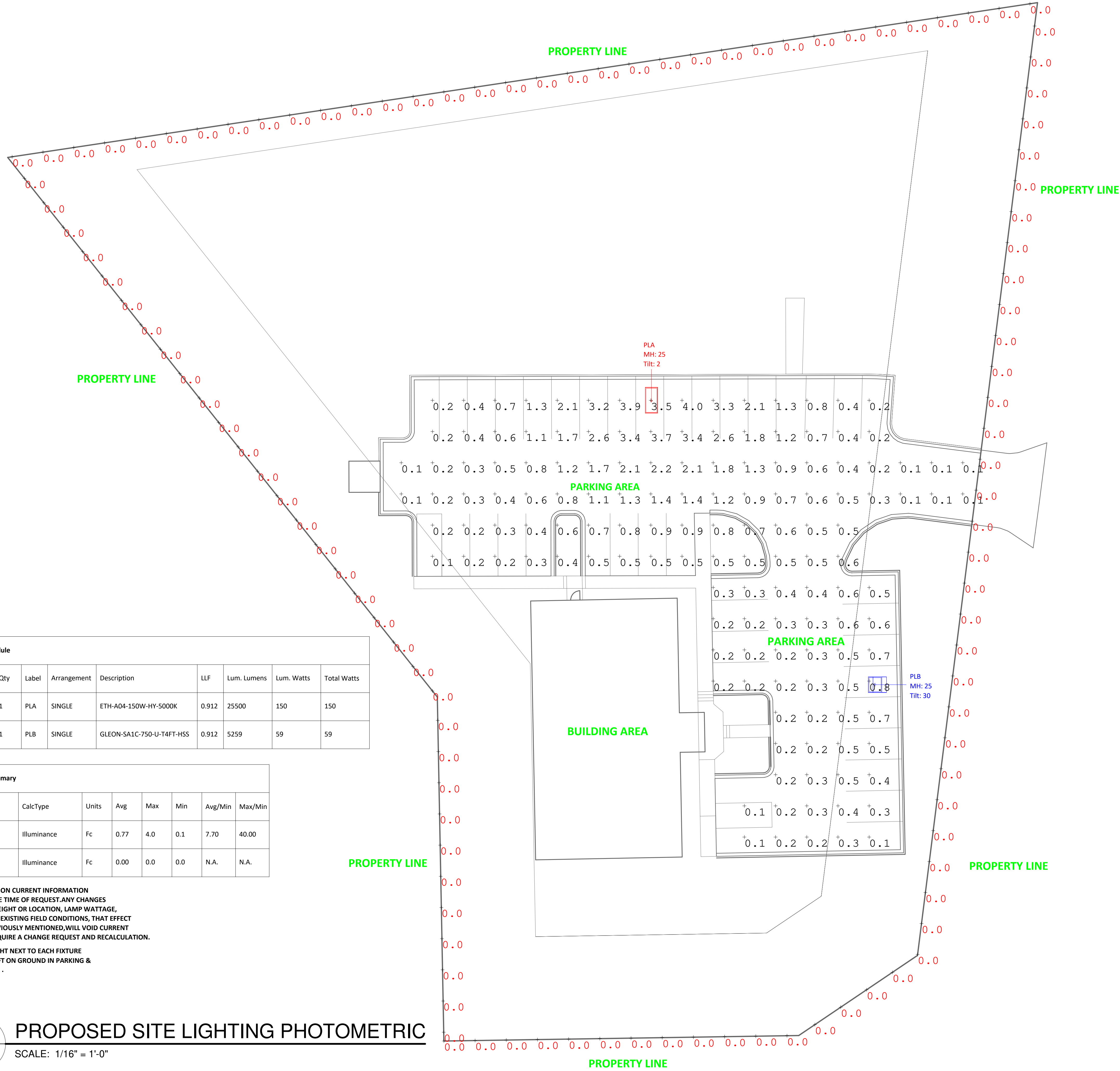
MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 10 FT ON GROUND IN PARKING & PERIMETER AREA.

1

PROPOSED SITE LIGHTING PHOTOMETRIC

E1.1

SCALE: 1/16" = 1'-0"

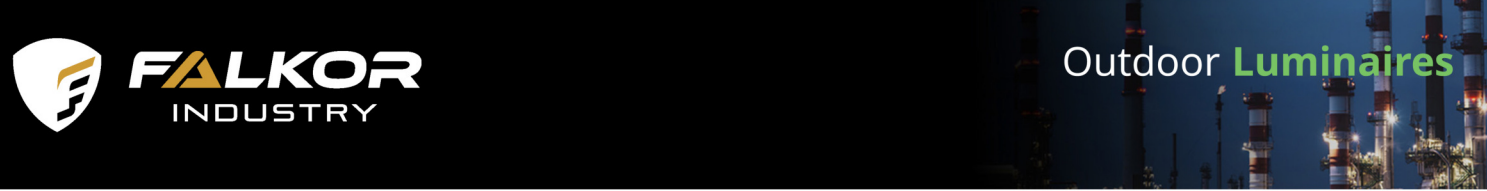


PROJECT
JOURNEY SALOON SITE PHOTOMETRIC

JOB NO: Project Number
PA: PQ
ISSUE DATE: 03/13/2025

REVISIONS:		
#	DESCRIPTION	DATE

SHEET NUMBER
E1.1
PROPOSED SITE LIGHTING
PHOTOMETRIC



M Gen2 Series - LED Area Light

The M Gen2 Series - LED Area Light, 170 lm/W, IP67 Wet Location, 0-10V Dimmable, Premium Outdoor Luminaire with Smart Technology.

Premium Features	
Lumen Output	17000 to 51000 lumens
Efficacy	170 lm/W
Input Voltage	120-277V or 277-480V
Dimmable	0-10V Continuous
CCT	4000K or 5000K
IP Rating	IP67 Wet Location
Impact Protection	IK10 /20J
Neutral Salt Spray /Fog Rating	Grade 9
Surge Protection	3kV-6.6kV: LN, 5kV-10kV: LN-PE/N-PE
Vibration Rating	3g
Warranty	10 Years

Applications

Premium outdoor luminaire suitable for parking areas, auto dealerships, industrial yards, building exteriors, roadways, alleys, and pedestrian walkways.

Construction

Manufactured for weather-proof durability using solid heavy duty die cast aluminum housing with anti-UV polyester coating to resist water, salt, corrosion, discoloration, and scratching. IP67 Wet Location rated for dust-tight, temporary immersion: IEC 60529. Impact Protection IK10, 20 joules: IEC 62262-2002. NSS, Neutral Salt Spray Rating Grade 9, DAc1K; ASTM B117-2018/ASTM D1654-05. Vibration Acceleration Rating 3g: IEC 6008-2-61995.

Electrical

Input voltages 120-277V or 277-480V models with 0-10V Continuous Dimming. Operating temperatures -4°F to 122°F (-20°C to 50°C). Surge Protection Rating 3kV-6.6kV: L-N, 5kV-10kV: L-PE/N-PE: IEC 61000-4-5. twist-lock cap with Remote Control. Shorting Cap for manual switch or timer control.

Mounting

Adjustable options include Slip-Fit, Round /Square Pole, and Trunnion Mounts.

Optics

Anti-UV Clear Polycarbonate IES / NEMA Type III Lens standard. Type II, Type IV, Type V Lens, and Glare Shield available.

Controls

PIR Photocell, Bi-Level Dimming, and Motion Detection programmable Twist-lock cap with Remote Control. Shorting Cap for manual switch or timer control.

Listings

UL certified to meet US and Canadian standards. FCC, CE and RoHS compliant. Listed to qualify for energy-efficient LED lighting rebates.

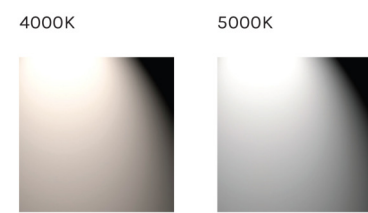
Warranty

10 yr /100K hrs. View at: <https://falkorindustry.com/warranty/>.

Project: _____
Date: _____
Catalog No: _____
Prepared By: _____



Correlated Color Temperatures (CCT)



Specifications

Energy Data

Input Voltage: 120-277V, 277-480V

Input Frequency: 50/60 Hz

Wattage: 100W, 150W, 200W, 240W, 300W

Power Factor: >0.9

Total Harmonic Distortion (THD): <15%

Operating Temperature: -4°F to 122°F (-20°C to 50°C)

Lighting Data

Lumens: 17000, 25500, 34000, 40800, 51000

Lumens Per Watt: 170 lm/W

Color Correlated Temperature (CCT): 4000K, 5000K

Dimmable: 0-10V

Color Rendering Index (CRI): >70

L70: 75000 hours

Ordering Information

Model	Wattage	Voltage	Current	Lumens	Efficacy	CCT	Dimming	Color	Dimensions	Weight
ETH-A02-100W-HY-4000K	100W	120-277V	0.83A@120V, 0.36A@277V	17000	170 lm/W	4000K	0-10V	Dark Bronze	13.14"L x 12.40"W x 2.55"H	10.40 lbs
ETH-A02-100W-HY-5000K	100W	120-277V	0.83A@120V, 0.36A@277V	17000	170 lm/W	5000K	0-10V	Dark Bronze	13.14"L x 12.40"W x 2.55"H	10.40 lbs
ETH-A01-100W-HY-HV-4000K	100W	277-480V	0.36A@277V, 0.21A@480V	17000	170 lm/W	4000K	0-10V	Dark Bronze	13.14"L x 12.40"W x 2.55"H	10.40 lbs
ETH-A01-100W-HY-HV-5000K	100W	277-480V	0.36A@277V, 0.21A@480V	17000	170 lm/W	5000K	0-10V	Dark Bronze	13.14"L x 12.40"W x 2.55"H	10.40 lbs
ETH-A04-150W-HY-4000K	150W	120-277V	1.25A@120V, 0.54A@277V	25500	170 lm/W	4000K	0-10V	Dark Bronze	17.91"L x 12.40"W x 2.55"H	11.00 lbs
ETH-A04-150W-HY-5000K	150W	120-277V	1.25A@120V, 0.54A@277V	25500	170 lm/W	5000K	0-10V	Dark Bronze, White	17.91"L x 12.40"W x 2.55"H	11.00 lbs
ETH-A03-150W-HY-HV-4000K	150W	277-480V	0.54A@277V, 0.31A@480V	25500	170 lm/W	4000K	0-10V	Dark Bronze	17.91"L x 12.40"W x 2.55"H	11.00 lbs
ETH-A03-150W-HY-HV-5000K	150W	277-480V	0.54A@277V, 0.31A@480V	25500	170 lm/W	5000K	0-10V	Dark Bronze	17.91"L x 12.40"W x 2.55"H	11.00 lbs
ETH-A05-200W-HY-4000K	200W	120-277V	1.67A@120V, 0.72A@277V	34000	170 lm/W	4000K	0-10V	Dark Bronze	17.91"L x 12.40"W x 2.55"H	14.30 lbs
ETH-A05-200W-HY-5000K	200W	120-277V	1.67A@120V, 0.72A@277V	34000	170 lm/W	5000K	0-10V	Dark Bronze	17.91"L x 12.40"W x 2.55"H	14.30 lbs
ETH-A07-240W-HY-4000K	240W	120-277V	2.00A@120V, 0.87A@277V	40800	170 lm/W	4000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	14.60 lbs
ETH-A07-240W-HY-5000K	240W	120-277V	2.00A@120V, 0.87A@277V	40800	170 lm/W	5000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	14.60 lbs
ETH-A06-300W-HY-HV-4000K	240W	277-480V	0.87A@277V, 0.55A@480V	40800	170 lm/W	4000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	14.60 lbs
ETH-A06-300W-HY-HV-5000K	240W	277-480V	0.87A@277V, 0.55A@480V	40800	170 lm/W	5000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	14.60 lbs
ETH-A08-300W-HY-HV-4000K	300W	120-277V	2.50A@120V, 1.08A@277V	51000	170 lm/W	4000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	19.40 lbs
ETH-A08-300W-HY-HV-5000K	300W	120-277V	2.50A@120V, 1.08A@277V	51000	170 lm/W	5000K	0-10V	Dark Bronze, White	22.79"L x 12.40"W x 2.55"H	19.40 lbs
ETH-A09-300W-HY-HV-4000K	300W	277-480V	1.08A@277V, 0.63A@480V	51000	170 lm/W	4000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	19.40 lbs
ETH-A09-300W-HY-HV-5000K	300W	277-480V	1.08A@277V, 0.63A@480V	51000	170 lm/W	5000K	0-10V	Dark Bronze	22.79"L x 12.40"W x 2.55"H	19.40 lbs

Optics		Mount	Sensor	Accessory	
T2	Type II Lens	A	Slip-Fit (Adjustable)	ALPSCG2	Photocell Cap Sensor
T3	Type III Lens	B	Square or Round Pole (Adjustable)	ALMSPCSG2	Photocell + Dimming Motion Sensor
T4	Type IV Lens	C	Square Pole (Adjustable)	SC	Shorting Cap
T5	Type V Lens	D	Trunnion Mount (Adjustable)		
		E	None		

Ordering Guide

ETH	A02	100W	HY	4000K	T3	A	ALPSCG2	AGLS
ETH	Group	Wattage	Voltage	CCT	Lens	Mount	Sensor	Accessory

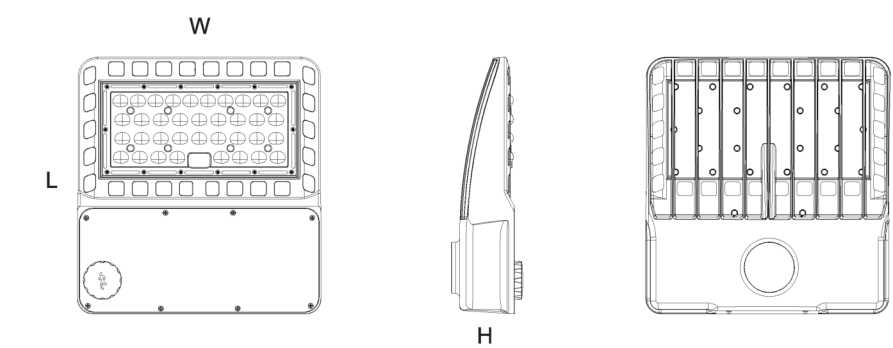


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Physical Dimensions

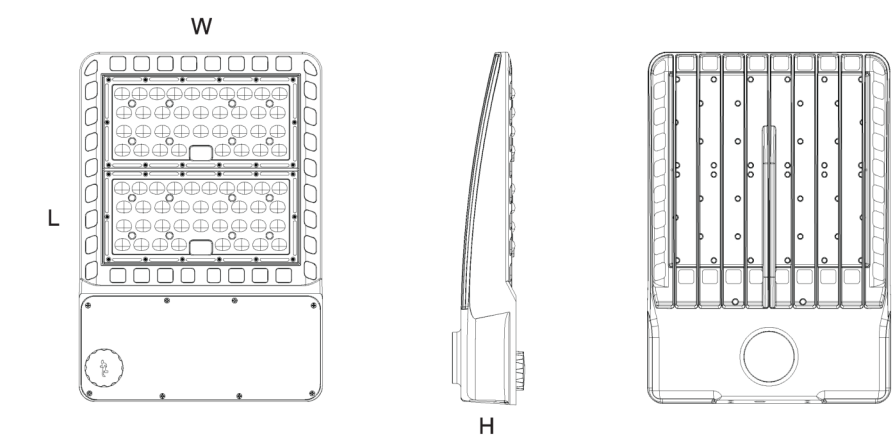
100W Models

13.14"L x 12.40"W x 2.55"H



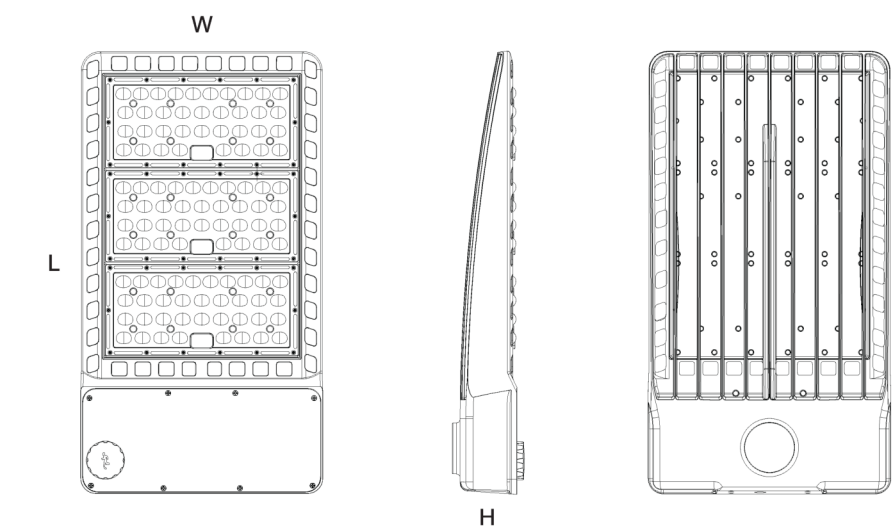
150W and 200W Models

17.91"L x 12.40"W x 2.55"H

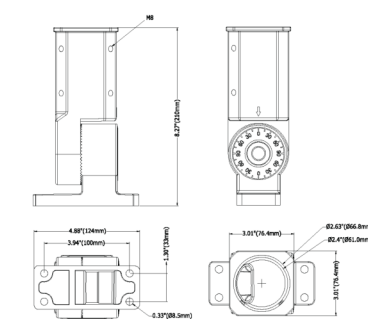


240W and 300W Models

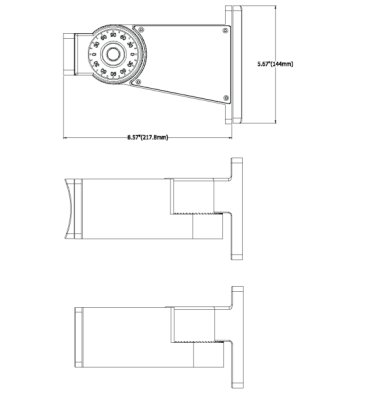
22.79"L x 12.40"W x 2.55"H



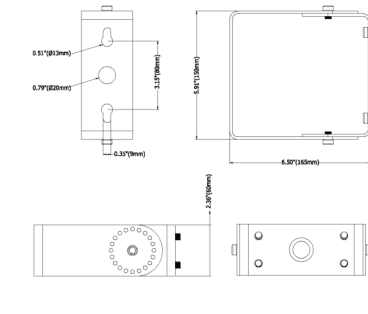
Slip-Fit Mount



Round /Square Pole Mount



Trunnion Mount

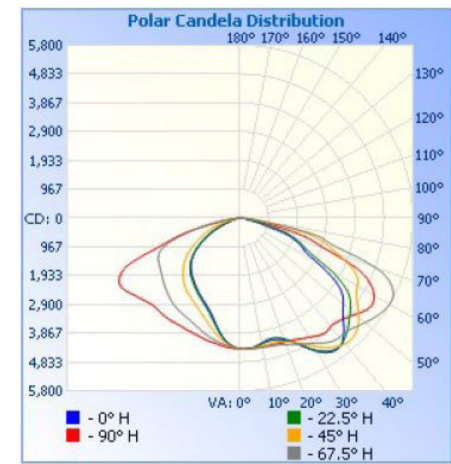


Shipping Information

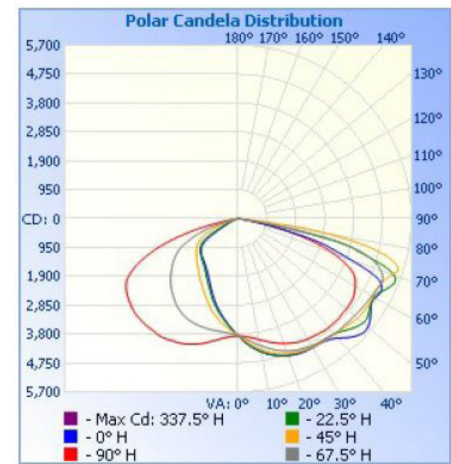
Model Wattage	Mount Type	Unit Weight	Shipping Dimensions	Shipping Weight	Quantity /Box
100W	A - Slip Fit	11.2 lbs	24.6"L x 15.75"W x 5.3"D	13.2 lbs	1
	B - Square or Round Pole	12.3 lbs	24.6"L x 15.75"W x 5.3"D	14.3 lbs	1
	C - Square Pole	10.8 lbs	24.6"L x 15.75"W x 5.3"D	12.8 lbs	1
	D - Trunnion	11.2 lbs	24.6"L x 15.75"W x 5.3"D	13.2 lbs	1
	E - None	10.4 lbs	24.6"L x 15.75"W x 5.3"D	12.3 lbs	1
150W	A - Slip Fit	11.9 lbs	24.6"L x 15.75"W x 5.3"D	13.9 lbs	1
	B - Square or Round Pole	13.0 lbs	24.6"L x 15.75"W x 5.3"D	15.0 lbs	1
	C - Square Pole	11.5 lbs	24.6"L x 15.75"W x 5.3"D	13.4 lbs	1
	D - Trunnion	11.9 lbs	24.6"L x 15.75"W x 5.3"D	15.0 lbs	1
	E - None	11.0 lbs	24.6"L x 15.75"W x 5.3"D	13.0 lbs	1
200W	A - Slip Fit	15.2 lbs	27.1"L x 15.9"W x 5.3"D	17.4 lbs	1
	B - Square or Round Pole	16.3 lbs	27.1"L x 15.9"W x 5.3"D	18.5 lbs	1
	C - Square Pole	14.8 lbs	27.1"L x 15.9"W x 5.3"D	17.0 lbs	1
	D - Trunnion	15.2 lbs	27.1"L x 15.9"W x 5.3"D	17.4 lbs	1
	E - None	14.3 lbs	27.1"L x 15.9"W x 5.3"D	16.5 lbs	1
240W	A - Slip Fit	15.4 lbs	27.1"L x 15.9"W x 5.3"D	17.4 lbs	1
	B - Square or Round Pole	16.5 lbs	27.1"L x 15.9"W x 5.3"D	18.7 lbs	1
	C - Square Pole	15.0 lbs	27.1"L x 15.9"W x 5.3"D	17.2 lbs	1
	D - Trunnion	15.4 lbs	27.1"L x 15.9"W x 5.3"D	17.6 lbs	1
	E - None	14.6 lbs	27.1"L x 15.9"W x 5.3"D	16.8 lbs	1
300W	A - Slip Fit	20.3 lbs	32.0"L x 15.7"W x 5.3"D	22.9 lbs	1
	B - Square or Round Pole	21.2 lbs	32.0"L x 15.7"W x 5.3"D	24.0 lbs	1
	C - Square Pole	19.8 lbs	32.0"L x 15.7"W x 5.3"D	22.5 lbs	1
	D - Trunnion	20.3 lbs	32.0"L x 15.7"W x 5.3"D	22.9 lbs	1
	E - None	19.4 lbs	32.0"L x 15.7"W x 5.3"D	22.0 lbs	1

Photometric Characteristics

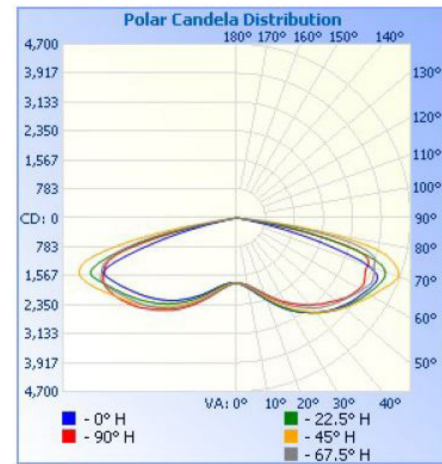
Type III Lens



Type IV Lens



Type V Lens



*Example of 100W 5000K

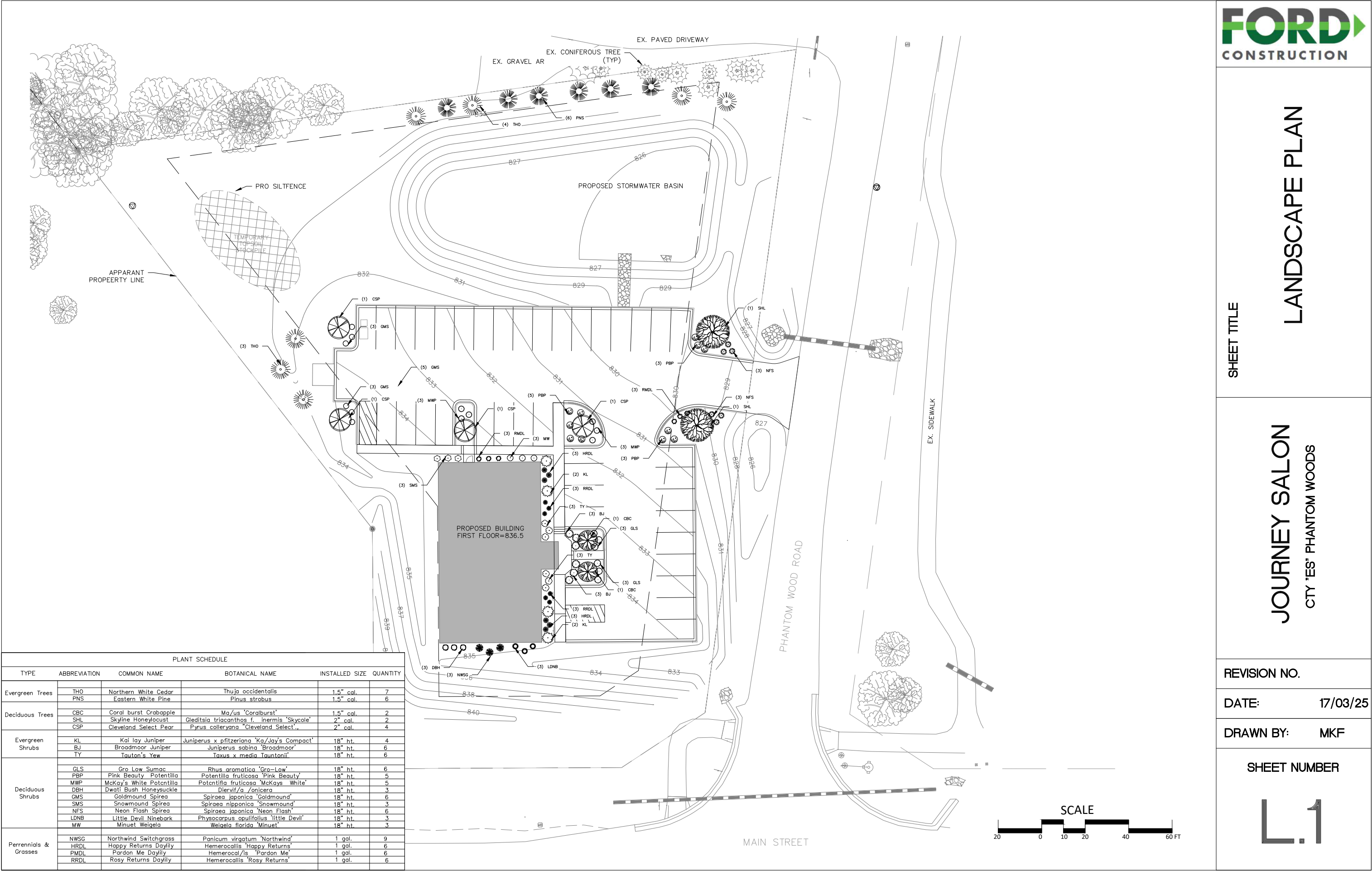
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PROJECT
JOURNEY SALOON SITE PHOTOMETRIC

JOB NO: _____ Project Number
PA: _____ PQ
ISSUE DATE: 03/13/2025

REVISIONS:		
#	DESCRIPTION	DATE

SHEET NUMBER
E1.2
FIXTURES CUT SHEET 1 OF 2



PLANT SCHEDULE					
TYPE	ABBREVIATION	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	QUANTITY
Evergreen Trees	THO	Northern White Cedar	Thuja occidentalis	1.5" cal.	7
	PNS	Eastern White Pine	Pinus strobus	1.5" cal.	6
Deciduous Trees	CBC	Coral burst Crabapple	Ma/us 'Coralburst'	1.5" cal.	2
	SHL	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skycole'	2" cal.	2
	CSP	Cleveland Select Pear	Pyrus colleryana 'Cleveland Select..'	2" cal.	4
Evergreen Shrubs	KL	Kai lay Juniper	Juniperus x pfitzeriana 'Ka/Jay's Compact'	18" ht.	4
	BJ	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	18" ht.	6
	TY	Tauton's Yew	Taxus x media 'Tautonii'	18" ht.	6
Deciduous Shrubs	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	18" ht.	6
	PBP	Pink Beauty Potentilla	Potentilla fruticosa 'Pink Beauty'	18" ht.	5
	MWP	McKay's White Potentilla	Potentilla fruticosa 'McKays White'	18" ht.	5
	DBH	Dwati Bush Honeysuckle	Diervif/a /onicera	18" ht.	3
	GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	18" ht.	6
	SMS	Snowmound Spirea	Spiraea nipponica 'Snowmound'	18" ht.	3
	NFS	Neon Flash Spirea	Spiraea japonica 'Neon Flash'	18" ht.	6
	LDNB	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	18" ht.	3
Perennials & Grasses	MW	Minuet Weigela	Weigela florida 'Minuet'	18" ht.	3
	NWSG	Northwind Switchgrass	Panicum virgatum 'Northwind'	1 gal.	9
	HRDL	Happy Returns Daylily	Hemerocallis 'Happy Returns'	1 gal.	6
	PMDL	Pardon Me Daylily	Hemerocal/is 'Pardon Me'	1 gal.	6
	RRDL	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	1 gal.	6



SHEET TITLE

JOURNEY SALON
CTY "ES" PHANTOM WOODS

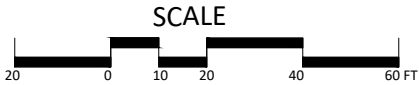
REVISION NO.

DATE: 17/03/25

DRAWN BY: MKF

SHEET NUMBER

L.1



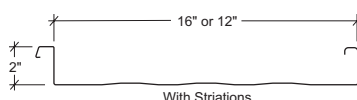
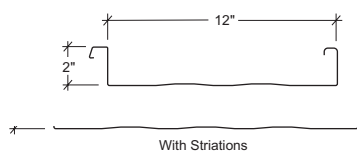
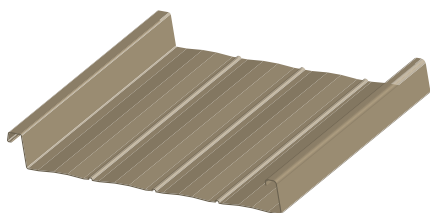


STANDING SEAM METAL ROOFING

BATTENLOK® HS

BattenLok® HS is a mechanically field seamed, high strength structural standing seam roof system. The panels have a 2" tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists, is capable of transitioning from roof to fascia and does not require a solid substructure for support.

Low and high clips are available to allow for installation of various insulation thicknesses between the panels and purlins. Heavier gauges, striations, embossing and installation over a solid deck help minimize oil canning.



Product Specifications

Applications: Roof

Coverage Widths: 12", 16"

Minimum Slope: 1/2:12

Panel Attachment: Concealed Fastening System; Low, High (fixed or floating), Utility (no insulation clearance)

Gauges: 24 (standard); 22 (optional)

Finishes: Smooth or Embossed; with Striations or Striations and Pencil Ribs

Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



BATTENLOK® HS

STANDING SEAM METAL ROOFING

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air Leakage Through Roof Panel Joints	ASTM E1680	Determines the air leakage characteristics of metal roof panels under specified air pressure differences at ambient conditions	0.016 cfm/ft ² at 1.57 psf static pressure 0.025 cfm/ft ² at 6.24 psf static pressure
	Water Penetration Through Roof Panel Joints	ASTM E1646	Determines the resistance to water penetration of metal roof panels under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 20.00 psf
	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials. Requires installation over a non-combustible substrate to qualify for Class A rating. Installation over a combustible substrate qualifies for Class C rating.	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	ASTM E 1592	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Load Chart Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 90, 176, 180, 238B, 437, 449, 451, 452 and 487.
	Roof Performance Florida Approval	ASTM E 1592 FM 4471 UL 790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 42382.16
	Roof Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-24

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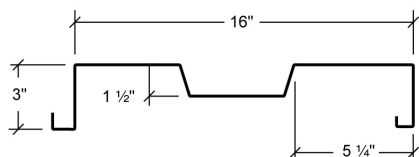
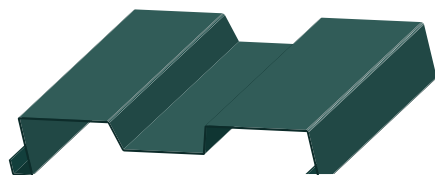


CONCEALED FASTENING SYSTEMS

SHADOWRIB™

ShadowRib™ is a 3" deep panel that combines aesthetics, economy and function to bring definition to metal structures. ShadowRib™ has multiple panel attachment and coating options.

ShadowRib™ is a proven performer and a versatile tool to the designer. Structural strength in the ShadowRib™ panel is accomplished without sacrificing appearance or design flexibility. Apply the panel over light-gauge framing, purlins, girts, structural steel and joists. Panels may be secured to the structure from the outside of the building with the ShadowRib™ concealed clip or from inside the building with an expansion fastener. Both are positive fastened methods that create a secure interlock between panel and structure. The fluted face creates distinctive shadow lines.



Product Specifications

Applications: Wall
Coverage Widths: 16"
Panel Attachment: Concealed Fastening System Outside Panel Attachment – ShadowRib™ Panel Clip

Gauges: 24 (standard); 22 (optional)
Finishes: Smooth (standard); Embossed (optional)
Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



SHADOWRIB™

CONCEALED FASTENING SYSTEMS

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
STRUCTURAL	Negative Wind Loads	ASTM E 1592	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Load Chart Section
	Positive Wind Load	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
WALL LISTINGS	Wall Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See EC-99
	Wall Performance - Florida Approval	ASTM E1592	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 42378.4

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at mbci.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence.

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PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

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

REPORT DATE: April 7, 2025

MEETING DATE: April 8, 2025, 6:30 P.M.

SUBJECT: Extraterritorial Review – Certified Survey Map – S103W30209 Lakeside Drive, Town of Mukwonago, WI 53149 - MUKT2005978003

BASIC INFORMATION	
Project:	Extraterritorial Zoning Review
Applicant:	Stefanie Bailey
Tax Keys:	MUKT2005978003
Consulting Surveyor:	LandTech Surveying
Request:	Approve ETZ Review and Sign CSM
Staff Recommendation:	Approve and Sign

Project Summary & Overview

The subject parcel lies within 1.5 Miles of the Village's Corporate Boundary and is therefore within the Village's extraterritorial review boundary. The applicant is seeking approval of the CSM for their parcel. Waukesha County has reviewed the CSM and offered a comment letter. LandTech Surveying has offered the attached comment letter response and revised CSM for approval. Staff have reviewed the revised CSM and have no objections to the document and concur with the comments issued by Waukesha County.



~Mukwonago, Village of > 12-10215 > Bailey CSM - MUKT > Staff Report-20250407-Bailey CSM-ETZ~

Staff Report – ETZ
Bailey CSM
April 7, 2025
Page 2

Staff have also noted that the Village Clerk signature line needs to be updated to reflect Lana Kropf as the Village Clerk. This will be revised prior to the Village signing the CSM.

Recommended Action

Recommend to the Village Board to Approve CSM as submitted and set forth in the attached resolution and authorize the Village President and Village Clerk to sign. The approval is contingent on the approval by the Town of Mukwonago and Waukesha County Parks and Land Use. The Village will sign the document after the other entities have approved the CSM.

Attachments

1. Certified Survey Map
2. Resolution



VILLAGE OF MUKWONAGO

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

Application Fee: Below

Date Submitted: 04/07/2025

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) Extraterritorial CSM

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: Stefanie Jo Bailey
Company: N/A
Address: S103W30209 Lakeside Drive City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-921-8320 Fax: N/A
E-Mail: stefiejojanssen@gmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

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

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

Name: John D Downing
Company: LandTech Surveying, LLC
Address: 111 West 2nd Street City: Oconomowoc State: WI Zip: 53066
Daytime Phone: 262-367-7599 Fax: _____
E-Mail: john@landtechwi.com

CONTRACTOR

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

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Stefanie Jo Bailey
Address: 5808 Glen Have Drive City: Greendale State: WI Zip: 53129
Daytime Phone: 414-921-8320 Fax: N/A
E-Mail: stefiejojanssen@gmail.com
Present Zoning: Residential Tax Key No(s): _____
Location/Address: S103W30209 Lakeside Drive Mukwonago, WI 53149
Present Use: Residence Unoccupied Intended Use: Residence Occupied

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

Stefanie Bailey

Name & Title (PRINT)

04/07/2025

Date

Signature - Applicant

Stefanie Bailey

Name & Title (PRINT)

04/07/2025

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

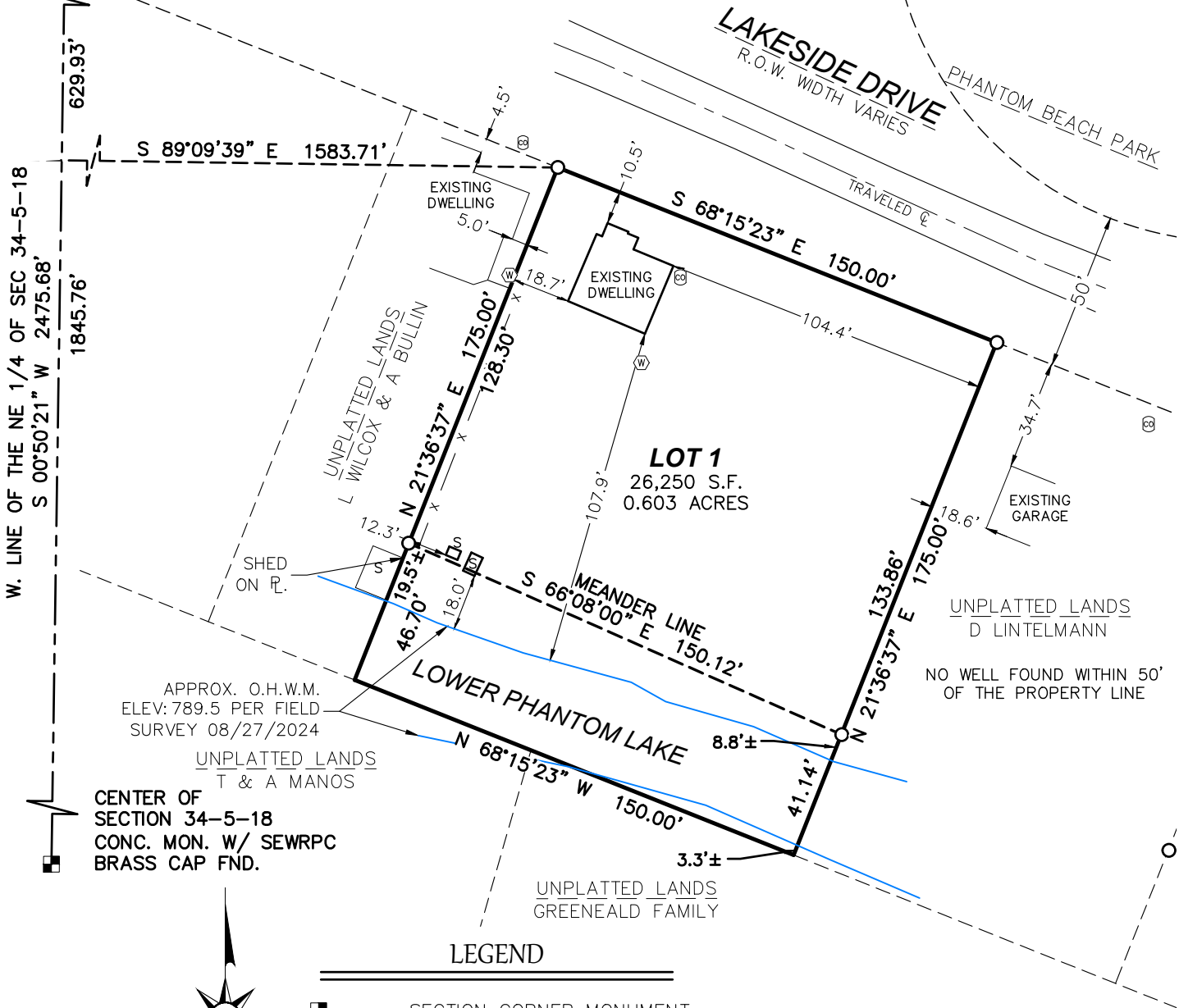
Village Board Disposition

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 5 NORTH,
RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

NORTH MEANDER CORNER
OF SECTION 34-5-18
CONC. MON. W/ SEWRPC
BRASS CAP FND.

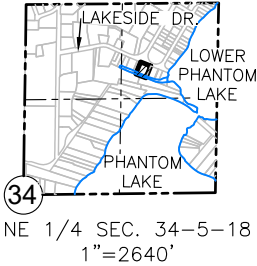
- SEE SHEET 2 FOR NOTES, CONTOURS AND SOILS.
- THOSE AREAS WITHIN THE 100 YEAR FLOODPLAIN
ARE SUBJECT TO THE FLOODPLAIN PRESERVATION
RESTRICTIONS NOTED ON SHEET 5.



LEGEND

SECTION CORNER MONUMENT
FOUND 1" IRON PIPE OR NOTED
WELL
SEPTIC CLEANOUT
EXISTING SHED
EXISTING CONTOUR
WIRE FENCE

VICINITY MAP



BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, WAUKESHA COUNTY ZONE (NAD
83 WISCORS 2011) AND REFERENCED TO
THE WEST LINE OF THE NE 1/4 OF SEC.
34-5-18 MEASURED AS S 00°50'21" W.



PREPARED FOR:
STEFANIE JO BAILEY
5808 GLEN HAVEN DR.
GREENDALE, WI. 53129

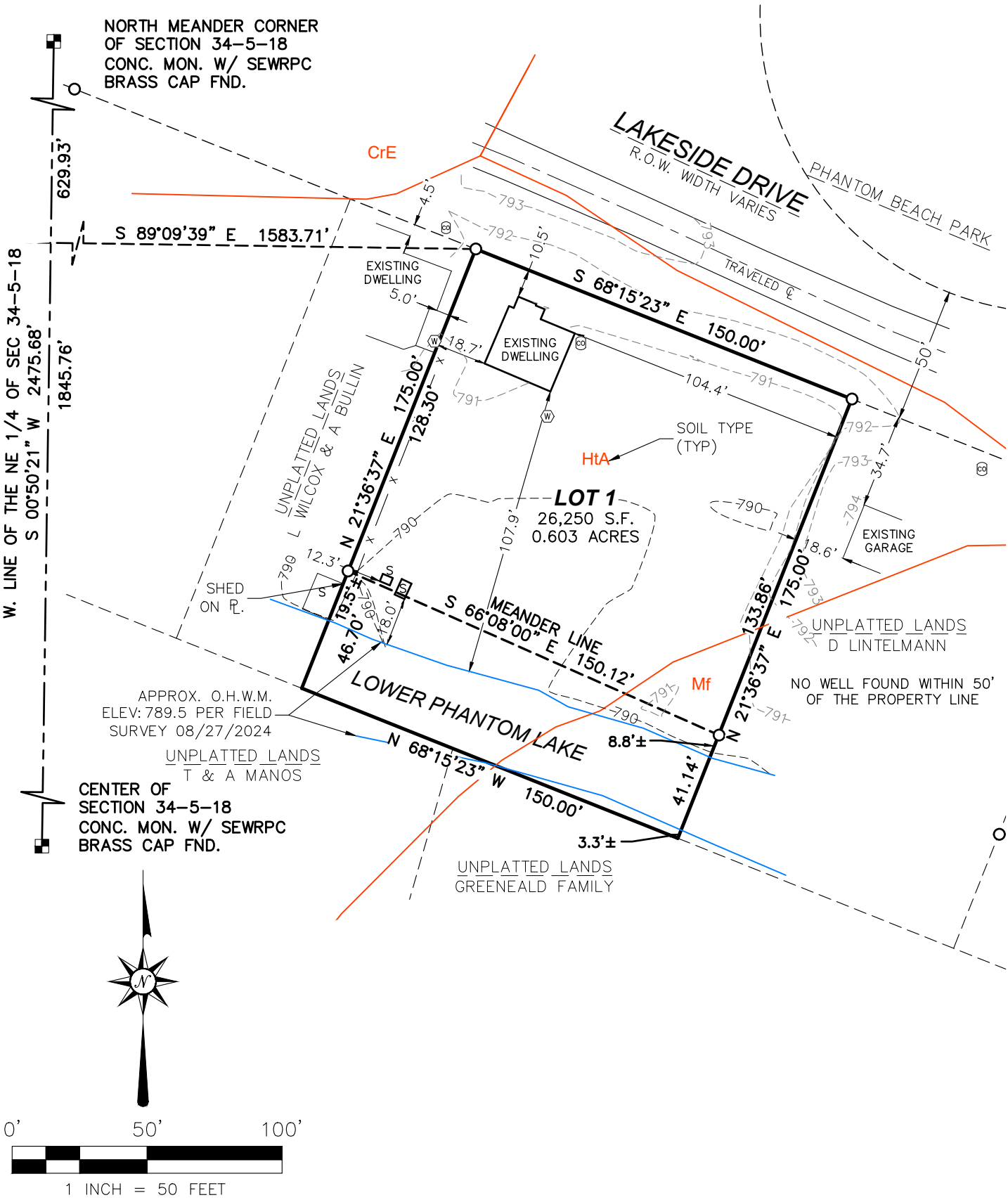
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV 04/02/2025
DATED 09/18/2024
JOB# 24193
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'Rourke, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 5 NORTH,
RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.



NOTES:

- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- ENTIRE PROPERTY IS FLOODPLAIN, ZONED AE (794.1' NAVD 88) PER FEMA FIRM MAP No. 55133C0426G, MAP REVISED NOVEMBER 5, 2014.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- SOILS SHOWN PER WAUKESHA COUNTY GIS.
- CONTOURS SHOWN PER FIELD SURVEY COMPLETED BY LANDTECH SURVEYING 08/27/2024.
- THE ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE.
- NO BASEMENTS OR CRAWL SPACES WILL BE PERMITTED ON ANY FUTURE DEVELOPMENT DUE TO THE FLOODPLAIN ELEVATION AND HIGH GROUNDWATER.

REV 04/02/2025
DATED 09/18/2024
JOB# 24193
SHEET 2 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 5 NORTH,
RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O’ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LAND BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH MEANDER CORNER OF SECTION 34, TOWN 5 NORTH, RANGE 18 EAST; THENCE S 00°50’21” W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34, 629.93 FEET; THENCE S 89°09’39” E, 1583.71 FEET TO THE SOUTH RIGHT-OF-WAY OF LAKESIDE DRIVE AND POINT OF BEGINNING; THENCE S 68°15’23” E, ALONG THE SOUTH RIGHT-OF-WAY OF LAKESIDE DRIVE, 150.00 FEET; THENCE S 21°36’37” W, 175.00 FEET; THENCE N 68°15’23” W, 150.00 FEET; THENCE N 21°36’37” E, 175.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 26,250 SQUARE FEET OR 0.603 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF STEFANIE JO BAILEY OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCES OF WAUKESHA COUNTY AND THE TOWN OF MUKWONAGO AND VILLAGE OF MUKWONAGO (EXTRATERRITORIAL) IN SURVEYING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O’ROURKE, S-2771

OWNER'S CERTIFICATE:

AS OWNER I STEFANIE JO BAILEY HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF MUKWONAGO AND VILLAGE OF MUKWONAGO (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

STEFANIE JO BAILEY

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED STEFANIE JO BAILEY, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 5 NORTH,
RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF STEFANIE JO BAILEY, OWNER.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS CERTIFIED SURVEY MAP TO BE SIGNED BY, _____ ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE:

DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)

_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20____,

_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH
_____, _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING
INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 5 NORTH,
RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

TOWN BOARD OF MUKWONAGO APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF MUKWONAGO, THIS _____ DAY OF _____, 20____.
RESOLUTION NO. _____.

PETER TOPCZEWSKI – CHAIRPERSON

KATHY KARALEWITZ – ADMINISTRATOR CLERK/TREASURER

VILLAGE OF MUKWONAGO EXTRATERRITORIAL PLAT JURISDICTION APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF MUKWONAGO, IS HEREBY APPROVED BY THE VILLAGE BOARD. ALL CONDITIONS HAVE BEEN MET AS OF THIS _____ DAY OF _____, 20____.

DATE: _____ SIGNED: _____
FRED WINCHOWKY, VILLAGE PRESIDENT

DATE: _____ SIGNED: _____
DIANA DYKSTRA, VILLAGE CLERK/TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN
STATE STATUTES, IS HEREBY APPROVED ON THIS _____ DAY OF _____, 20 _____.

DALE R. SHAVER, DIRECTOR

THOSE AREAS IDENTIFIED AS A FLOODPLAIN PRESERVATION AREA ON PAGE 1 AND 2 OF 6 OF THIS CERTIFIED
SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION, AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

BASEMENT RESTRICTION –GROUNDWATER THE LANDS THAT ARE A PART OF THIS CERTIFIED SURVEY MAP ARE LOCATED IN AN AREA WITH MAPPED SOILS THAT MAY CONTAIN SEASONAL HIGH GROUNDWATER. THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE AND THE WAUKESHA COUNTY ZONING CODE CURRENTLY REQUIRE THAT THE LOWEST LEVEL OF ANY RESIDENCE MUST BE AT AN ELEVATION THAT IS AT LEAST ONE (1) FOOT HIGHER THAN THE HIGHEST SEASONAL GROUNDWATER LEVEL, UNLESS A VARIANCE FROM THAT REQUIREMENT IS OBTAINED FROM THE WAUKESHA COUNTY BOARD OF ADJUSTMENT. THEREFORE, ADDITIONAL SOIL TESTING IN THE VICINITY OF ANY FUTURE PROPOSED RESIDENCE (OR ADDITION) WILL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS REQUIREMENT. IF THE REQUIREMENT REGARDING VERTICAL SEPARATION DISTANCE FROM THE HIGHEST SEASONAL GROUNDWATER LEVEL IS MODIFIED BY A FUTURE AMENDMENT TO THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE AND THE WAUKESHA COUNTY ZONING CODE, THE REQUIREMENT AT THE TIME OF CONSTRUCTION SHALL APPLY. ALL GROUNDWATER SEPARATION REQUIREMENTS SET FORTH BY THE TOWN OF MUKWONAGO MUST ALSO BE COMPLIED WITH.



Waukesha County

Department of Parks and Land Use

COMMENTS IN RED ADDRESSED BY LANDTECH SURVEYING 04/02/2025

TO: Town of Mukwonago Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: October 30, 2024

RE: Certified Survey Map for: **Stefanie Jo Bailey**
File No. SCS-1525

LOCATION: Part of the NE ¼ of Section 34, T5N, R18E, Town of Mukwonago. More specifically, the property is located at S103 W30209 Lakeside Drive.

TAX KEY NO.: MUKT 2005.978.003

SUBDIVIDERS: Stefanie Jo Bailey
5808 Glen Haven Drive
Greendale, WI 53129

SURVEYOR: Matthew O'Rourke
Land Tech Surveying
111 W. 2nd Street
Oconomowoc, WI 53066

DATE RECEIVED: September 18, 2024

DATE OF CSM: September 18, 2024

APPLICABILITY: The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.

Planning and Zoning Division

REMARKS: Conditional Approval of this Certified Survey Map (CSM) is based on the following conditions being satisfied prior to approval of the Final Certified Survey Map:

1. All easements, such as proposed or existing drainage ways, access, sanitary sewer and/or utility easements shall be shown on the CSM. Any related recorded document numbers shall also be noted on the CSM. **NO EASEMENTS TO ADD**
2. If there is an existing well within 50 feet of the common lot line on the property adjacent to Lot 1 on the east, please identify it on Sheet 1 of the Certified Survey Map or add a statement to Unplatted Lands D Lintelmann that reads, “no well was found within 50 feet of the property line.”
NOTE ADDED
3. The Waukesha County Street and Highway Width Map designates the established road right-of-way of Lakeside Drive as 50 feet and this should be depicted on the CSM.
DIM ADDED.
4. The point of beginning is not correct based on the description. Please correct. Clarification will be provided to the surveyor in separate correspondence.
REVISED CALL TO START AT MEANDER CORNER
5. Please show the distances between the meander line and the OHWM of Lower Phantom Lake on Sheets 1 and 2.
ADDED
6. The owners must apply with the Environmental Health Division of the Waukesha County Department of Parks and Land Use for a Preliminary Site Evaluation (PSE) of the existing septic system(s) on Lot 1. If a problem with the septic system on Lot 1 is discovered as a result of the PSE, the problem must be resolved or a Sanitary Permit issued for a new septic system, prior to the approval of a Zoning Permit for any improvements or a new residence.
7. If a private sewage system and/or private well is to be removed, written documentation shall be submitted to Waukesha County Environmental Health and Planning and Zoning Divisions stating the system and/or well has been properly abandoned.
8. All buildings on lots adjacent to Lot 1 that are located within 50 feet of the exterior boundary of this Certified Survey Map must be shown on the Certified Survey Map and labeled as to their uses. It appears there is one residence just within 50 feet of proposed Lot 1 to the east that must be shown.
ADDED
9. A note must be added to the Certified Survey Map that the entire property is within the jurisdiction of the Waukesha County Shoreland Protection Ordinance.
ADDED
10. The Waukesha County Subdivision Control Ordinance requires the OHWM to be delineated on the CSM with the source and date of the delineation noted on the CSM.
ADDED
11. On Sheet 2 of 5 of the CSM, the second note shall read: “The entire property is Floodplain, Zoned AE (794.1’ NAVD88) per FEMA Firm Map No. 55133C0426G, revised on November 5, 2014.”
ADDED
12. It shall be referenced on Sheet 1 of the Certified Survey Map that those areas within the 100-Year Floodplain are subject to the Floodplain Preservation Restrictions noted on Sheet ‘X’.
ADDED

13. The following note shall be placed on the CSM:

ADDED

Those areas identified as a Floodplain Preservation Area on Page 1 of 1 of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
 3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation, and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
 4. The introduction of plant material not indigenous to the existing environment is prohibited.
 5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 6. The construction of buildings is prohibited.
14. If a future building(s), structure(s), or development is proposed within the floodplain boundary, a floodplain study may be necessary to determine the floodplain elevation; and all setbacks, elevations, and building plans shall be in accordance with Waukesha County Shoreland Protection Ordinance, Waukesha County Floodland Protection Ordinance, and the Waukesha County Stormwater Management and Erosion Control Ordinance.
15. The following note shall be placed on the CSM: “No basements or crawl spaces will be permitted on any future development due to the Floodplain elevation and high groundwater.”

ADDED

16. This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. Therefore, the following restriction must be placed on the Certified Survey Map:

ADDED

BASEMENT RESTRICTION – GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore,

additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Mukwonago must also be complied with.

17. There is an unidentified topo line in the southwest corner of the property on Sheet 2. Please identify on the CSM.
ADDED
18. The surveyor's seal, signature, and date must appear on all sheets of the Final Certified Survey Map. The same revision date must be noted on all sheets of the Final Certified Survey Map.
19. On Sheet 3, in the final paragraph of the Surveyor's Certificate, please change 'Ordinance' to 'Ordinances'.
REVISED
20. On Sheet 3, the 'Village of Mukwonago' shall be added to the final paragraph of the Surveyor's Certificate.
ADDED
21. On Sheet 5, the Town of Mukwonago Plan Commission Approval signature block shall be removed.
REVISED
22. On Sheet 5, under the Town Board of Mukwonago Approval, Kelly Mueller-Deputy Clerk/Treasurer shall be removed.
REVISED
23. On Sheet 5, under the extraterritorial approval certificate, please replace the word 'town' with 'village' before the word 'board'.
REVISED
24. Please add the distance from the Wilcox-Bullin residence to the road, and the distance from the Lintelmann garage to the road on Sheets 1 and 2.
ADDED
25. Please show the fence in the legend on Sheet 1.
ADDED
26. On Sheets 1 and 2, please show any existing septic system on proposed Lot 1.
ADDED
27. Please add the existing driveway for proposed Lot 1.
THERE IS NOT A DRIVEWAY AT THIS TIME ONE IS TO BE ADDED IN THE FUTURE.
28. Please submit a *revised* Certified Survey Map for review and approval.

Our office will contact you once we have reviewed the *revised* CSM and advise if your CSM has been approved.

If and when approved, you may then contact the County Planning and Zoning Division Office to schedule an appointment for the County signature on the original copy of the Certified Survey Map provided by your surveyor.

29. Please be advised that the CSM, and its subsequent revisions, that are the subject of this review must be recorded with the Waukesha County Register of Deeds office within one (1) year of the date of this CSM Conditional Review Letter or the review is nullified, and the applicant must resubmit documentation and payment for a new review.

SIGNED: 
Kassie Slotty Figueroa, Land Use Specialist
(262) 548-7790

REVIEWED AND APPROVED BY: 
Sandy Scherer, Senior Planner

cc: Stefanie Jo Bailey, owner, stefiejojanssen@gmail.com (via email only)
Matthew O'Rourke, surveyor, morourke@landtechwi.com (via email only)
Skylar Behm, Waukesha County Environmental Health Division (via email only)
Diana Dykstra, Village of Mukwonago Clerk, ddykstra@villageofmukwonago.gov (via email only)
File

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Bailey Review Letter.docx

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2025-06

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED
AT S103W30209 LAKESIDE DRIVE IN THE TOWN OF MUKWONAGO, WAUKESHA
COUNTY**

WHEREAS, Stefanie Bailey, owner of the property at S103W30209 Lakeside Drive, Town of Mukwonago has submitted a certified survey map to the Village for review; and

WHEREAS, the property is located in the Village's extraterritorial review area and is therefore subject to review by the Village; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on April 8, 2025, and recommended approval of the same as set forth in this resolution.

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Mukwonago approves the proposed certified survey map as submitted and the Village President is authorized to sign the submitted certified survey map.

Passed and adopted by the Village of Mukwonago Village Board this 16th day of April, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk