

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, January 8, 2019

Time: **6:00 p.m.**

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

1. Call to Order
2. Roll Call
3. Approval of minutes for the December 11, 2018 regular meeting
4. Old Business
 - A. Consider recommendation to Village Board regarding amendment to Historic Preservation Commission Standards of Chapter (100) of the Municipal Code
 - B. Consider Recommendation to the Village Board to approve the sale of property to super Products, LLC, 130 Boxhorn Dr; part of #A477300003
5. New Business

Discussion and Possible Action on the Following Items

 - A. Recommendation to the Village Board for the 1st Phase of Chapman Farms Pinal Plat of Subdivision on behalf of Bielinski Homes, Inc.; MUKV 1957-997-012
 - B. Recommendation to the Village Board for the Ralph Hibbard Extraterritorial Certified Survey Map (Heaven City Development Corporation) in the Town of Vernon; VNT 2090-997-002
 - C. Recommendation to the Village Board for Instrument Development Corporation, Site Plan and Architectural Review Approval for 810 and 820 Swan Dr to Construct an Industrial Addition; MUKV 1970-987 and MUKV 1970-998-007
 - D. Recommendation to the Village Board for C & H Wolf Run, LLC, Site Plan and Architectural Review Approval for Southwest Corner of STH 83 and Wolf Run to Construct a Retail Store for Verizon; MUKV 2015-997-006

6. Adjournment

It is possible that members of, and possibly 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 that, 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 Clerk's Office, 440 River Crest Court, (262) 363-6420, Option 4.

LAW OFFICES OF

**HIPPENMEYER, REILLY, BLUM
SCHMITZER, FABIAN & ENGLISH, S.C.**

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December 14, 2018

Via Email (choward@villageofmukwonago.com)

Ms. Cindy Howard
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Via Email (lgourdoux@villageofmukwonago.com)

Ms. Linda Gourdoux
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Historic Preservation Ordinance

Ladies:

Enclosed is a memo that I have prepared as a result of my appearance at the Plan Commission Meeting on December 11, 2018. My understanding is that the issue of the Historic Preservation Commission and the consideration of next steps for that body will be taken up at the next Plan Commission Meeting, which is scheduled for January 8, 2019 at 6:00 p.m. This memo should be included in the packet, along with the materials that were included for the December 11, 2018 meeting.

Please advise if there are questions or concerns.

Sincerely,

HIPPENMEYER, REILLY, BLUM,
SCHMITZER, FABIAN & ENGLISH, S.C.



Mark G. Blum,
Village Attorney

MGB/rm
Enc.

Cc: Mr. John Weidl
Mr. Bruce Kaniewski
Ms. Judy Taubert

MEMORANDUM

TO: Mukwonago Village Plan Commission
FROM: Village Attorney Mark G. Blum
SUBJECT: Plan Commission Meeting of December 11, 2018 Regarding the Historic Preservation Ordinance
DATE: December 13, 2018

The purpose of this memo is to follow-up on the Plan Commission Meeting of December 11, 2018, which included a discussion regarding the Village's current Historic Preservation Ordinance. It is my understanding this matter has been deferred to your January 8, 2019 meeting which commences at 6:00 p.m. At that time, the Commission will make decisions regarding a recommendation to the Village Board regarding changes to be proposed to the existing Historic Preservation Ordinance.

As I mentioned during the course of the meeting, I would recommend, at the very least, that the Village look at amending Sections 100-305 and 100-306 of the Village Code to modify the language regarding the composition of the Historic Preservation Commission and also to deal with the changes that have occurred to Wisconsin law that need to be reflected in the Village's Ordinance.

Over and above this, I believe the Village next needs to decide whether it wishes to continue to have a design sensitivity area. If it does, then there really should be a plan for that area so when applications are received, the Village has a structure within which to respond to them. I believe mention was made of the fact that a line item has been included in the 2019 Budget for the development of such a plan. However, this would assume that the Village is still desirous of continuing with such a Preservation District.

If it is decided not to prepare the Historic Preservation Plan, then my recommendation would be to consider removing the language regarding the design sensitivity area from the Village Code. Instead, just to have your Historic Preservation standards be applied to those specific structures which have been designated by the Historic Preservation Commission as historically significant structures.

I heard several members of the Commission expressing concerns about the impact of the Historic Preservation standards on development, and that is certainly one of the threshold questions that needs to be decided in determining how historically significant properties are dealt with in the future. Having a Historic District does foster a sense of historic and architectural consistency within the district area, thus avoiding more modern examples of architecture and preserving existing structures that are architecturally significant.

In the event the Village decides it no longer wishes to have a Design Sensitivity Area or Historic Preservation District, more significant changes will need to be made to the Code. If that is the direction that is given, then I would need to work with Bruce on developing that language.

The other issue I heard was that the Historic Preservation Commission has essentially become the Plan Commission. That is not consistent with State laws which anticipates that there would be an independent historic preservation body that would be separate and apart from the normal Plan Commission. Whatever is done, I do not believe that we can continue with having the Plan Commission serve as the Historic Preservation Commission. I am aware of concerns over the length of time that it took in the past to have matters work through the Historic Preservation Commission and then the Plan Commission. If you are going to maintain a Historic District, I am not sure there is much we can do to avoid this. Although, I think the Historic Preservation Commission decisions could stand on their own and not be referred to the Plan Commission. The Plan Commission would simply note in its approvals that the applicant would need to obtain the approval of other bodies with jurisdiction over their application, which would include the Historic Preservation Commission.

Please advise if there are further questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark G. Blum', with a stylized, cursive script.

Mark G. Blum

MGB/rm

MEMORANDUM

TO: Members of the Village of Mukwonago Plan Commission
FROM: Village Attorney Mark G. Blum
SUBJECT: Vacant Land Offer to Purchase from Super Products
DATE: December 14, 2018

Dear Commission Members:

It is my understanding that a question arose at your December 11th meeting regarding the issue of the approval of the sale of the parcel in the Tri County Business Park to Super Products. A request was made that you receive a copy of the Offer to Purchase as part of your consideration of this issue.

At this point, the Offer has been approved subject to final approval as to form by Staff, and that is in the process of occurring. While we believe that the Offer is substantially its final form, I want to make you aware that it is still subject to some revision. As you requested, a copy of the Offer is enclosed.

With that background, I want to provide you with some information as to why this issue was brought before you in the first instance. Wisconsin Statute §62.23(5) provides that the governing body shall refer to the Plan Commission for its consideration and report before final action is taken a variety of matters, including the sale of property. The issue there is that in light of your Comprehensive Plan, the sale of public lands can impact the planning work you do and therefore, the question is whether the Commission believes a sale of this property is appropriate from a planning perspective. The specific terms of the transaction, however, are within the purview of the Village Board and therefore, the economics of the matter are not something the Commission is being asked to weigh in on. For this reason, we did not provide a copy of the Offer with your packet at your December 11th meeting.

As I indicated earlier, the threshold question from your standpoint is whether the sale of this property would adversely impact the planning and development of the Village as you have undertaken that process.

I hope that this information has been responsive to your inquiry. Should you need further information, please do not hesitate to contact me.

Respectfully submitted,



Mark G. Blum

MGB/jb
Enc.

Cc: Mr. John Weidl
Mr. Bruce Kaniewski

WB-13 VACANT LAND OFFER TO PURCHASE

1 **LICENSEE DRAFTING THIS OFFER ON** _____ **[DATE] IS (AGENT OF BUYER)**
2 **(AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER)** **~~STRIKE THOSE NOT APPLICABLE~~**
3 **GENERAL PROVISIONS** The Buyer, NB Lincoln, LLC or assigns
4 _____, offers to purchase the Property
5 known as [Street Address] _____ **Part of #VM00008 - see Addendum A**
6 in the Village of Mukwonago, County of Walworth, Wisconsin (Insert
7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:
8 ■ **PURCHASE PRICE:** One
9 _____ Dollars (\$ 1.00).
10 ■ **EARNEST MONEY** of \$ _____ ~~accompanies this Offer and earnest money of \$~~
11 ~~will be mailed, or commercially or personally delivered within~~ _____ ~~days of acceptance to listing broker or~~
12 _____
13 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ **INCLUDED IN PURCHASE PRICE:** Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: _____
16 _____
17 _____
18 ■ **NOT INCLUDED IN PURCHASE PRICE:** _____
19 _____
20 **CAUTION: Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented**
21 **and will continue to be owned by the lessor.**
22 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are**
23 **included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.**
24 ■ **ZONING:** Seller represents that the Property is zoned: M-4
25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
26 copies of the Offer.
27 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines**
28 **running from acceptance provide adequate time for both binding acceptance and performance.**
29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before 12/1/18. Seller may keep the Property on the
31 market and accept secondary offers after binding acceptance of this Offer.
32 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**
33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX (☐) ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK.
36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41.
40 Seller's recipient for delivery (optional): _____
41 Buyer's recipient for delivery (optional): _____
42 ☐ (2) **Fax:** fax transmission of the document or written notice to the following telephone number:
43 Seller: (_____) Buyer: (_____)
44 ☐ (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.
47 ☐ (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.
49 Delivery address for Seller: _____
50 Delivery address for Buyer: _____
51 ☒ (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
55 E-Mail address for Seller (optional): mgblum@hrblawfirm.com
56 E-Mail address for Buyer (optional): lwood@dkattorneys.com
57 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 458-464 or 526-534 or in an addendum attached per line 525. At time of Buyer's occupancy, Property shall be free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 163-187 and 246-278) other than those identified in the Seller's disclosure report dated _____, which was received by Buyer prior to Buyer signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE** and _____

INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

CLOSING This transaction is to be closed no later than See Addendum A at the place selected by Seller, unless otherwise agreed by the Parties in writing.

CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners association assessments, fuel and none

CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

☒ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted) (NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED)

☐ Current assessment times current mill rate (current means as of the date of closing)

☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing)

CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.

☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.

LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) **STRIKE ONE** lease(s), if any, are none

☐ Insert additional terms, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525.

GOVERNMENT PROGRAMS: Seller shall deliver to Buyer, within _____ days of acceptance of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve Program, Wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be deemed satisfied unless Buyer delivers to Seller, within seven (7) days of Buyer's Actual Receipt of said list and disclosure, or the deadline for delivery, whichever is earlier, a notice terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or payback obligation.

CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The Parties agree this provision survives closing.

MANAGED FOREST LAND: All, or part, of the Property is managed forest land under the Managed Forest Law (MFL). This designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes you make to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize your benefits under the program or may cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the local DNR forester or visit <http://www.dnr.state.wi.us>.

FENCES: Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares where one or both of the properties is used and occupied for farming or grazing purposes.

CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and occupied for farming or grazing purposes.

USE VALUE ASSESSMENTS: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section or visit <http://www.revenue.wi.gov/>.

FARMLAND PRESERVATION: Rezoning a property zoned farmland preservation to another use or the early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or visit <http://www.datcp.state.wi.us/> for more information.

CONSERVATION RESERVE PROGRAM (CRP): The CRP encourages farmers, through contracts with the U.S. Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent plus one-half of the cost of establishing permanent ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service Agency office or visit <http://www.fsa.usda.gov/>.

SHORELAND ZONING ORDINANCES: All counties must adopt shoreland zoning ordinances that meet or are more restrictive than Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that may be exceeded only if a mitigation plan is adopted) and repairs to nonconforming structures. Buyers must conform to any existing mitigation plans. For more information call the county zoning office or visit <http://www.dnr.state.wi.us/>. Buyer is advised to check with the applicable city, town or village for additional shoreland zoning restrictions, if any.

BUYER'S PRE-CLOSING WALK-THROUGH Within 3 days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING Seller shall maintain the Property until the earlier of closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price, Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

DEFINITIONS

■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery.

■ CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION: "Conditions Affecting the Property or Transaction" are defined to include:

- a. Proposed, planned or commenced public improvements or public construction projects which may result in special assessments or otherwise materially affect the Property or the present use of the Property.
- b. Government agency or court order requiring repair, alteration or correction of any existing condition.
- c. Land division or subdivision for which required state or local approvals were not obtained.
- d. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.
- e. A portion of the Property being subject to, or in violation of, a farmland preservation agreement or in a certified farmland preservation zoning district (see lines 130-133), or enrolled in, or in violation of, a Forest Crop, Managed Forest (see lines 111-120), Conservation Reserve (see lines 134-138), or comparable program.
- f. Boundary or lot disputes, encroachments or encumbrances, a joint driveway or violation of fence laws (Wis. Stat. ch. 90) (where one or both of the properties is used and occupied for farming or grazing).
- g. Material violations of environmental rules or other rules or agreements regulating the use of the Property.
- h. Conditions constituting a significant health risk or safety hazard for occupants of the Property.
- i. Underground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including, but not limited to, gasoline and heating oil.
- j. A Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides, fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the premises.
- k. Production of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- l. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.
- m. Defects in any well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-service wells and cisterns required to be abandoned (Wis. Admin. Code § NR 812.26) but that are not closed/abandoned according to applicable regulations.

(Definitions Continued on page 5)

IF LINE 190 IS NOT MARKED OR IS MARKED N/A, LINES 230-236 APPLY.

☐ **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written

[INSERT LOAN PROGRAM OR SOURCE] first mortgage loan commitment as described below, within _____ days of acceptance of this Offer. The financing selected shall be in an amount of not less than \$_____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed \$_____. Monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination fee in an amount not to exceed _____ % of the loan. If the purchase price under this Offer is modified, the financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 201 or 202.

☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____ %.

☐ **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed _____ %. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per year. The maximum interest rate during the mortgage term shall not exceed _____ %. Monthly payments of principal and interest may be adjusted to reflect interest changes.

If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 458-464 or 526-534 or in an addendum attached per line 525.

■ **BUYER'S LOAN COMMITMENT:** Buyer agrees to pay all customary loan and closing costs, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no later than the deadline at line 192. Buyer and Seller agree that delivery of a copy of any written loan commitment to Seller (even if subject to conditions) shall satisfy the Buyer's financing contingency if, after review of the loan commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of unacceptability.

CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.

■ **SELLER TERMINATION RIGHTS:** If Buyer does not make timely delivery of said commitment, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan commitment.

~~■ **FINANCING UNAVAILABILITY:** If financing is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s) rejection letter(s) or other evidence of unavailability. Unless a specific loan source is named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this transaction on the same terms set forth in this Offer and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.~~

~~■ **IF THIS OFFER IS NOT CONTINGENT ON FINANCING:** Within 7 days of acceptance, a financial institution or third party in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close. If such written verification is not provided, Seller has the right to terminate this Offer by delivering written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.~~

☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon purchase price. This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the appraisal report which indicates that the appraised value is not equal to or greater than the agreed upon purchase price, accompanied by a written notice of termination.

CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether deadlines provide adequate time for performance.

DEFINITIONS CONTINUED FROM PAGE 3

- n. Defects in any septic system or other sanitary disposal system on the Property or out-of-service septic systems not closed/abandoned according to applicable regulations.
- o. Subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface foundations or waste material; organic or non-organic fill; dumpsites where pesticides, herbicides, fertilizer or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government guidelines or other laws regulating said disposal; high groundwater; adverse soil conditions (e.g. low load bearing capacity, earth or soil movement, slides) or excessive rocks or rock formations.
- p. Brownfields (abandoned, idled or under-used land which may be subject to environmental contamination) or other contaminated land, or soils contamination remediated under PECFA, the Department of Natural Resources (DNR) Remediation and Redevelopment Program, the Agricultural Chemical Cleanup Program or other similar program.
- q. Lack of legal vehicular access to the Property from public roads.
- r. Homeowners' associations, common areas shared or co-owned with others, zoning violations or nonconforming uses, conservation easements, restrictive covenants, rights-of-way, easements, easement maintenance agreements, or use of a part of Property by non-owners, other than recorded utility easements.
- s. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district.
- t. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.
- u. Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the Property, or proposed or pending special assessments.
- v. Burial sites, archeological artifacts, mineral rights, orchards or endangered species.
- w. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- x. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- y. Significant odor, noise, water intrusion or other irritants emanating from neighboring property.
- z. Substantial crop damage from disease, insects, soil contamination, wildlife or other causes; diseased trees; or substantial injuries or disease in livestock on the Property or neighboring properties.
- aa. Existing or abandoned manure storage facilities on the Property.
- bb. Impact fees, or other conditions or occurrences that would significantly increase development costs or reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- cc. The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that obligates the owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county (see lines 139-145).
- dd. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion charge or the payment of a use-value conversion charge has been deferred.
- **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day. Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at midnight of that day.
- **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited to, all: perennial crops; garden bulbs; plants; shrubs and trees and fences; storage buildings on permanent foundations and docks/piers on permanent foundations.
- CAUTION: Exclude any Fixtures to be retained by Seller or which are rented on lines 18-19.**
- **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7.
- PROPERTY DEVELOPMENT WARNING** If Buyer contemplates developing Property for a use other than the current use, there are a variety of issues which should be addressed to ensure the development or new use is feasible. Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed. Building permits, zoning variances, Architectural Control Committee approvals, estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of development of, or a particular use for, a property. Optional contingencies which allow Buyer to investigate certain of these issues can be found at lines 306-350 and Buyer may add contingencies as needed in addenda (see line 525). Buyer should review any plans for development or use changes to determine what issues should be addressed in these contingencies.

306 ☐ **PROPOSED USE CONTINGENCIES:** Buyer is purchasing the Property for the purpose of: _____
307 _____
308 _____

309 [insert proposed use and type and size of building, if applicable; e.g. three bedroom single family home]. The optional
310 provisions checked on lines 314-345 shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers
311 written notice to Seller specifying those items which cannot be satisfied and written evidence substantiating why each specific
312 item included in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller
313 agrees to cooperate with Buyer as necessary to satisfy the contingencies checked at lines 314-350.

314 ☐ **ZONING CLASSIFICATION CONFIRMATION:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's)
315 **[STRIKE ONE]** ("Buyer's" if neither is stricken) expense, verification that the Property is zoned _____
316 _____ and that the Property's zoning allows the Buyer's proposed use described at lines 306-308.

317 ☐ **SUBSOILS:** This offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if neither
318 is stricken) expense, written evidence from a qualified soils expert that the Property is free of any subsoil condition which
319 would make the proposed use described at lines 306-308 impossible or significantly increase the costs of such
320 development.

321 ☐ **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** This Offer is contingent
322 upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if neither is stricken) expense, written evidence from
323 a certified soils tester that (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
324 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the
325 Property as stated on lines 306-308. The POWTS (septic system) allowed by the written evidence must be one of
326 the following POWTS that is approved by the State for use with the type of property identified at lines 306-308 **[CHECK]**

327 **[ALL THAT APPLY]:** ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding tank;
328 ☐ other: _____

329 ☐ **EASEMENTS AND RESTRICTIONS:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE]**
330 **[ONE]** ("Buyer's" if neither is stricken) expense, copies of all public and private easements, covenants and restrictions
331 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
332 significantly delay or increase the costs of the proposed use or development identified at lines 306-308.

333 ☐ **APPROVALS:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if
334 neither is stricken) expense, permits, approvals and licenses, as appropriate, or the final discretionary action by the
335 granting authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's
336 proposed use: _____
337 _____

338 ☐ **UTILITIES:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if neither
339 is stricken) expense, written verification of the following utility connections at the listed locations (e.g., on the Property, at
340 the lot line, across the street, etc.) **[CHECK AND COMPLETE AS APPLICABLE]** ☐ electricity _____

341 ☐ gas _____; ☐ sewer _____; ☐ water _____;
342 ☐ telephone _____; ☐ cable _____; ☐ other _____

343 ☐ **ACCESS TO PROPERTY:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE ONE]**
344 ("Buyer's" if neither is stricken) expense, written verification that there is legal vehicular access to the Property from public
345 roads.

346 ☐ **LAND USE APPROVAL:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if
347 neither is stricken) expense, a ☐ rezoning; ☐ conditional use permit; ☐ license; ☐ variance; ☐ building permit; ☐
348 occupancy permit; ☐ other _____ **[CHECK ALL THAT APPLY]**, and delivering
349 written notice to Seller if the item cannot be obtained, all within _____ days of acceptance for the Property for its proposed
350 use described at lines 306-308.

351 ☐ **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) **[STRIKE ONE]** ("Seller
352 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a
353 registered land surveyor, within _____ days of acceptance, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Seller's" if neither is stricken)
354 expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the
355 Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements,
356 if any, and: _____

357 **[STRIKE AND COMPLETE AS APPLICABLE]** Additional map features which may be added include, but are not limited to:
358 staking of all corners of the Property; identifying dedicated and apparent streets, lot dimensions; total acreage or square
359 footage; easements or rights-of-way. **CAUTION: Consider the cost and the need for map features before selecting them.**
360 **Also consider the time required to obtain the map when setting the deadline.** This contingency shall be deemed satisfied
361 unless Buyer, within five days of the earlier of: (1) Buyer's receipt of the map; or (2) the deadline for delivery of said map,
362 delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information
363 materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency.
364 Upon delivery of Buyer's notice, this Offer shall be null and void.

PROPERTY DIMENSIONS AND SURVEYS

Buyer acknowledges that any land dimensions, total square footage, acreage figures, or allocation of acreage information, provided to Buyer by Seller or by a broker, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

CAUTION: Buyer should verify land dimensions, total square footage/acreage figures and allocation of acreage information if material to Buyer's decision to purchase.

EARNEST MONEY

~~**HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or otherwise disbursed as provided in the Offer.~~

~~**CAUTION:** Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special disbursement agreement.~~

~~**DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4) any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to exceed \$250, prior to disbursement.~~

~~**LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.~~

DISTRIBUTION OF INFORMATION

Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by telephone at (608) 240-5830.

405 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
412 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in this
413 Offer except: none

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
423 in this Offer, general taxes levied in the year of closing and none

424 _____
425 _____
426 _____
427 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
428 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

429 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) **STRIKE**
433 **ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 ■ **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
438 insurance commitment is delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank),
439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
441 and exceptions, as appropriate.

442 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
443 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
444 such event, Seller shall have a reasonable time, but not exceeding _____ days ("5" if left blank) from Buyer's delivery of the
445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
448 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
449 extinguish Seller's obligations to give merchantable title to Buyer.

450 ■ **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

452 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special
453 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are
454 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
455 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
456 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
457 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

458 **ADDITIONAL PROVISIONS/CONTINGENCIES**

459 _____
460 _____
461 _____
462 _____
463 _____
464 _____

DEFAULT Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the defaulting party to liability for damages or other legal remedies.

If **Buyer defaults**, Seller may:

- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and ~~have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.~~

If **Seller defaults**, Buyer may:

- (1) sue for specific performance; or
- (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity.

The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

INSPECTIONS AND TESTING Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported to the Wisconsin Department of Natural Resources.

503 ☐ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
504 is contingent upon a qualified independent inspector(s) conducting an inspection(s), of the Property which discloses no
505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
506 an inspection of _____
507 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
510 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.
511 **CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as**
512 **well as any follow-up inspection(s).**

513 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the written
514 inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

515 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
517 Buyer had actual knowledge or written notice before signing this Offer.

518 ☒ **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects. If
519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects, (2) curing the Defects in a good and
521 workmanlike manner and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
524 or (b) Seller does not timely deliver the written notice of election to cure.

525 ☒ **ADDENDA:** The attached _____ Addendum A _____ is/are made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES** _____
527 _____
528 _____
529 _____
530 _____
531 _____
532 _____
533 _____
534 _____

535 This Offer was drafted by [Licensee and Firm] _____ Lisa Wood of Davis & Kuelthau, s.c.

536 _____ on October 10, 2018 11/28/19

537 (x) _____ 11/28/19
538 Buyer's Signature ▲ Print Name Here ► NB Lincoln, LLC or assigns Date ▲

539 (x) _____
540 Buyer's Signature ▲ Print Name Here ► _____ Date ▲

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (By) _____

543 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER**
544 **SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON**
545 **THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

546 (x) _____
547 Seller's Signature ▲ Print Name Here ► _____ Date ▲

548 (x) _____
549 Seller's Signature ▲ Print Name Here ► _____ Date ▲

550 This Offer was presented to Seller by [Licensee and Firm] _____

551 _____ on _____ at _____ a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____
553 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

ADDENDUM A

This Addendum A ("Agreement" or "Addendum") is made a part of the Vacant Land Offer to Purchase dated November 21, 2018 ("Offer" which together with the Agreement or Addendum may be referred to as the "Offer to Purchase") on behalf of NB Lincoln or assigns ("Buyer") to purchase from the Village of Mukwonago ("Seller") the parcel of land consisting of not less than 14 acres of land located within the TIF #5 Industrial Park at STH 83 which is a part of parcel no. VM 00008, as further set forth on the attached Exhibit A (the "Property"). The date of Seller's acceptance of this Offer to Purchase shall be the "Effective Date".

1. Purchase Price. The Purchase Price shall be One Dollar (\$1.00).
2. Earnest Money. There shall be no Earnest Money required.
3. Letter of Credit. The Seller's obligation to close shall be contingent upon the execution of a Developer Guaranty Agreement in the form attached hereto as Exhibit B.
4. Buyer's Conditions Precedent. Buyer's obligation to conclude the purchase of the Property is expressly conditioned and contingent upon the following, any one or all of which may be satisfied or waived by Buyer in its reasonable discretion, by giving written notice to Seller on or before December 21, 2018 (the "Due Diligence Period"). The conditions stated below, which are in addition to any other conditions set forth in the Offer which are not otherwise addressed by this Addendum, are inserted for Buyer's benefit and unless satisfied or waived by Buyer in writing prior to the expiration of the Due Diligence Period, this Offer to Purchase shall be deemed terminated, and except as set forth in this Offer, neither party shall have further obligations under this Offer to Purchase. At any time from and after the Effective Date through the date of Closing, Buyer and its agents and contractors, upon at least twenty-four (24) hours advance notice shall have the right to enter the Property during normal business hours and to obtain such information and documents from Seller, to investigate the condition of title to the Property, the physical condition of the Property, the zoning of the Property, and all matters relevant to the acquisition, usage, operation, valuation and marketability of the Property, as Buyer deems appropriate. Buyer's conditions precedent are ("Conditions Precedent"):
 - (a) General Review. Buyer reviewing and approving, in Buyer's reasonable discretion, all Seller Documents (as hereinafter defined) and the results of any tests or reports that Buyer deems necessary or appropriate to obtain, at Buyer's sole expense, concerning the physical or other condition of the Property.
 - (b) Survey. Buyer obtaining, at Buyer's sole expense, an ALTA survey map, with such Table A items as Buyer requires to remove all survey exception(s), at no additional cost, from the title policy required to be delivered hereunder, which survey shall show the Property to be in all respects in a condition satisfactory to Buyer, in Buyer's sole discretion.
 - (c) Environmental Matters. Buyer's receipt, review and written approval, at Buyer's sole discretion, of a written report, including but not limited to, Phase I and /or Phase II Reports from one or more consultants obtained at Buyer's expense, certifying that (i) the soils, groundwater and surface waters on, in or under the Property do not contain any pollutants, contaminants or hazardous substances (as such terms are defined under any applicable federal, state or local law, rule, regulation, ordinance or order), or other environment or health-

threatening materials, including, without limitation, petroleum products, asbestos (whether friable or not), radon, lead and polychlorinated biphenyls (whether contained or not); (ii) no underground or above ground storage tanks (collectively "USTs") are present on or under the Property, and any USTs which may be present at any time in the past did not leak and were removed and disposed of in compliance with all laws, rules and regulations of any governmental authority then or now in effect; and (iii) no wetlands, floodplains or conservancies are present on the Property.

- (d) Property Inspection. Buyer, at Buyer's sole expense, conducting a satisfactory inspection of the Property (including any soil and other testing if deemed necessary by Buyer, in Buyer's reasonable discretion), in Buyer's reasonable discretion. Buyer agrees to repair any and all damages caused to the Property and to indemnify, defend and hold Seller harmless from any and all losses, costs and damages to persons or the Property as a result of Buyer's inspection and/or testing as set forth above and shall promptly return the Property to the original condition as it existed as of the Effective Date.
- (e) Financing. Buyer, at Buyer's expense, obtaining financing on terms no less favorable than the following: a first mortgage on the Property in an amount not less than \$10,000,000.00, with an interest rate lock of 5.25% and with a 5-year fixed-term amortized over not less than 25 years.
- (f) Construction Contract. Buyer, at Buyer's expense, negotiating a construction contract with terms acceptable to Buyer, in Buyer's sole discretion, for the construction of Buyer's intended development for Buyer's Intended Use (as hereinafter defined).
- (g) Development Approvals. Buyer, at Buyer's sole expense, having secured issuance of such permits, consents, licenses, or approvals (including but not limited to rezoning, occupancy permits, certified survey maps, and special use and/or conditional use permits) from the Village of Mukwonago, Wisconsin Department of Natural Resources and any other governmental or quasi-governmental authorities having jurisdiction over the Property to permit the Buyer to construct an approximately 170,000 square foot building as a build-to-suit industrial facility consisting of office and manufacturing space ("Buyer's Intended Use"). Seller agrees to work with Buyer as to the review of any necessary development applications; however approval of this Offer to Purchase does not necessarily mean that there will be approval of the Buyer's development application.

In the event that Buyer fails to satisfy or waive the Conditions Precedent prior to the expiration of the Due Diligence Period, this Offer to Purchase shall be deemed terminated, and except as set forth in this Offer to Purchase, neither party shall have further obligations under this Agreement.

5. Seller's Obligations.

- (a) From and after the date hereof, and up to and including closing, Seller agrees to provide Buyer's inspectors, engineers, surveyors, and agents access to the Property so Buyer may perform inspections, tests and/or studies contemplated by this Offer to Purchase. All such inspections and tests shall be carried on without unreasonable interference with the use of the Property by anyone then in possession. Additionally, Seller hereby agrees to cooperate with

Buyer in Buyer's attempts to fulfill Buyer's conditions set forth above, provided the same shall be without expense to Seller.

- (b) Seller shall furnish and deliver to Buyer for examination, within five (5) days after acceptance of this Offer to Purchase by Seller, to the extent such items are in Seller's possession or under Seller's control, copies of the following, which Seller hereby certifies will be true, accurate, and complete as of the date furnished: all reports, surveys, maps, plans, specifications, civil engineering drawings depicting any improvements made to or for the benefit of the Property, soil tests, warranties, environmental audits, reports, studies, agreements, or other similar documentation relating to or affecting the Property (collectively, "Seller Documents"). Buyer reserves the right to request additional documents from Seller at any time prior to Closing. Seller shall provide said additional documents within five (5) days of written request by Buyer.
- (c) Within forty-five (45) days after acceptance, Seller shall, at Seller's sole cost and expense, subdivide the land via certified survey map such that the Property is created as a separate parcel of real estate containing at least fourteen (14) acres.
- (d) Within forty-five (45) days after acceptance, Seller shall, at Seller's sole cost and expense, complete any zoning or re-zoning, as may be necessary, such that the Property is zoned M-4.

6. Title Insurance. Buyer shall obtain, at Buyer's expense, an owner's Title Insurance Commitment, including GAP coverage required therein ("Title Commitment") from First American Title Insurance Company ("Title Company"). The Title Commitment shall be merchantable, subject only to liens which will be paid out of the proceeds of closing. The Title Commitment shall provide for the deletion of all standard exceptions and other matters not expressly permitted hereunder upon satisfaction of any requirements set forth in the Title Commitment. Buyer shall have through the Due Diligence Period to examine the same. If such Title Commitment divulges any liens or encumbrances on the Property and/or exceptions any of which are unacceptable to Buyer, Buyer may give Seller written notice of such objections on or before the Due Diligence Deadline (the "Buyer's Title Notice"). If Seller is unable or unwilling to remove such objections (specifically excluding the Monetary Exceptions (as hereinafter defined) which shall be removed by Seller) within five (5) days from the date Seller receives Buyer's Title Notice, Seller shall deliver written notice to Buyer stating the same, and Buyer shall elect, within five (5) days after receipt of such Seller notice, either to (i) waive such title and survey objections and proceed to Closing, or (ii) terminate this Agreement, in which case the Earnest Money shall be immediately refunded to Buyer, and neither party shall have further obligations under this Agreement, except for those obligations herein otherwise specifically identified to survive termination and/or Closing. Notwithstanding the above, Seller shall remove all monetary liens on the Title Commitment ("Monetary Exceptions") Buyer shall not be required to object to same. Seller shall not further encumber title to the Property prior to Closing without Buyer's written consent. Furthermore, the following shall be provided at the close of this transaction:

- (a) A "marked-up" Title Commitment for Title Insurance effective at Closing showing Buyer's title to be in the condition required hereby;
- (b) GAP endorsement;
- (c) Seller to provide all lien waivers and any evidence or documents required by the Title Company to remove the necessary exceptions and encumbrances;
- (d) A Seller executed Owner's Affidavit and Broker's Affidavit in the form required by the Title Company;

7. Original Documents. The parties agree that any photocopy or carbon copy of any document and/or any document transmitted by fax machine or via PDF attachment to electronic mail shall be treated as an original document. Any documents containing a photocopy, carbon copy and/or fax copy of the signature or initials of any party shall have the same legal binding effect of a document containing the original signature or initials of such party.
8. Prorations and Adjustments.
- (a) Taxes/Assessments. Seller shall promptly pay when due all real property taxes on the Property for all years prior to the year of Closing. Real property taxes levied in the year of Closing shall be prorated at Closing based on 100% of the 2018 real estate taxes. Seller shall pay at Closing the full amount of all special assessments levied against the Property prior to the date of Closing.
 - (b) Liens and Encumbrances. The amount of any mortgage, lien or other monetary encumbrance then affecting the Property shall be paid in full by Seller at Closing.
 - (c) Closing Costs. Buyer shall pay the premium for the title policy; all real estate transfer taxes; and all recording costs. Each party shall pay for its own attorneys' fees.
 - (d) Settlement Statement. At the Closing, Seller and Buyer shall execute a closing settlement statement to reflect Purchase Price, credits, prorations and adjustments contemplated by or provided for in this Agreement.
9. Closing. Closing shall take place at the location designated by Buyer on January 15, 2019 ("Closing"). Buyer may elect to close sooner upon fourteen (14) days' advance written notice to Seller of same.
10. Time. Time is of the essence as to all matters contained in this Offer to Purchase.
11. Authority. Seller and Buyer represent and warrant to each other that the individual signing this Offer to Purchase and Addendum on behalf of Seller and Buyer are duly authorized and have full written authority to so sign and to bind the respective parties to the provisions hereof.
12. Conflict. In the event that there is a conflict between the provisions of this Addendum and the Offer, the terms of this Addendum shall control.
13. Binding Effect. This Addendum is binding upon all of the parties, their successors and assigns.
14. Entire Agreement. The Offer and this Addendum set forth all of the covenants, premises, agreements, conditions and understandings between Seller and Buyer concerning the purchase of the Property and there are no others, either oral or written, between them, except as contained in the Offer to Purchase. No modification, waiver or amendment of the Offer to Purchase or this Addendum or any of its conditions or provisions, shall be binding upon the Seller or Buyer unless in writing, signed by both parties or a duly authorized agent of both parties to be charged.
15. Assignment. The Offer to Purchase may be assigned by Buyer.

16. Counterparts. The Offer to Purchase and this Addendum may be executed in any number of counterparts and each such executed counterpart shall be deemed an original hereof and all such executed counterparts shall together constitute but one and the same instrument, which instrument shall for all purposes be sufficiently evidenced by any such executed counterpart.

17. Governing Law. The Offer to Purchase and this Addendum shall be construed and enforced in accordance with the laws of and in the courts of the State of Wisconsin. Both Seller and Buyer irrevocably agree to and consent to the subject matter jurisdiction and personal jurisdiction of the courts of Waukesha County in the State of Wisconsin.

18. Brokers. Buyer represents and warrants to Seller and Seller represents and warrants to Buyer that neither has dealt with any broker, agent, finder or other intermediary in connection with this sale and purchase. Seller agrees to indemnify, defend and hold Buyer harmless from and against the claims of any and all brokers or intermediaries claiming a commission in connection with this sale. Buyer agrees to indemnify, defend and hold Seller harmless from and against any broker's claim arising from any breach by Buyer of Buyer's representation and warranty in this Paragraph. The provisions of this Paragraph shall survive Closing. Each party hereto agrees to execute and deliver at closing any affidavit as to broker's lien rights as may be required by the Title Company to issue its Title Commitment and policy of title insurance free from exception relative to same.

BUYER:

NB Lincoln, LLC

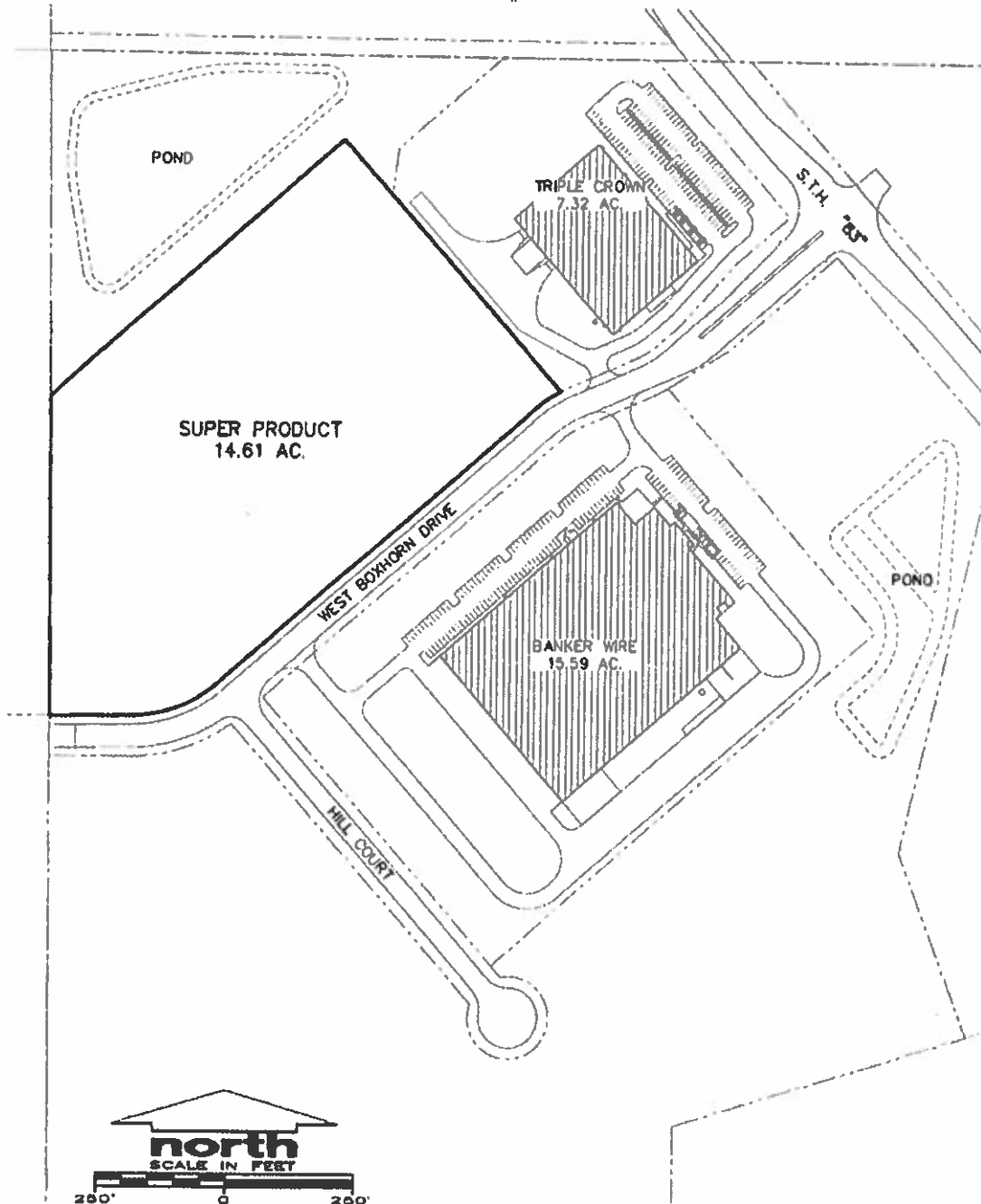

By: Nelson E. Williams, Managing Member

SELLER:

Village of Mukwonago

By: _____
Name: _____
Title: _____

TID #5





Village of Mukwonago

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

www.villageofmukwonago.com
planner@villageofmukwonago.com

January 3, 2019

Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Final Plat of Subdivision
Chapman Farms—1st Phase/Bielinski Homes, Inc.

Dear President Winchowky and Members of the Plan Commission:

Bielinski Homes, Inc. has submitted a final plat that will be the first phase of the 48-condominium unit and 86 single family lot subdivision reviewed by the Plan Commission and Village Board during prior zoning and preliminary plat approvals. This final plat includes 7 lots and 4 outlots. Three of the lots create parcels for the condominiums. Four lots are for single family development. Two outlots are designed for storm water management facilities, one outlot for the planned expansion of Rosewood Park within the Fairwinds Subdivision, and one outlot is the parcel that will remain for future additions to the final plat (and storm water management of the whole site).

The area for the condominiums was previously rezoned to R-5, Low Density Multi-Family Residential District, and gained Village approval for a Planned Unit Development that included Site Plan and Architectural Review approval. The single-family portion of the proposal continues to be zoned as R-1, Single-Family Medium Lot Residential District.

Pursuant to conditions of preliminary plat approval, the final plat includes the following:

1. A 60-foot wide public right-of-way within the condominium area.
2. Dedication and extension of the Chapman Farm Boulevard and Fairwinds Boulevard right-of-ways to form an intersection with a round-about. (Submitted construction drawings for the round-about can be discussed with the commission if you desire.)
3. Construction drawings have been submitted to construct Chapman Farm Boulevard east of this final plat within existing dedicated right-of-way that facilitates a full street connection of Highway 83.
4. Dedication of the outlot for Village park expansion.

Storm Water Management

Outlot 3, the remnant parcel reserved for future final plats, is provided with a storm water easement for approximately one-half of total area planned for storm water management facilities for the whole development of the preliminary plat. The Village Engineer has issued storm water review comments which will be addressed before a Storm Water Maintenance Agreement is completed during the next several months. As you might recall, during preliminary plat review Village staff expressed a concern that storm water management and maintenance between the condominiums and the entire single-family area must be coordinated. Therefore, staff will ensure the coordination occurs before the agreement is finalized.



Developer Agreements

Likewise, during the next several months construction drawings will be finalized that will be included as exhibits to the Developer Agreements. Pursuant to preliminary discussion, the applicant has requested two agreements—one for the condominiums and one for the single family.

Other Matters

The Village Engineer's office has issued a six-point review letter concerning matters of the final plat (please see the attached letter). Those matters must be addressed before the Village signs the final plat.

As of the date of this report, the Village has not received review comments from the Wisconsin Department of Administration and Waukesha County; pursuant to State Law the final plat was forwarded to those agencies for review. Any comments received must be addressed prior to signing the plat.

Preliminary plat approval required identification of driveway locations of the single family lots surrounding the round-about. The final plat addressed the requirement with a side notation, but staff desires the actual plat identify driveway locations, similar to identification of driveway locations surrounding the cul-de-sac within the Orchards of Mukwonago Addition No. 2 Subdivision, which has been successfully implemented. During a recent meeting with representatives of the applicant, it was decided the final plat will show "x" marks designating no access, therefore only allowing driveways outside of the round-about area.

RECOMMENDATION

This 1st phase final plat substantially conforms with the preliminary plat. There are matters that remain to be resolved involving storm water and construction plans that can be handled through conditions of approval. The reason to move this final plat along is due to timeframe requirements of State Law for the Plan Commission and Village Board to review and approve a final plat.

I recommend approval of the final plat with the conditions listed below.

1. Approval is granted for the Chapman Farms Final Plat pursuant to the plat dated December 6, 2018 prepared by Grady L. Gosser, further subject to conditions of this approval.
2. The final plat shall not be signed by Village officials and recorded until the following items are satisfied:
 - a. Comments of the Wisconsin Department of Administration and Waukesha County are addressed on the final plat.
 - b. Comments from the Village Engineer's office and the Village Planner/Zoning Administrator (that include all Village staff comments) are addressed on the final plat.
 - c. Village Board approved Developer Agreements are signed by the applicant.
 - d. A Village Board approved Storm Water Maintenance Agreement is signed by the applicant.
 - e. Submittal of the required Letter of Credit(s) by the applicant, in a form approved by the Village Attorney.
 - f. Submittal and approval by Village staff of Deed Restrictions and Homeowner Association Documents.



Village of Mukwonago

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- g. Written verification from the Village Engineer's office and the Village Planner/Zoning Administrator that all required modifications have been included on the final plat.

I appreciate the opportunity to assist the Village with review of this proposal. Should questions arise, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce S. Kaniewski".

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



OWNER:
BIELINSKI HOMES, INC.
1830 MEADOW LN. SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570

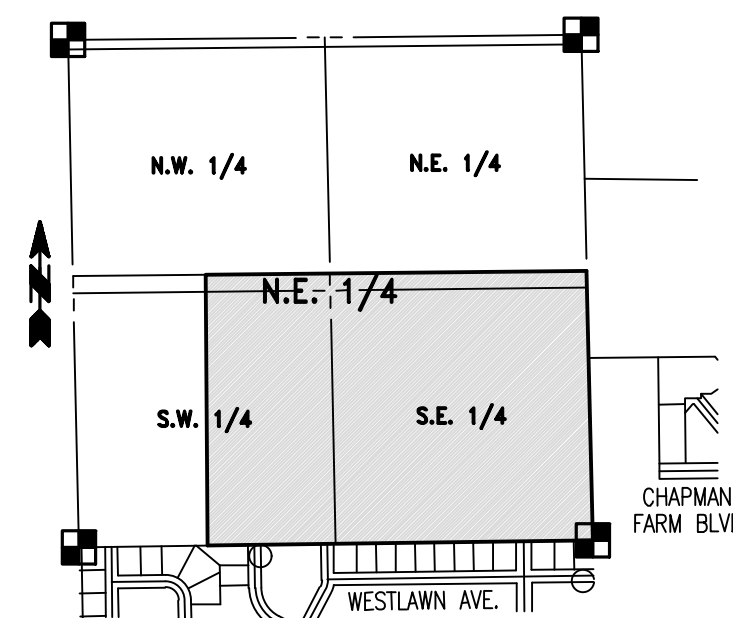
CHAPMAN FARMS

BEING A REDIVISION OF OUTLOT 2 OF C.S.M. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

UNPLATTED LANDS

N.E. CORNER,
SEC. 22-5-18
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=327,384.52 E=2,443,459.79

TRUE NORTH
GRID NORTH
+01°08'37"



LOCALITY MAP:
N.E. 1/4, SEC. 22, T. 5 N., R. 18 E.
SCALE: 1"=1000'

SCALE: 1" = 100'
0 100 200

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

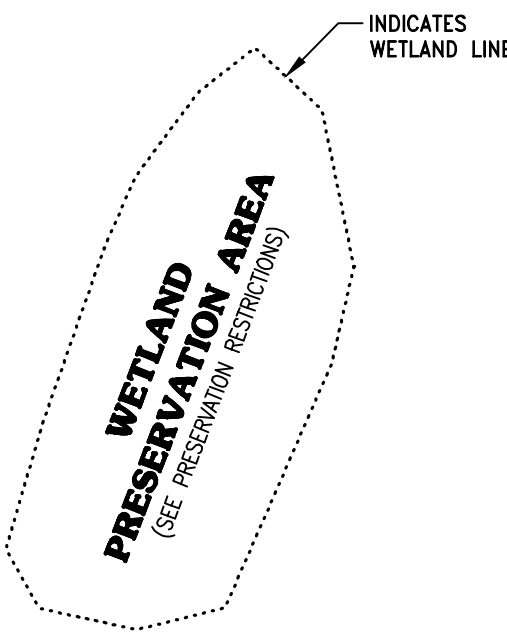
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no special representation is made herein.

WETLAND PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- 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.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, 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 municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted 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.
- The construction of buildings is prohibited.

OUTLOT 3
2085343 SF
(RETAINED BY THE
OWNER/DEVELOPER FOR
FUTURE DEVELOPMENT)



INDICATES
WETLAND LINE

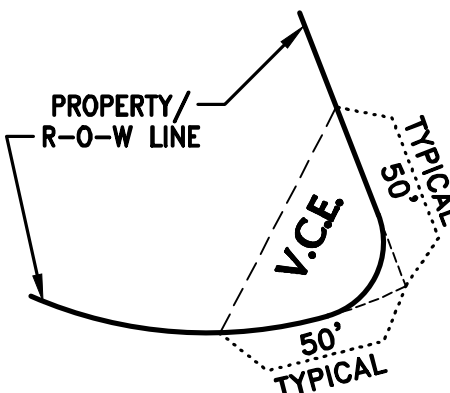
UNPLATTED
LANDS

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the Grid North of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the South line of the N.E. 1/4 of Section 22, T. 5 N., R. 18 E., is taken to bear North 89°14'12" East.
- The Public Storm Sewer and Drainage Easements, Public Stormwater Drainage Easement and Public Sanitary Sewer and Watermain Easement are herein granted to the Village of Mukwonago.
- The 35' wide Temporary Access Easement is in favor of the Unplatted Lands to the East. Easement to terminate when Outlot 3 is fully developed.
- The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1 AND 2 of this Subdivision and designated Outlots within any future additions to this Subdivision. Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 1, 2 and 3 of this Subdivision. The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- Outlot 3 to be retained by the Owner/Developer (Bielinski Homes, Inc.) for future development.
- Outlot 4 is herein dedicated to the Public for Park purposes.
- The Wetland boundary shown on Outlot 3 was field delineated and field located by Stantec Consulting, Inc. in November, 2017. See Preservation Restrictions.
- The future Driveway locations for Lots 4, 5 and 6 are restricted to be located outside of the Roundabout return areas. Refer to the Subdivision's Construction Plan Set for potential Driveway locations on file at the Village of Mukwonago.

UNPLATTED
LANDS

VISION CORNER EASEMENT DETAIL (V.C.E.)



V.C.E. APPLIES TO:

Lots 1, 2 and 3 are herein subject to a Vision Corner Easement as shown on this plat in that no structure or improvements of any kind are permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

ZONING DATA:

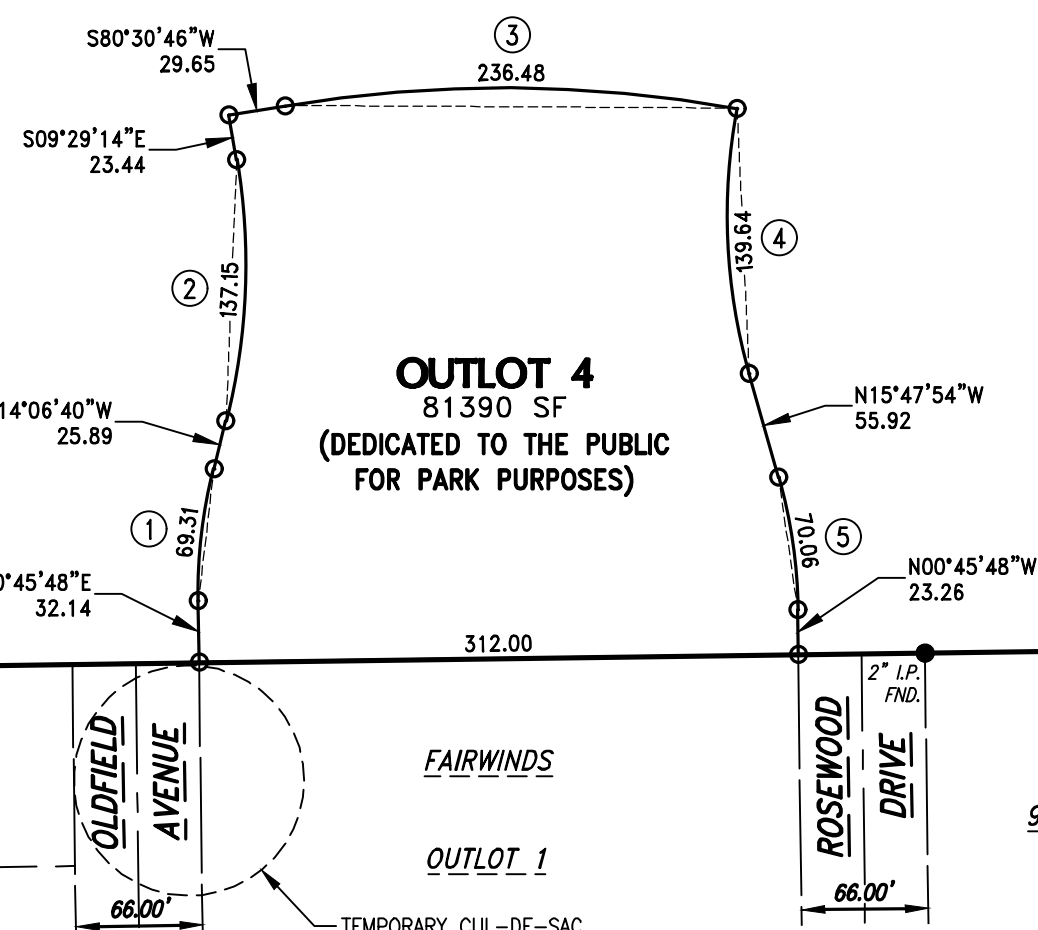
CATEGORY - "R-1" Single-Fam (Lots 4, 5, 6 & 7)
Minimum Lot Area = 15,000 S.F.
Minimum Lot Width Interior = 100 ft. ● FSB
Minimum Lot Width corner = 120 ft. ● FSB
Minimum Building Setbacks:
Front Setback/Street 35 ft.
Interior Side Yard (1-Story) ... 15 ft.
Interior Side Yard (Others) ... 20 ft. one side
Rear Yard 40 ft. other side

Note: Lots 1, 2 & 3 are zoned "R-5" Multi-Family and will contain a future Condominium Development.

OUTLOT 1
C.S.M. #11755

1411.78
S00°30'47"E

CENTER,
SEC. 22-5-18
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON.
W/ BRASS CAP
N=324,715.47
E=2,440,844.71



S. LINE, N.E. 1/4, SEC. 22-5-18
(N89°14'12"E 2677.10)

2005.46

N89°14'12"E

95 96 97 98 99 100 101 102 103 104 105 106

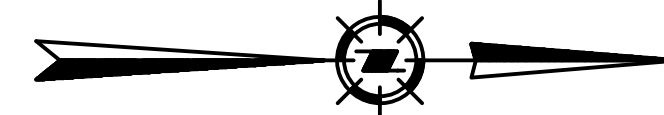
CHAPMAN FARMS

BEING A REDIVISION OF OUTLOT 2 OF C.S.M. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SCALE: 1" = 60'

0 60 120



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

OUTLOT 3
2085343 SF
(RETAINED BY THE OWNER/DEVELOPER
FOR FUTURE DEVELOPMENT)

OUTLOT 2
11801 SF

3
111571 SF

2
193241 SF

1
93815 SF

(P.O.B)
E. 1/4 CORNER,
SEC. 22-5-18
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=324,751.13 E=2,443,521.40

N.E. CORNER,
SEC. 22-5-18
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=327,384.52 E=2,443,459.79

CHAPMAN FARMS

BEING A REDIVISION OF OUTLOT 2 OF C.S.M. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 2 of Certified Survey Map No. 11755, recorded in the Office of the Register of Deeds for Waukesha County on August 31, 2018, in Book 118 of Certified Survey Maps, at Pages 128 through 130 inclusive, as Document No. 4358666, located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Said Parcel contains 2,810,100 Square Feet (or 64.5110 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Mukwonago in surveying, dividing and mapping the same.

Dated this 6th Day of DECEMBER, 20 18.



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this Day of , 20 on any of the land included in the Plat of "CHAPMAN FARMS".

Pamela F. Reeves
Pamela F. Reeves, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Judith A. Taubert, being duly appointed, qualified and acting Treasurer of the Village of Mukwonago, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this Day of , 20 on any of the land included in the Plat of "CHAPMAN FARMS".

Judith A. Taubert
Judith A. Taubert, Village Treasurer

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Mukwonago

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this day of , 20.

BIELINSKI HOMES, INC.

Frank Bielinski
Frank Bielinski, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this day of , 20, the above named Frank Bielinski, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this day of , 20.

CITIZENS BANK

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this day of , 20, the above named _____ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified , 20

Department of Administration



VILLAGE BOARD APPROVAL:

Resolved, that the plat of "CHAPMAN FARMS", being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, is hereby approved conditionally by the Village of Mukwonago Board.

Fred Winchowky
Fred Winchowky, Village President

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of Mukwonago, and that all conditions of approval have been met as of this Day of , 20.

Judith A. Taubert
Judith A. Taubert, Village Clerk

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOTS 3/4	267.00	14°52'28"	69.31	69.12	S06°40'26"W	S14°06'40"W	S00°45'48"E
2	OUTLOTS 3/4	333.00	23°35'54"	137.15	136.18	N02°18'43"E	N14°06'40"E	N09°29'14"W
3	OUTLOTS 3/4	690.00	19°38'12"	236.48	235.32	N89°40'08"W	N79°51'02"W	S80°30'46"W
4	OUTLOTS 3/4	303.00	26°24'16"	139.64	138.40	S02°35'46"E	S10°36'22"W	S15°47'54"E
5	OUTLOTS 3/4	267.00	15°02'06"	70.06	69.86	N08°16'51"W	N00°45'48"W	N15°47'54"W
6	C/L	300.00	33°27'39"	175.20	172.72	N17°29'37.5"W	N00°45'48"W	N34°13'27"W
	EAST	340.00	20°27'31"	121.40	120.76	N10°59'33.5"W	N00°45'48"W	N21°13'19"W
	1	340.00	14°55'28"	88.56	88.31	N08°13'32"W	N00°45'48"W	N15°41'16"W
	OUTLOT 1	340.00	5°32'03"	32.84	32.83	N18°27'17.5"W	N15°41'16"W	N21°13'19"W
	WEST	260.00	19°09'11"	86.91	86.51	N10°20'23.5"W	N00°45'48"W	N19°54'59"W
	7	260.00	9°34'17"	43.43	43.38	N05°32'56.5"W	N00°45'48"W	N10°20'05"W
	6	260.00	9°34'54"	43.48	43.43	N15°07'32"W	N10°20'05"W	N19°54'59"W
7	C/L	400.00	11°19'35"	79.07	78.94	S28°33'39.5"E	S22°53'52"E	S34°13'27"E
	NORTHEAST	360.00	11°19'35"	71.17	71.05	S28°33'39.5"E	S22°53'52"E	S34°13'27"E
	4	360.00	9°37'02"	60.43	60.36	S29°24'56"E	S24°36'25"E	S34°13'27"E
	OUTLOT 3	360.00	1°42'33"	10.74	10.74	S23°45'08.5"E	S22°53'52"E	S24°36'25"E
	5	440.00	6°29'27"	49.85	49.82	S26°08'35.5"E	S22°53'52"E	S29°23'19"E
8	6	90.00	89°54'04"	141.22	127.17	N64°52'01"W	N19°54'59"W	S70°10'57"W
9	5	80.00	99°34'16"	139.03	122.18	N20°23'49"E	N70°10'57"E	N29°23'19"W
10	4	90.00	38°37'05"	60.66	59.52	S53°31'59.5"E	S34°13'27"E	S72°50'32"E
11	4	90.00	36°58'31"	58.08	57.08	N88°40'12.5"E	S72°50'32"E	N70°10'57"E
12	OUTLOT 1	80.00	91°24'16"	127.62	114.52	S24°28'49"W	S70°10'57"W	S21°13'19"E
13	C/L	250.00	19°11'16"	83.72	83.33	S79°46'35"W	S89°22'13"W	S70°10'57"W
	SOUTH	210.00	19°11'16"	70.33	70.00	S79°46'35"W	S89°22'13"W	S70°10'57"W
	OUTLOT 1	210.00	7°47'24"	28.55	28.53	S74°04'39"W	S77°58'21"W	S70°10'57"W
	1	210.00	11°23'52"	41.78	41.71	S83°40'17"W	S89°22'13"W	S77°58'21"W
	3	290.00	18°03'36"	91.41	91.03	S79°12'45"W	S88°14'33"W	S70°10'57"W
14	C/L	200.00	14°38'02"	51.08	50.94	N07°56'48"W	N00°37'47"W	N15°15'49"W
	2	230.00	14°38'02"	58.74	58.58	N07°56'48"W	N00°37'47"W	N15°15'49"W
	3	170.00	14°38'02"	43.42	43.30	N07°56'48"W	N00°37'47"W	N15°15'49"W
15	C/L	220.00	25°36'16"	98.31	97.50	S02°27'41"E	S10°20'27"W	S15°15'49"E
	2	190.00	25°36'16"	84.91	84.20	S02°27'41"E	S10°20'27"W	S15°15'49"E
	3	250.00	25°36'16"	111.72	110.79	S02°27'41"E	S10°20'27"W	S15°15'49"E
16	C/L	300.00	14°59'22"	78.48	78.26	N02°50'46"E	N10°20'27"E	N04°38'55"W
	2	330.00	14°59'22"	86.33	86.09	N02°50'46"E	N10°20'27"E	N04°38'55"W
	3	270.00	14°59'22"	70.64	70.43	N02°50'46"E	N10°20'27"E	N04°38'55"W
17	C/L	600.00	2°45'54"	28.95	28.95	S03°15'58"E	S01°53'01"E	S04°38'55"E
	2	570.00	2°45'54"	27.51	27.50	S03°15'58"E	S01°53'01"E	S04°38'55"E
	3	630.00	2°45'54"	30.40	30.40	S03°15'58"E	S01°53'01"E	S04°38'55"E
18	C/L	100.00	88°40'59"	154.78	139.79	N46°13'30.5"W	N01°53'01"W	S89°26°00"W
	2	130.00	88°40'59"	201.22	181.72	N46°13'30.5"W	N01°53'01"W	S89°26°00"W
	3	70.00	88°40'59"	108.35	97.85	N46°13'30.5"W	N01°53'01"W	S89°26°00"W
19	C/L	180.00	20°49'58"	65.45	65.09	S80°09'01"E	S69°44'02"E	N89°26°00"E
	2	150.00	20°49'58"	54.54	54.24	S80°09'01"E	S69°44'02"E	N89°26°00"E
	3	210.00	20°49'58"	76.36	75.94	S80°09'01"E	S69°44'02"E	N89°26°00"E
20	OUTLOTS 2/3	260.00	11°31'05"	52.27	52.18	S22°40'24.5"W	S28°25'57"W	S16°54'52"W
21	TOTAL	333.00	28°59'57"	168.54	166.75	N13°55'58.5"E	N28°25'57"E	N00°34°00"W
	OUTLOTS 2/3	333.00	2°59'51"	17.42	17.42	N26°56'01.5"E	N28°25'57"E	N25°26°06"E
	OUTLOT 3/R.O.W.	333.00	10°20'15"	60.08	60.00	N20°15'58.5"E	N25°26°06"E	N15°05°51"E
	LOT 2/OUTLOT 3	333.00	15°39'51"	91.04	90.76	N07°15'55.5"E	N15°05°51"E	N00°34°00"W

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

December 26, 2018

Mr. Fred Winchowky
Village President
Village of Mukwonago
P.O. Box 206
Mukwonago, WI 53149

Re: Chapman Farms CSM Review
Final Plat

Dear President Winchowky:

We have reviewed the above CSM as requested by Village Staff and have the following comments:

In accordance with State Statutes:

1. 236.20 (2) (c): All easements or restrictions created by the plat must be retraceable as shown by the Plat.
2. A Utility Easement Provisions note is on Sheet 3 of 3. This note is not retraceable. Further it references "Utility Easement Areas" as shown on the plat. No areas or typical easement details are shown. See also 236.20 (2) (f).
3. A Vision Corner Easement Detail is shown on Sheet 1 of 3. The notes indicate this detail applies to Lots 1, 2 and 3. But not Out Lot 1 (O.L. 1) nor lots 4, 5 and 6 which are in the corners of the right of way. At a minimum, Lot 1 should be removed from this note.
4. Does the proposed round a bout at this intersection require additional vision corner easements? If the answer is yes, then detailed easements should be shown for lots 4, 5 and 6 and Out Lot 1.
5. 236.20 (3) (d) The names of adjoining streets, land divisions, etc. in their proper location, underscored by dashed or dotted lines. Chapman Farm Boulevard, which was dedicated by CSM No. 11714, is not shown nor labeled.
6. The Public Stormwater Drainage Easement on south side of lot 1 (Rain Garden 4) must be located in an Outlot and not an easement.

Mr. Fred Winchowky
Village of Mukwonago
December 26, 2018
Page 2

In accordance with Village of Mukwonago Land Division Ordinance other comments and concerns relating to the technical review of the construction drawings and storm water management plan will be forthcoming under separate cover.

Please contact me if you have any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Christopher J. Ruetten, P.L.S.
Professional Land Surveyor
cruetten@ruekert-mielke.com

CJR:jkc

cc: John Weidl, Village of Mukwonago
Bruce Kaniewski, Village of Mukwonago
Mark G. Blum, Village of Mukwonago
Rebecca K. Alonge, Ruekert & Mielke, Inc.
Christopher M. Genellie, P.E., Ruekert & Mielke, Inc.
Richard A. Eberhardt, P.E., P.L.S., Ruekert & Mielke, Inc.
File

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

FINAL PLAT REVIEW APPLICATION

Application Fee: \$250 + \$11 per lot

Date Submitted: _____

CONTACTS

Zoning and Planning Department

Contact: Bruce Kaniewski
Phone: (414) 339-4105
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

It is recommended that, prior to the filing of an application for the approval of a final plat, the subdivider should first inform the Village Clerk of the subdivider's plans and then consult with the Zoning Administrator, the Village Engineer and/or the Village Planner in order to obtain advice and assistance.

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 45 Article II. and other pertinent sections of Village ordinances, State statutes and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal conceptual 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. In the case of a final plat the submittal date, for the purposes of WI Stats. Chapter 236, is the date that the entire application packet is completed (as dated below by Village Staff).

Mail completed applications to: Village Planner
ATTN: Final Plat Review
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Frank & Harry Bielinski
Company: Bielinski Homes, Inc.
Address: 1830 Meadow Ln. STE. A City: Waukegan State: WI Zip: 53072
Daytime Phone: 262-542-9494 Fax: 262-547-6331
E-Mail: bielinski.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Bielinski Homes, Inc
Address: 1830 Meadow Ln STE A City: Pewaukee State: WI Zip: 53072
Daytime Phone: 262-542-9494 Fax: 262-547-6331
E-Mail: Bielinski.com
Present Zoning: R-5 Tax Key No(s): _____
Location/Address: Chapman Farms west of HWY 93 & Chapman Blvd.
Present Use: Ag. Intended Use: Condominiums

PROCEDURAL CHECKLIST FOR FINAL PLAT REVIEW AND APPROVAL

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

Application:

- ☐ Completed application form including the procedural checklist.
- ☐ Application fee: \$250 + \$11 per lot
- ☐ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☐ Project Summary: Please attach a statement detailing the reasons and background for this request. **PLEASE EXPLAIN IN DETAIL.**
- ☐ The following number of full sets of plat:
 - ☐ Two (2) copies are required for staff.
 - ☐ Four (4) copies are required for each County Planning Commission.
 - ☐ Two (2) copies are required if shorelands or wetlands are involved.
 - ☐ Two (2) copies are required if abutting a highway.
 - ☐ Three (3) copies are required for the utilities.
 - ☐ One (1) copy is required for each school district.
- ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☐ Any additional information as determined by Village staff.



Village of Mukwonago

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

January 3, 2019

Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: 4-Lot Extraterritorial Certified Survey Map
Ralph Hibbard/Town of Vernon

Dear President Winchowky and Members of the Plan Commission:

Ralph Hibbard, owner of the property commonly known as Heaven City along the north side of CTH ES and the east bank of the Fox River, is requesting extraterritorial review of a 4-Lot Certified Survey Map (CSM). Pursuant to State Law, the Village has the opportunity to review any land division within 1.5 miles of its corporate boundary, although review is limited to conformance with the Village Comprehensive Plan.

This CSM is related to the pending approval of the boundary agreement with the Town of Vernon. It is the desire of Vernon officials to approve the CSM before final approval of the boundary agreement by the Wisconsin Department of Administration (DOA). The Town Plan Commission and Town Board is expected to review and approve the CSM on January 3rd. Town Board and Village Board approval of the boundary agreement is expected during January and will then be forwarded to DOA for approval. (*January 4th update—Town Board approved the boundary agreement*).

The CSM creates three single family lots of 3.0, 3.0 and 5.0 acres off the cul-de-sac of Lake Side Drive through the Hidden Lakes Subdivision. The fourth lot retains 21.5 acres of the Heaven City complex of buildings. The Village comprehensive plan designates about the northern one-third of the site as Medium Lot Single Family I (25,000 square foot lot size minimum) and the southern two-thirds as Low Intensity Commercial/Business. Since the proposed lot sizes are above 25,000 square mix, the CSM conforms to the comprehensive plan.

Within the boundary agreement, the three single family lots have been placed within the 30-year attachment area, and the 21.5-acre lot will be in the 10-year attachment area. In other words, if the 21.5-acre site is not attached to the Village within 10 years because of development or property owner choice, the site is automatically attached. For your information, the current boundary agreement map is attached. After anticipated state acceptance of the boundary agreement, Village staff suggests the Plan Commission propose an amendment to the comprehensive plan, especially for the Village ultimate boundary area along Maple Avenue.

A large portion of the site is covered by a floodplain, wetlands and a Primary Environmental Corridor. Please see the attached Town Planner's report about the environmental features and other factors about the CSM.



Village of Mukwonago

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

www.villageofmukwonago.com
planner@villageofmukwonago.com

RECOMMENDATION

The proposed CSM conforms to the comprehensive plan. I recommend approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce S. Kaniewski".

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

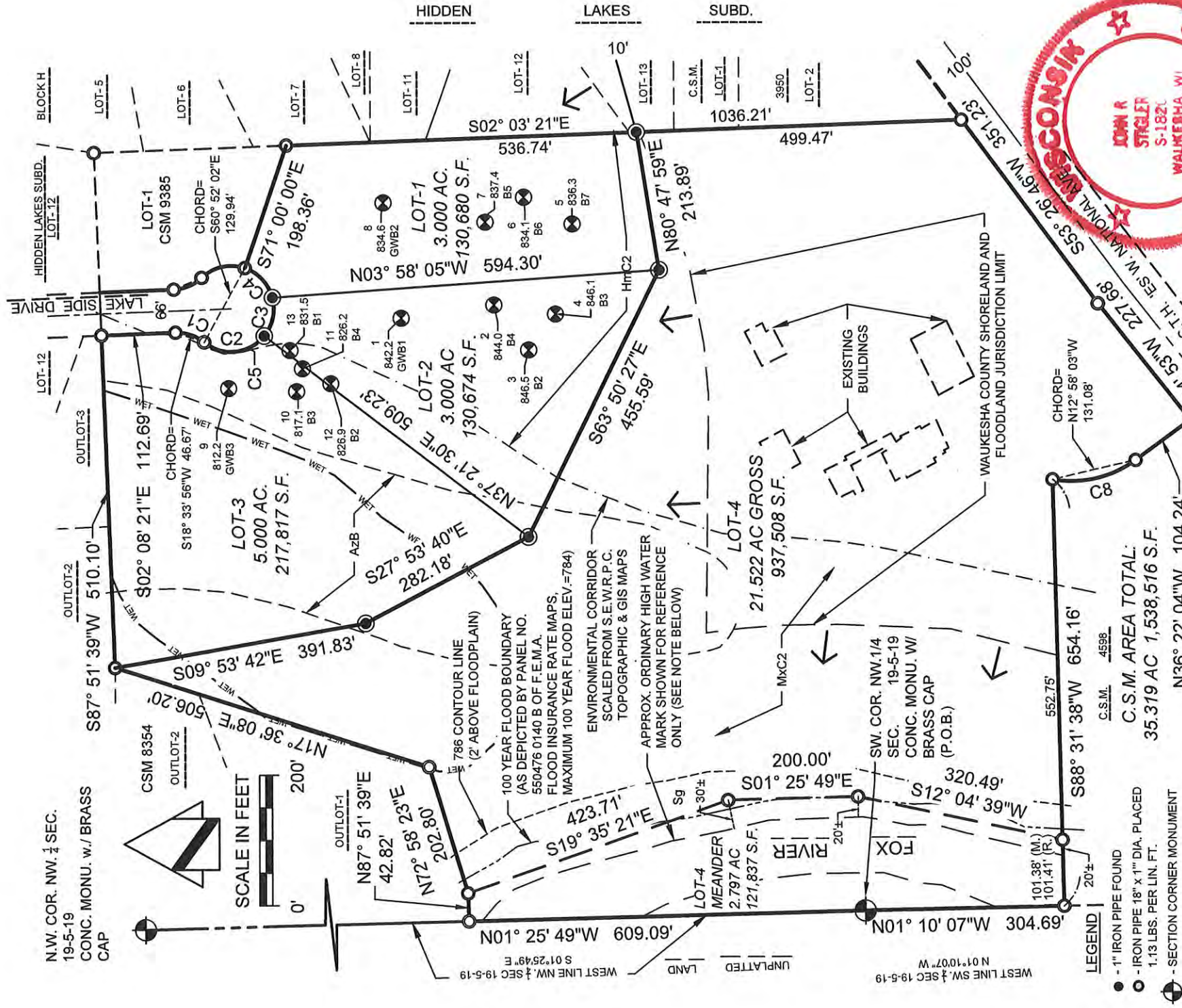
DEC 28 2018

CLERKS OFFICE
TOWN OF VERNONKLS
11:50 am

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 6

Being a Redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Town 5 North, Range 19 East TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 6
Being a Redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the
Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼)
of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East
TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	47.70'	66.00'	41°24'38"	46.67'	S18° 33' 56"W
C2	103.58'	66.00'	89°56'18"	93.27'	S5° 41' 46"E
C3	62.48'	66.00'	54°14'04"	60.17'	S77° 45' 58"E
C4	64.64'	66.00'	56°07'04"	62.09'	N47° 03' 28"E
C5	230.69'	66.00'	200°15'55"	129.94'	S60° 52' 02"E
C8	134.80'	66.00'	46°47'56"	131.08'	N12° 58' 03"W

RECEIVED

DEC 28 2018

CLERKS OFFICE
TOWN OF VERNON

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-8701
DATED this 27th DAY of December, 2018

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 6

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East

TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East, Town of Vernon, Waukesha County, Wisconsin also described as follows: Beginning at the southwest corner of the Northwest Quarter (NW ¼) of said Section 19, thence North 01°25'49" West 609.09 feet along the west line of the Northwest Quarter (NW ¼) of said Section 19; thence North 87°51'39" East 42.82 feet; thence North 72°58'23" East 202.80 feet along the east line of Certified Survey Map No. 8354; thence North 17°36'08" East 506.20 feet along said east line; thence North 87°51'39" East 510.10 feet along the north line of Certified Survey Map No. 9385 to the east right-of-way line of Lakeside Drive; thence South 02°08'21" East along said right-of-way line 112.69 feet; thence southerly 47.70 feet on the arc of a curve of radius 66.00 feet, curve center lies to the west, chord bears South 18°33'56" West 46.67 feet; thence easterly 230.69 feet along the arc of curve and right-of-way of Lakeside Drive, curve center lies to the east chord bears South 60°52'02" East 129.94 feet to the southwest corner of Lot 1 of Certified Survey Map No. 9385; thence South 71°00'00" East 198.36 feet along the south line of said Lot 1; thence South 02°03'21" East 1036.21 feet along the west line of Hidden Lakes Subdivision to the north right-of-way line of W. National Avenue (CTH "ES"); thence South 53°26'46" West 351.23 feet along said north right-of-way line; thence South 51°34'53" West 227.68 feet along said north right-of-way line; thence North 36°22'04" West 104.24 feet; thence northerly 134.80 feet along the arc of a curve, curve center lies to the east, chord bears North 12°58'03" West 131.08 feet, radius of 165.03 feet; thence South 88°31'38" West 654.16 feet; to the west line of the Southwest Quarter (SW ¼) of said Section 19; thence North 01°10'07" West along said west line 304.69 feet to the place of beginning. CSM total area is 1,538,516 square feet or 35.319 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of Vernon, Village of Mukwonago, and Waukesha County in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 27th day of December 2018

My commission expires July 5, 2019.

Peter A. Muehl

PETER A. MUEHL – NOTARY PUBLIC

RECEIVED

DEC 28 2018

CLERKS OFFICE
TOWN OF VERNON



OWNER: HEAVEN CITY DEVELOPMENT, CO.

Instrument drafted by John R. Stigler

P.S. Vernon 518

CERTIFIED SURVEY MAP NO.

Sheet 4 of 6

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East

TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As Owner, I hereby certify that I caused the land described on this map to be surveyed, divided and mapped in accordance with the requirements of the Town of Vernon and Ordinances of Waukesha County as represented on this map.

HEAVEN CITY DEVELOPMENT, CO.- OWNER

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018, the above named HEAVEN CITY DEVELOPMENT, CO., to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC

CONSENT OF CORPORATE MORTGAGEE:

_____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certificate of _____.

IT'S _____

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018 the above named _____ to me known to be the person who executed the foregoing instrument and to me known to be such _____, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____.

NOTARY PUBLIC

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 27th day of DEC 2018, 2018

**RECEIVED**

DEC 28 2018

CLERKS OFFICE
TOWN OF VERNON

OWNER: HEAVEN CITY DEVELOPMENT, CO.

Instrument drafted by John R. Stigler

P.S. Vernon 518

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 6

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East

TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

TOWN BOARD APPROVAL

Approved by the Town Board, Town of Vernon, this _____ day of _____, 2018.

THOMAS G. BIRD - CHAIRPERSON

KAREN L. SCHUH - CLERK

TOWN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Vernon, this _____ day of _____, 2018.

THOMAS G. BIRD – CHAIRPERSON

KAREN L. SCHUH - SECRETARY

VILLAGE PLAN COMMISSION APPROVAL: EXTRATERRITORIAL JURISDICTION

Approved by the Plan Commission, Village of Mukwonago, this _____ day of _____, 2018.

FRED WINCHOWKY - PRESIDENT

JUDITH TAUBERT –CLERK/TREASURER

VILLAGE BOARD APPROVAL: EXTRATERRITORIAL JURISDICTION

Approved by the Village Board, Village of Mukwonago, this _____ day of _____, 2018.

FRED WINCHOWKY - PRESIDENT

JUDITH TAUBERT –CLERK/TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE: Resolved that the above Certified Survey Map which has been filed for approval as required by Chapter 236, Wisconsin Statutes, is hereby approved on this _____ day of _____, 2018.

DALE R. SHAVER - DIRECTOR

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 27th day of December, 2018

**RECEIVED**

DEC 28 2018

CLERKS OFFICE
TOWN OF VERNON

OWNER: HEAVEN CITY DEVELOPMENT, CO.

Instrument drafted by John R. Stigler

P.S. Vernon 518

CERTIFIED SURVEY MAP NO. Sheet 6 of 6

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East
TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

Notes:

1. The Subdivision Plat of Hidden Lakes, which was recorded on June 13, 1968, following approval by the County Planning Agency, depicts a 60' wide Right-of-Way for Lake Side Dr. as set forth in Waukesha County Shoreland and Flood Land Protection Ordinance. That 60' wide platted road Right-of-Way is considered to be the established road Right-of-Way for Lake Side Dr.
2. Those areas within the Primary Environmental Corridor are considered to be within a Primary Environmental Corridor Preservation Area and are subject to the restrictions noted on this page.

WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

Those areas identified as Wetland/Primary Environmental Corridor Preservation Area on Page 1 of 6 of this Certified Survey Map shall be subject to the following restrictions:

1. 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.
2. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
3. The introduction of plant material not indigenous to the existing environment is prohibited.
4. Ponds are prohibited.
5. The construction of buildings is prohibited.
6. The wetland restrictions apply to those areas identified as wetland on the Certified Survey Map or as further defined through field verification. If any structures, land altering activities, or vegetation removal are proposed within close proximity to the pond or wetland boundary, a field delineation of the wetland boundary may be necessary. All setbacks and regulations required by the Waukesha County Shoreland and Floodland Protection Ordinance at the time of proposed development/land alteration shall apply.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 21st day of DECEMBER, 2018

**RECEIVED**

DEC 28 2018

CLERKS OFFICE
TOWN OF VERNON

OWNER: HEAVEN CITY DEVELOPMENT, CO.

Instrument drafted by John R. Stigler

P.S. Vernon 518

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO EXTRATERRITORIAL REVIEW APPLICATION

Application Fee: \$200

Date Submitted: 12/27/2018

RECEIVED
DEC 27 2018
BY: _____

TYPE OF SUBMITTAL

(Please check one)

- ☐ Certified Survey Map
☐ Preliminary Plat
☐ Final Plat
☐ Other: _____

CONTACTS

Zoning and Planning Department

Contact: Bruce Kaniewski
Phone: (414) 339-4105
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

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

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 45 Article IV and other pertinent sections of Village ordinances, WI Stats. 236.34, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
ATTN: Extraterritorial Review
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT INFORMATION (Full Legal Name)

Name: Ralph P. Hibbard
Company: HEAVEN CITY DEVELOPMENT
Address: 591 W 27850 NATIONAL AVE City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: 262-363-5885 Fax: _____
E-Mail: RALPH @ GREENFIELD GALLERY . NET

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Ralph P. Hibbard
Company: HEAVEN CITY DEVELOPMENT
Address: 5911 W 27850 NATIONAL AVE City: MUKWAGO State: WI Zip: 53149
Daytime Phone: 262-363-5885 Fax: _____
E-Mail: Ralph @ GREENFIELD GALLERY.NET

ARCHITECT

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

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

Name: John Stigler
Company: Jahnke + Jahnke
Address: 711 W. MORELAND BLVD City: WAUKESHA State: WI Zip: 53188
Daytime Phone: 262-542-5797 Fax: _____
E-Mail: jstigler @ jahnke and jahnke .com

CONTRACTOR

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

PROPERTY AND PROJECT INFORMATION

Property Owner (s) (if different from applicant): _____

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

Location/Address: _____

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

Name of Town Property is Located In: _____

Town Official Contact Name: _____

Town Official Phone #: _____ Email: _____

Present Use: _____ Intended Use: _____

PROCEDURAL CHECKLIST FOR EXTRATERRITORIAL REVIEW AND APPROVAL

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.

Certified Survey Maps shall be prepared as provided in § 236.34 (1m) (c) Wis. Stats. and Article IV of the Land Division Ordinance. Submittals for review must include and be accompanied by the following:

Application:

- ☐ Completed application form including the procedural checklist.
- ☐ Application fee: \$200
- ☐ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☐ Project Summary: Please attach a statement detailing the reasons and background for this request.
- ☐ A letter or other document stating the Town's approval of the submittal.
- ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☐ Any additional information as determined by Village staff

CERTIFICATION

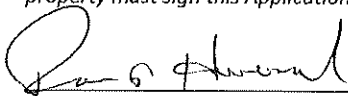
Applicant hereby certifies that:

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

Robert P. Hibbard

Name & Title (PRINT)

12-27-18

Date

Signature - Applicant

Name & Title (PRINT)

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY	
Date Paid <u>12/27/18</u>	Receipt #
Plan Commission Date(s) <u>1/8/2019</u>	Village Board Date(s) <u>1/14/2019</u>
Escrow Required? ☐ Yes ☒ No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	



Staff Review

TO: Town of Vernon Plan Commission
CC: Thomas Bird, Karen Schuh
FROM: Shaun Mularkey, Planning Consultant
RPT DATE: January 2, 2019
MTG DATE: January 3, 2019
APRVL DATE: February 19, 2019
FOTH FILE: 18W004.03/06
RE: Hibbard –Certified Survey Map Request

BACKGROUND:

1. Petitioner/Agent: Ralph Hibbard (dba Heaven City Development Co)
2. Property Owner: Heaven City Development Co
3. Location/Address: S91 W2750 National Ave, Mukwonago, WI 53149
4. Taxkey Number: VNT 2090997002
5. Area: 35.32 acres
6. Existing Zoning: A-2, Rural Home District and B-2, Local Business District; County Shoreland Zoning: A-2, Rural Home District, B-2, Local Business District, C-1, Conservancy District, and Environmental Corridor, Wetland and Floodplain Overlays
7. Proposed Zoning: N/A
8. Future Land Use: Commercial and Environmentally Sensitive Areas

OVERVIEW:

The Petitioner is requesting approval of a land division via Certified Survey Map (CSM) located at the south end of Lakeside Drive. Lots 1 and 2 are proposed as 3.00 acres, Outlot 3 as 5.00 acres, and Lot 4 (remnant) as 21.52 acres to the Fox River meander line including Heaven City. Lots 1 and 2, and Outlot 3 will be located on the Lakeside Drive cul-de-sac created in 2002 as part of the previous CSM. Lakeside Drive was originally platted (Hidden Lakes) as a 60-foot right-of-way.

The property is located within the area subject to the draft boundary agreement with the Village of Mukwonago within proposed Section D.

The Town Plan Commission reviewed the conceptual CSM on November 14, 2018, granted the requested waiver (outlined below) and directed the Petitioner to provide updates per staff comments.

PLANNER COMMENTS:

I provide the Town of Vernon Plan Commission with the following planning comments regarding the Certified Survey Map request:

1. **Waiver request.** The definition of a subdivision per the Town Land Division and Development Control Ordinance is: *The division of a lot, parcel, or tract of land, by the owner thereof, or a developer, for the purpose of transfer of ownership or building development where the division creates:*

A. More than four parcels less than 1 1/2 acres in five years;

B. More than two parcels of any size in any given year; or

C. More than six lots of any size in five years.

Sec. 200-25 states that: *Any division of land other than a subdivision as defined herein shall be surveyed and a certified survey map prepared and recorded as provided in § 236.34, Wis. Stats. Remnant parcels greater than 40 acres in size may be excluded following the procedure in § 200-14 of this chapter.* The Petitioner is requesting a waiver to allow the proposed land division to be considered under Sec. 200-25 as a minor land division, rather than as a subdivision since it includes the creation of more than two parcels in a single year.

Sec. 200-14 requires the Town Plan Commission to make a determination which shall include consideration, but not necessarily an affirmative finding, of the following factors:

- a) Whether the request for a waiver or modification, if granted, would be consistent with the general intent of this chapter.*
- b) Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.*
- c) Whether the request for a waiver or modification, if granted, would benefit the petitioner's project in a way that is not inconsistent with the Town's interests.*
- d) Whether the petitioner is in full compliance with applicable ordinances and agreements with the Town.*
- e) Whether, instead of granting the request for a waiver or modification, the chapter itself should be changed to accommodate the kind of situation present by the petitioner.*

The Petitioner has provided a written request for the waiver. The Town Plan Commission shall determine whether it is objectively reasonable to grant the request for a waiver or modification by a two-thirds vote of the members present. A waiver or modification may be granted without making an affirmative finding concerning any one or more of the above-listed factors if, on the whole, it is objectively reasonable to do so. The Plan Commission granted the waiver at the November 14, 2018 meeting.

2. **Zoning.** The northern and western portion of the total property is within County Shoreland Zoning jurisdiction. Lots 1 and 2, and Outlot 3 are entirely under County Zoning. The property is primarily zoned A-2, Rural Home District and B-2, Local Business District and is consistent between Town and County Zoning. There are also County C-1 Zoning and floodplain overlays near the Fox River, an environmental corridor overlay over roughly the west half of the property, and a wetland overlay encompassing the existing wetland on the northwest portion of the site. The division between the A-2 and B-2 zoning does not follow lot lines (The B-2 Zoning encompasses the immediate Heaven City business operation). It appears that Lots 1 and 2, and Outlot 3 will encompass only A-2-zoned land.

County A-2 zoning requires a minimum lot area of 3 acres, minimum average lot width of 200 feet, and a wetland setback of 75 feet. The wetland is shown on the CSM, but is not delineated. The wetland is limited to Outlot 3 and Lot 4 (remnant), and should be delineated prior to residential development of Outlot 3.

3. **Town Land Division Ordinance Design Standards.** The proposed CSM lot configuration meets the design requirements of Sec. 200-37 of the Town of Vernon Code of Ordinances including the 45-foot minimum lot frontage requirement for a cul-de-sac.
4. **Environmentally Sensitive Areas.** The property includes both environmental corridor, floodplain and wetland. The CSM shows the location and elevation of the floodplain, but the environmental corridor and wetland are not shown. Sec. 200-31B(17) of the Town Code of Ordinances requires the delineation of all wetlands on CSMs. In addition, Outlot 3 appears to be entirely within the Environmental Corridor. Waukesha County's EC Overlay district which may require establishment of a land disturbance envelope and/or deed restriction. The

CSM includes wetland/primary environmental corridor restriction on Sheet 6 of 6 that refers to wetlands and environmental corridor identified on Sheet 1 of 6.

5. **Easements.** Lot 2 of existing CSM 9385 includes a 30' drainage easement (to benefit Outlots to the north), and a stormwater management easement west of Lakeside Drive and are shown on the proposed CSM.
6. **Dedication fees.** Sec. 200-12C of the Town Code of Ordinances requires dedication of land and provision of improvements or payments of fee for park purposes. The CSM does not include a dedication of park land, therefore the developer is required to pay proportionate payment in lieu of dedication according to Sec. 200C(2).

SURVEYOR COMMENTS:

All previous surveyor comments have been addressed.

STAFF RECOMMENDATION

Depending on confirmation by the Town of Vernon Plan Commission of the above described comments, the Town of Vernon Plan Commission may take the following action:

The Town of Vernon Plan Commission recommends to the Town of Vernon Board of Supervisors **Approval** of the Conceptual Certified Survey Map Request for Ralph Hibbard (dba Heaven City Development Co) located at S91 W2750 National Ave, Mukwonago, WI 53149, subject to the following conditions:

1. The Town of Vernon Plan Commission has granted a waiver from Sec. 200-25 which that *"a division of land other than a subdivision as defined herein shall be surveyed and a certified survey map prepared and recorded as provided in § 236.34, Wis. Stats"* to allow more than two parcels to be created in one year as a minor land division as proposed. The Plan Commission has made a determination per Sec. 200-14 of the Town of Waukesha Code of Ordinances that it is objectively reasonable to grant the request for a waiver by a two-thirds vote of the members present after consideration of the factors listed under Sec. 200-14A(3)(a) through (e).
2. The Petitioner shall satisfy all comments, conditions, and concerns of the Town Chairman, Town Planner and Town Engineer, in regard to the Certified Survey Map.
3. The Petitioner shall add a note to the Certified Survey Map indicating that Outlot 3 is not developable for residential purposes until the wetland is delineated and it is shown that all required setbacks and offsets can be met prior to signing by the Town of Vernon.
4. The Petitioner shall pay proportionate payment in lieu of park land dedication according to Sec. 200-12C(2) of the Town of Vernon Code of Ordinances prior to signing of the Certified Survey Map by the Town of Vernon.
5. The Petitioner shall obtain the necessary approvals and satisfy all comments, conditions, and concerns of the Waukesha County Department of Environmental Health for private onsite waste system and well.
6. The Petitioner shall obtain the necessary approvals and satisfy all comments, conditions, and concerns of the Waukesha County Department of Land Resources for stormwater management if necessary.
7. The Petitioner shall obtain all other required signatures inscribed on the Certified Survey Map prior to signing by the Town of Vernon.
8. The Petitioner and/or Property Owner shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type incurred by the Town in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Town for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Town of Vernon by the Subject Property Owner and/or Agent, for reimbursement of professional



Staff Review

fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Town of Vernon must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Town of Vernon, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town of Vernon, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. Petitioner Application



Village of Mukwonago

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

www.villageofmukwonago.com
planner@villageofmukwonago.com

January 2, 2019

Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Site Plan and Architectural Review
Instrument Development Corporation/820 Swan Drive

Dear President Winchowky and Members of the Plan Commission:

Instrument Development Corporation (IDC), located on 6.6 acres at the northwest corner of Holz Parkway and Swan Drive, has submitted plans for Site Plan and Architecture Review to facilitate an expansion. IDC has a contract to purchase a 1.5-acre neighboring site that was the former location of Campbell Construction with an address of 810 Swan Drive. Both sites are zoned as M-4, Medium/Heavy Industrial District.

In addition, the submittal includes a request to the Village Board to transfer a neighboring 0.32-acre Village owned property to IDC and add a Holz Parkway ingress/egress driveway over the property. The Public Works Committee of the Committee of the Whole (Village Board) is scheduled to discuss both matters on Monday, January 7, 2019. During your meeting, I will relay the direction provided by the Village Board from the meeting. Attached to this report please find the background information provided to the Village Board about both matters.

Prior Addition

IDC operates out of two buildings on their 6.6-acre site. In 2016 IDC gained Village approval to construct a front and rear addition to the rear building. The 2,500 square foot front office addition was constructed but the proposed rear 9,900 square foot shop addition was not constructed and is not part of IDC's expansion plans at this time. Approval at that time included a potential 22 space parking lot behind the rear addition and a Storm Water Maintenance Agreement.

Current Proposal

The northern reach of the parent IDC site has steep topography, is wooded and is partially covered by a wetland and an Isolated Natural Resource Area as designated by the Southeastern Wisconsin Regional Planning Commission. However, the proposed 25,448 square foot addition to the front building, parallel to Swan Drive, is clear of any known environmental features. The existing building at 810 Swan Drive will be razed along with clearing of existing pavement/parking spaces.

New pavement and parking spaces will be installed surrounding the addition. Section 100-402 (f) (5) b. of the zoning ordinance states curb and gutter is required surrounding parking lots with more than 20 spaces. The plans do not show curb and gutter. However, the referenced section allows the Plan Commission "may waive the requirement of curb and gutter if an existing parking lot is expanded that does not have curb and gutter." The existing parking lot does not have curb and gutter, but the existing parking lots are being removed and reconstructed rather than expanded.



With the addition, 151 parking spaces are required with 103 shown on the proposed site plan (including five handicapped parking spaces.) Since zoning standards allow the Plan Commission to reduce parking requirements by 40% if land is available to construct future parking, if needed, representatives of the applicant have requested such approval.

Building and parking (greenspace setbacks) of the addition conform to the minimum required M-4 setbacks.

Site Access

The 810 and 820 addresses each have a single driveway along Swan Drive. The IDC driveway will remain in the same location to serve the east side of the new parking lot. The current 810 driveway will be removed and replaced with a new west side driveway, providing a safer separation between driveways.

As noted earlier, IDC is requesting to construct a new driveway with Holz Parkway. During construction of the addition, the driveway is intended to process site access for truck deliveries and IDC employees. Post-construction, the driveway is intended only for employee access. Village staff recommends the proposed 24-foot asphalt drive should be designed to be wider with enough turning radii to handle truck turning movements.

The proposed driveway will cross the recently constructed portion of the Holz Parkway multi-use trail. The driveway crossing will require reconstruction of the path to provide a base and surface to handle the heavy vehicle traffic (path was not constructed to handle vehicles). Staff recommends IDC be required to enter into a Developer's Agreement to ensure complete path restoration, if the Village Board allows the new driveway.

Addition Design

The pre-cast exterior panels of the addition will continue the white and gray colors of the existing building. Addition building height of 24 feet is taller than existing IDC buildings, but well within the allowed M-4 maximum building height of 45 feet.

Building mechanical equipment will be on the roof, with electrical transformer placement behind and next to the addition.

Site Lighting

Lighting surrounding the addition is proposed to be provided by wall packs. The submitted site photometric plan shows no light spillover off the site. I requested information about the angle of the wall pack luminaire so the bulb cannot be seen from off the site, which is defined as glare and not allowed pursuant to site lighting standards.

Landscape Plan

Applicant submitted a landscape plan based on a preliminary site plan and not the proposed site plan; however, the number of plantings appears to be adequate. Existing trees on the 810 site that will be removed must be inventoried and those over 8 inch in caliper must be replaced, pursuant to the Village tree ordinance. A final landscape plan will be required with the tree inventory and with the proper base site plan.



Storm Water Management

Between the Swan Drive right-of-way and the new parking lot a bioretention basin will be installed. A new Storm Water Maintenance Agreement will be required.

Contaminated Soil

Although not part of the proposed addition, Village staff desires to make the Plan Commission aware of a situation with contaminated soil on the site because it involves an area near the requested Holz Parkway driveway. Near the north building, a contaminated liquid was dumped that has spread under the adjacent Holz Parkway right-of-way. It is not known if it was caused by a prior tenant of the north building or by an IDC employee. Nonetheless, it is IDC's responsibility to remediate.

Staff recommends an action plan be provided of how the contaminated soil will be removed and the civil drawings must show all three monitoring wells (only one is shown).

RECOMMENDATION

The proposed addition with the surrounding parking lot conforms to M-4 setbacks, and the building design is consistent with M-4 design standards and is compatible with the existing building. Before deciding upon the merits of the proposal, the Plan Commission must consider the following points:

- a. If the Village Board, meeting as the Committee of the Whole, does not agree to the transfer of Village owned property to IDC for construction of Holz Parkway ingress/egress, then IDC representatives must inform the Plan Commission whether the decision has any impact upon the proposed site plan.
- b. Plan Commission consideration of waiving the need for curb and gutter to surround the new parking lot.
- c. Plan Commission consideration of reducing the amount of provided on-site parking spaces up to 40% of the total amount required by zoning, knowing that space exists on the site north of the north building to add parking if needed.

I recommend the following conditions of approval be adopted. The conditions of approval assume acceptance of the three points listed above.

1. Site Plan and Architectural Review approval for the construction of an addition of approximately 25,500 square feet along with associated site improvements on behalf of Instrument Development Corporation shall be subject to all plans and information submitted by the applicant, CJ Engineering, Anderson Ashton, Inc. and other subconsultants with all plans and information on file in the office of the Zoning Administrator. The plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged.
2. Pursuant to Section 100-402 (f) (5) b. of the Municipal Code (Zoning Ordinance), the Plan Commission approved a waiver to the requirement to install curb and gutter surrounding the new parking lot.



Village of Mukwonago

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

3. Pursuant to Section 100-402 (b) (3) of the Municipal Code (Zoning Ordinance), the Plan Commission approved a reduction of the amount of provided on-site parking spaces. Should the Village of Mukwonago identify that additional parking spaces are needed for the entire facility, within 60 days' notice from the Village applicant shall submit application and all necessary plans for approval of the additional parking spaces. Said additional parking shall be completed within 180 days of the notice from the Village.
4. Prior to the issuance of a building permit to raze the building with an address of 810 Swan Drive and any other site construction to prepare the site for the addition, the following shall occur:
 - a. Submittal of and Village approval of a Certified Survey Map combining three properties; the adjacent Village owned property, 810 Swan Drive and 820 Swan Drive.
 - b. Final Village Board approval of transfer of adjacent Village owned land to the applicant pursuant to the terms of transfer completed by the applicant. Filing of transfer documents should occur concurrently with recording of the Certified Survey Map.
 - c. The recording of a Developers Agreement as approved by the Village Board and signed by the applicant. The Developer's Agreement shall include responsibilities of the applicant to restore the Holz Parkway multi-use trail immediately after construction of the Holz Parkway access drive, as part of the approved site plan.
 - d. The recording of a Storm Water Maintenance Agreement as approved by the Village Board and signed by the applicant. Prior to approval of the agreement, a complete storm water management plan shall be approved by the Village Engineer.
 - e. Submittal by the applicant for approval of the Village Attorney of a timeframe and sequence of events to remediate existing soil contamination.
5. Prior to the start of any site construction or issuance of a building permit for the addition, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 and as modified pursuant to points listed within this Condition No. 5.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox Box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of the site construction plans by the Utilities Director, especially approval of construction drawings of new Village sanitary sewer and/or water supply connections to the addition, along with proper abandonment of existing connections no longer needed.
 - d. Approval of building plans by the Supervisor of Inspections after receipt of approval of building plans by the State of Wisconsin.
 - e. The Supervisor of Inspections, the Utilities Director, the Public Works Director and the Village Engineer shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - f. Approval by the Zoning Administrator of a dumpster enclosure detail, final landscape plan and final site lighting plan. The final landscape plan shall include an inventory and remediation plan if needed, of existing trees to be removed, pursuant to Section 34-146 of the Village Municipal Code.
 - g. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - h. Approval of directional, no parking signs and other on-site traffic control signs locations by the Police Chief, which also may include pavement markings.



Village of Mukwonago

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

www.villageofmukwonago.com
planner@villageofmukwonago.com

6. Furthermore, in addition to the requirements within Condition #5, before any site construction all Village Department Heads shall verify in writing they have approved the final plans and drawings within their purview; a pre-construction meeting shall be held with the applicant's representatives and contractors, and Village Department Heads and representatives; and all required fees owed by the applicant shall be paid to the Village.
7. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
8. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 5.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
9. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit.

I appreciate the opportunity to assist the Village with review of this proposal. Should questions arise, please feel free to contact me.

Sincerely,

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

IDC Request for Land Transfer and Holz Parkway Access

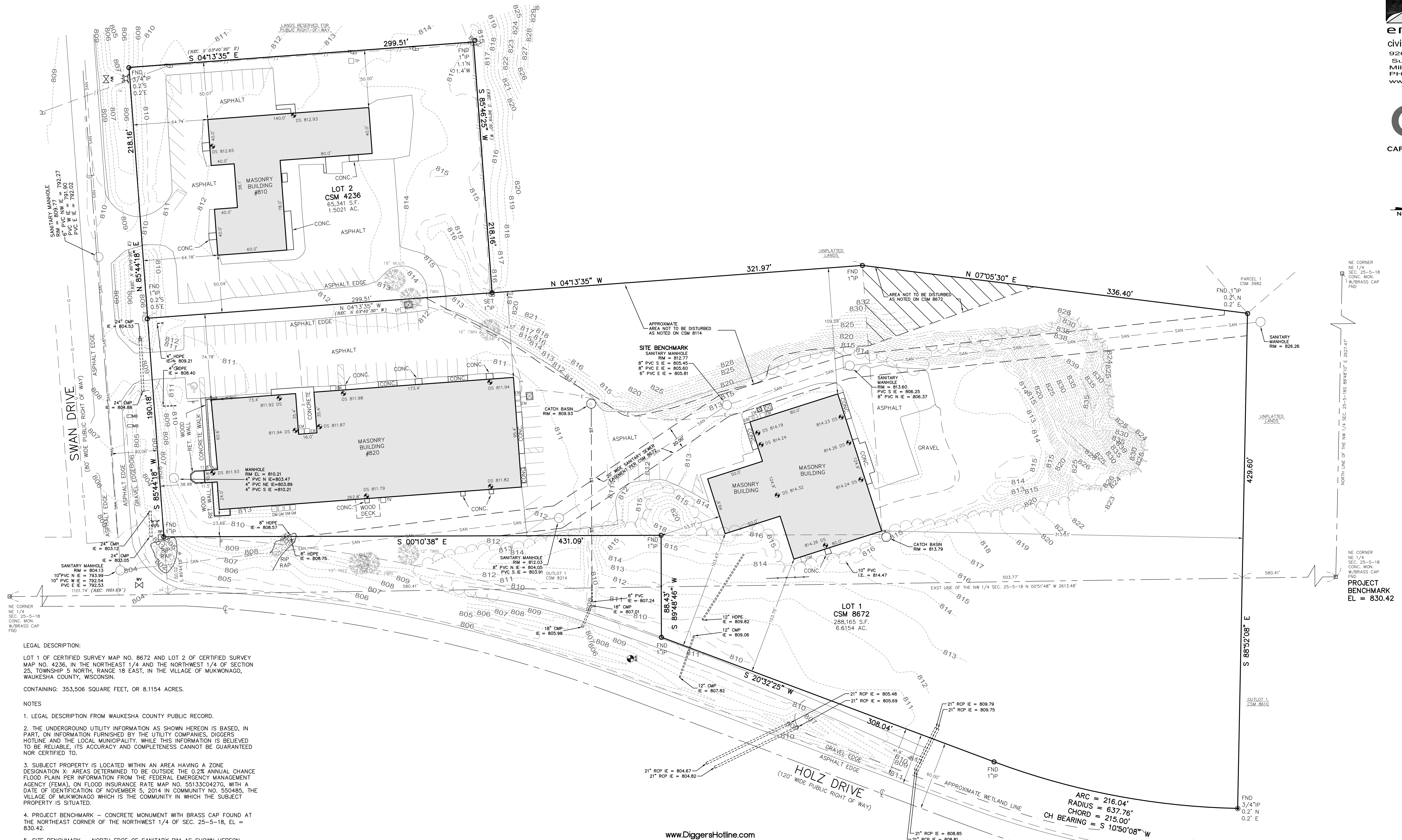


Green—Proposed 0.32 acres to be transferred from Village ownership

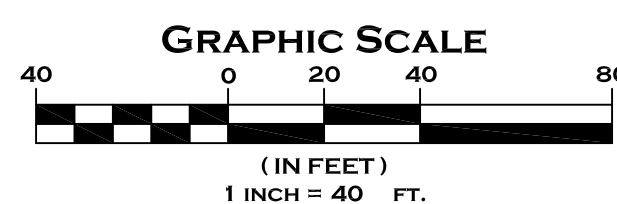
Yellow—Parent IDC property

Red—IDC expansion property

Purple Line—Proposed Holz Parkway Access Drive



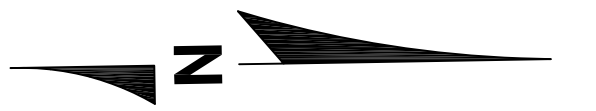
www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



PLAT OF SURVEY
FOR

INSTRUMENT DEVELOPMENT CORPORATION
820 SWAN DRIVE
MUKWONAGO, WI

DRAWN BY:	ATF	DATE:	NOV. 3, 2018
CHECKED BY:	MJB	DRAWING NO.	P-2
CSE Job No.:	16-049	SHEET	1 of 1



INSTRUMENT DEVELOPMENT CORPORATION
820 SWAN DRIVE
MUKWONAGO, WI

CJE NO.: 1615-02R4
DECEMBER 06, 2018

C1.0

SHEET 1 OF 3

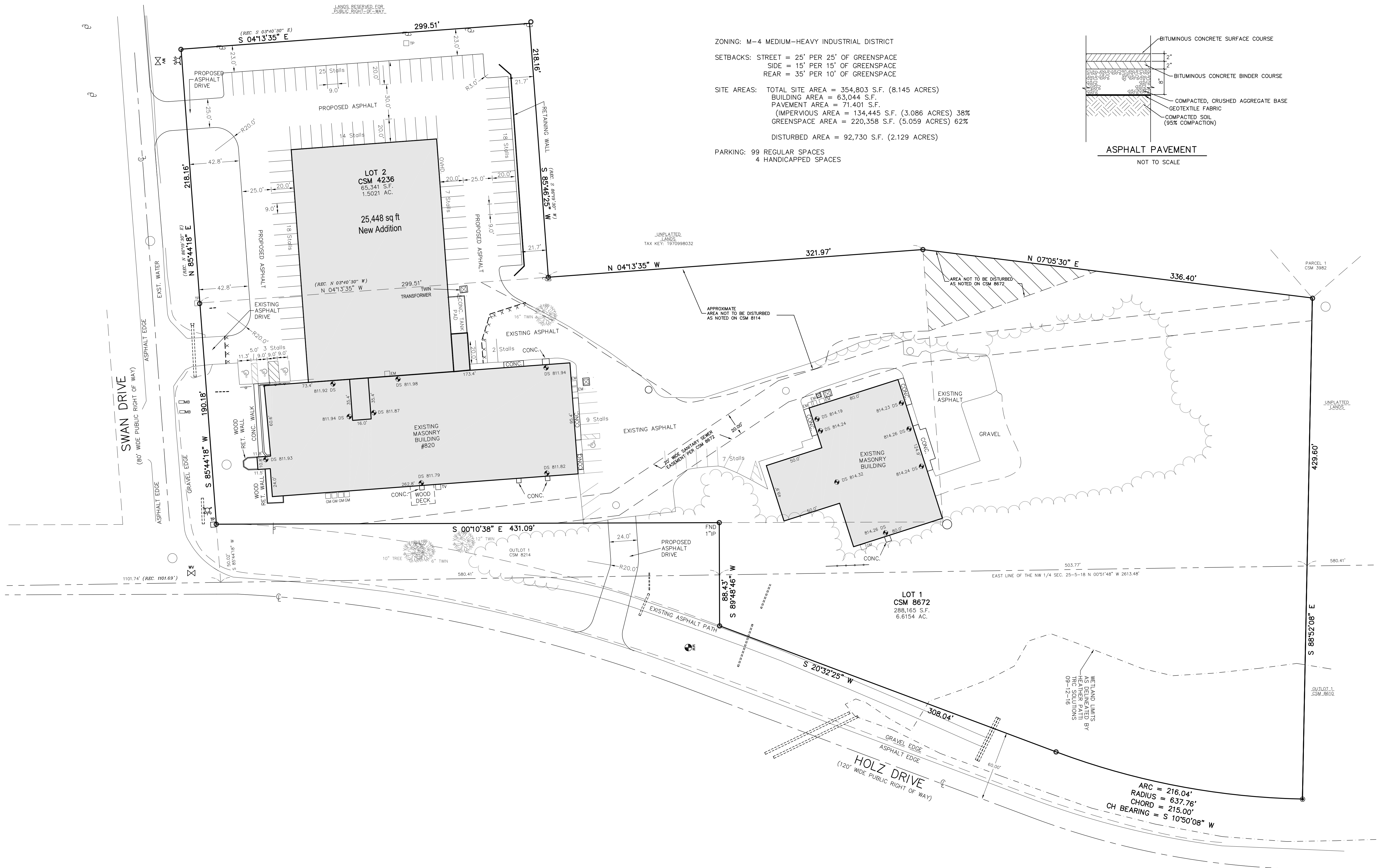
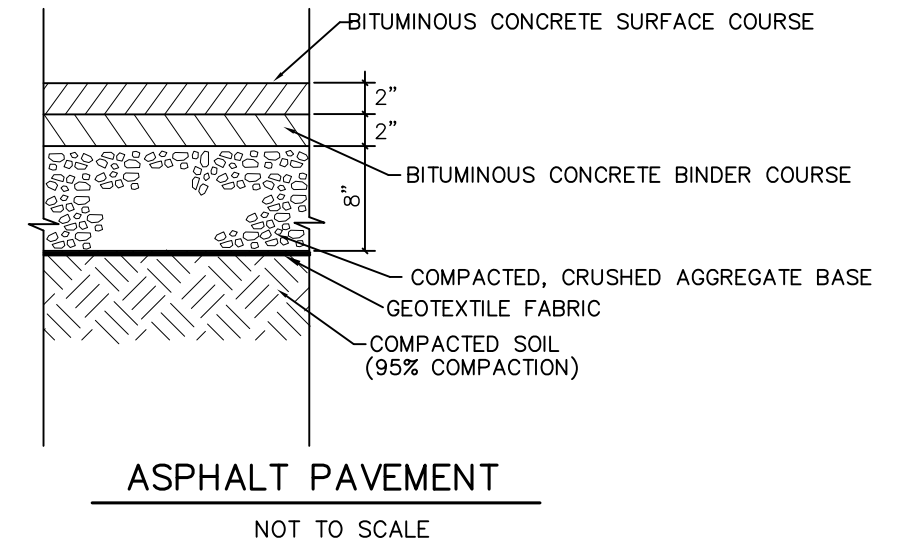
ZONING: M-4 MEDIUM-HEAVY INDUSTRIAL DISTRICT

SETBACKS: STREET = 25' PER 25' OF GREENSPACE
SIDE = 15' PER 15' OF GREENSPACE
REAR = 35' PER 10' OF GREENSPACE

SITE AREAS: TOTAL SITE AREA = 354,803 S.F. (8.145 ACRES)
BUILDING AREA = 63,044 S.F.
PAVEMENT AREA = 71,401 S.F.
(IMPERVIOUS AREA = 134,445 S.F. (3.086 ACRES) 38%)
GREENSPACE AREA = 220,358 S.F. (5.059 ACRES) 62%

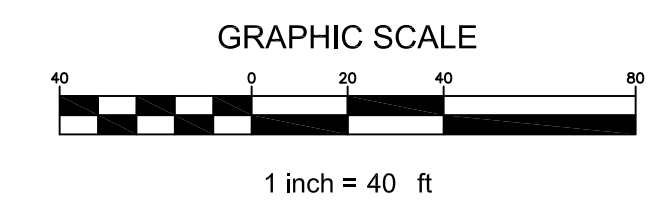
DISTURBED AREA = 92,730 S.F. (2.129 ACRES)

PARKING: 99 REGULAR SPACES
4 HANDICAPPED SPACES

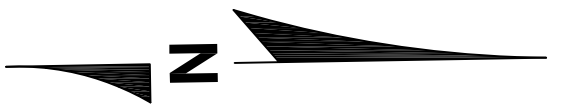


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-342-8881
TOLL FREE
WIS. STATUTE 182.01(2)(b)74
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MLW AREA 229-1181



SITE PLAN



INSTRUMENT DEVELOPMENT CORPORATION
MUKWONAGO, WI
820 SWAN DRIVE

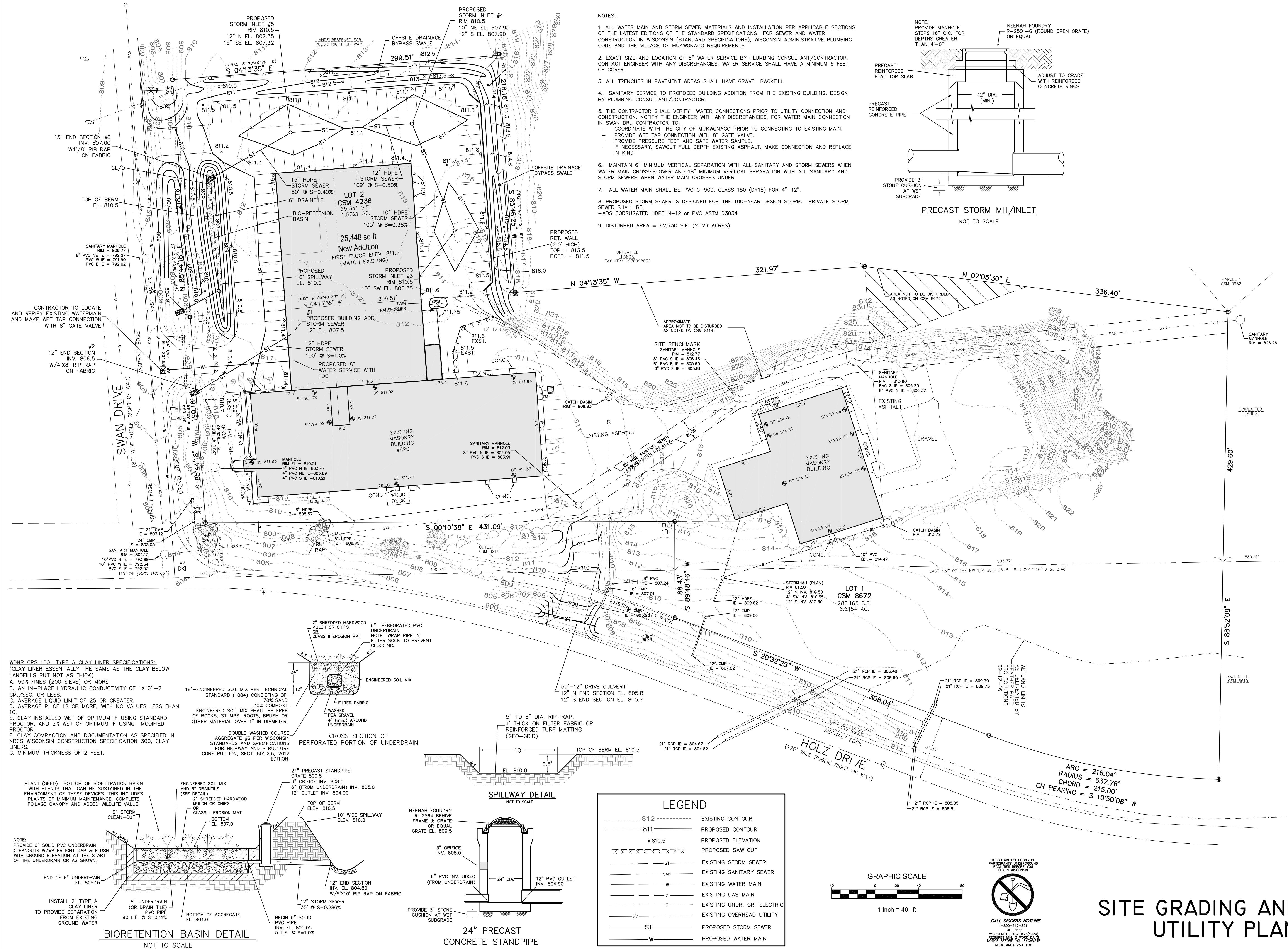
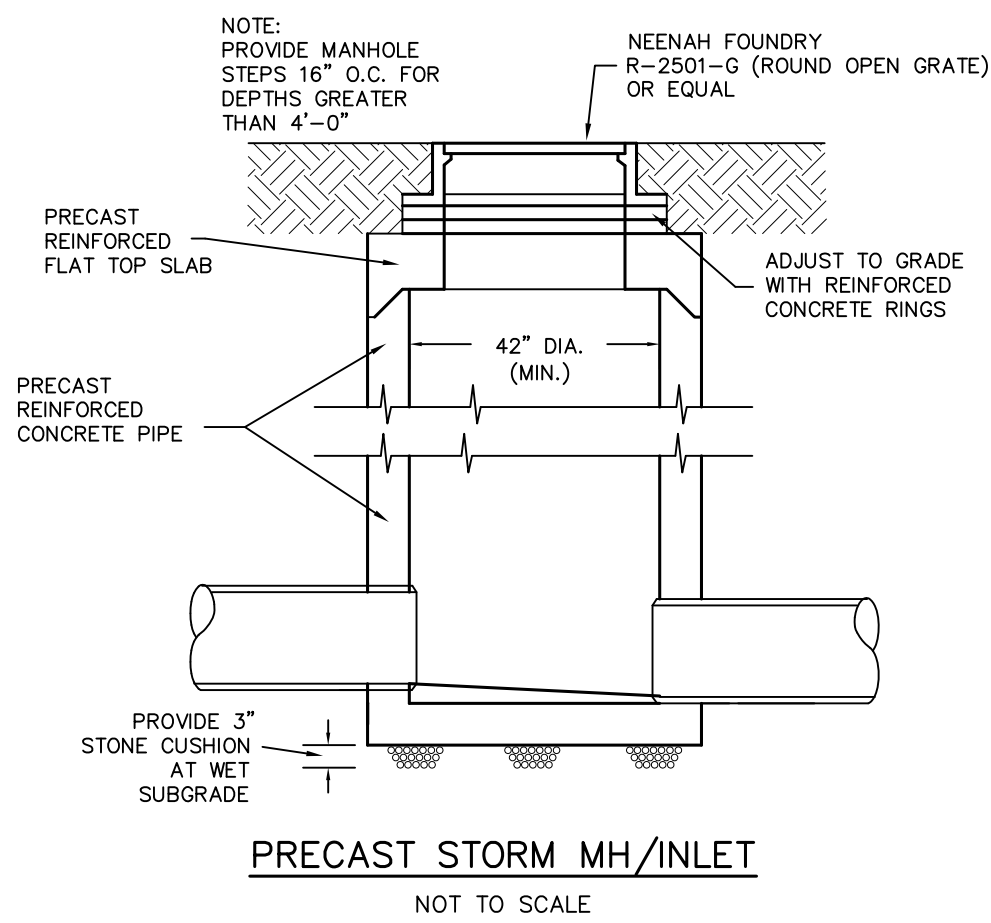
CJE NO.: I615-02R4
DECEMBER 06, 2018

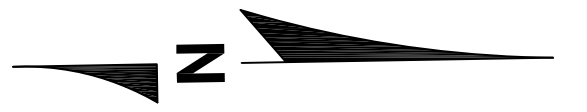
C2.0

SHEET 2 OF 3

NOTES:

1. ALL WATER MAIN AND STORM SEWER MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. EXACT SIZE AND LOCATION OF 8" WATER SERVICE BY PLUMBING CONSULTANT/CONTRACTOR. CONTACT ENGINEER WITH ANY DISCREPANCIES. WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
3. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
4. SANITARY SERVICE TO PROPOSED BUILDING ADDITION FROM THE EXISTING BUILDING. DESIGN BY PLUMBING CONSULTANT/CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY WATER CONNECTIONS PRIOR TO UTILITY CONNECTION AND CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES. FOR WATER MAIN CONNECTION IN SWAN DR., CONTRACTOR TO:
 - COORDINATE WITH THE CITY OF MUKWONAGO PRIOR TO CONNECTING TO EXISTING MAIN.
 - PROVIDE WET TAP CONNECTION WITH 8" GATE VALVE.
 - PROVIDE PRESSURE TEST AND SAFE WATER SAMPLE.
 - IF NECESSARY, SAWCUT FULL DEPTH EXISTING ASPHALT, MAKE CONNECTION AND REPLACE IN KIND.
6. MAINTAIN 6" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN WATER MAIN CROSSES OVER AND 18" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN WATER MAIN CROSSES UNDER.
7. ALL WATER MAIN SHALL BE PVC C-900, CLASS 150 (DR18) FOR 4"-12".
8. PROPOSED STORM SEWER IS DESIGNED FOR THE 100-YEAR DESIGN STORM. PRIVATE STORM SEWER SHALL BE:
 - ADS CORRUGATED HDPE N-12 OR PVC ASTM D3034
9. DISTURBED AREA = 92,730 S.F. (2.129 ACRES)





WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNr TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

TEMPORARY STABILIZATION METHODS

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

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

* Fall Seeding

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

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

SITE DEWATERING

DEWATERING TO CONFORM WITH WDNr CONSERVATION PRACTICE STANDARD 1061.
THE SITE HAS HIGH GROUND WATER SO THERE IS THE POTENTIAL FOR SITE DEWATERING. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNr CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED /STABILIZED GROUND

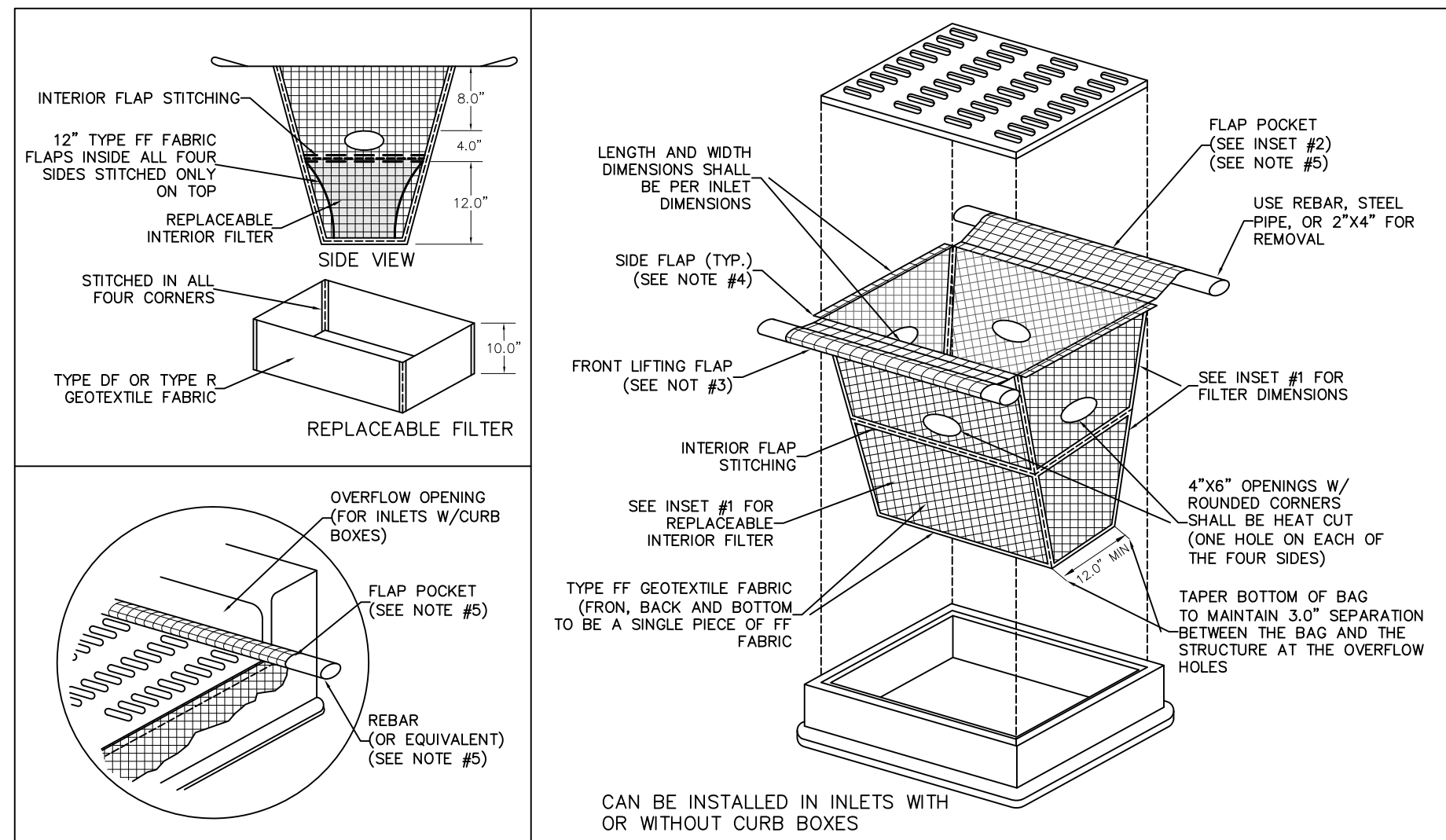
NOTE:
DISTURBED AREA = 92,730 S.F. (2.129 ACRES)

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT BY FILLING EXISTING DITCH AND REMOVING EXISTING ENTRANCE AND REGRADING SWAN DRIVE DITCH.
3. PROVIDE TEMPORARY OR PERMANENT STABILIZATION.
4. INSTALL OFFSITE DRAINAGE BYPASS SWALE. PROVIDE TEMPORARY OR PERMANENT STABILIZATION ALONG WITH HAYBALE DITCH CHECKS.
5. RAZE EXISTING BUILDING AND PAVEMENT AND REMOVE OFFSITE.
6. INSTALL SEDIMENT BASIN (FUTURE BIORETENTION BASIN).
A. THE AREA OF THE BIO-RETENTION BASIN WILL BE USED AS A SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL DRAIN TILE, AGGREGATE OR ENGINEERED SOIL AT THIS STAGE.
B. ROUGH GRADE BASIN TO BOTTOM ELEVATION OF 807.0 AND INSTALL BASIN STANDPIPE AND 12" OUTLET PIPE AND RIP RAP ON FABRIC. PROVIDE TEMPORARY STABILIZATION.
7. ROUGH GRADE BUILDING AREA.
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL PROPOSED UTILITIES. INSTALL INLET GRATE SCREENS AND OUTLET PROTECTION.
10. INSTALL BASE COURSE OF PAVEMENT.
11. AT ANY TIME, INSTALL PROPOSED ENTRANCE DRIVE OFF OF HOLZ DRIVE WITH CULVERT AND HAYBALE DITCH CHECK.
12. INSTALL BIORETENTION BASIN: INSTALL AGGREGATE, 6" DRAIN TILE, ENGINEERED SOIL AND PLANTINGS. PROVIDE FINAL STABILIZATION OF BASIN SIDE SLOPES THAT INCLUDE SEEDING AND MATING.
13. FINAL GRADING OF SLOPES, TOPSOIL, CRITICAL SLOPES (ALL SLOPES 5:1 OR GREATER); VEGETATE AND MULCH/MAT ALL FINAL DISTURBED AREAS.
14. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
15. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
16. ESTIMATED TIME BEFORE FINAL STABILIZATION - 9 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.



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

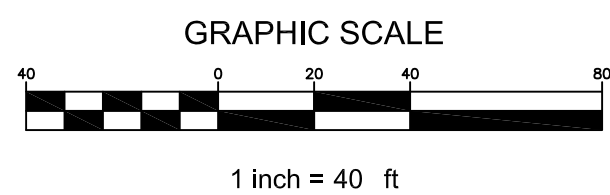
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D-M PER WDNr TECHNICAL STANDARD 1060

NOT TO SCALE

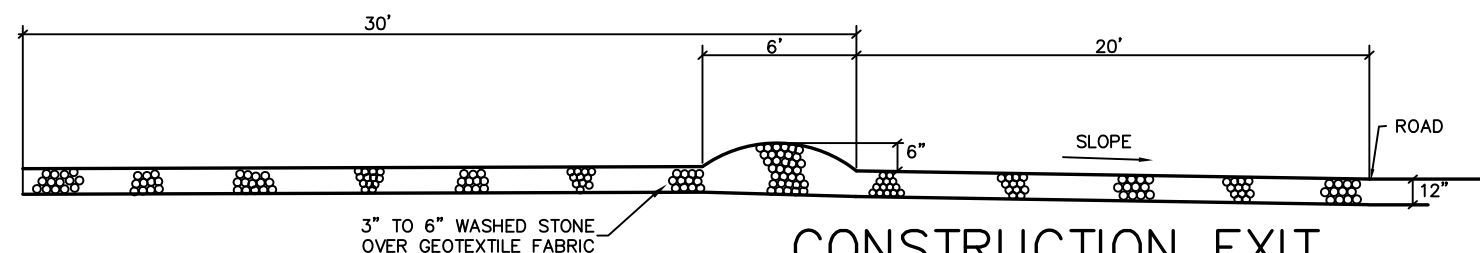
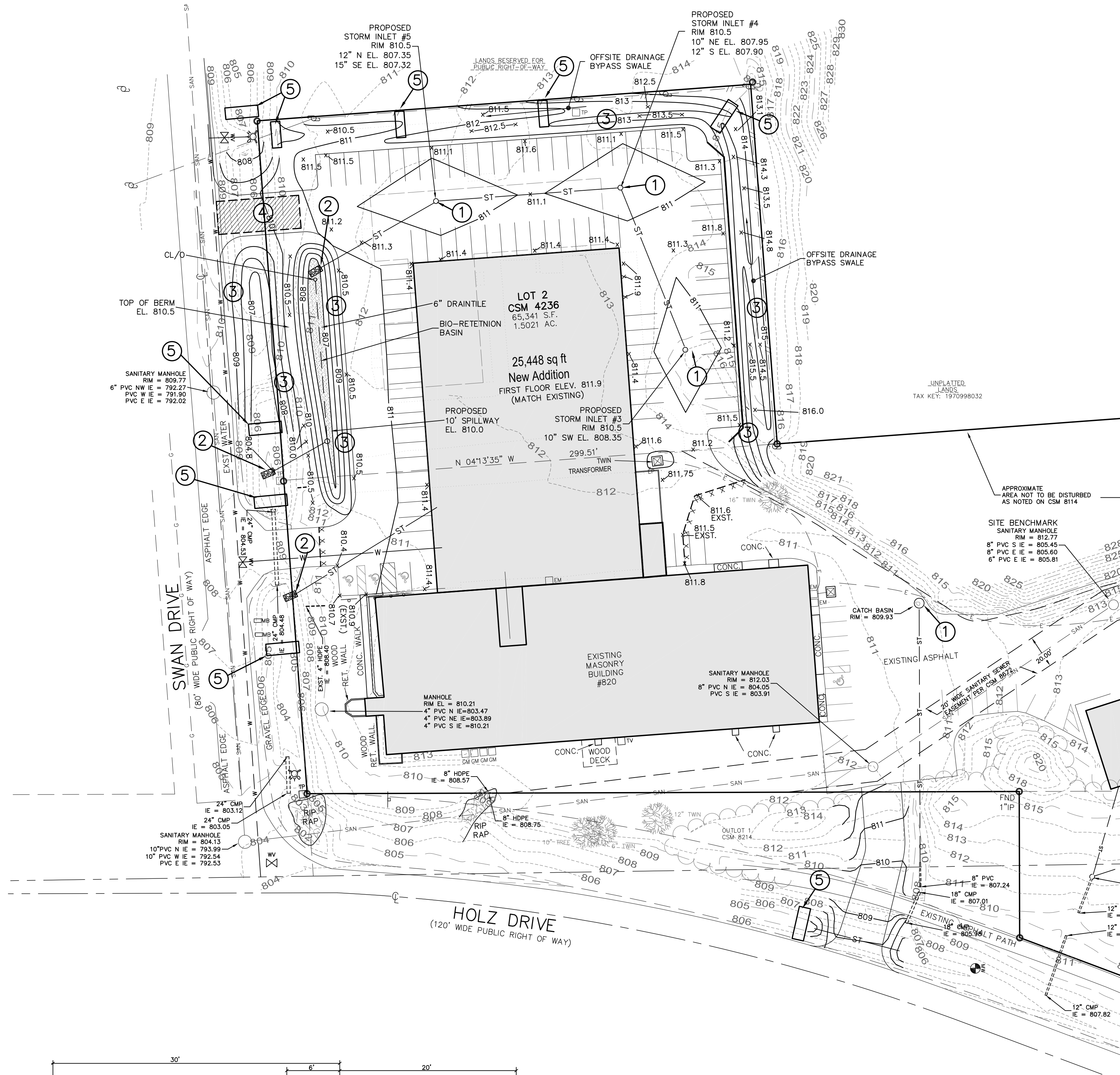
③ EROSION MATTING

AFTER FINISH OR FINAL GRADING AND TOPSOILING, PROVIDE CLASS I, TYPE B EROSION MAT PER "WSDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

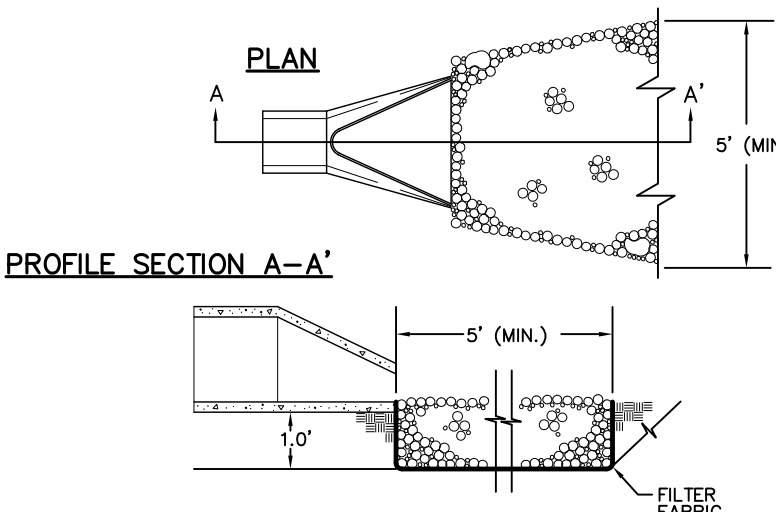


EROSION CONTROL PRACTICES SCHEDULE

- ① INLET GRATE SCREEN
- ② OUTLET PROTECTION
- ③ EROSION MATTING
- ④ CONSTRUCTION EXIT
- ⑤ HAYBALE DITCH CHECK



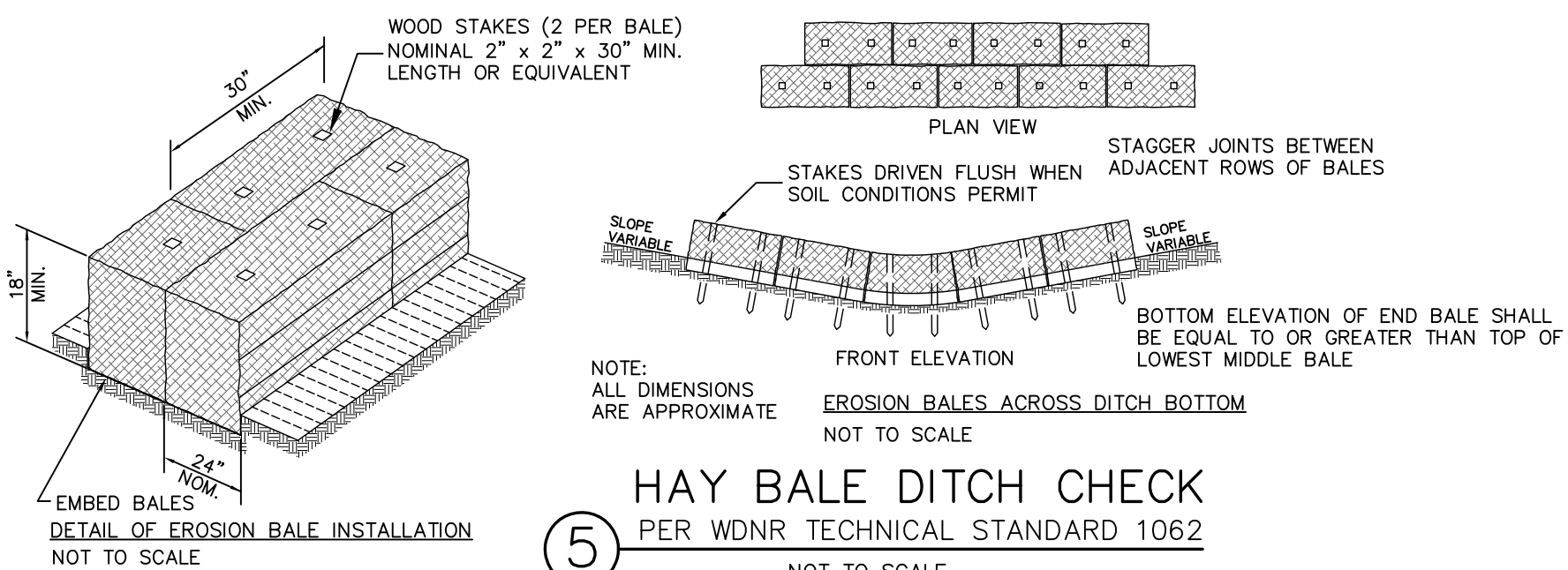
CONSTRUCTION EXIT PER WDNr TECHNICAL STANDARD 1057 NOT TO SCALE



② OUTLET PROTECTION FOR ENDSECTION NOT TO SCALE

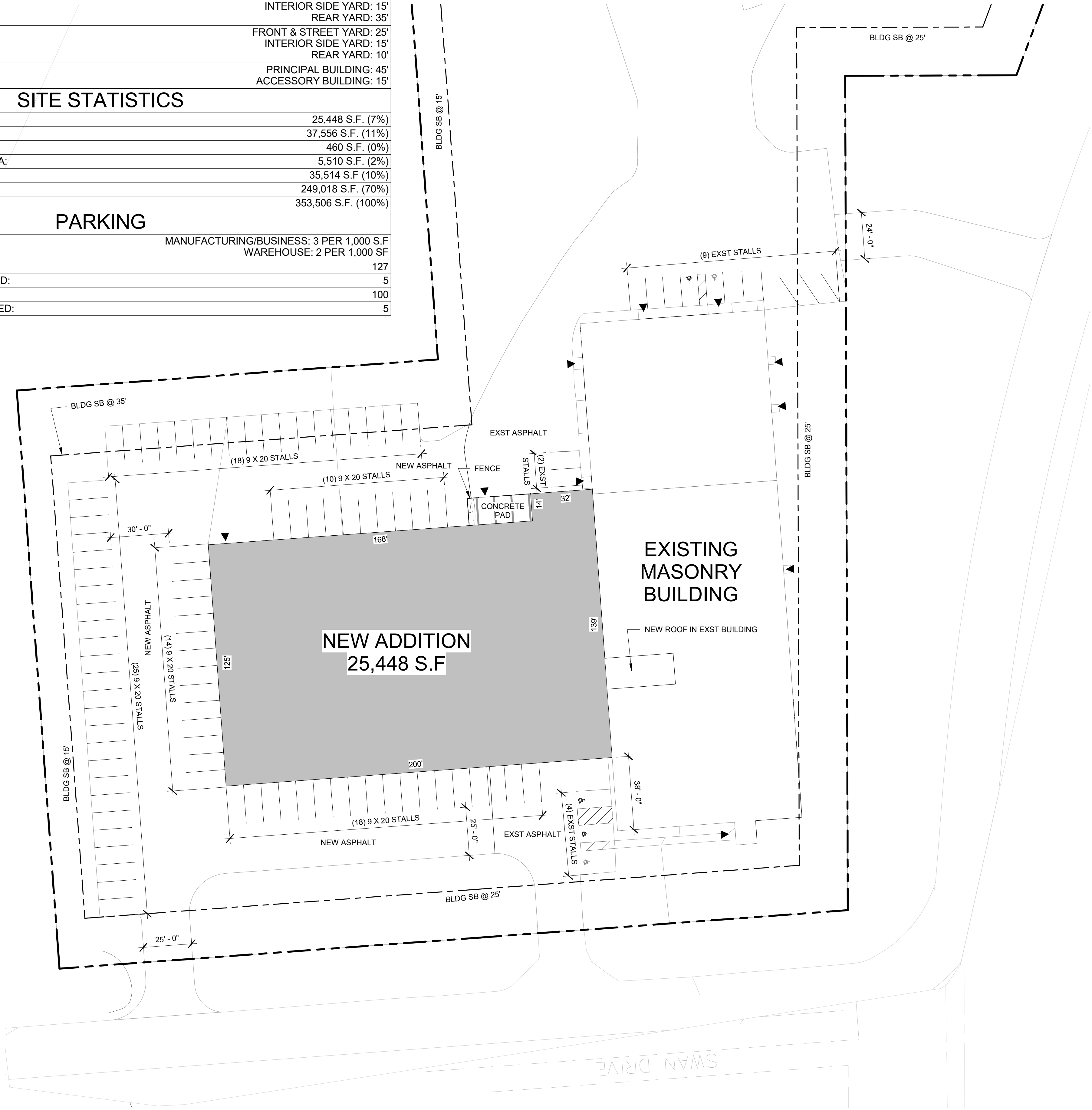
CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE - TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.



HAY BALE DITCH CHECK PER WDNr TECHNICAL STANDARD 1062 NOT TO SCALE

ZONING	
ZONED:	M-4 MEDIUM/HEAVY INDUSTRIAL DISTRICT
MIN. BUILDING SETBACKS (FT):	FRONT & STREET YARD: 25' INTERIOR SIDE YARD: 15' REAR YARD: 35'
PAVING SETBACKS (FT):	FRONT & STREET YARD: 25' INTERIOR SIDE YARD: 15' REAR YARD: 10'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 45' ACCESSORY BUILDING: 15'
SITE STATISTICS	
PROPOSED BUILDING AREA:	25,448 S.F. (7%)
EXISTING BUILDINGS AREA:	37,556 S.F. (11%)
SIDEWALK-CONCRETE AREA:	460 S.F. (0%)
EXISTING SIDEWALK-CONCRETE AREA:	5,510 S.F. (2%)
PAVED AREA:	35,514 S.F. (10%)
GREEN SPACE AREA:	249,018 S.F. (70%)
TOTAL LOT AREA:	353,506 S.F. (100%)
PARKING	
PARKING STALLS:	MANUFACTURING/BUSINESS: 3 PER 1,000 S.F WAREHOUSE: 2 PER 1,000 SF
TOTAL STALLS REQUIRED:	127
TOTAL ACCESSIBLE STALLS REQUIRED:	5
TOTAL STALLS PROPOSED:	100
TOTAL ACCESSIBLE STALLS PROPOSED:	5



1

ARCHITECTURAL SITE PLAN

1" = 30'-0"

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
PH: 262.531.1511
WWW.ANDERSONASHTON.COM

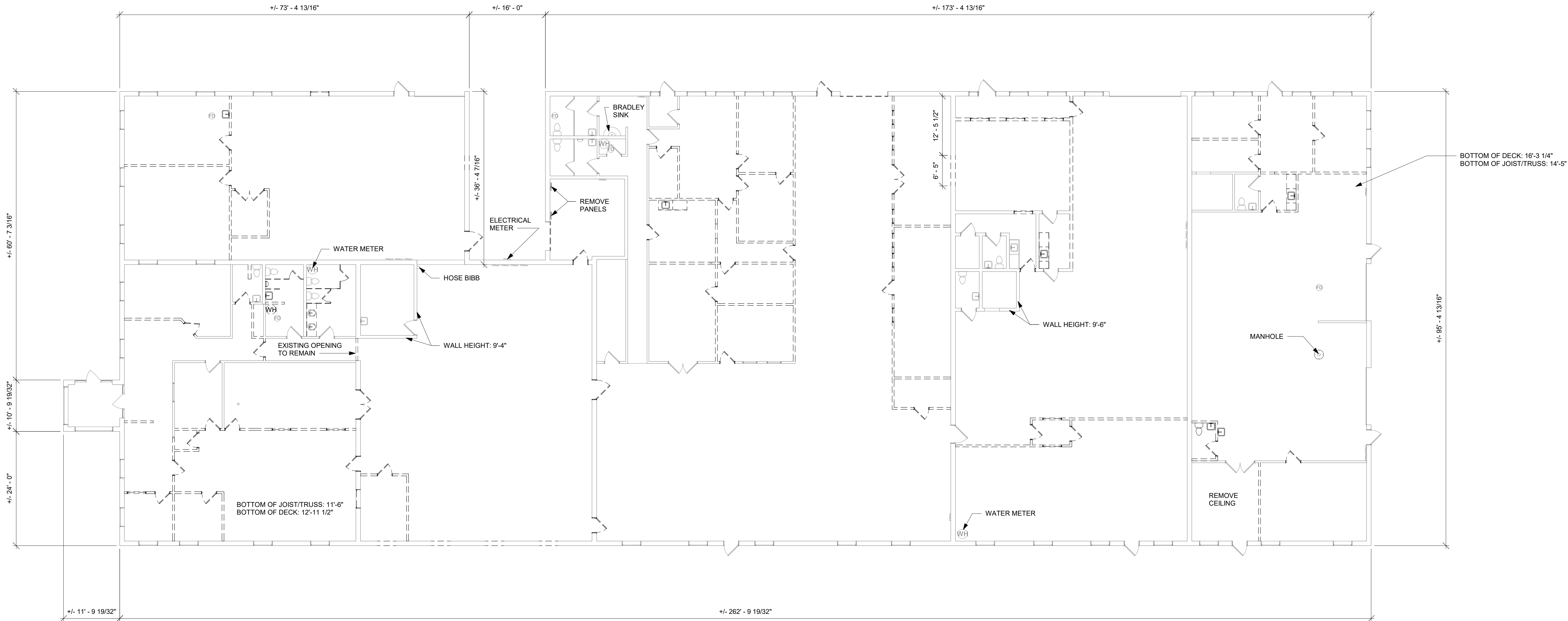


PROPOSED (ADDITION, REMODEL) BUILDING FOR:
IDC PRECISION
820 SWAN DRIVE MUKWONAGO, WI 53149

DRAFTED BY: UH
DESIGNER: SLW
DATE STAMP: 12/6/2018 2:21:39 PM
SUBMITTAL DATE: Issue Date
DESIGN NO. P-01843
CONSTRUCTION NO.

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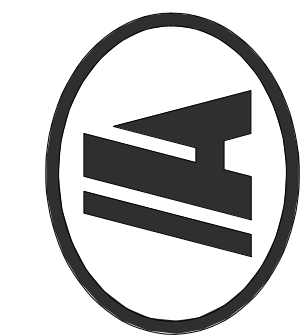
AS.1



1 DEMO FLOOR PLAN
3/32" = 1'-0"

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
P: 262.591.1100
WWW.ANDERSONASHTON.COM

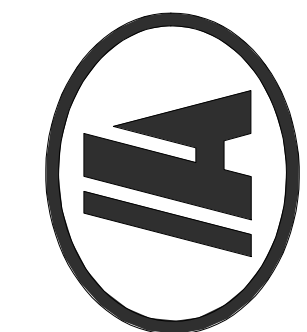


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IDC PRECISION
820 SWAN DRIVE MUKWONAGO, WI 53149

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DRAFTED BY: UH
DESIGNER: SLW
ISSUE:
SUBMITTAL DATE/Issue Date
DESIGN NO. P-01843
CONSTRUCTION NO.

A101

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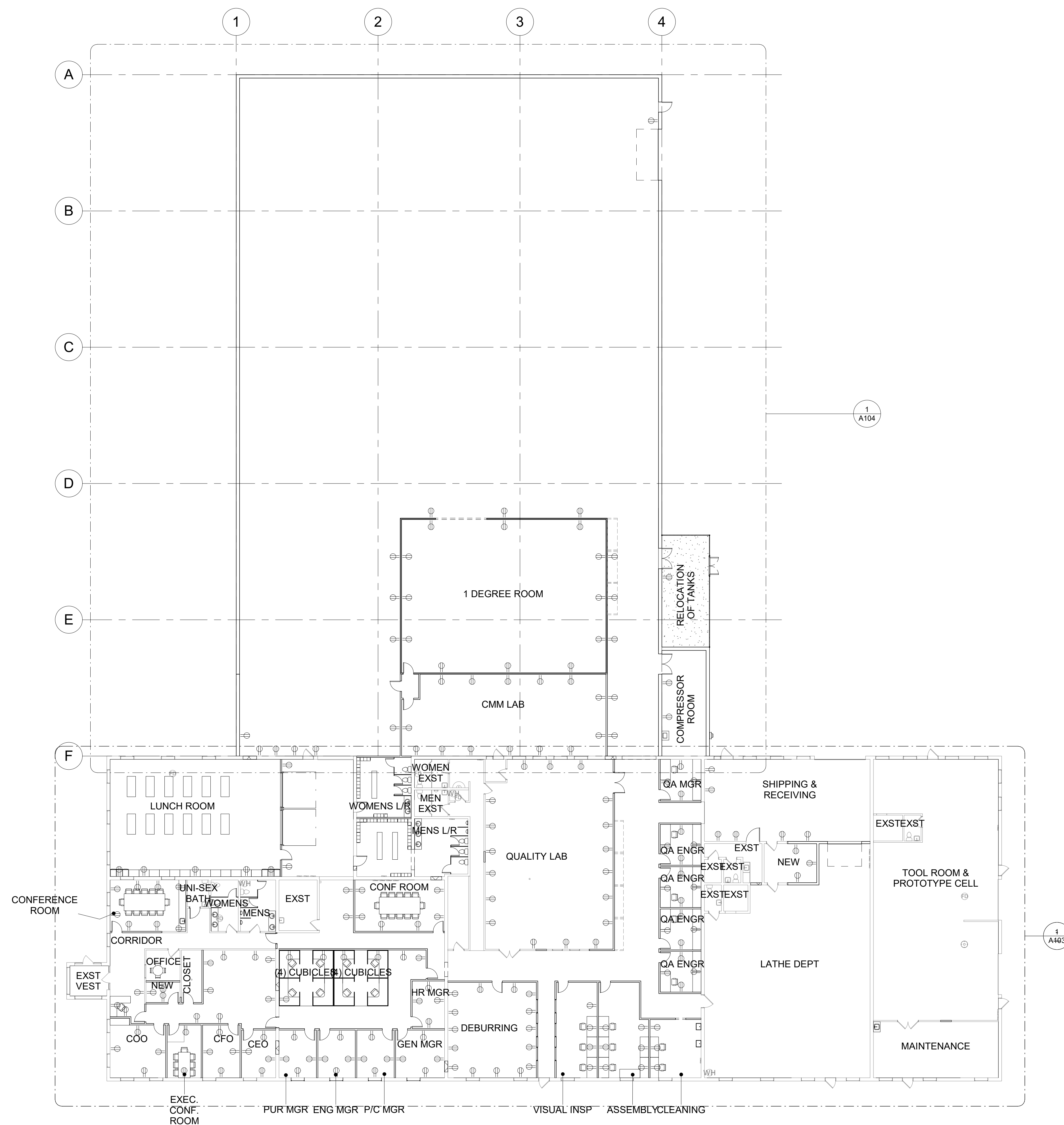


IDC PRECISION

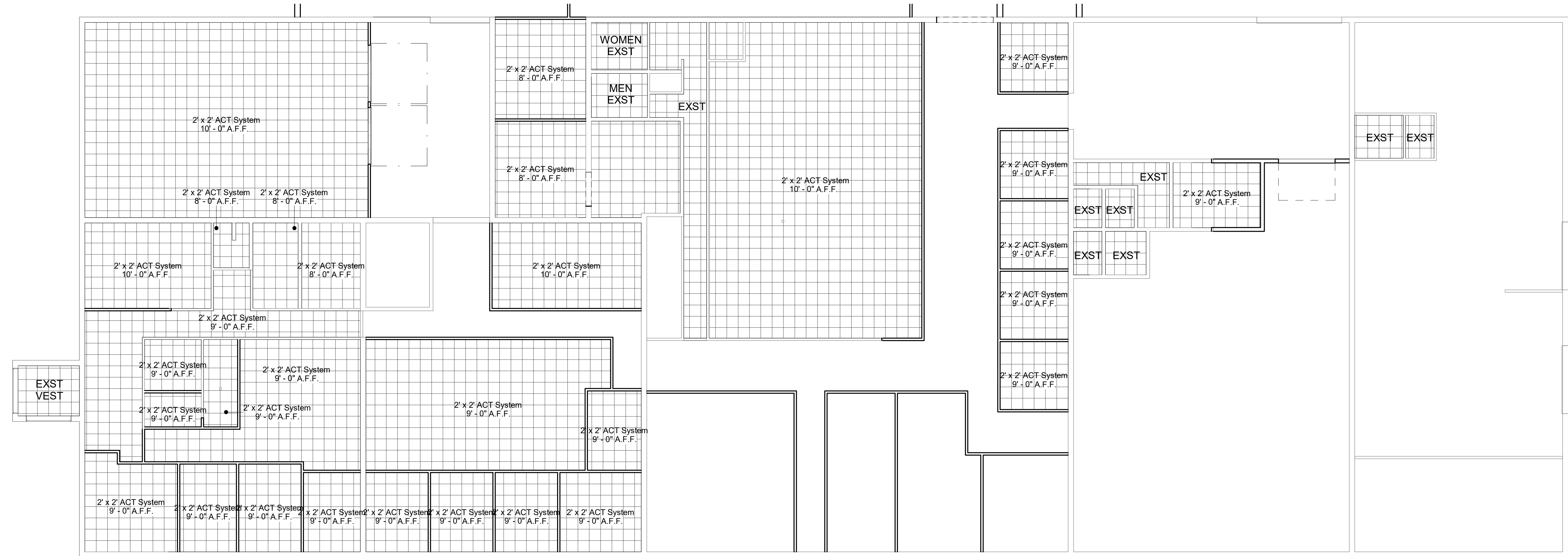
820 SWAN DRIVE MUKWONAGO, WI 53149

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DESIGNER:	Designer
ISSUE:	
SUBMITTAL DATE	Issue Date
DESIGN NO.	P-01843
CONSTRUCTION NO.	

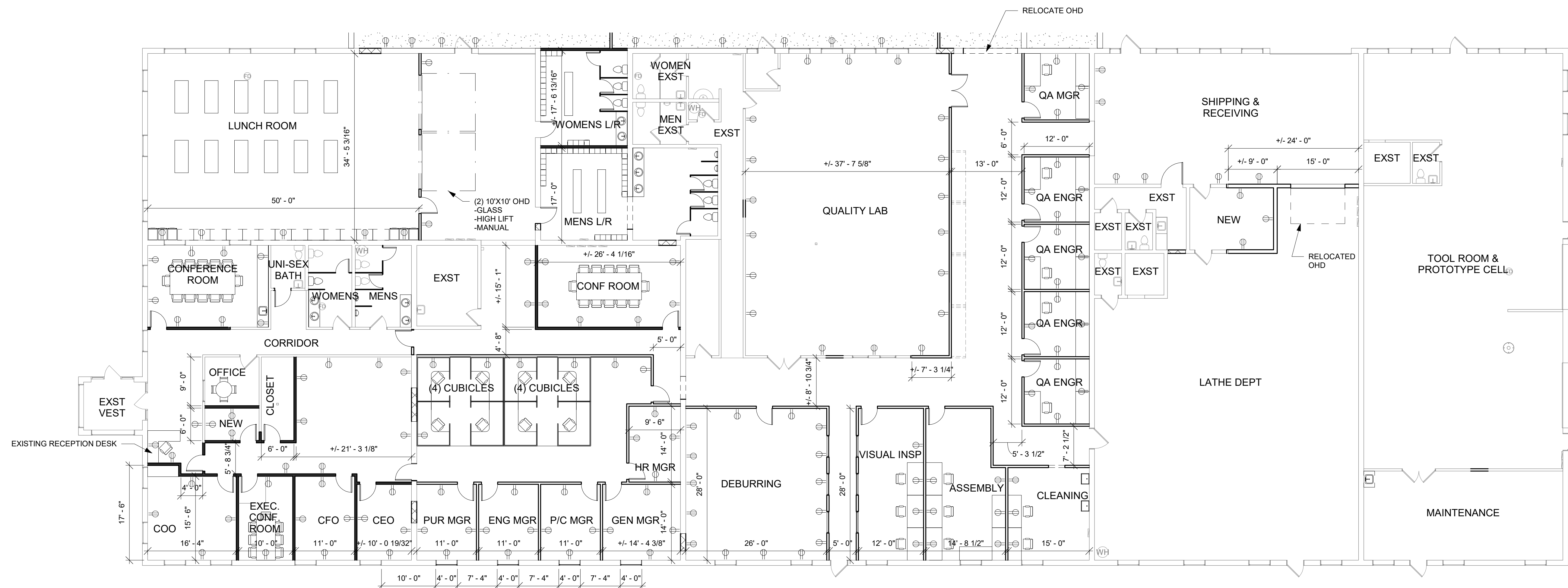
A102



 **1** OVERALL FLOOR PLAN
1/16" = 1'-0"



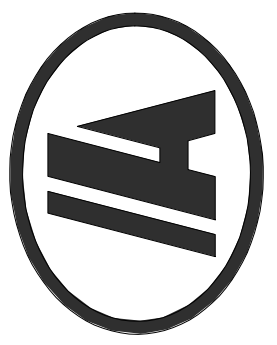
2 REMODEL RCP
3/32" = 1'-0"



1 REMODEL FLOOR PLAN
3/32" = 1'-0"

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
PH: 262.591.1000
WWW.ANDERSONASHTON.COM



PROPOSED (ADDITION, REMODEL) BUILDING FOR:

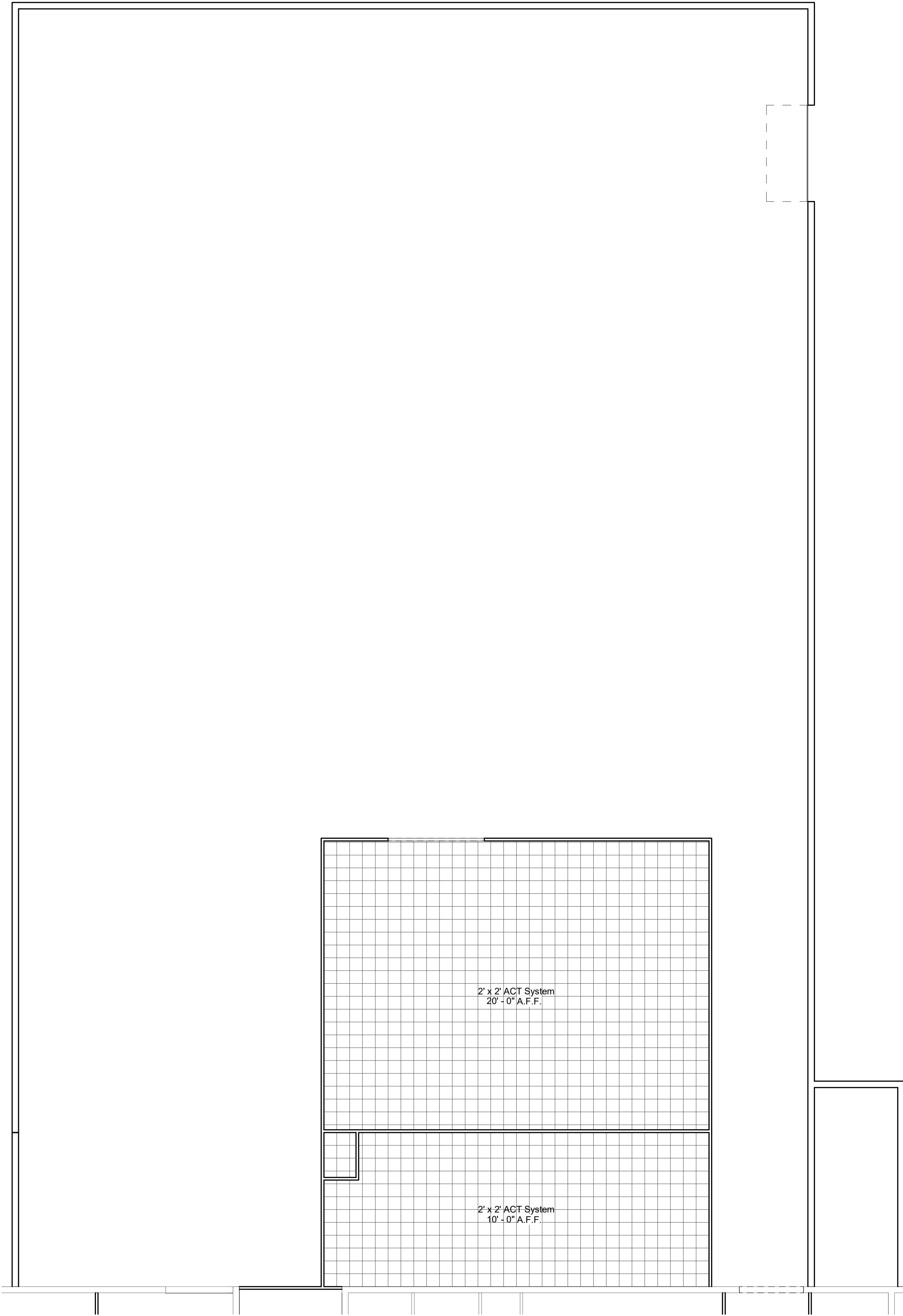
IDC PRECISION

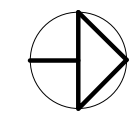
820 SWAN DRIVE MUKWONAGO, WI 53149

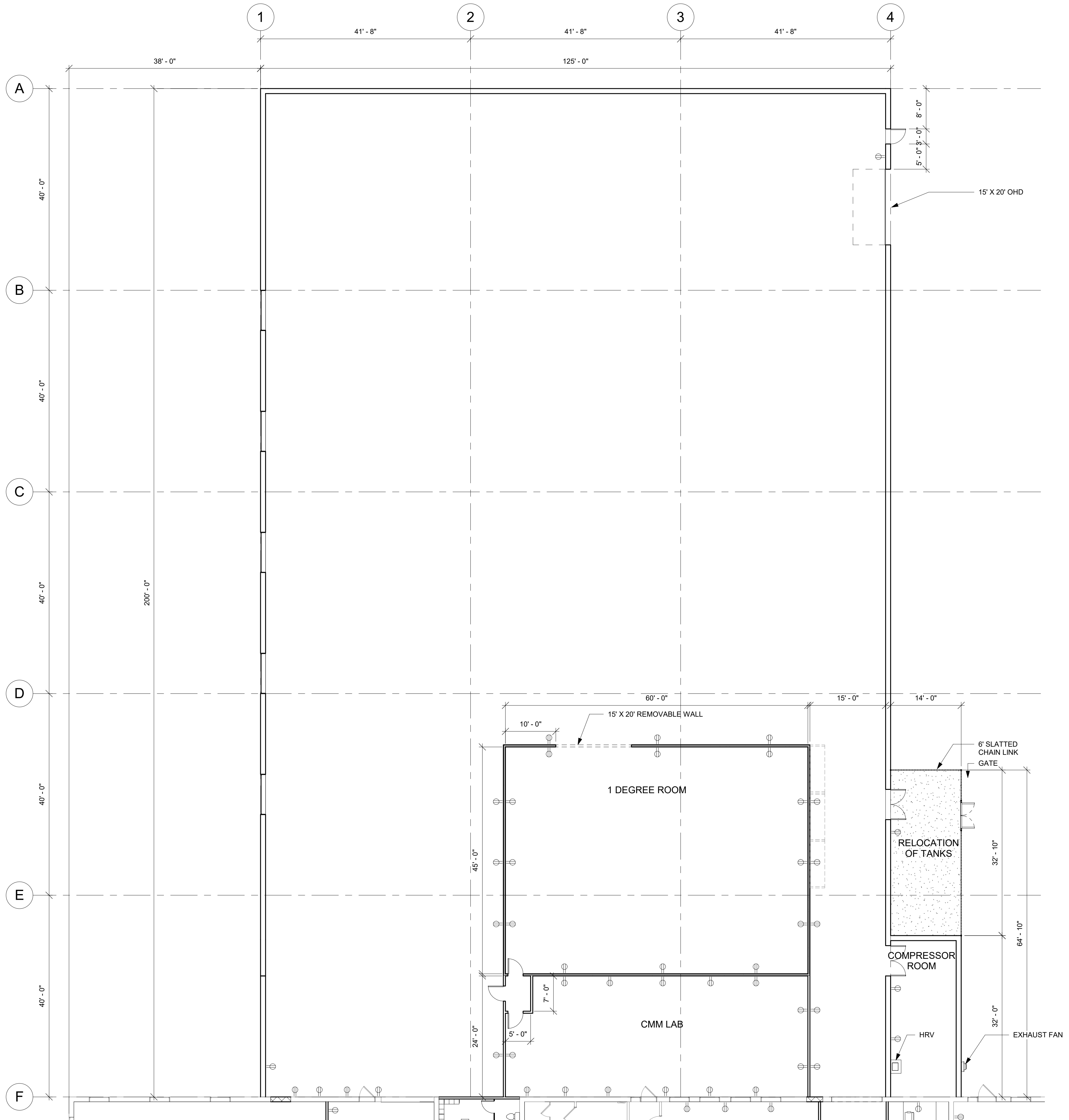
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DESIGNER: Designer
ISSUE:
SUBMITTAL DATE/Issue Date
DESIGN NO. P-01843
CONSTRUCTION NO.

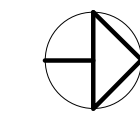
A103

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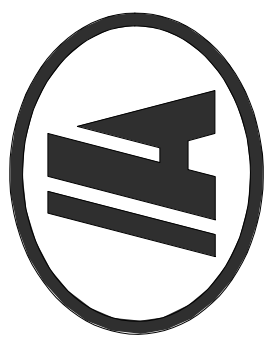
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3/32" = 1'-0"



 **1** ADDITION FLOOR PLAN
3/32" = 1'-0"

REVISIONS

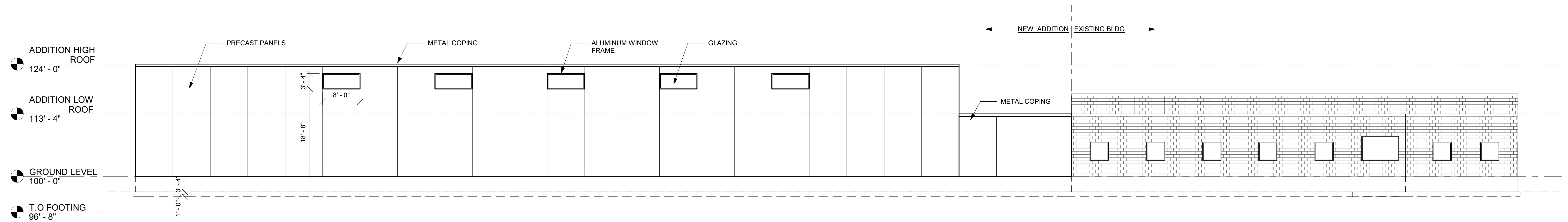
ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
PH: 262.531.5151
WWW.ANDERSONASHTON.COM



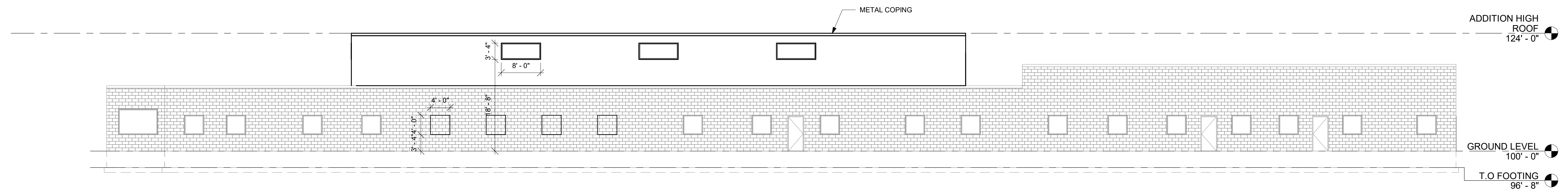
PROPOSED (ADDITION, REMODEL) BUILDING FOR:
IDC PRECISION
820 SWAN DRIVE MUKWONAGO, WI 53149

DATE: 12/5/2018 10:00:44 AM
DRAFTED BY: Author
DESIGNER: Designer
ISSUE:
SUBMITTAL DATE Issue Date
DESIGN NO. P-01843
CONSTRUCTION NO.

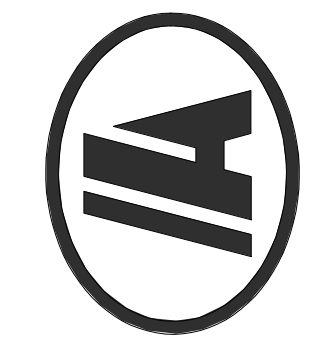
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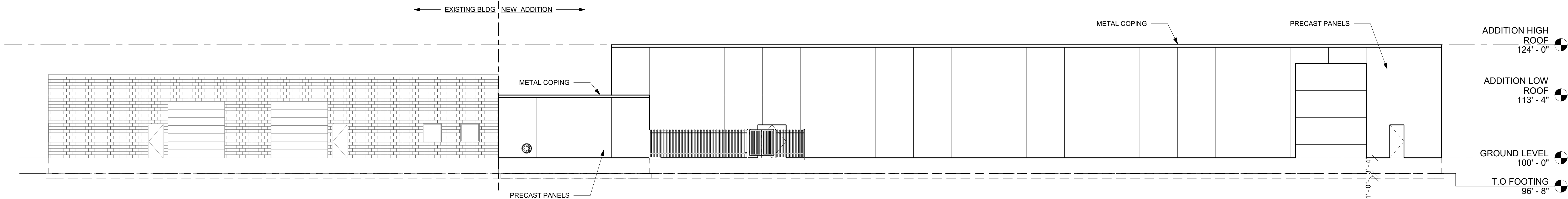


2 SOUTH
3/32" = 1'-0"

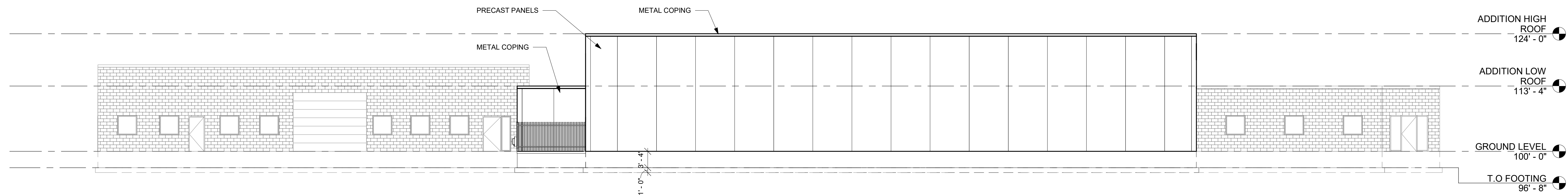


1 EAST
3/32" = 1'-0"





2 NORTH
3/32" = 1'-0"



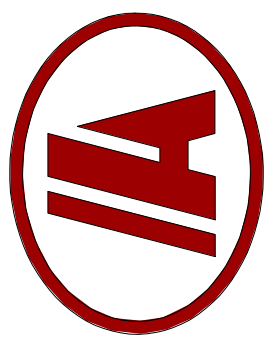
1 WEST
3/32" = 1'-0"



ISOMETRIC

REVISIONS

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
PH: 262.531.5151
WWW.ANDERSONASHTON.COM



PROPOSED (ADDITION, REMODEL) BUILDING FOR:
IDC PRECISION
820 SWAN DRIVE MUKWONAGO, WI 53149

DATE: 12/6/2018 2:49:50 PM

DRAFTED BY: UH

DESIGNER: SLW

ISSUE:

SUBMITTAL DATE/Issue Date

DESIGN NO. P-01843

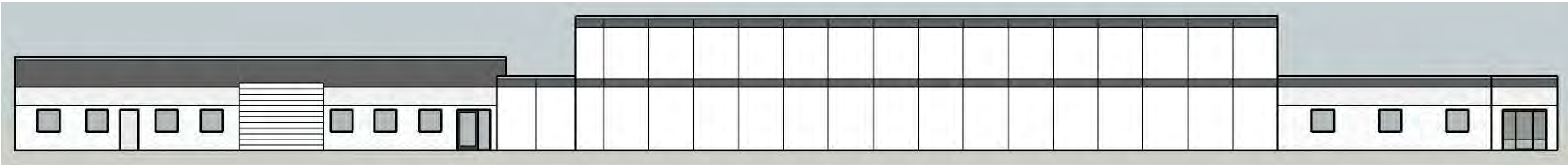
CONSTRUCTION NO.

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A901



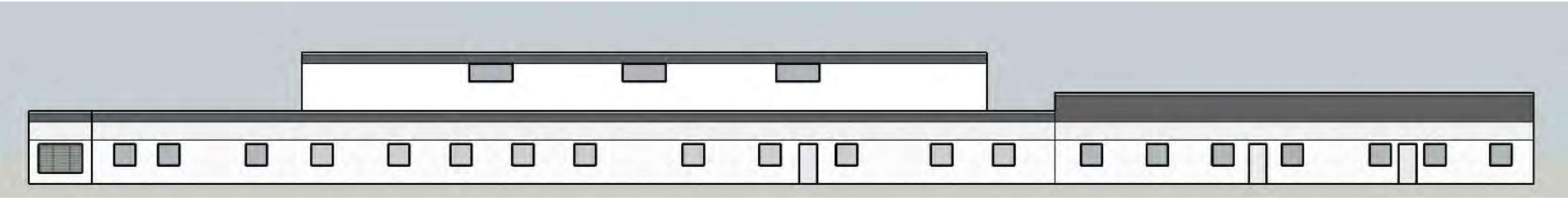
NORTH ELEVATION RENDERING



WEST ELEVATION RENDERING



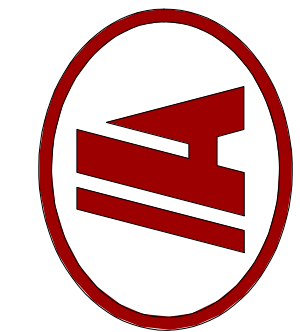
SOUTH ELEVATION RENDERING



EAST ELEVATION RENDERING

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
PH: 262.531.1515
WWW.ANDERSONASHTON.COM



PROPOSED (ADDITION, REMODEL) BUILDING FOR:
IDC PRECISION
820 SWAN DRIVE MUKWONAGO, WI 53149

DATE: 12/6/2018 2:49:50 PM
DRAFTED BY: UH
DESIGNER: SLW
ISSUE:
SUBMITTAL DATE/Issue Date
DESIGN NO. P-01843
CONSTRUCTION NO.

A902

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Instrument Development Corp.
820 Swan Dr. Mukwonago, WI 53149
262-363-7307 Fax 262-363-2100/7015
www.idcwi.com

December 5, 2018

Mukwonago Planning Commission,

In 1988, Instrument Development Corp (IDC) was founded by the Sinnett brothers and was one of the first tenants in Mukwonago's McKenzie Drive industrial park. IDC is a light manufacturing company which manufactures components for the defense and aerospace industries. The products our men and women manufacture continuously defend freedom around the world. IDC's core capability is ultra-precision CNC machining, whereas we have a unique and specialized workforce that makes small to medium size parts with extremely close and critical tolerances. We specialize in parts the "other guys" can't make.

IDC is a key partner to our customers and as such has experienced significant growth with continued growth expected. IDC currently employs 118 men and women, Monday through Friday, across (3) three shifts. Normal business (office) hours are Monday through Friday 7:00AM to 4:30PM.

With the planned growth through strategic partnerships with our customers, IDC's current 37,000 sq-ft facility no longer supports our capacity needs and ability to meet growing customer demands. In an effort to meet these demands, IDC will require additional space for CNC equipment and employees, where we are proposing to add on 25,000 sq-ft. In parallel with the facility improvement, IDC is seeking to hire roughly (10) ten manufacturing employees per year for the next 3 years. This would bring the total head count to roughly 150 employees by 2022.

The current expansion plans are being represented on behalf of IDC by Anderson Ashton.

Regards,

Matt Gluszczy

Chief Operating Officer





Instrument Development Corp.
820 Swan Dr. Mukwonago, WI 53149
262-363-7307 Fax 262-363-2100/7015
www.idcwi.com

December 5, 2018

Village of Mukwonago Board of Trustees,

In 1988, Instrument Development Corp (IDC) was founded by the Sinnett brothers and was one of the first tenants in Mukwonago's McKenzie Drive industrial park. IDC is a light manufacturing company which manufactures components for the defense and aerospace industries. The products our men and women manufacture continuously defend freedom around the world. IDC's core capability is ultra-precision CNC machining, whereas we have a unique and specialized workforce that makes small to medium size parts with extremely close and critical tolerances.

IDC is a key partner to our customers and as such has experienced significant growth with continued growth expected. IDC currently employees 118 men and women, Monday through Friday, across (3) three shifts. Normal business (office) hours are Monday through Friday 7:00AM to 4:30PM. IDC is seeking to hire roughly (10) ten manufacturing employees per year for the next 3 years. This would bring the total head count to roughly 150 employees by 2022.

With the planned growth through strategic partnerships with our customers, IDC's current 820 Swan Drive, 37,000 sq-ft facility no longer supports our capacity needs and ability to meet growing customer demands. In an effort to meet these demands, IDC will require additional space for CNC equipment and employees, whereas we are proposing to add on 25,000 sq-ft by acquiring the property located directly to the west at 810 Swan Drive.

Instrument Development Corp requests the Village of Mukwonago 0.3157-acre property at the northwest corner of Holz Parkway and Swan Drive (Taxkey: MUKV1969996004) ownership be transferred to IDC in order to be included in the overall 820 Swan Drive site development. The Village owned land is vital for expansion needs by offering our employees a second entrance to the campus. Currently with only one entrance, there is a safety concern in the event that entrance is blocked. IDC makes this request with the understanding that the land ownership may be transferred over to the developer. IDC (or future owner) would accept required right-of-way and utility easements.

Thank you for your consideration.

Regards,

Matt J Gluszczy

Matt Gluszczy
Chief Operating Officer





Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board:	Public Works Committee
Topic:	Consider Request of Instrument Development Corporation to Acquire 0.3157-Acre Village Owned Property at Northwest Corner of Holz Parkway and Swan Drive (MUKV1969996004)
From:	Bruce Kaniewski, Village Planner
Department:	Planning
Presenter:	Bruce Kaniewski
Date of Committee Action (if required):	January 7, 2019
Date of Village Board Action (if required):	Potential final approval of land transfer at a future date

Information

Subject: Instrument Development Corporation (IDC), 820 Swan Drive, has submitted application for Site Plan and Architectural Review to expand westward onto the former Campbell Construction property. Plan Commission review is expected to occur on January 8th. Before commission review, both IDC and Village staff seek Committee of the Whole direction regarding IDC's request to construct a driveway for ingress/egress with Holz Parkway. See the proposed location on the attached map.

Background Information/Rationale: Before Holz Parkway was constructed during the late 1990's, the Village owned a strip of land extending from Fox Street (CTH ES) as access southward to the Waste Water Treatment Plant. Village staff assumes the subject property is a remnant of the access. Village staff agrees the subject property is no longer needed for a public purpose, but easements must be provided for utilities under the site.

Key Issues for Consideration: A companion matter for Committee of the Whole consideration is IDC's request to add a Holz Parkway driveway with the addition which will cross the subject property.

Fiscal Impact: Based on the 2018 assessed land value of the current IDC site, the 0.3157-acre site should add \$14,200 to the tax base. Staff suggests the Village sell the land to IDC for a minimal cost, such as \$100; however, IDC should be responsible for cost of a title search, professional fees of Village staff to facilitate the transfer, and closing costs.

Requested Action by Committee/Board: Motion to direct staff to proceed with the transfer of MUKV1969996004 from Village ownership to the IDC ownership group, subject to (1) receipt of a title search indicating clear title; (2) IDC agrees to cover cost of Village professional fees, title search and closing costs; (3) land transfer includes an utility easement document; (4) IDC agrees to combine the property with their parent and expansion properties via a Certified Survey Map; (5) soil contamination within Village right-of-way via IDC is resolved; and (6) final approval of the transfer by the Village Board.

Attachments

IDC letter of request and location map



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board:	Public Works Committee
Topic:	Consider Request of Instrument Development Corporation to add a Holz Parkway Driveway
From:	Bruce Kaniewski, Village Planner
Department:	Planning
Presenter:	Bruce Kaniewski
Date of Committee Action (if required):	January 7, 2019
Date of Village Board Action (if required):	NA

Information

Subject: Instrument Development Corporation (IDC), 820 Swan Drive, has submitted application for Site Plan and Architectural Review to expand westward onto the former Campbell Construction property. Plan Commission review is expected to occur on January 8th. Before commission review, both IDC and staff seek Committee of the Whole direction regarding IDC's request to add a Holz Parkway driveway with approval of their site plan. See the proposed location of the driveway on the attached map.

Background Information/Rationale: IDC currently has one ingress/egress point along Swan Drive, and proposes to add a second Swan Drive driveway with the expansion. IDC intends the Holz Parkway driveway to be utilized for truck deliveries during construction, and for improved site circulation for employee ingress/egress post-construction.

Key Issues for Consideration: A companion matter for Committee of the Whole consideration is IDC's request to acquire adjacent Village owned property over which the driveway will be constructed. The Village Board must be aware that if the driveway is allowed, any remaining slim opportunity for a future jurisdictional transfer with WDOT will likely be eliminated with the additional driveway located about 380 feet, center line to center line, north of the intersection of Holz Parkway and Swan Drive.

Fiscal Impact: NA

Requested Action by Committee/Board: Motion to concur with the Holz Parkway driveway, subject to further review of the Site Plan approval by the Plan Commission and the Village Board.

Attachments

IDC letter of request and location map

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
Application Fee: Below

Date Submitted: 12/16/18

FEES

(Please check one)

- ☐ Minor Site Plan (Buildings less than 600 sq. ft.): \$135.00 plus \$.02 per sq. ft.
- ☐ Site Plan and/or Architectural Review: \$250.00 plus \$.02 per sq. ft.
- ☐ Conceptual Site Plan and/or Architectural Review: \$200.00 plus \$.02 per sq. ft.
- ☐ Planned Unit Development (PUD) Review: \$185.00 plus \$25.00/unit
- ☐ Resubmittal of or Amendment to Site Plan and/or Architectural Review: \$200.00

CONTACTS

Zoning and Planning Department

Contact: Bruce Kaniewski

Phone: (414) 339-4105

Fax: (262) 363-6425

Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. 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
ATTN: Site Plan/Architectural Plan/Planned Unit Development
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Joseph Schaffer
Company: Instrument Development Corp
Address: 820 Swan Dr City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-7307 Fax: 262-363-2100
E-Mail: j.schaffer@instrument-capital.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Matthew Mehring
Company: Anderson Ashton Inc
Address: 2746 S 166th St City: New Berlin State: WI Zip: 53007
Daytime Phone: 262-786-4640 Fax: _____
E-Mail: mmehring@andersonashton.com

ARCHITECT

Name: Steve Wagner
Company: Anderson Ashton Inc
Address: 2746 S 166th St City: New Berlin State: WI Zip: 53101
Daytime Phone: 262-786-4640 Fax: _____
E-Mail: swagner@andersonashton.com

PROFESSIONAL ENGINEER

Name: CJ Engineering - Chris Jackson
Company: _____
Address: 9205 W Center St City: Milwaukee State: WI Zip: 53222
Daytime Phone: 414-443-1312 ext 222 Fax: 414-443-1317
E-Mail: chris@cj-engineering.com

REGISTERED SURVEYOR

Name: Capital Survey Enterprises - Mike Berry
Company: _____
Address: 220 Regency Ct City: Brookfield State: WI Zip: 53005
Daytime Phone: 262-786-6600 Fax: 414-786-6608
E-Mail: mikeb@capitalsurvey.com

CONTRACTOR

Name: Bill Matthews
Company: Anderson Ashton Inc
Address: 2746 S 166th St City: New Berlin State: WI Zip: 53107
Daytime Phone: 262-786-4640 Fax: _____
E-Mail: bmatthews@andersonashton.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Kevin Sinnott
Address: 820 Swan Dr City: Mukwonago State: IL Zip: 53149
Daytime Phone: 262-363-7307 Fax: _____
E-Mail: _____
Present Zoning: M-4 Tax Key No(s): MUKV1970987
Location/Address: 820 Swan Dr
Present Use: parts manufacturing Intended Use: same

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:

- ☐ Five(5) complete sets 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 planner@villageofmukwonago.com.
 - ☐ 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
Kevin B. Sinner Member
Name & Title (PRINT)
12/4/18
Date


Signature - Applicant
Matthew Mehring - president
Name & Title (PRINT)
12/6/18
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

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

www.villageofmukwonago.com
planner@villageofmukwonago.com

January 3, 2019

Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Site Plan and Architectural Review
Proposed Retail Building/Southwest corner of STH 83 and Wolf Run

Dear President Winchowky and Members of the Plan Commission:

Ryan J. Baeten, PE, of Endpoint Solutions Corp., on behalf of property owner C & H Wolf Run, LLC, has submitted application for Site Plan and Architectural Review approval to construct a 3,000 square foot retail building at the southwest corner of STH 83 and Wolf Run. The 0.44-acre site is zoned as B-2, General Business District. The permitted retail building is intended to be occupied by a Verizon store.

This proposal of a one-story building on a small lot is straight-forward. The building conforms to the minimum B-2 street and side yard setbacks of 10 feet and rear yard setback of 30 feet. The required vision corner is provided. The building exceeds the B-2 minimum building square footage of 2,000 square feet. Because of the small development size, a full storm water management plan and agreement is not required, but storm water flow has been accounted for within submitted plans along with a required erosion control plan. In response to staff comments, an updated landscape plan has been submitted that conforms to minimum requirements.

Site Access and Parking

The current east side driveway of the neighboring Monarch Center (one-story office building) is partially on the subject site. The proposed site plan shares the access. The applicant has gained prior Village Board approval to open the Wolf Run median to provide full access to the site. During review of this proposal, the Police Chief recommends the installation of specific directional signs on both sides of the median opening. In addition, the Fire Chief and Village Engineer requested a large vehicle turning template to ensure the Wolf Run drive approach can accommodate emergency and delivery vehicle turning movements. From the submitted template, it appears the Wolf Run driveway approach must be widened to allow exiting vehicles to turn into the proper lane.

Parking standards of the zoning ordinance allow shared access without providing for the required parking lot/greenspace setback of 10 feet in B-2. The other three sides of the site conform to the parking/greenspace setback. The east end of the parking lot extends over a 20-foot Village utility easement. Utility and public works staff states there are no utilities within the easement and no utilities are planned to be within the easement; therefore, encroachment of the parking lot over the easement can be allowed.

Twelve parking spaces are required, and 12 parking spaces are provided which includes one handicapped parking space. Pursuant to Section 100-402 (f) (5) b. of the zoning ordinance, installation of curb and gutter surrounding the parking lot is not required for a parking lot with less than 20 spaces, although a raised formal building entrance plaza and curbed landscape islands will provide the appearance of curb and gutter surrounding most of the parking lot.



Building Design

The 22-foot-tall one-story building will have one ingress/egress doorway facing the interior of the site. All sides of the building will be clearly visible, meaning that all sides are similarly designed. Black standard sized brick providing the wainscot course and pewter thin brick covering the majority of the exterior walls will be the main building materials. Gray EIFS—Dryvit, gray metal trim and gray canopy fabric are the proposed accent building materials. The applicant has submitted building material samples which will be available for review by the Commission.

Dumpster Enclosure

Applicant proposes placing the dumpster enclosure at the end of the shared driveway, crossing over the property line. While the zoning ordinance is silent regarding dumpster enclosure setbacks, I suggest the Plan Commission agree to the shared location under the same concept as shared parking and access—it is an efficient use of land.

Pewter colored structural brick matching the pewter brick of the building will be the exterior of the enclosure.

Site Lighting

Three pole light locations are proposed with the typical retail duel luminaire flat shoe box design. Six building wall lights are proposed. The submitted site photometric plan exhibits slight light spillover into the adjacent right-of-ways and into the neighboring properties to the west and south. Light spillover to the west is not a concern due to the shared driveway; however, I do not desire to set a precedent in allowing light spillover to the south.

I recommend the applicant submit a final lighting plan showing zero light spillover to the south and provide verification that the total height of the light pole, base and luminaire is 23 feet as indicated on the photometric plan. I believe a slight modification of the location and orientation of pole light G-3 might eliminate the southern spillover.

RECOMMENDATION

The proposal with the surrounding parking lot conforms to B-2 setbacks, and the building design is consistent with B-2 architectural standards. Therefore, I recommend approval with the conditions of approval as listed below

1. Site Plan and Architectural Review approval for the construction of an addition of a 3,000 square feet retail building with associated site improvements at the southwest corner of STH 83 and Wolf Run shall be subject to all plans and information submitted by the property owner, Endpoint Solutions, Schroeder Holt Architects and other subconsultants with all plans and information on file in the office of the Zoning Administrator. The plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged.
2. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the applicant and/or property owner shall submit to the Village Zoning Administrator written concurrence



Village of Mukwonago

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

www.villageofmukwonago.com
planner@villageofmukwonago.com

from the neighboring property owner regarding shared access and the shared dumpster enclosure location.

3. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the applicant and/or property owner shall sign the agreement with the Village allowing the owner to construct the Wolf Run median opening.
4. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 and as modified pursuant to points listed within this Condition No. 4.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox Box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of the site construction plans by the Utilities Director, especially approval of construction drawings of new Village sanitary sewer and/or water supply connections to the building.
 - d. Approval of building plans by the Supervisor of Inspections after receipt of approval of building plans by the State of Wisconsin.
 - e. The Supervisor of Inspections, the Utilities Director, the Public Works Director and the Village Engineer shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - f. Approval by the Zoning Administrator of the final landscape plan and final site lighting plan.
 - g. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - h. Approval of directional, no parking signs and other on-site traffic control signs locations by the Police Chief, which also may include pavement markings.
5. Furthermore, in addition to the requirements within Condition #4, before any site construction all Village Department Heads shall verify in writing they have approved the final plans and drawings within their purview; a pre-construction meeting shall be held with the applicant's representatives and contractors, and Village Department Heads and representatives; and all required fees owed by the applicant shall be paid to the Village.
6. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
7. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:



Village of Mukwonago

Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x.2111

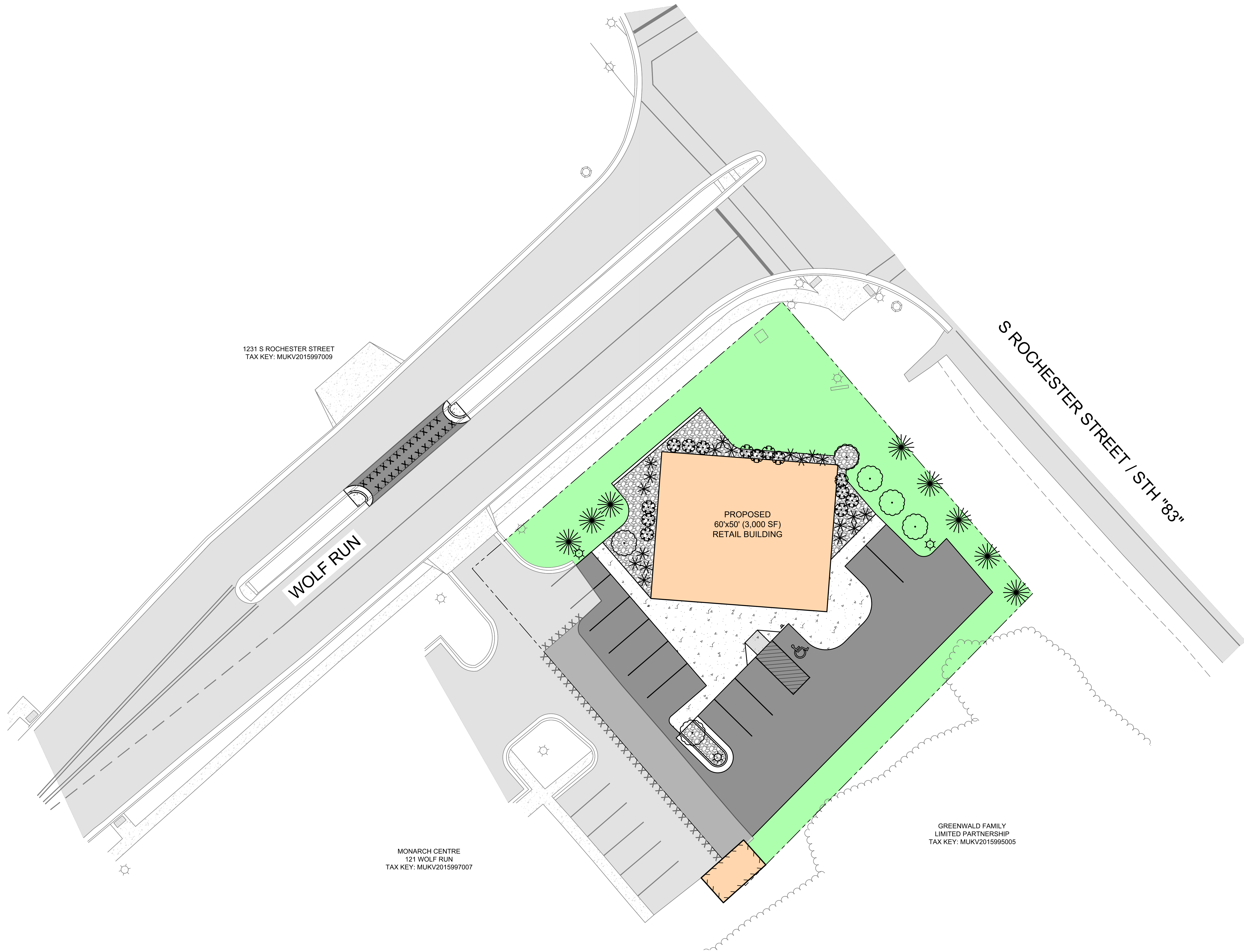
www.villageofmukwonago.com
planner@villageofmukwonago.com

- a. Completion of all items required in Condition No. 6.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
7. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit.

I appreciate the opportunity to assist the Village with review of this proposal. Should questions arise, please feel free to contact me.

Sincerely,

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator



1231 S ROCHESTER STREET
TAX KEY: MUKV2015997009

WOLF RUN

S ROCHESTER STREET / STH "83"

PROPOSED
60'x50' (3,000 SF)
RETAIL BUILDING

MONARCH CENTRE
121 WOLF RUN
TAX KEY: MUKV2015997007

GREENWALD FAMILY
LIMITED PARTNERSHIP
TAX KEY: MUKV2015995005



Cellular Sales Plan of Operation

To whom it may concern:

Cellular Sales is the largest retailer for Verizon Wireless in the United States. We operate 739 stores across 41 states and Mukwonago will be our 7th store to open in Wisconsin. We exclusively sell Verizon Wireless products and services. Everything from the latest smartphones and plans to cutting edge accessories and device protection. Our hours of operation will be Monday through Saturday, 9am-9pm and Sunday 11am-6pm and we will be staffing the stores with approximately 12 local area representatives.

Our goal is to always provide a premium customer experience and be the most professional wireless sales team our clients have ever encountered. By doing so, we are able to achieve sustainable success and are looking forward to rapid expansion across Wisconsin while engraining ourselves in each community in which we establish ourselves.

ALTA/NSPS
LAND TITLE SURVEY

CLIENT
C & H Wolf Run LLC.

SITE ADDRESS
Wolf Run Road and South Rochester Street, Village of Mukwonago, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Parcel 1 of Certified Survey Map No. 7614, recorded February 23, 1995 in Volume 65 of Certified Survey Maps on pages 89-91, as Document No. 2024733, being a redivision of Parcel 3, C.S.M. #6333 being located in the Northeast 1/4 of the Southwest 1/4 of Section 36, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to C.S.M. No. 7614, in which the West line of the SW 1/4 bears N00°45'54"E.

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-6972 Revision A, effective date of November 15, 2017 which lists the following easements and/or restrictions from schedule B-II:

- 1,5, 6, 7, 8 & 10 visible evidence shown, if any.
- 2, 3, 4, 9, 12 & 17 not survey related.

Exception 13 intentionally omitted

10. Rights of the public in so much of the Land affected by Ordinance adopted by the Board of Supervisors of Waukesha County on June 18, 1954, and approved by the various towns in said county, establishing the width of S.T.H. "83" at 120 feet, and ordaining that said highway be widened to the width so established, together with rights of the public in that portion of said Land lying within the limits of the road and not affected by said ordinance. A notice and plat, etc. in said matter was filed and recorded on April 18, 1957, as Document No. 1. **Affects property by location, general in nature can not be plotted.**

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to The Milwaukee Electric Railway and Light Company, for utility purposes, recorded on October 21, 1929, as Document No. 169346. **Affects property by location, general in nature can not be plotted.**

12. Recitals as shown on Certified Survey Map No. 6333 recorded on December 13, 1990, as Document No. 1625793, and corrected by Affidavit recorded February 6, 1991 as Document No. 1633085, which among other things recites access restrictions and notes. **Affects property by location, shown.**

14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on January 28, 1992, as Document No. 1701070. **Affects property by location, shown.**

15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to the Village of Mukwonago, a Wisconsin municipal corporation, for storm sewer purposes, recorded on July 16, 1993, as Document No. 1861381. **Affects property by location, shown.**

16. Recitals as shown on Certified Survey Map No. 7614 recorded on February 23, 1995, as Document No. 2024733, which among other things recites access restrictions, ingress/egress & parking easement, water main easement and notes. **Affects property by location, shown.**

TABLE "A" ITEMS
11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20175100469. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

PARKING SPACES
There are 0 regular parking spaces and 0 handicap space marked on this site.

FLOOD NOTE
According to the Flood insurance rate map of the County of Waukesha, Community Panel No. 5504760427G, effective date of November 5, 2014, this site falls in AE (Base Flood Elevations determined).

MUNICIPAL ZONING
Municipal Code: Sec. 100-152.
Site is zoned: B-2 (General Business)
Minimum Street Yard Setback: 10 feet, per 10 feet of greenspace
Minimum Interior Side Yard Setback: 10 feet, per 10 feet of greenspace
Minimum Rear Yard Setback: 30 feet, per 10 feet of greenspace
Maximum building height: 35 feet

LAND AREA
The Land Area of the subject property is 18,968 square feet or 0.44 acres.

TO: C&H Wolf Run LLC
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20 and 22 of Table A thereof. The field work was completed on December 22, 2017.

Date of Map: December 27, 2017.

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

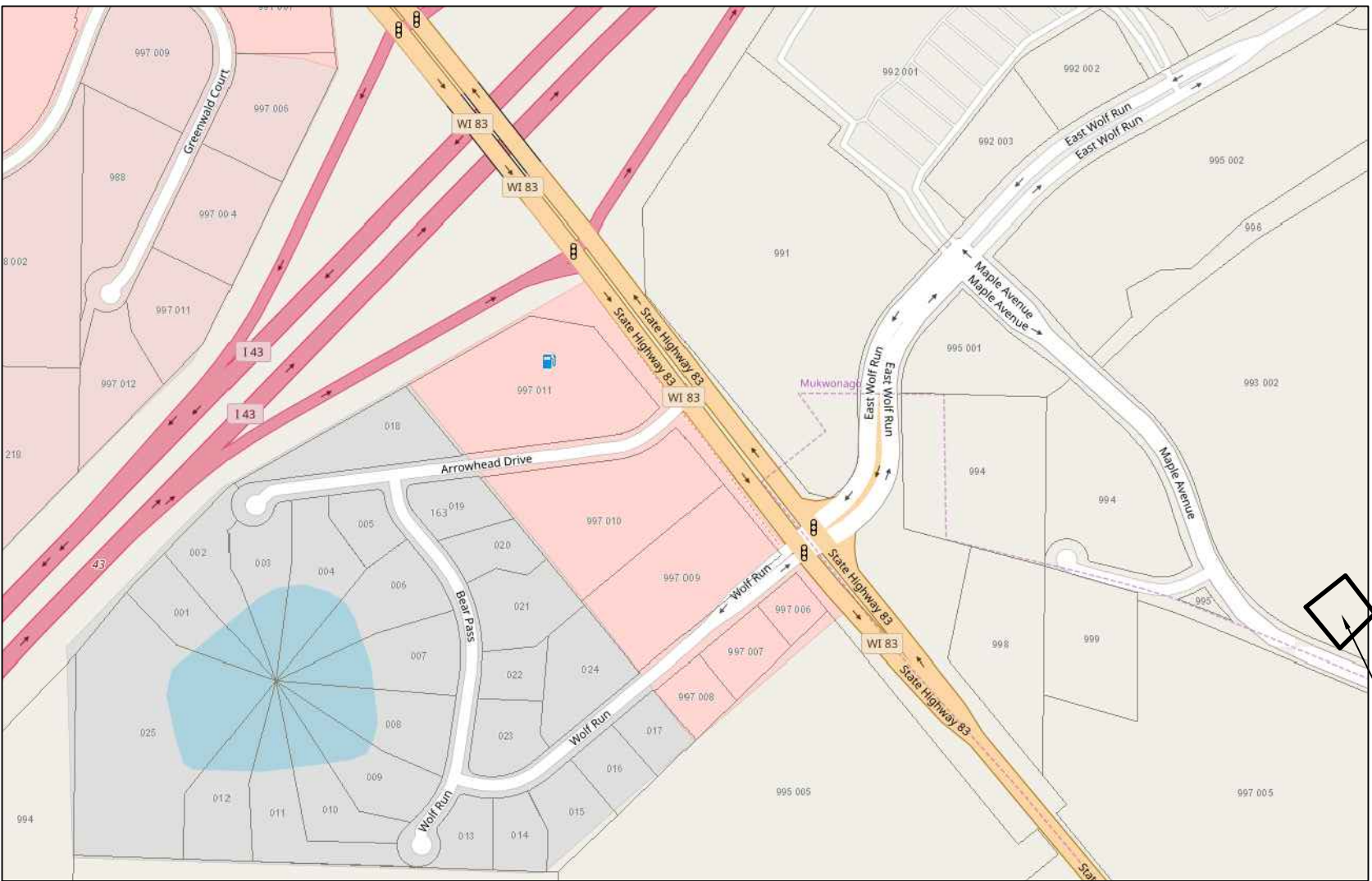
Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 2767-CID

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414.224.8068
www.chaputlandsurveys.com

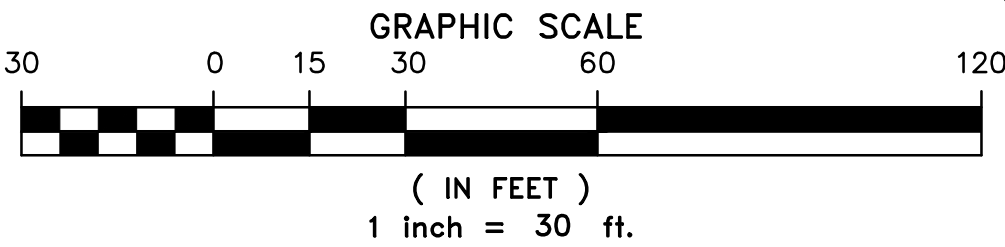


VICINITY MAP

SITE

LEGEND

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



Verizon - Mukwonago

Highway 83 & Wolf Run, Mukwonago, WI 53149



PROJECT TEAM:

OWNER:	ARCHITECT:	GENERAL CONTRACTOR/DEVELOPER:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:
Cellular Sales 9040 Executive Park Drive Knoxville, TN 37923 TEL: (540) 209-2487 email warren.keays@cellularsales.com ATTN: Warren Keays	SHA, LLC 311 E. Chicago, Suite 310 Milwaukee, WI 53202 TEL: (414) 276-1760 email bborelli@sha-a2k.com ATTN: Brooke Borelli	Campbell Construction 461 River Crest Ct. Mukwonago, WI 53149 TEL: (262) 436-4760 email jay@campbellconstructionbbg.com ATTN: Jay Campbell	Pierce Engineers 181 N. Broadway Milwaukee, WI 53202 TEL: (414) 278-6060 email tjc@pierceengineers.com ATTN: Tom Cowan	Endpoint Solutions Corp. 6871 South Lovers Lane Franklin, WI 53132 TEL: (414) 427-1200 email ryan@endpointcorporation.com ATTN: Ryan Baeten

GENERAL NOTES:

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

PROJECT INFORMATION:

GOVERNING CODE:	WISCONSIN ADOPTED 2015 IBC
CONSTRUCTION TYPE:	VB
OCCUPANCY CLASSIFICATION:	GROUP M - MERCANTILE
OCCUPANCY SEPARATION:	NON SEPARATED USE
NUMBER OF STORIES ALLOWED:	1
NUMBER OF STORIES:	1
ALLOWABLE BUILDING AREA:	9,000sf
TOTAL BUILDING AREA:	3,000sf
ALLOWABLE BUILDING HEIGHT:	40'-0"
BUILDING HEIGHT:	22'-0"
SPRINKLER SYSTEM:	NONE
FIRE EXTINGUISHERS:	PER IFC

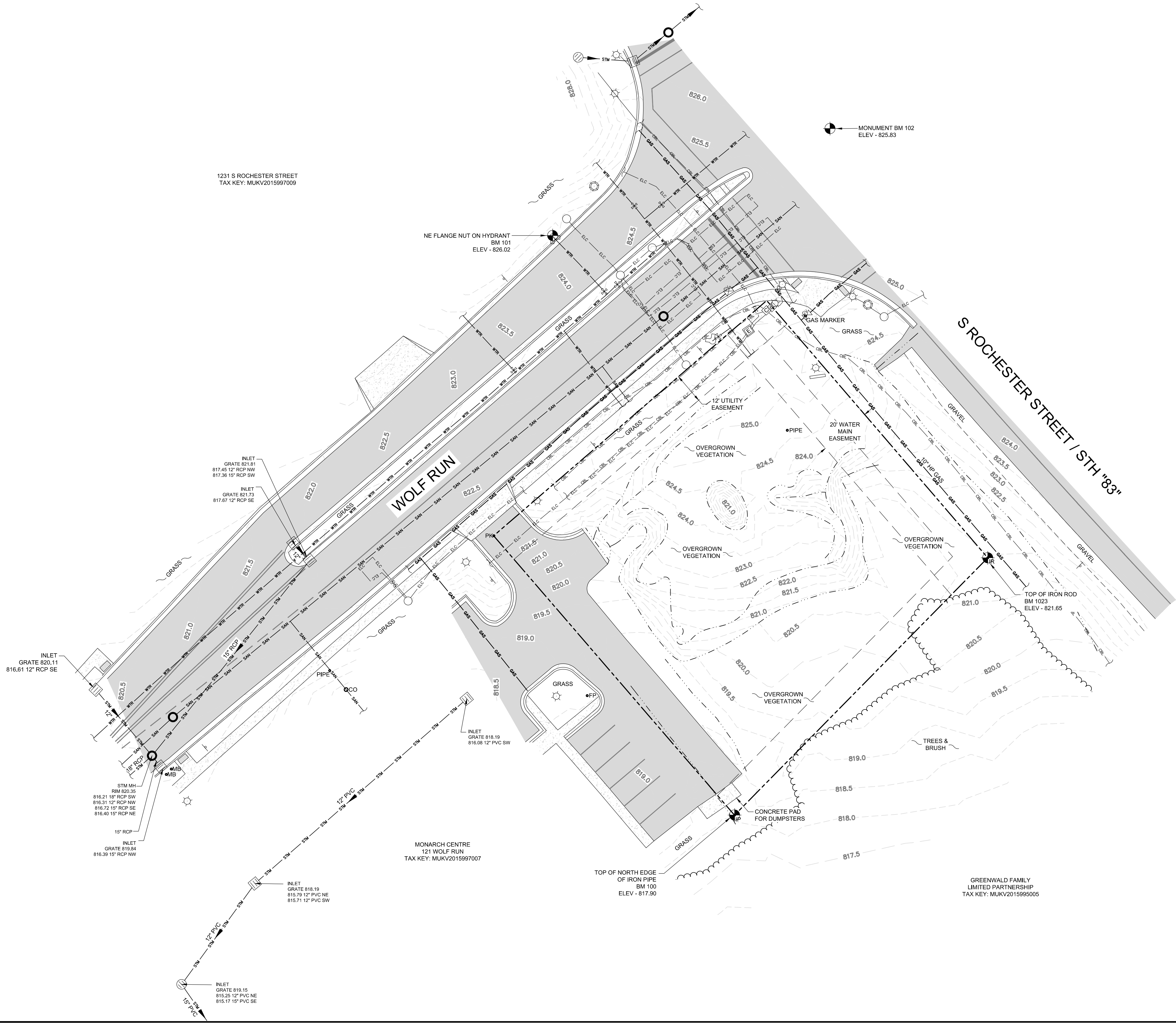
ARCHITECTURAL

STRUCTURAL

SHEET INDEX:

CIVIL	
C1	PRE-CONSTRUCTION CONDITIONS
C2	SITE LAYOUT PLAN
C3	GRADING PLAN
C4	STORMWATER MANAGEMENT AND EROSION CONTROL PLAN
C5	EROSION AND SEDIMENT CONTROL DETAILS
C6	CONSTRUCTION DETAILS
ARCHITECTURAL	
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	RENDERINGS
A2.4	RENDERINGS
LANDSCAPE	
LT	LANDSCAPE PLAN

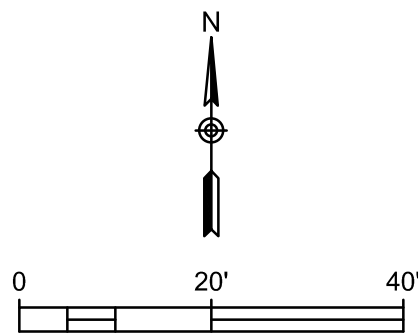
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XREFS: \Endpoint Border-Verizon Mukwonago.dwg; \Survey Base-Verizon Site Mukwonago.dwg



PROPERTY DESCRIPTION:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7614,
RECORDED FEBRUARY 23, 1995 IN VOLUME 65 OF
CERTIFIED SURVEY MAPS ON PAGES 89-91, AS
DOCUMENT NO. 2024733, BEING A REDIVISION OF PARCEL
3, C.S.M. #6333 BEING LOCATED IN THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 5 NORTH,
RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO,
COUNTY OF WAUKESHA, STATE OF WISCONSIN.

THE LAND AREA OF THE SUBJECT PROPERTY IS 18,968
SQUARE FEET OR 0.44 ACRES.

- APPROXIMATE PROPERTY LINE
- PAVEMENT/CONCRETE/EDGE OF GRASS
- PAVEMENT MARKING
- TOE OF SLOPE/SWALE
- TOP OF SLOPE
- EDGE OF TREES & BRUSH
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN/SERVICE
- MAJOR CONTOUR, (2.5' INTERVAL)
- MINOR CONTOUR, (0.5' INTERVAL)
- ASPHALT
- CONCRETE
- BENCHMARK
- IRON PIPE FOUND
- IRON ROD FOUND
- PK NAIL FOUND
- CLEAN OUT
- FLAG POLE
- MAIL BOX
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- STORM SEWER INLET
- ELECTRIC/UTILITY VAULT
- SANITARY/STORM MANHOLE
- LIGHT POLE
- COMMUNICATIONS PEDESTAL/BOX
- ELECTRIC TRANSFORMER
- END OF UTILITY
- END OF UTILITY LOCATE MARKING



SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP.
ON 10/29/18 SURVEY GRADE GPS COORDINATES ARE
BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH
ZONE, US FOOT, VERTICAL DATUM NAVD 88.

PROPERTY BOUNDARY DRAWN PER CHAPUT LAND
SURVEYORS MEATS & BOUNDS DESCRIPTION PER
EXHIBIT DRAWING NO. 2767-jhc. PROPERTY BOUNDARY
FIT TO FOUND IRON PIPE, IRON ROD AND PK NAIL FOR (3)
THREE OF THE (4) FOUR PROPERTY CORNERS.

VERIZON MUKWONAGO

PRE-CONSTRUCTION CONDITIONS

WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

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

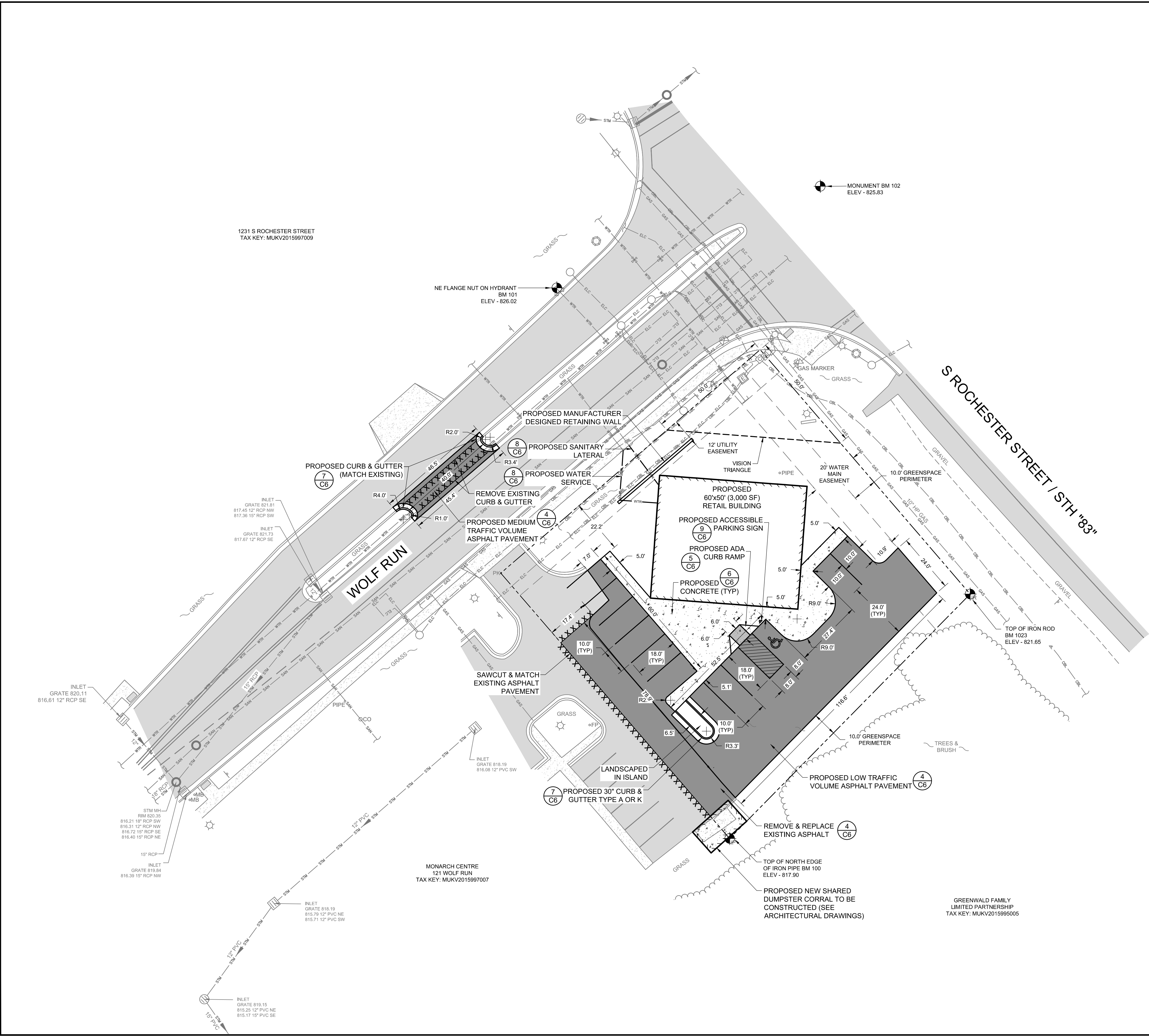
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APPROVED BY: WCV DATE: 12/04/18

PROJECT NO.
560-001-001

SHEET NO.
C1

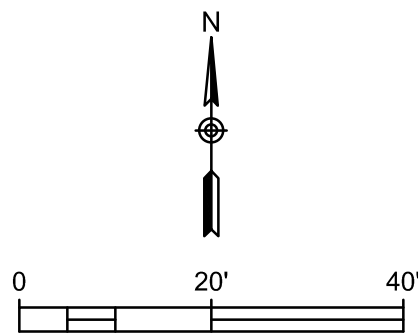
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Dec 04, 2018 9:54am PLOTTED BY: ndraskovich SAVED BY: ndraskovich
P:\Campbell Const - 560\001 Verizon Cellular Sales\CAD\001-001\Site Layout Plan.dwg Layout1
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PARCEL AREA	18,964 SF
NEW BUILDING	3,000 SF
NEW CONCRETE	1,690 SF
NEW ASPHALT	6,440 SF
EXISTING ASPHALT	760 SF
TOTAL IMERVIOUS AREA	11,890 SF
% IMPERVIOUS	62.7%

---	APPROXIMATE PROPERTY LINE
---	PAVEMENT/CONCRETE/EDGE OF GRASS
---	PAVEMENT MARKING
---	TOE OF SLOPE/SWALE
---	TOP OF SLOPE
---	EDGE OF TREES & BRUSH
---	UNDERGROUND COMMUNICATIONS
---	UNDERGROUND ELECTRIC LINE
---	GAS LINE
---	SANITARY SEWER
---	STORM SEWER
---	WATER MAIN/SERVICE
---	PROPOSED BUILDING
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER SERVICE
---	EXISTING ASPHALT
---	EXISTING CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	BENCHMARK
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	PK NAIL FOUND
---	CLEAN OUT
---	FLAG POLE
---	MAIL BOX
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---	GAS VALVE
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---	HYDRANT
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---	COMMUNICATIONS PEDESTAL/BOX
---	ELECTRIC TRANSFORMER
---	END OF UTILITY
---	END OF UTILITY LOCATE MARKING



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ON 10/29/18 SURVEY GRADE GPS COORDINATES ARE
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THREE OF THE (4) FOUR PROPERTY CORNERS.

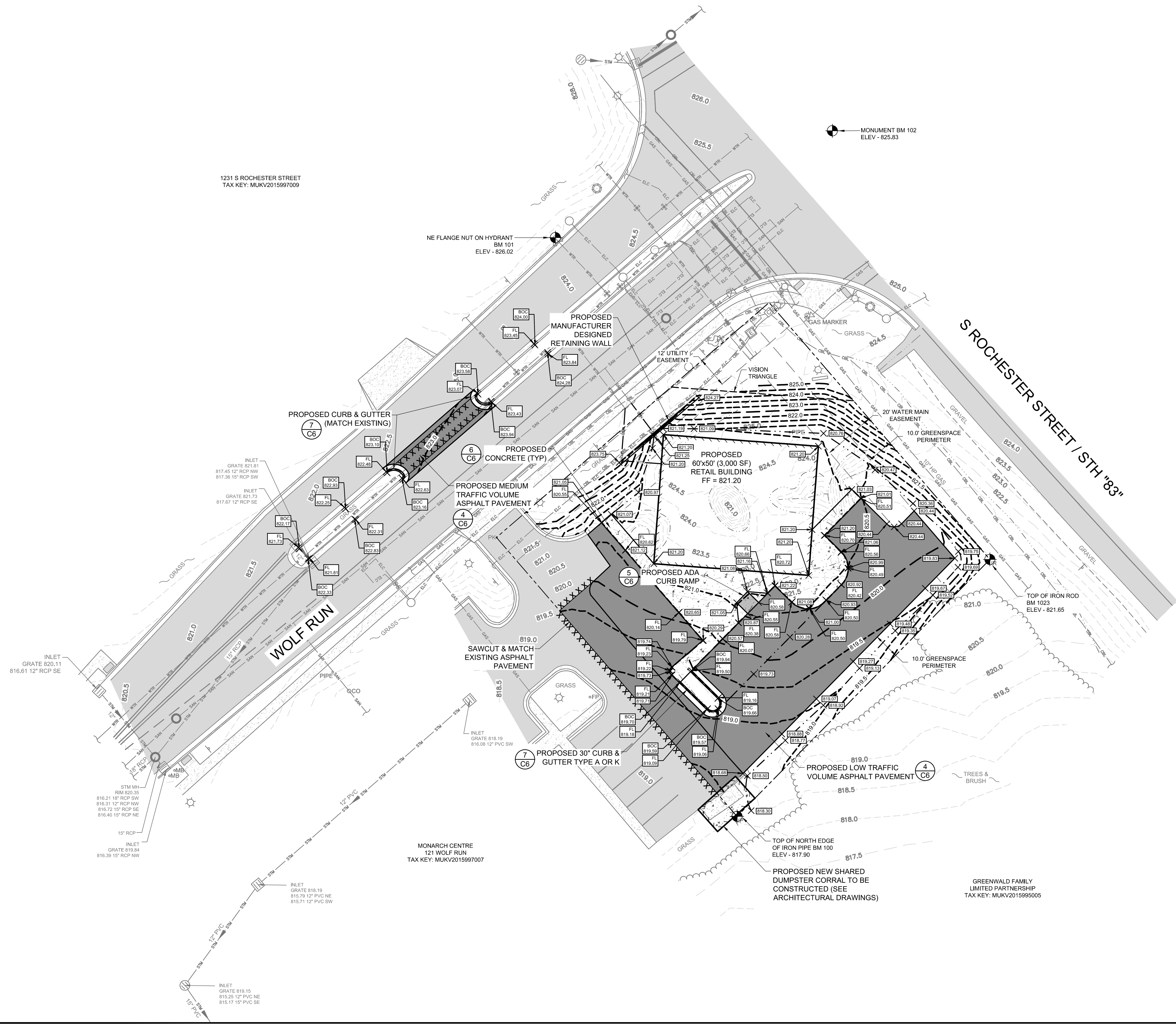
VERIZON MUKWONAGO
SITE LAYOUT PLAN
WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions
6871 S. LOVERS LANE
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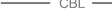
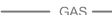
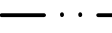
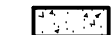
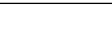
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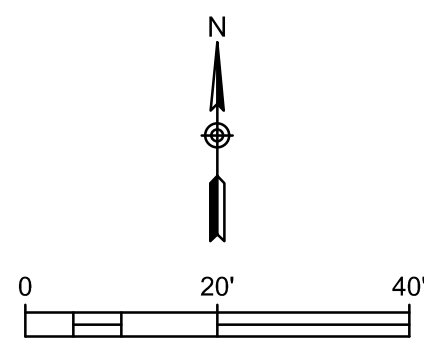
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560-001-001
SHEET NO.
C2

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NOTES:

- | | |
|---|--------------------------------------|
|  | APPROXIMATE PROPERTY LINE |
|  | PAVEMENT/CONCRETE/EDGE OF GRASS |
|  | PAVEMENT MARKING |
|  | TOE OF SLOPE/SWALE |
|  | TOP OF SLOPE |
|  | EDGE OF TREES & BRUSH |
|  | UNDERGROUND COMMUNICATIONS |
|  | UNDERGROUND ELECTRIC LINE |
|  | GAS LINE |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | WATER MAIN/SERVICE |
|  | MAJOR CONTOUR, (2.5' INTERVAL) |
|  | MINOR CONTOUR, (0.5' INTERVAL) |
|  | PROPOSED BUILDING |
|  | PROPOSED EDGE OF PAVEMENT |
|  | PROPD MAJOR CONTOUR, (2.5' INTERVAL) |
|  | PROPD MINOR CONTOUR, (0.5' INTERVAL) |
|  | PROPOSED SWALE OR GRADE BREAK |
|  | EXISTING ASPHALT |
|  | EXISTING CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
|  | BENCHMARK |
|  | IRON PIPE FOUND |
|  | IRON ROD FOUND |
|  | PK NAIL FOUND |
|  | CLEAN OUT |
|  | FLAG POLE |
|  | MAIL BOX |
|  | SIGN |
|  | GAS VALVE |
|  | WATER VALVE |
|  | HYDRANT |
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SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP.
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Endpoint Solutions

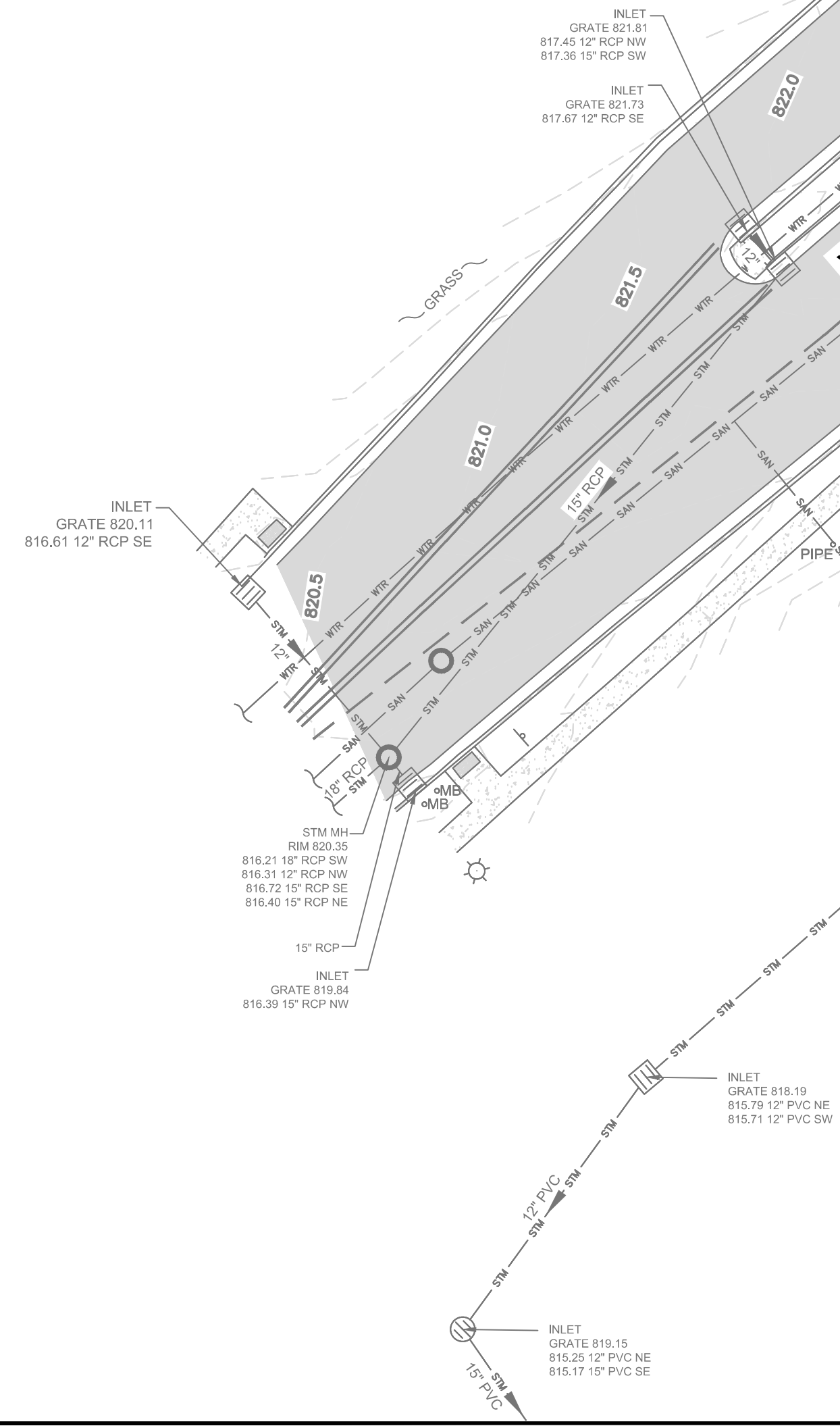
6871 S. LOVERS LANE
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VERIZON MUKWONAGO
GRADING PLAN
WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

DRAWN BY: NWD	DATE: 12/04/18
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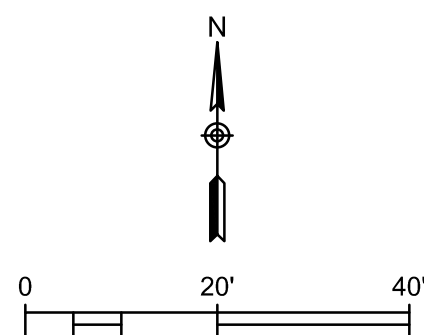
SHEET NO
C3



1. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WISDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WISDOT PAL.
2. IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
3. MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
4. DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
5. PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1065 OR 1066, RESPECTIVELY.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NONPAVED CONSTRUCTION AREA ENTRANCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1067. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
7. PROTECT INLETS, CATCH BASINS, AND OTHER CONVEYANCE STRUCTURES WITH STRAW BALES, FILTER FABRIC, OR OTHER APPROPRIATE MEASURES IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
9. PROVIDE DUST CONTROL TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
10. DURING DEWATERING ACTIVITIES, UTILIZE A COMPARTMENTED CONTAINER, SETTLING BASIN, FILTER, OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE FOR TREATING SEDIMENT-LADEN WATER PRIOR TO DISCHARGE OFF-SITE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.
11. INSPECT THE SITE REGULARLY AND PROPERLY MAINTAIN BMPs, ESPECIALLY AFTER RAINSTORMS. AT MINIMUM, INSPECTIONS OF CONSTRUCTION BMPs ARE REQUIRED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCH OR MORE.
12. BMPs MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION OR NOTIFICATION OF A PROBLEM.
13. KEEP THE CONSTRUCTION SITE CLEAN BY PUTTING TRASH IN TRASH CANS, KEEPING STORAGE BINS COVERED, AND PREVENTING OR REMOVING EXCESS SEDIMENT ON ROADS AND OTHER IMPERVIOUS SURFACES.

1. PROPOSED CONTOURS REPRESENT
TOP OF FINAL PROPOSED SURFACE.

	APPROXIMATE PROPERTY LINE
	PAVEMENT/CONCRETE/EDGE OF GRASS
	PAVEMENT MARKING
	TOE OF SLOPE/SWALE
	TOP OF SLOPE
	EDGE OF TREES & BRUSH
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND ELECTRIC LINE
	GAS LINE
	SANITARY SEWER
	STORM SEWER
	WATER MAIN/SERVICE
	MAJOR CONTOUR, (2.5' INTERVAL)
	MINOR CONTOUR, (0.5' INTERVAL)
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPD MAJOR CONTOUR, (2.5' INTERVAL)
	PROPD MINOR CONTOUR, (0.5' INTERVAL)
	PROPOSED SILT FENCE
	PROPOSED SWALE OR GRADE BREAK
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	BENCHMARK
	IRON PIPE FOUND
	IRON ROD FOUND
	PK NAIL FOUND
	CLEAN OUT
	FLAG POLE
	MAIL BOX
	SIGN
	GAS VALVE
	WATER VALVE
	HYDRANT
	STORM SEWER INLET
	ELECTRIC/UTILITY VAULT
	SANITARY/STORM MANHOLE
	LIGHT POLE
	COMMUNICATIONS PEDESTAL/BOX
	ELECTRIC TRANSFORMER
	END OF UTILITY
	END OF UTILITY LOCATE MARKING



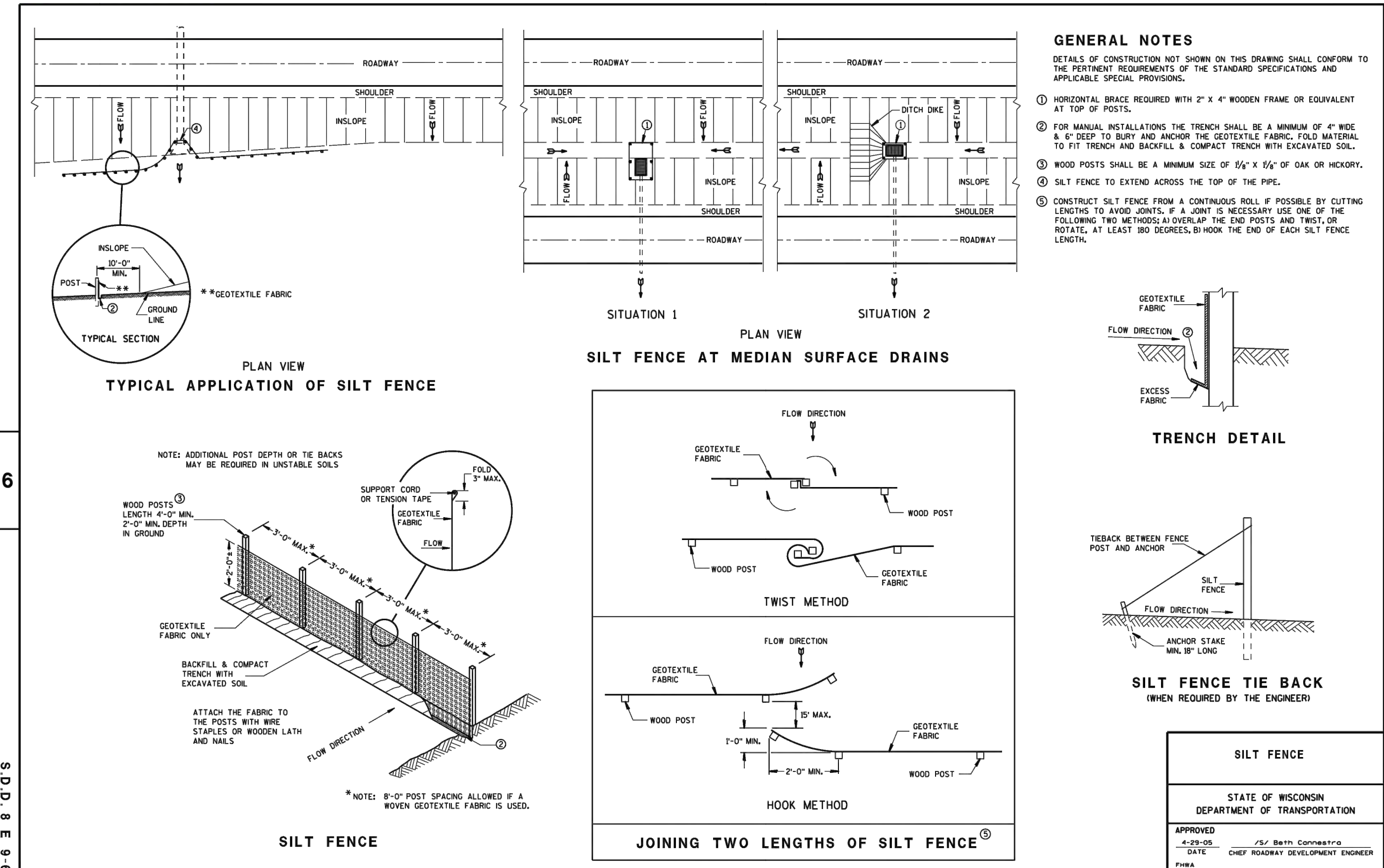
SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP.
ON 10/29/18 SURVEY GRADE GPS. COORDINATES ARE
BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH
ZONE, US FOOT, VERTICAL DATUM NAVD 88.

PROPERTY BOUNDARY DRAWN PER CHAPUT LAND
SURVEYORS MEATS & BOUNDS DESCRIPTION PER
EXHIBIT DRAWING NO. 2767-jhc. PROPERTY BOUNDARY
FIT TO FOUND IRON PIPE, IRON ROD AND PK NAIL FOR (3
THREE OF THE (4) FOUR PROPERTY CORNERS.

VERIZON MUKWONAGO STORMWATER MANAGEMENT AND EROSION CONTROL PLAN WOLF RUN & S ROCHESTER STREET MUKWONAGO, WISCONSIN 53149		Endpoint Solutions 6871 S. LOVERS LANE FRANKLIN, WI 53132 PHONE: (414) 427-1200
DRAWN BY: NWD DATE: 12/04/18 CHECKED BY: RJB DATE: 12/04/18 APPROVED BY: WCV DATE: 12/04/18		REV: DATE: 6 - - 5 - - 4 - - 3 - - 2 - - 1 - - 0 12/06/18 ISSUED FOR PERMITTING
PROJECT NO. 560-001-001 SHEET NO. C4		

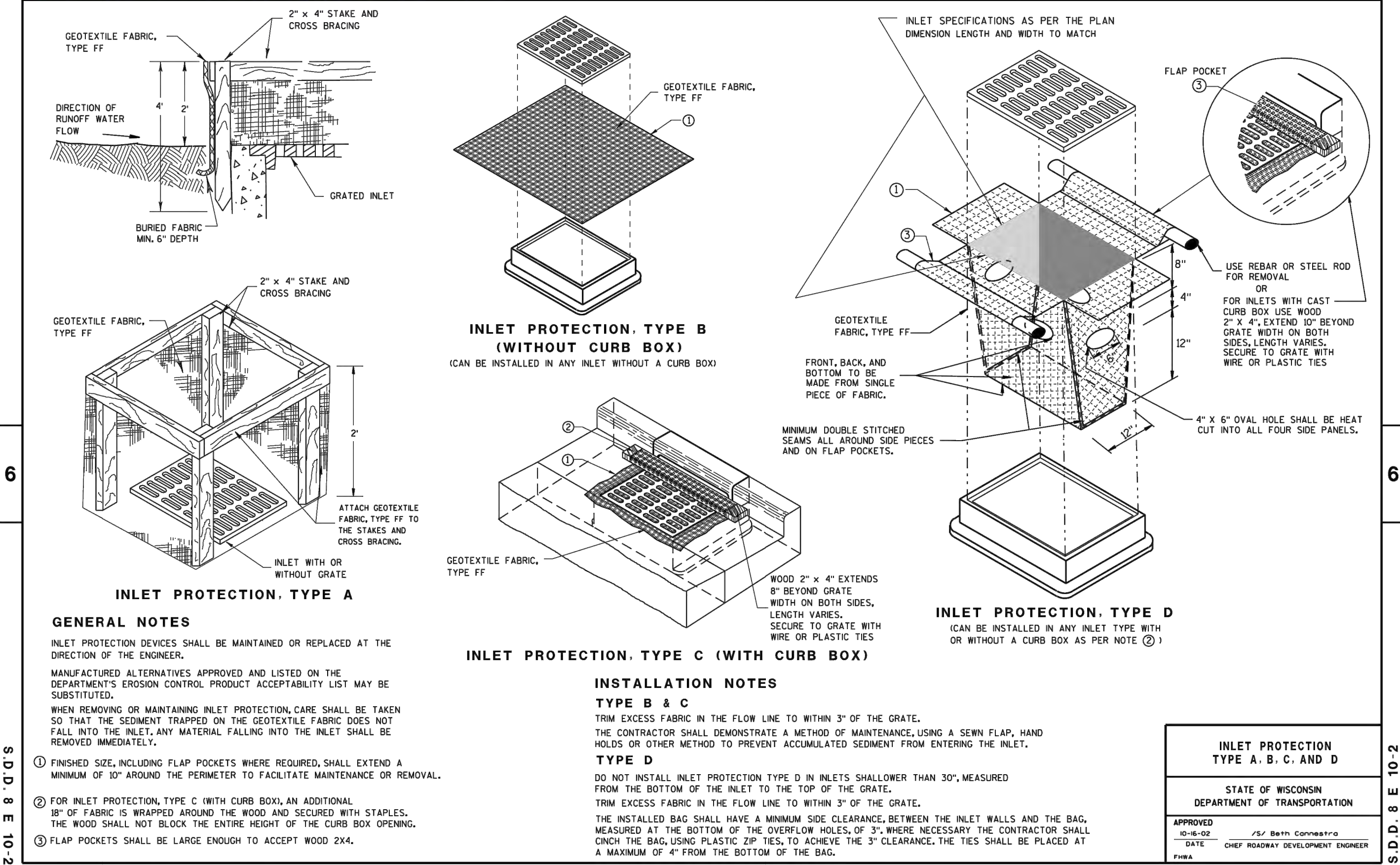
Dec 04, 2018 9:55am PLOTTED BY: ndraskovich SAVED BY: ndraskovich
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IMAGES: T:\Template Forms\CADD\Logos\Endpoint\Solutions HI-Res.jpg
REFS: A:\Campbell Const - 560\001 Verizon Cellular Sales\CAD\001-001\Endpoint Border-Verizon Mukwonago.dwg

8E9: Silt Fence

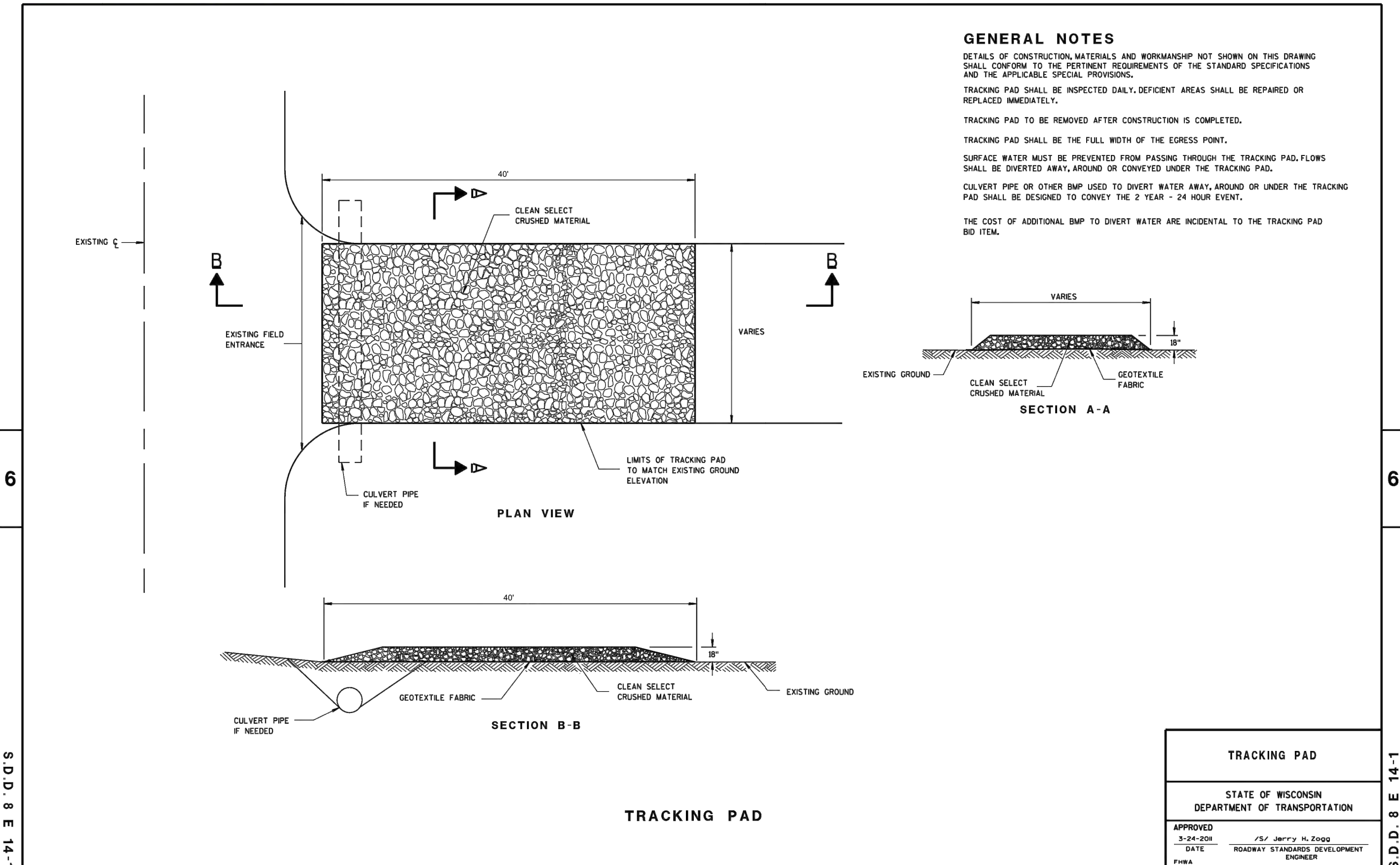


1 SILT FENCE
C5 NOT TO SCALE

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



2 INLET PROTECTION
C5 NOT TO SCALE



3 TRACKING PAD
C5 NOT TO SCALE

VERIZON MUKWONAGO
**EROSION CONTROL AND
SEDIMENT DETAILS**
WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

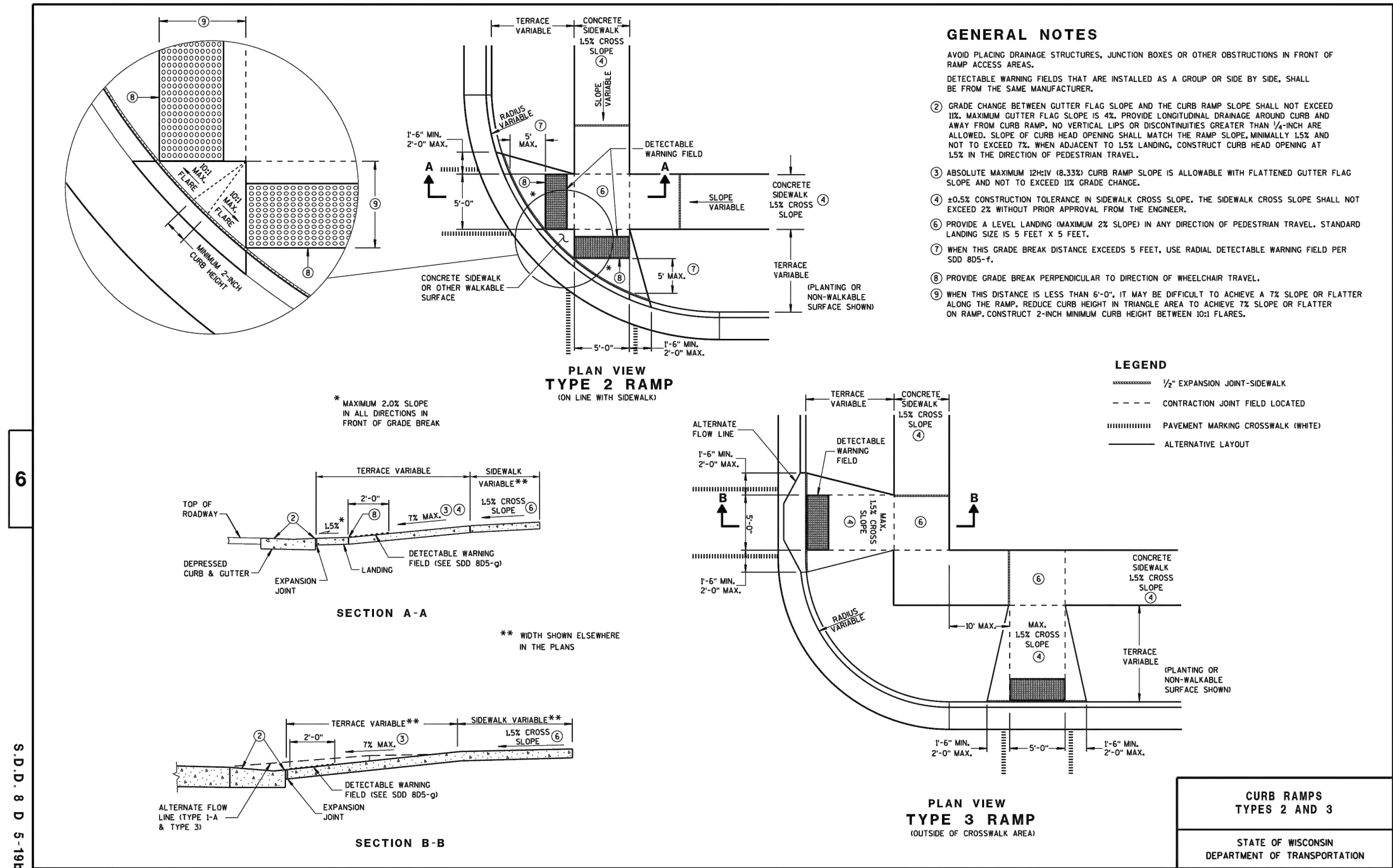
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CHECKED BY: RJB DATE: 12/04/18
APPROVED BY: WCW DATE: 12/04/18
PROJECT NO.
560-001-001
SHEET NO.
C5

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

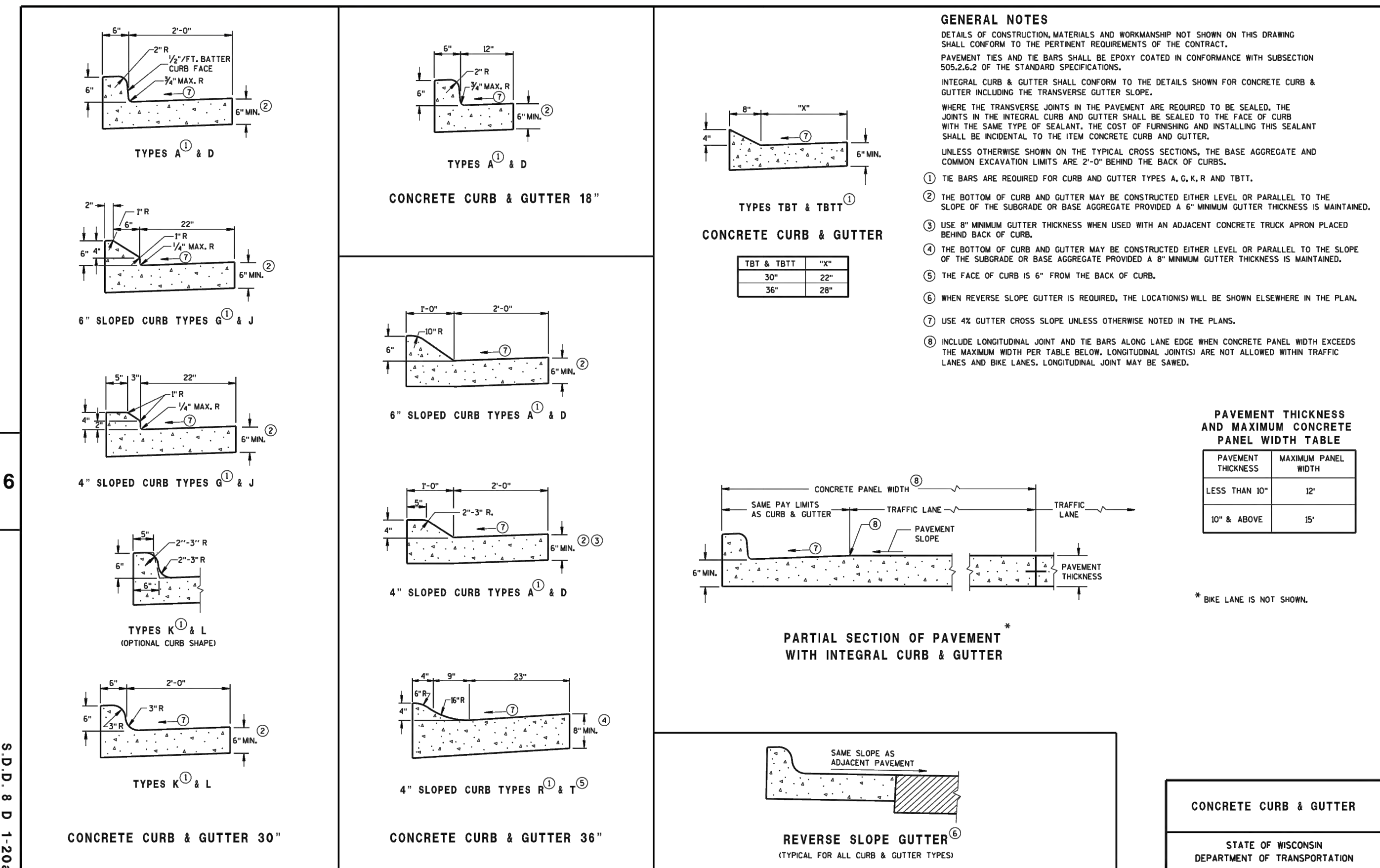
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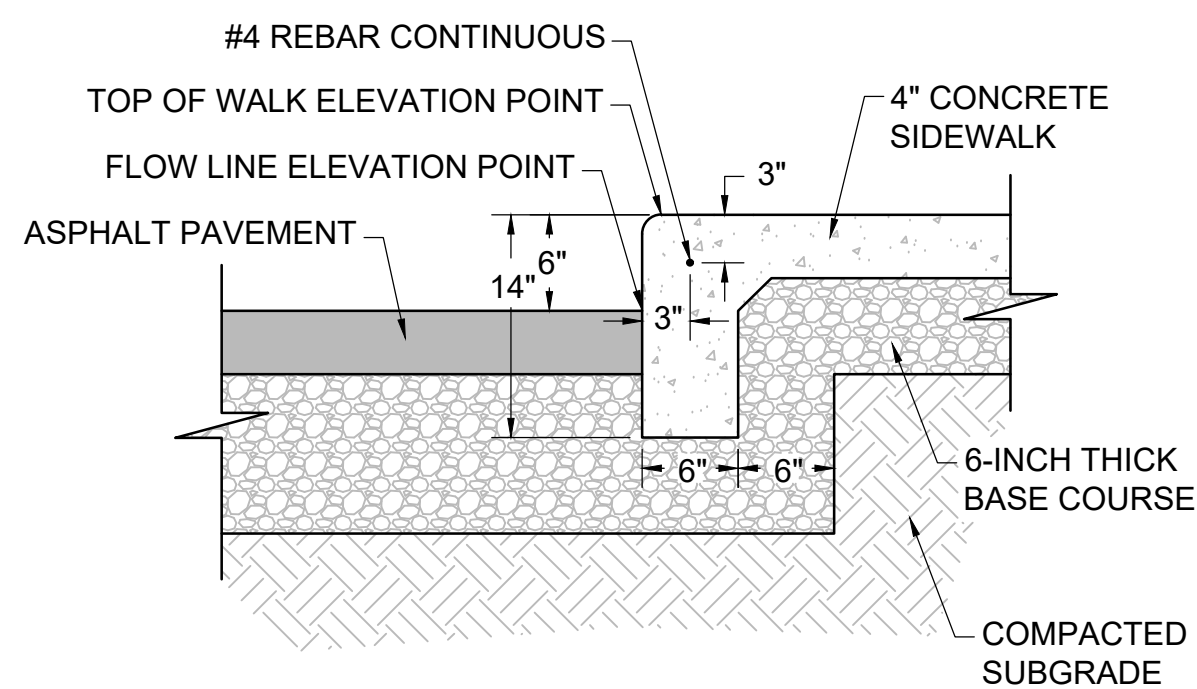
8D5 sheet b: Curb Ramps Types 2 and 3



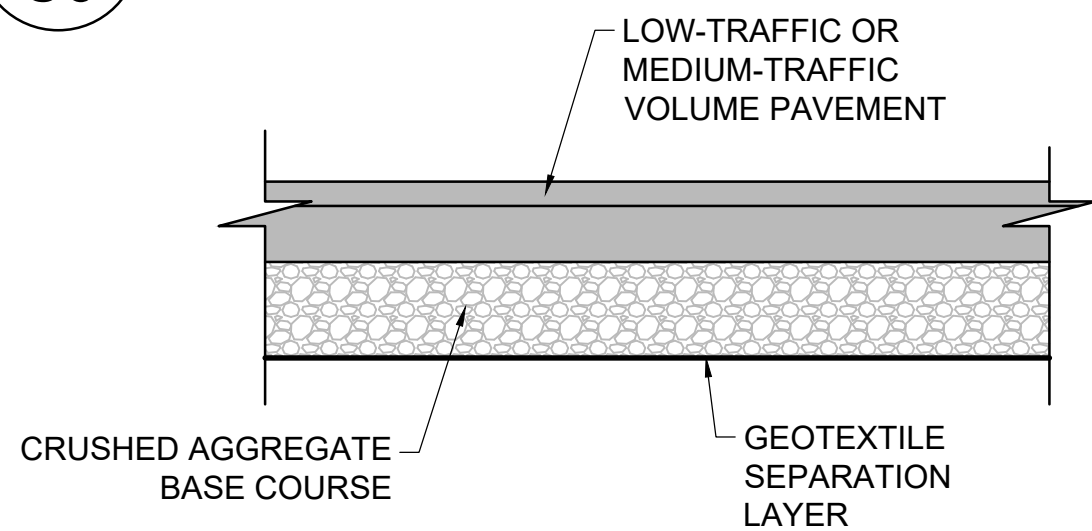
8D1 sheet a: Concrete Curb, Concrete Curb & Gutter and Ties



5 ADA CURB RAMP DETAILS C6 NOT TO SCALE



6 CONCRETE SIDEWALK WITH THICKENED EDGE C6 NOT TO SCALE



PAVEMENT DESIGN TABLE

BITUMINOUS PAVEMENT SECTION COMPONENT	LOW-TRAFFIC	MEDIUM-TRAFFIC
WisDOT UPPER LAYER	1.75" (4 LT 58-28 S)	2.25" (5 MT 58-28 S)
WisDOT 455.2.5 TACK COAT (IF PAVING IS STAGED)	YES	YES
WisDOT LOWER LAYER	1.75" (4 LT 58-28 S)	2.75" (3 MT 58-28 S)
WisDOT 455.2.5 PRIME COAT	YES	YES
WisDOT 305, 1 1/2-INCH GRADATION, BASE COURSE	8"	10"
GEOTEXTILE SEPARATION FABRIC (WisDOT 645, TYPE SAS)	YES	YES

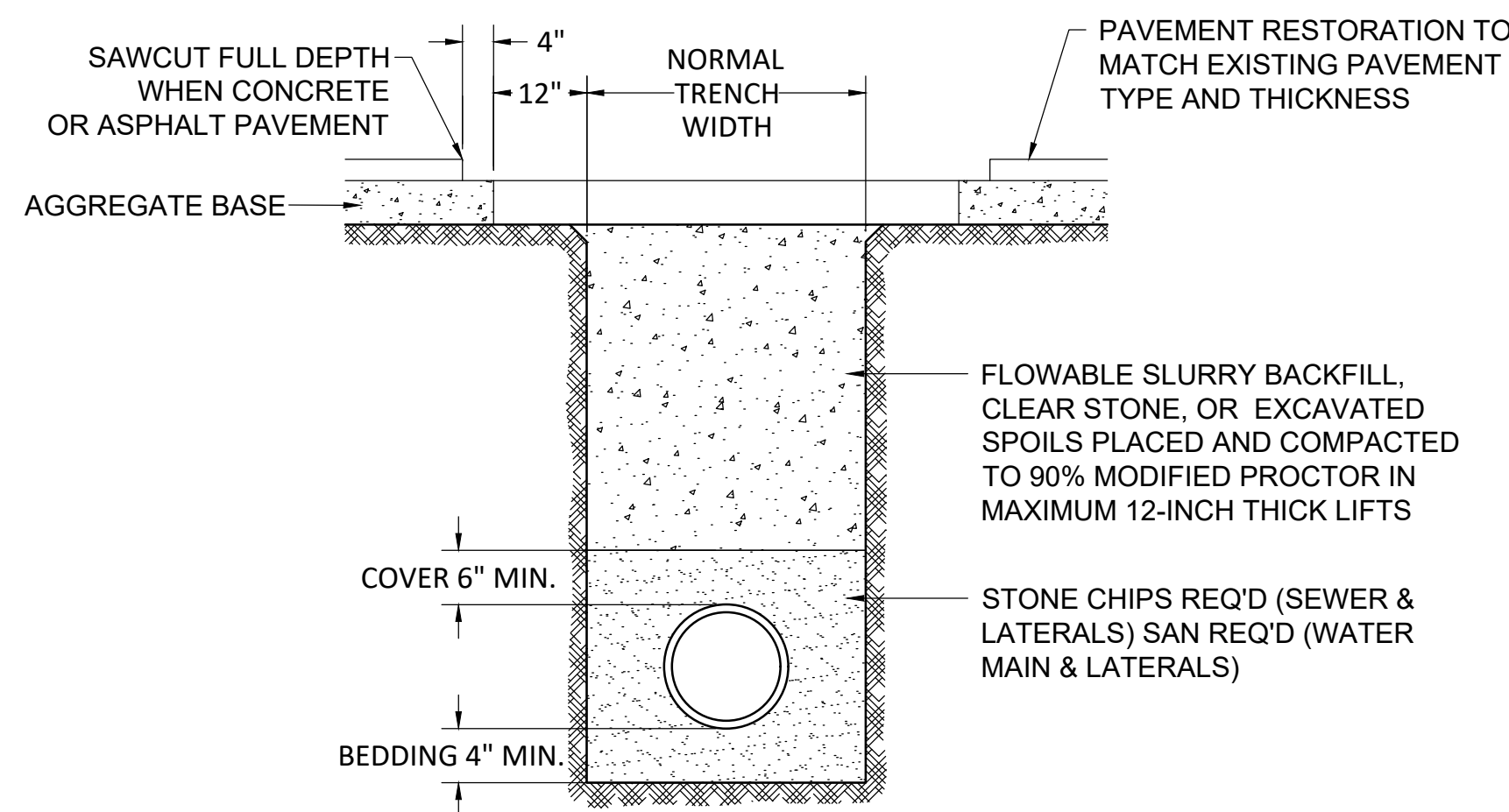
4 TYPICAL ASPHALT PAVEMENT C6 NOT TO SCALE

CONCRETE NOTES:

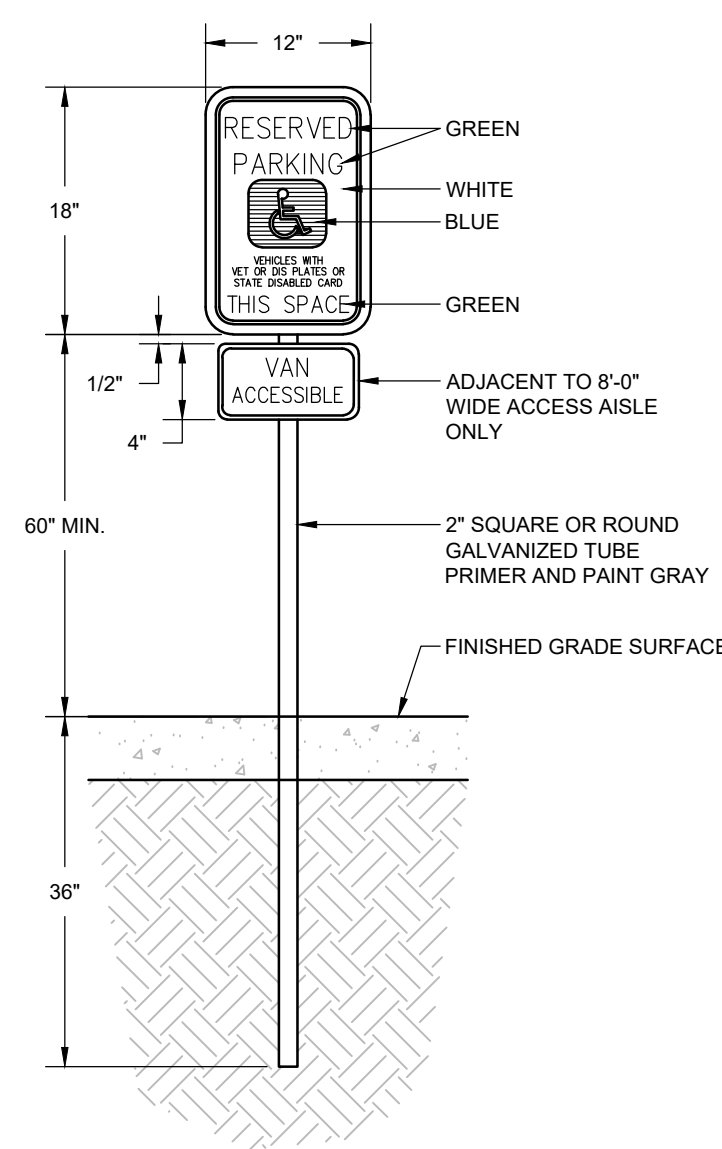
- MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING READY-MIXED CONCRETE PRODUCTS AND THAT COMPLIES WITH ASTM C 94 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.
- REINFORCING BARS SHALL MEET ASTM A 615, GRADE 60, DEFORMED OR ASTM A 706, DEFORMED.
- PREPARE CONCRETE DESIGN MIXTURES FOR EACH TYPE AND STRENGTH OF CONCRETE, PROPORTIONED ON THE BASIS OF LABORATORY TRIAL MIXTURE OR FIELD TEST DATA, OR BOTH, ACCORDING TO ACI 301.
- PROPORTION NORMAL-WEIGHT CONCRETE MIXTURE AS FOLLOWS:
 - MINIMUM COMPRESSIVE STRENGTH: 4000 PSI AT 28 DAYS.
 - MINIMUM CEMENTITIOUS MATERIALS CONTENT: 520 LB/CU. YD.
 - SUMP LIMIT: 5 INCHES, PLUS OR MINUS 1 INCH.
 - AIR CONTENT: 5-1/2 PERCENT, PLUS OR MINUS 1.5 PERCENT AT POINT OF DELIVERY FOR 1-1/2-INCH NOMINAL MAXIMUM AGGREGATE SIZE.
 - AIR CONTENT: 6 PERCENT, PLUS OR MINUS 1.5 PERCENT AT POINT OF DELIVERY FOR 3/4-INCH NOMINAL MAXIMUM AGGREGATE SIZE.
- CONSTRUCT JOINTS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCTION JOINTS SHALL BE INSTALLED SO STRENGTH AND APPEARANCE OF CONCRETE ARE NOT IMPAIRED. CONTRACTION JOINTS SHALL BE SPACED EQUAL TO THE SLAB WIDTH OR NO GREATER THAN 12-FEET, WHICHEVER IS LESS. CONSTRUCT JOINTS TO A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF CONCRETE THICKNESS AS FOLLOWS:
 - GROOVED JOINTS: FORM CONTRACTION JOINTS AFTER INITIAL FLOATING BY GROOVING AND FINISHING EACH EDGE OF JOINT TO A RADIUS OF 1/8 INCH. REPEAT GROOVING OF CONTRACTION JOINTS AFTER APPLYING SURFACE FINISHES. ELIMINATE GROOVER TOOL MARKS ON CONCRETE SURFACES.
 - SAWED JOINTS: FORM CONTRACTION JOINTS WITH POWER SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8-INCH-WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRASIVE, OR OTHERWISE DAMAGE SURFACE AND BEFORE CONCRETE DEVELOPS RANDOM CONTRACTION CRACKS.
- ISOLATION JOINTS IN SLABS-ON-GRADE: AFTER REMOVING FORMWORK, INSTALL JOINT-FILLER STRIPS AT SLAB JUNCTIONS WITH VERTICAL SURFACES, SUCH AS COLUMN PEDESTALS, FOUNDATION WALLS, GRADE BEAMS, AND OTHER LOCATIONS, AS INDICATED.
- CONCRETE FINISHING SHALL COMPLY WITH ACI 302.1R RECOMMENDATIONS FOR SCREEDING, RESTRAIGHTENING, AND FINISHING OPERATIONS FOR CONCRETE SURFACES. DO NOT WET CONCRETE SURFACES. PROVIDE A TROWEL AND FINE-BROOM FINISH BY FIRST APPLYING A TROWEL FINISH TO SURFACES, THEN WHILE CONCRETE IS STILL PLASTIC, SLIGHTLY SCARIFY SURFACE WITH A FINE BROOM.
- PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION AND ACI 301 FOR HOT-WEATHER PROTECTION DURING CURING.

PLUMBING NOTES:

- EXTERIOR PLUMBING SHALL BE CONSTRUCTED OF APPROVED MATERIALS IN ACCORDANCE WITH SECTION SPS 384, WISCONSIN ADMINISTRATIVE CODE.
- WATER AND SEWER LATERAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN."



8 UTILITY TRENCH DETAIL C6 NOT TO SCALE



9 ACCESSIBLE PARKING SIGN C6 NOT TO SCALE

VERIZON MUKWONAGO

CONSTRUCTION DETAILS

WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

DRAWN BY: NWD DATE: 12/04/18
CHECKED BY: RJB DATE: 12/04/18
APPROVED BY: WCV DATE: 12/04/18

PROJECT NO.
560-001-001

SHEET NO.

C6

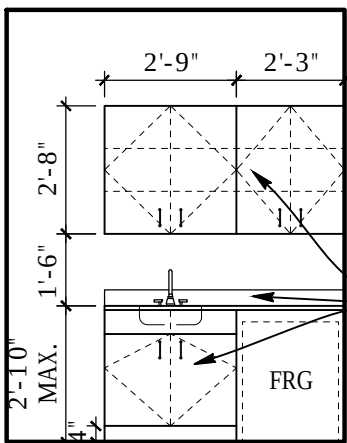
Endpoint Solutions

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

REV: DATE: 6 5 4 3 2 1 0
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FLOOR PLAN GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
2. A) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 5/8" TYPE 'X' MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES C) PROVIDE CEMENT BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS. D) PROVIDE 5/8" TYPE 'C' GYPSUM BOARD AT ALL CEILING LOCATIONS.
3. HOLD 3/4" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
4. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
5. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
6. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
7. PROVIDE 16 GAUGE SHEET METAL BANDING OR SOLID 2x BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
8. NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
9. DURING CONSTRUCTION , AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
10. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
12. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
13. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
14. ALL DOOR HARDWARE TO BE ADA-APPROVED LEVER SETS.



APPLIANCE SCHEDULE

ABBREV.	DESCRIPTION	MANUFACTURER	MODEL
FRG	UNDERCOUNTER REFRIGERATOR	SUMMIT	AL54 (ADA COMPLIANT DESIGN)

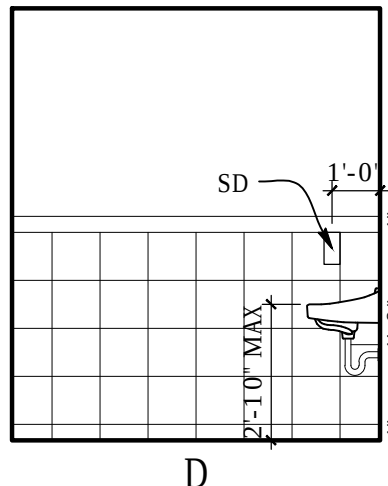
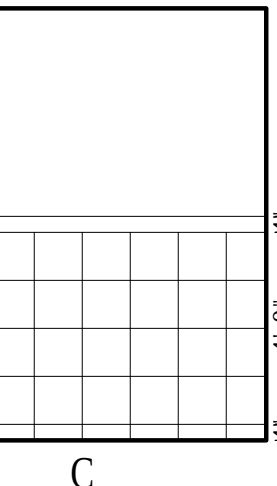
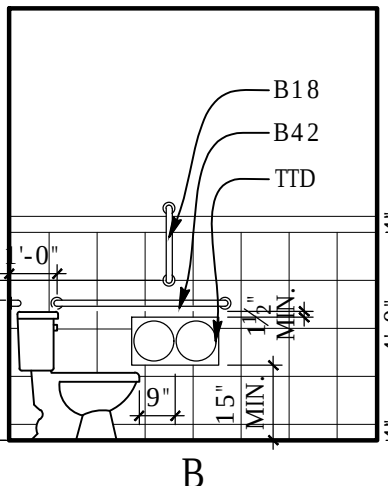
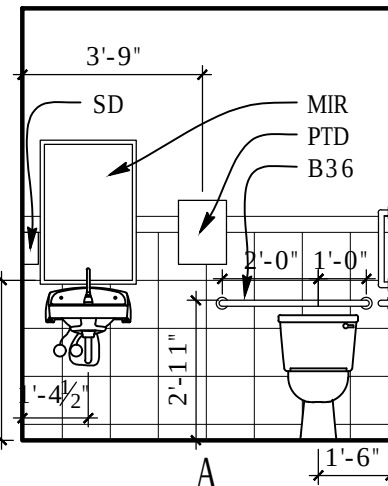
PLAM CABINETRY
AND BACKSPLASH

3 BREAK AREA INTERIOR ELEVATION

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

TOILET ACCESSORY SCHEDULE

ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	COLOR/FINISH
TTD	TOILET TISSUE DISPENSER	KIMBERLY CLARK	IN-SIGHT CORELESS JRT TWIN JUMBO ROLL BATH TISSUE	SMOKE
SD	SOAP DISPENSER	KIMBERLY CLARK	CASSETTE SKIN CARE DISPENSER, 1,000 ML BLACK	BLACK
PTD	MANUAL PAPER TOWEL DISPENSER	KIMBERLY CLARK	IN-SIGHT SANITOUCH DISPENSER, HARD ROLL	SMOKE/GREY
B42	42" GRAB BAR	BOBRICK	B-6806 X 42 STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	SATIN FINISH
B36	36" GRAB BAR	BOBRICK	B-6806 X 36 STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	SATIN FINISH
B18	18" GRAB BAR	BOBRICK	B-6806 X 18 STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	SATIN FINISH
MIR	TILT MIRROR - 18" X 30"	BOBRICK	B-293 1830	STAINLESS STEEL

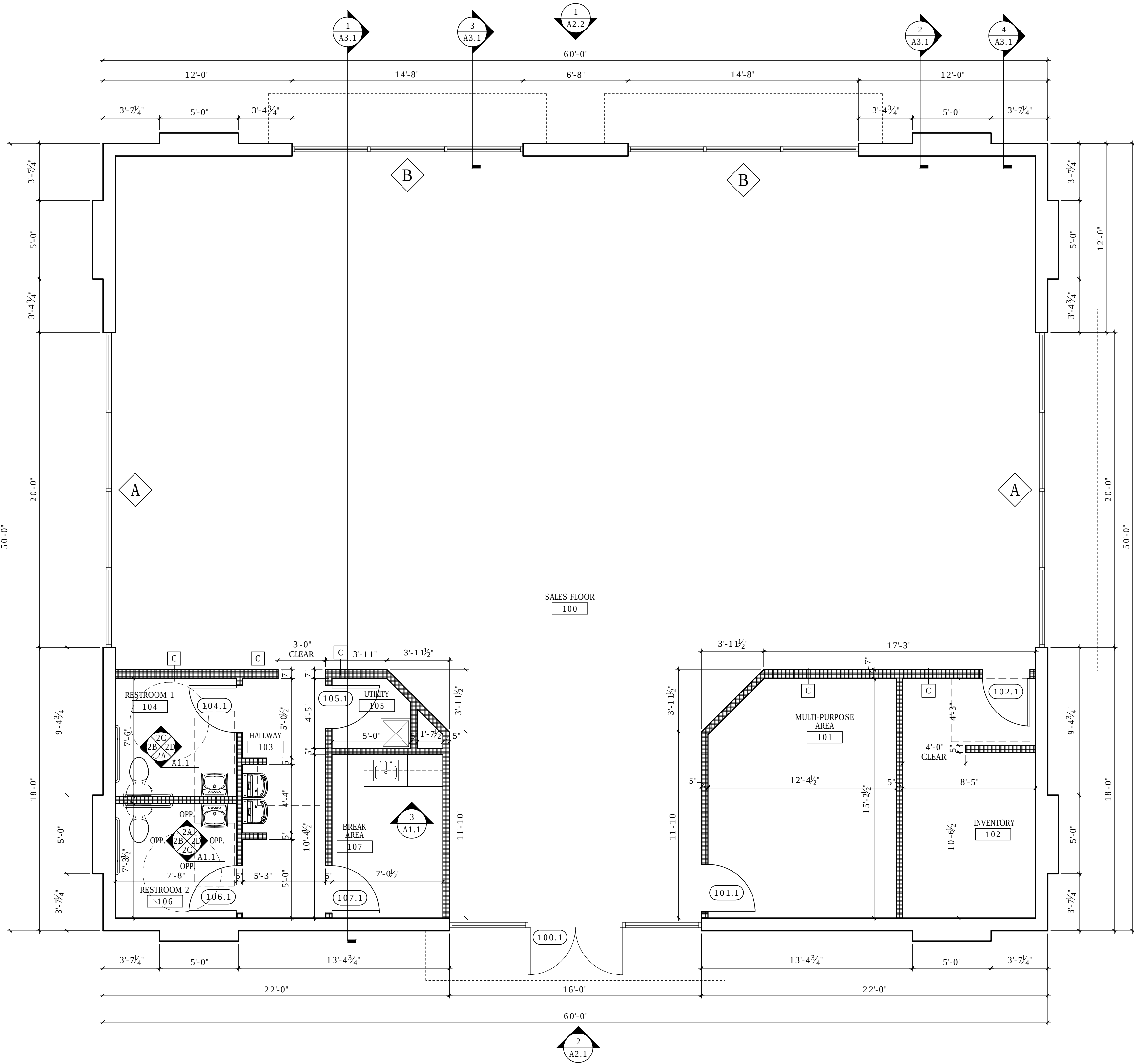


2 BATHROOM #1 INTERIOR ELEVATIONS

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

WALL TYPE	DESIGN	DESCRIPTION	WALL TYPE	DESIGN	DESCRIPTION
A		INTERIOR WALL: 5/8" G.W.B. ON EXPOSED SIDE OF 2X4 WOOD STUDS @ 16 o/c, 3/2" SOUND BATT INSULATION, RUN STUDS AND GWB TO STRUCTURE NOTE: - USE M.R. G.W.B. IN BATHROOMS AT ALL WET LOCATIONS.	C		INTERIOR WALL: 5/8" G.W.B. ON BOTH SIDES OF 2X4 WOOD STUDS @ 16 o/c, 3/2" SOUND BATT INSULATION, RUN STUDS AND GWB TO STRUCTURE NOTE: - USE M.R. G.W.B. IN BATHROOMS AT ALL WET LOCATIONS.
B		INTERIOR WALL: 5/8" G.W.B. ON BOTH SIDES OF 2X4 WOOD STUDS @ 16 o/c, 3/2" SOUND BATT INSULATION, RUN STUDS AND GWB TO STRUCTURE NOTE: - USE M.R. G.W.B. IN BATHROOMS AT ALL WET LOCATIONS.	D		INTERIOR WALL: 5/8" G.W.B. ON BOTH SIDES OF 2X4 WOOD STUDS @ 16 o/c, 3/2" SOUND BATT INSULATION, RUN STUDS TO STRUCTURE AND GWB TO 6" ABOVE FINISHED CEILING. NOTE: - USE M.R. G.W.B. IN BATHROOMS AT ALL WET LOCATIONS.

- WALL TYPE NOTES:
1. ALL WALLS TYPE B UNLESS NOTED OTHERWISE.
 2. G.C. TO INSTALL BLOCKING AS REQUIRED FOR NECESSARY FIXTURES, GRAB BARS, AND CASEWORK.



1 FLOOR PLAN

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

NORTH

SHA
Schroeder & Holt Architects

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764
www.sha-arc.com

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Verizon - Mukwonago

New Construction
Highway 83 & Wolf Run
Mukwonago WI

NO.	DATE	DESCRIPTION
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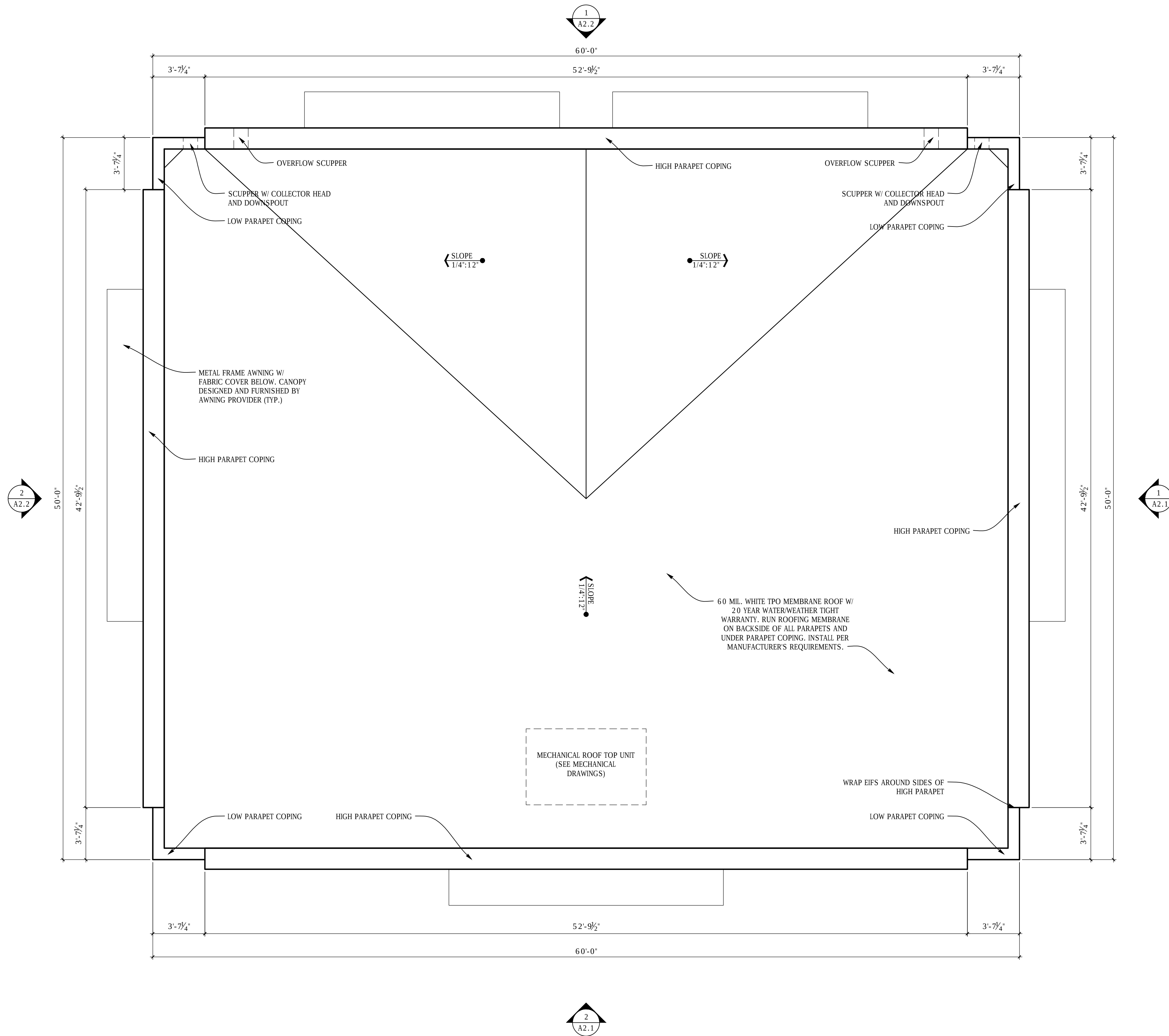
PROJECT #: 3967

DATE:

FLOOR PLAN

A1.1

PLAN COMMISSION



1 ROOF PLAN

Verizon - Mukwonago
New Construction
Highway 83 & Wolf Run
Mukwonago WI

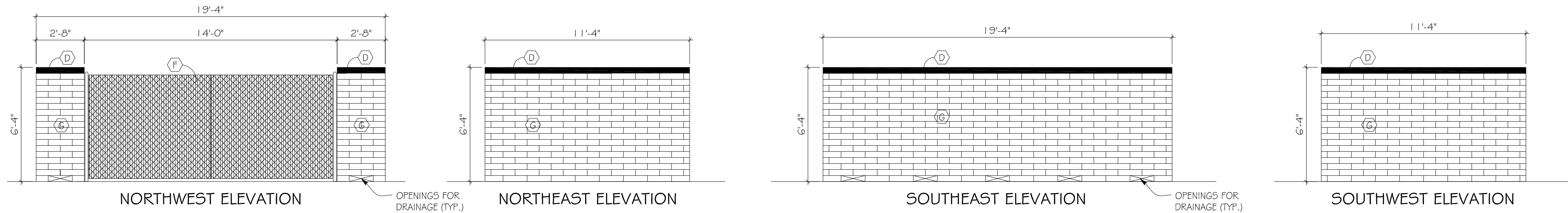
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PROJECT #: 3967

DATE:

ROOF PLAN

A1.2



3 TRASH ENCLOSURE

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

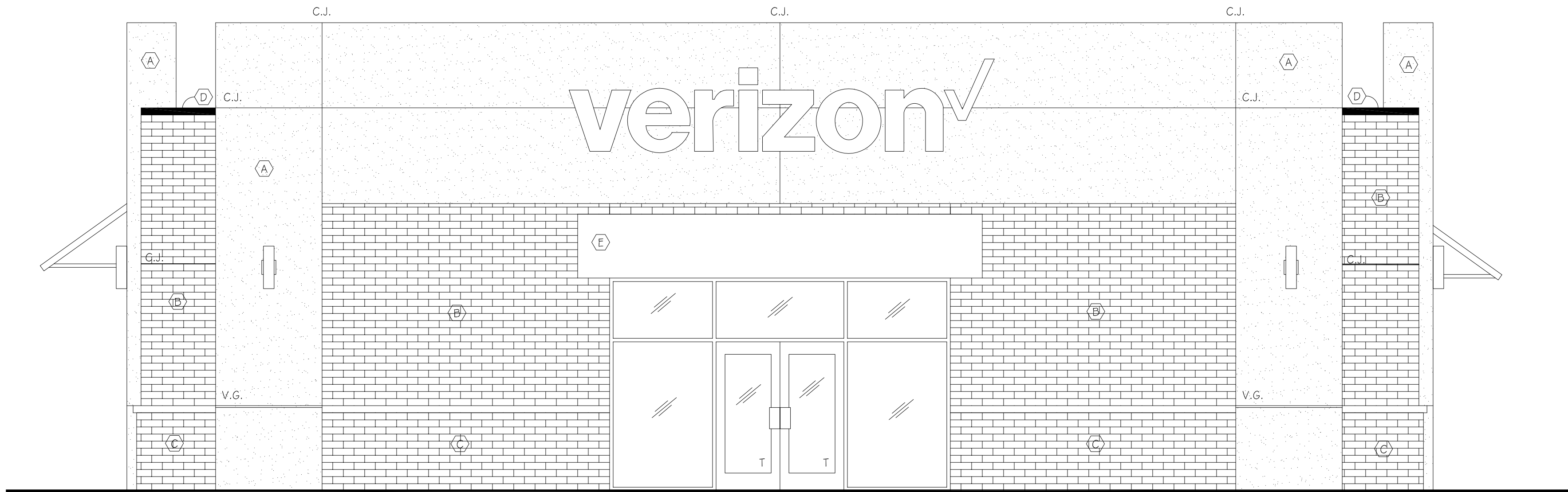
ELEVATION LEGEND

- VISION GLASS
- T - TEMPERED GLASS
- C.J. - CONTROL JOINT
- V.G. - "V" GROOVE TO ALIGN WITH SILL
- WINDOW TYPE. REFER TO SHEET A8.1.

MATERIAL LEGEND

- (A) EIFS - DRYVIT - IN COOL GRAY 10
SHERWIN WILLIAMS 5W7075 WEB GRAY
- (B) BRICK (FIELD) - MODULAR THIN BRICK
INTERSTATE BRICK - PEWTER
- (C) BRICK (WAINSCOT) - MODULAR STANDARD BRICK
INTERSTATE BRICK - MIDNIGHT BLACK
- (D) METAL TRIM -
SHERWIN WILLIAMS 5W7068 GRIZZLE GRAY
- (E) CANOPY FABRIC - SUNBRELLA
CHARCOAL GREY 4644
- (F) CHAINLINK GATE W/ BLACK SLAT SCREEN
- (G) STRUCTURAL BRICK - 8X4X16 ATLAS
INTERSTATE STRUCTURAL BRICK - PEWTER

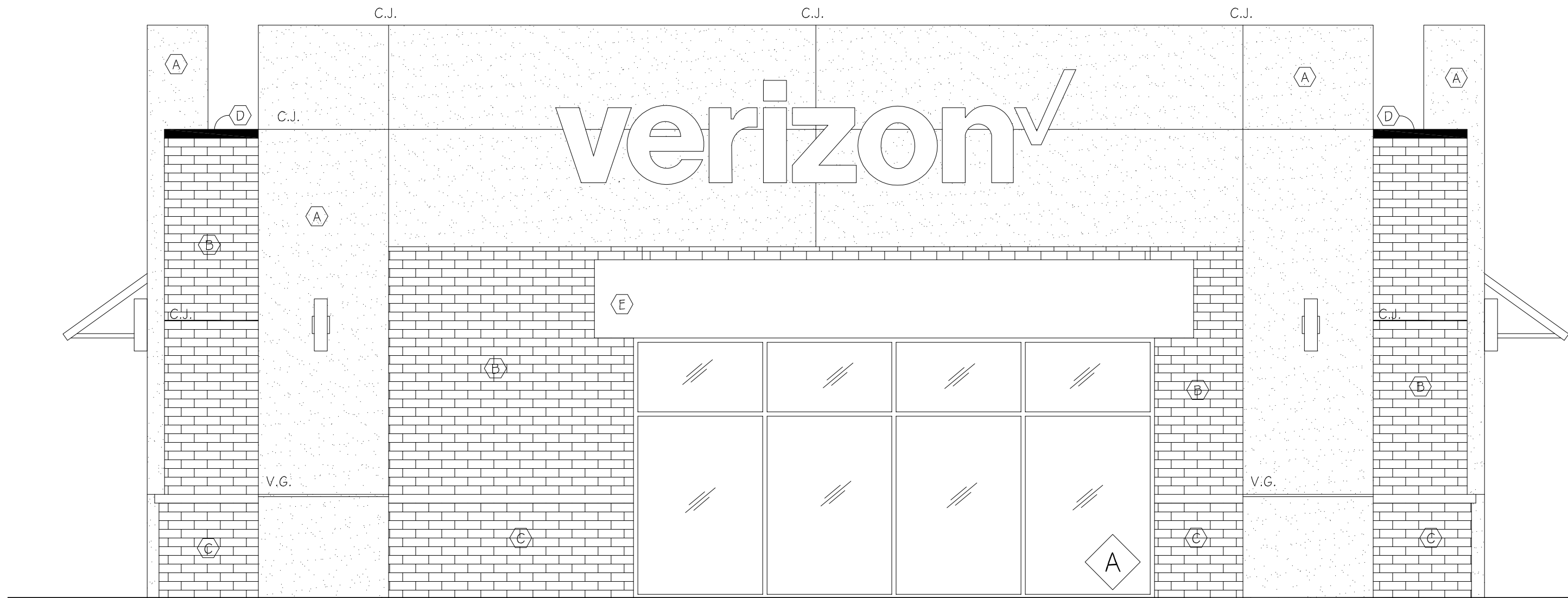
- HIGH PARAPET
22'-0"
- LOW PARAPET
18'-0"
- B.O. EIFS
13'-6"
- T.O. AWNING
13'-0"
- B.O. AWNING
10'-0"
- TOP WAINSCOT
4'-0"
- FINISH FLOOR
0'-0"



2 SOUTH ELEVATION

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

- HIGH PARAPET
22'-0"
- LOW PARAPET
18'-0"
- B.O. EIFS
13'-6"
- T.O. AWNING
13'-0"
- B.O. AWNING
10'-0"
- TOP WAINSCOT
4'-0"
- FINISH FLOOR
0'-0"



1 EAST ELEVATION

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

Verizon - Mukwonago
New Construction
Highway 83 & Wolf Run
Mukwonago WI

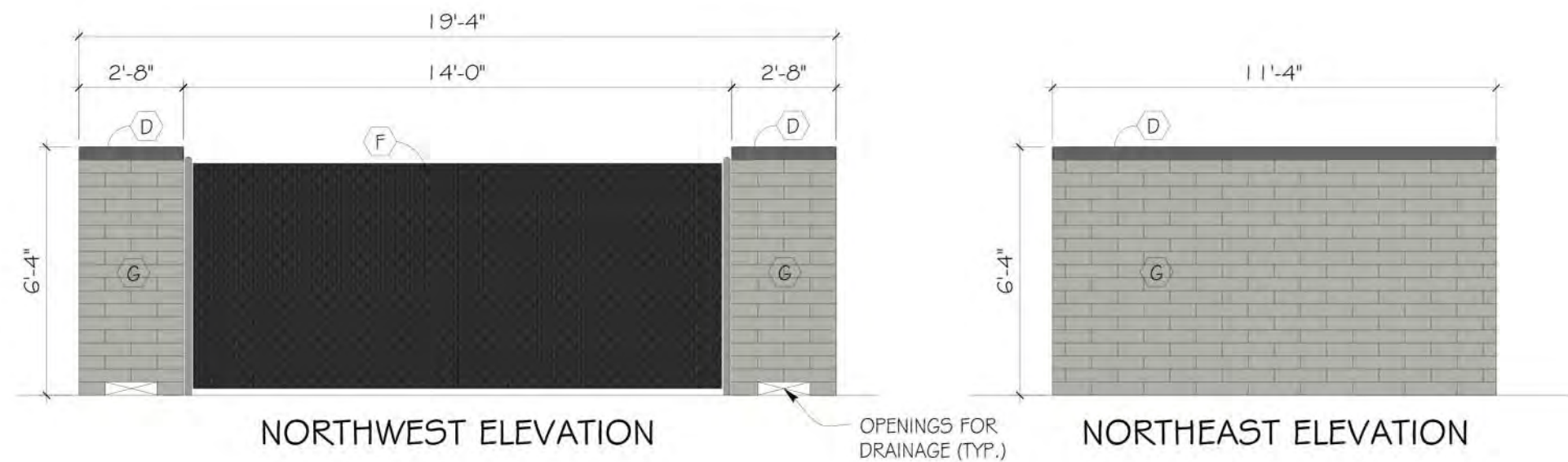
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PROJECT #: 3967

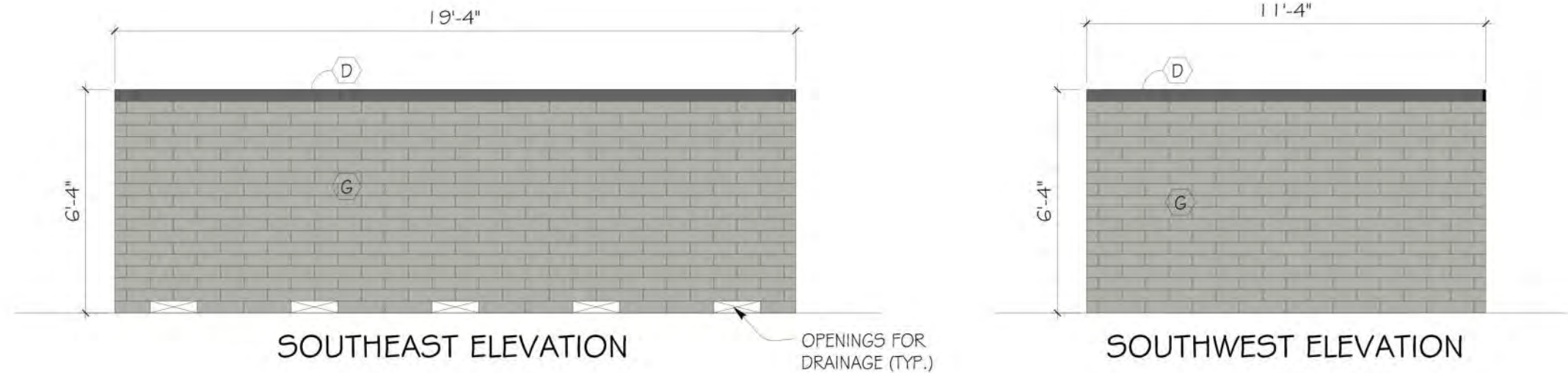
DATE:

EXTERIOR ELEVATIONS

A2.1



3 TRASH ENCLOSURE



ELEVATION LEGEND

- VISION GLASS
- T - TEMPERED GLASS
- C.J. - CONTROL JOINT
- V.G. - "V" GROOVE TO ALIGN WITH SILL
- WINDOW TYPE. REFER TO SHEET A8.1.

MATERIAL LEGEND

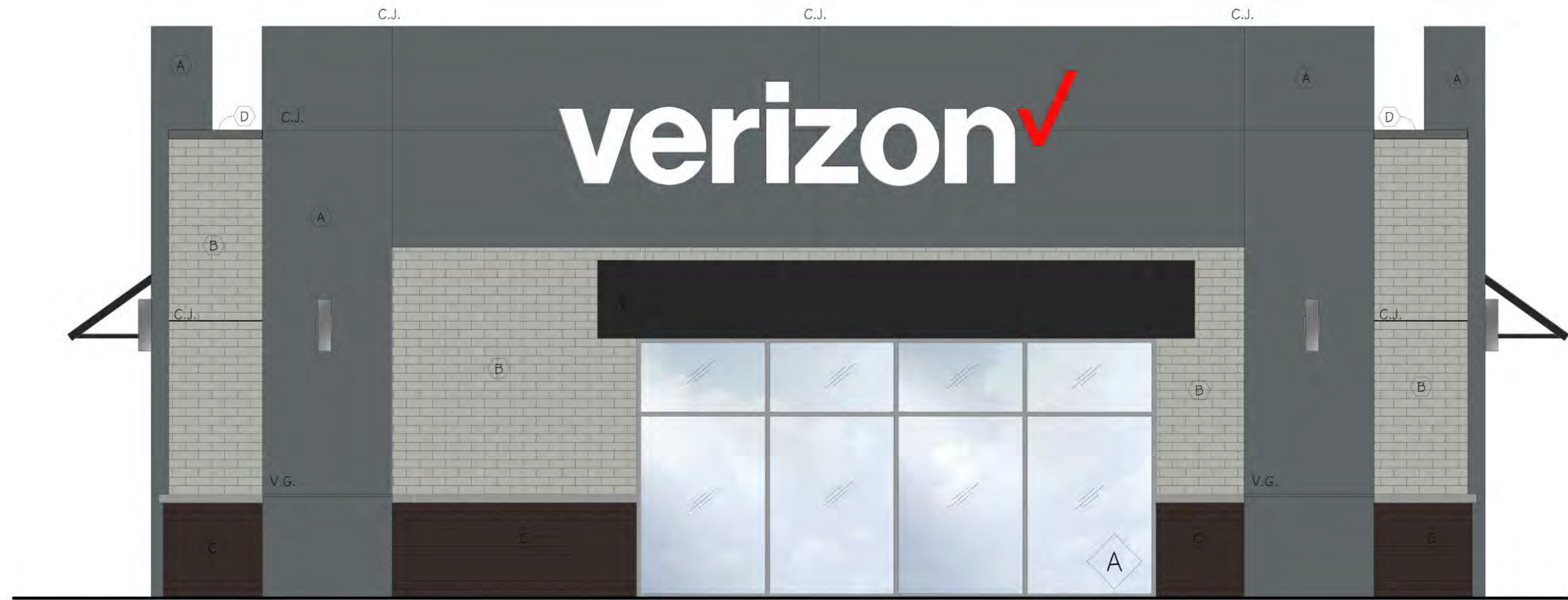
- EIFS - DRYVIT - IN COOL GRAY 10
SHERWIN WILLIAMS SW7075 WEB GRAY
- BRICK (FIELD) - MODULAR THIN BRICK
INTERSTATE BRICK - PEWTER
- BRICK (WAINSCOT) - MODULAR STANDARD BRICK
INTERSTATE BRICK - MIDNIGHT BLACK
- METAL TRIM -
SHERWIN WILLIAMS SW7068 GRIZZLE GRAY
- CANOPY FABRIC - SUNBRELLA
CHARCOAL GREY 4644
- CHAINLINK GATE W/ BLACK SLAT SCREEN
- STRUCTURAL BRICK - 8X416 ATLAS
INTERSTATE STRUCTURAL BRICK - PEWTER

- HIGH PARAPET
22'-0"
- LOW PARAPET
18'-0"
- B.O. EIFS
13'-6"
- T.O. AWNING
13'-0"
- B.O. AWNING
10'-0"
- TOP WAINSCOT
4'-0"
- FINISH FLOOR
0'-0"



2 SOUTH ELEVATION

- HIGH PARAPET
22'-0"
- LOW PARAPET
18'-0"
- B.O. EIFS
13'-6"
- T.O. AWNING
13'-0"
- B.O. AWNING
10'-0"
- TOP WAINSCOT
4'-0"
- FINISH FLOOR
0'-0"



1 EAST ELEVATION

Verizon - Mukwonago
New Construction
Highway 83 & Wolf Run
Mukwonago WI

NO.	DATE	DESCRIPTION
	12/10/18	Plan Commission
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PROJECT #: 3967

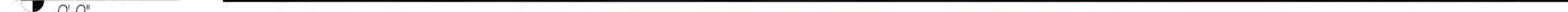
DATE:

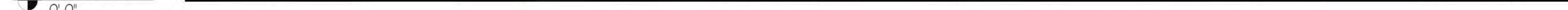
EXTERIOR ELEVATIONS

A2.3

PLAN COMMISSION

- [illegible]





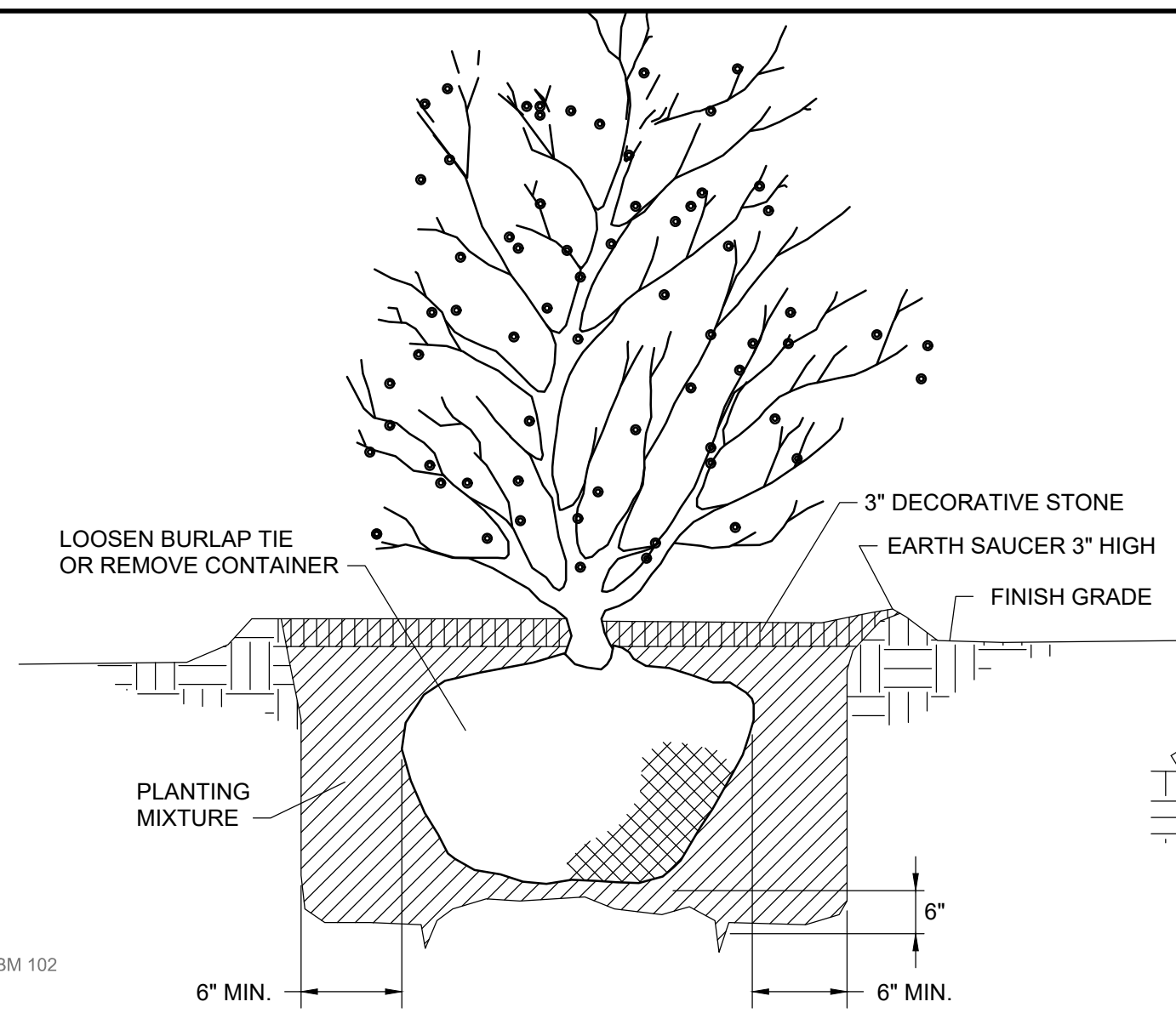
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Dec 06, 2018 9:53am PLOTTED BY: ndraskovich SAVED BY: ndraskovich
P:\Campbell Const - 560\001 Verizon Cellular Sales\CAD\001-001\SHIT L1_560-001-001 Landscape Plan.dwg Layout1
IMAGES: T:\Template Forms\CADD\Logos\Endpoint\Solutions HI-Res.jpg
REFS: \Endpoint Border-Verizon Mukwonago.dwg 560\001 Verizon Cellular Sales\CAD\001-001 Survey Base-Verizon Site Mukwonago.dwg
Proposed Grading Basecamp-Verizon Site Mukwonago.dwg

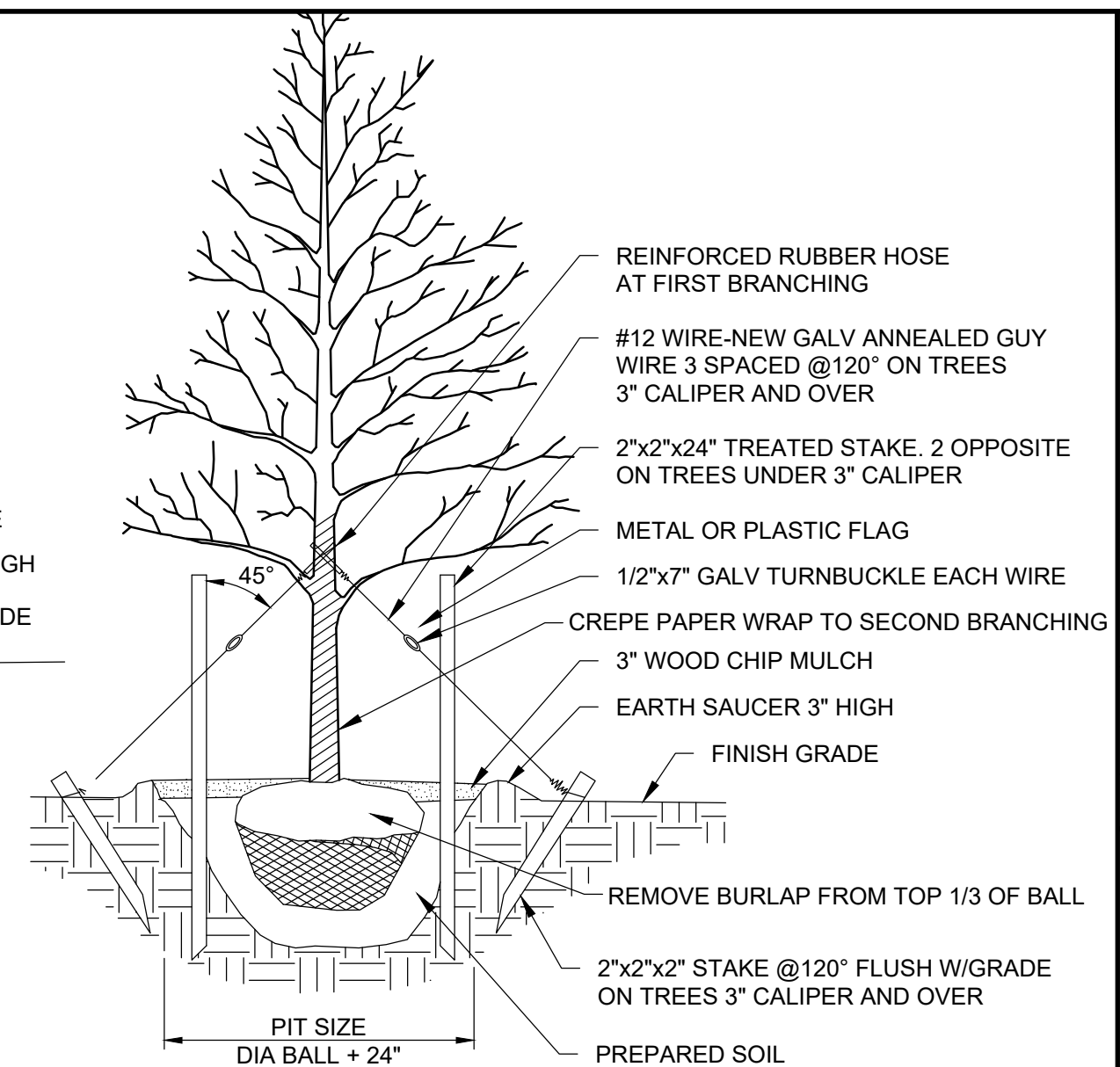
LANDSCAPING NOTES:

1. DECIDUOUS TREES SHALL BE A MINIMUM 2-1/2" CALIPER AND EVERGREENS A MINIMUM FOR FOUR FEET TALL AT TIME OF PLANTING.
2. ALL TREES SHALL BE HARDY, URBAN TOLERANT AND DISEASE RESISTANT.
3. LANDSCAPING SHALL BE COMPLETED WITHIN NINE MONTHS FOLLOWING ISSUANCE OF ANY TEMPORARY OCCUPANCY PERMIT.
4. PLANTINGS SHALL BE MAINTAINED. IF, AT ANY TIME, REQUIRED TREES DIE, ARE DAMAGED, OR ARE DESTROYED, SUCH TREES SHALL BE REPLACED IN THE ORIGINAL APPROXIMATE LOCATION.

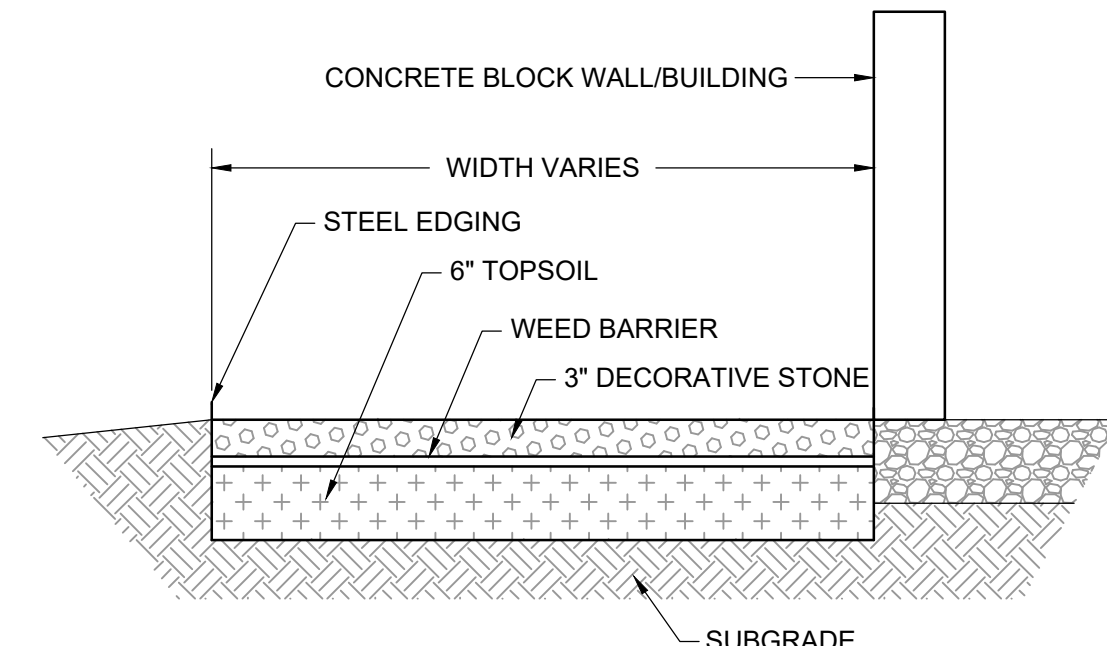
LANDSCAPE TABLE		
SYMBOL	DESCRIPTION	TOTAL
	SHADE TREE	6
	EVERGREEN TREE	9
	EVERGREEN SHRUB	19
	DECIDUOUS SHRUB	14
TOTAL SHRUBS		33
TOTAL TREES		15
TREES REQUIRED		14



2 SHRUB PLANTING DETAIL
NOT TO SCALE

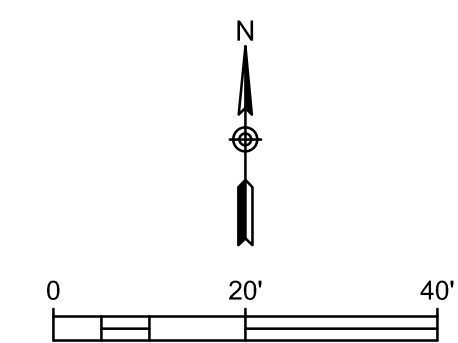


3 TREE PLANTING DETAIL
NOT TO SCALE



1 PLANTER DETAIL
NOT TO SCALE

- APPROXIMATE PROPERTY LINE
- PAVEMENT/CONCRETE/EDGE OF GRASS
- PAVEMENT MARKING
- TOE OF SLOPE/SWALE
- TOP OF SLOPE
- EDGE OF TREES & BRUSH
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN/SERVICE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROP'D MAJOR CONTOUR, (2.5' INTERVAL)
- PROP'D MINOR CONTOUR, (0.5' INTERVAL)
- PROPOSED SANITARY LATERAL
- PROPOSED WATER SERVICE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED PLANTER
- PROPOSED GRASS
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- BENCHMARK
- IRON PIPE FOUND
- IRON ROD FOUND
- PK NAIL FOUND
- CLEAN OUT
- FLAG POLE
- MAIL BOX
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- STORM SEWER INLET
- ELECTRIC/UTILITY VAULT
- SANITARY/STORM MANHOLE
- LIGHT POLE
- COMMUNICATIONS PEDESTAL/BOX
- ELECTRIC TRANSFORMER
- END OF UTILITY
- END OF UTILITY LOCATE MARKING



SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP.
ON 10/28/18 SURVEY GRADE GPS. COORDINATES ARE
BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH
ZONE, US FOOT, VERTICAL DATUM NAVD 88.

PROPERTY BOUNDARY DRAWN PER CHAPUT LAND
SURVEYORS MEATS & BOUNDS DESCRIPTION PER
EXHIBIT DRAWING NO. 2767-jhc. PROPERTY BOUNDARY
FIT TO FOUND IRON PIPE, IRON ROD AND PK NAIL FOR (3)
THREE OF THE (4) FOUR PROPERTY CORNERS.

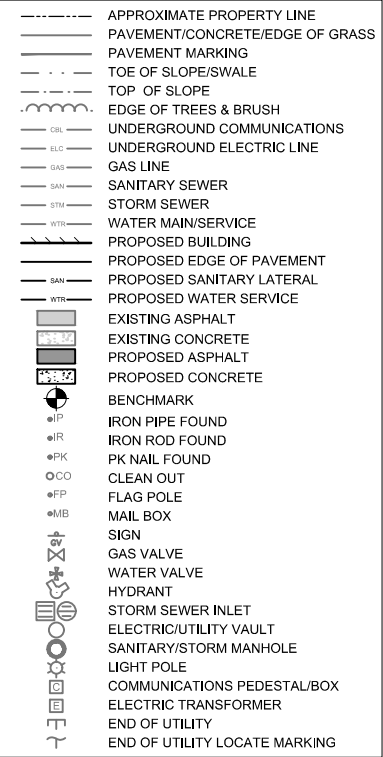
VERIZON MUKWONAGO
LANDSCAPE PLAN
WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

DRAWN BY: NWD DATE: 12/06/18
CHECKED BY: RJB DATE: 12/06/18
APPROVED BY: WCW DATE: 12/06/18

PROJECT NO.
560-001-001
SHEET NO.
L1

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

REV	DATE	ISSUED FOR PERMITTING
6		
5		
4		
3		
2		
1		
0	12/06/18	



PROPERTY BOUNDARY DRAWN PER CHAPUT LAND
SURVEYORS MEATS & BOUNDS DESCRIPTION PER
EXHIBIT DRAWING NO. 2767-jhc. PROPERTY BOUNDARY
FIT TO FOUND IRON PIPE, IRON ROD AND PK NAIL FOR (3,
THREE OF THE (4) FOUR PROPERTY CORNERS.

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Endpoint Solutions

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

VERIZON MUKWONAGO

TURNING SIMULATIONS

WOLF RUN & S ROCHESTER STREET
MUKWONAGO, WISCONSIN 53149

DRAWN BY: NWD	DATE: 12/04/18
CHECKED BY: RJB	DATE: 12/04/18
APPROVED BY: WCW	DATE: 12/04/18

PROJECT NO.
560-001-001

FIGURE NO.
1

Dec 04, 2018 9:42am PLOTTED BY: ndraskovich SAVED BY: ndraskovich
P: Campbell Cell - 560'001 Verizon Cellular Sales\CAD\001-001\FIG 01_560-001-001 Turning Simulations.dwg Layout1
IMAGES: T: Template Forms\CAD0\Logs\Endpoint\Endpoint Solutions HI-Res.jpg;
P: Campbell Cell - 560'001 Verizon Cellular Sales\CAD\001-001\Survey Base-Verizon Site Mukwonago.dwg; .

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 62% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics

Available in Type III and IV distributions with lumen packages ranging from 6,173 to 18,992 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Controls

An integrated dimming and occupancy sensor is available in bi-level dimming (MSP/DIM) operation.

Mounting

The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Catalog #		Type
Project		
Comments		Date
Prepared by		

Pole

Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Finish

Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Warranty

Five-year warranty.

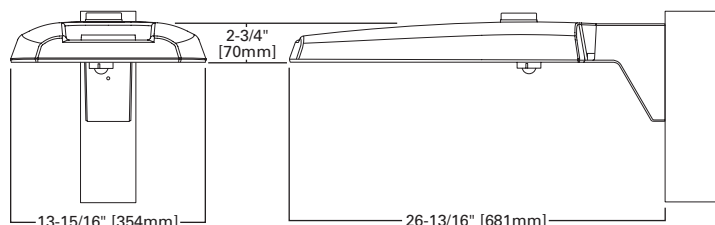


PFPRV PREVAIL POLE AND FIXTURE COMBO

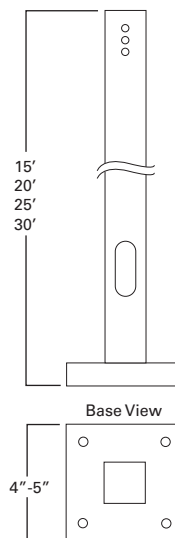
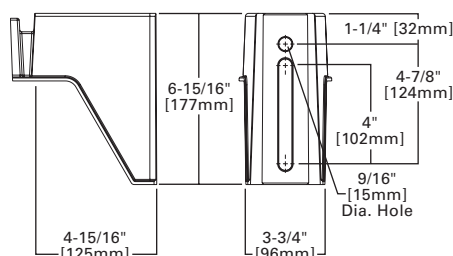
LED

POLE AND FIXTURE COMBO

DIMENSIONS



POLE MOUNT ARM



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA

Approximate Net Weight:
20lbs. [9.09 kgs.] (1 fixture)



ORDERING INFORMATION

Sample Number: PFPRV-1-A25-T3-15-N/AB

Series ^{1, 2, 3}	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	1=1 2=2 3=3 4=4	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LED) 10,200 Nominal Lumens A40=(2 LED) 15,100 Nominal Lumens A60=(2 LED) 18,900 Nominal Lumens	T3=Type III T4=Type IV	15=15' 20=20' 25=25' 30=30'	Blank=80 9=90 0=100	N/AB=No Anchor Bolts (Used when ordered separately) HSS=House Side Shield MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height PER=NEMA 3PIN Twistlock Photocontrol Receptacle ⁴ PER7=NEMA 7PIN Twistlock Photocontrol Receptacle ⁴	HS/VERD=House Side Shield

NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. 2 Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. 3 DesignLights Consortium™ Qualified and classified for DLC standard, refer to www.designlights.org for details. 4 Not available with MSP options.

POWER AND LUMENS

Light Engine		A15	A25	A40	A60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.35
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ONE FIXTURE CONFIGURATION

(30FT CONFIGURATIONS WITH 80, 90 AND 100MPH WIND ZONES USE A 5" POLE)

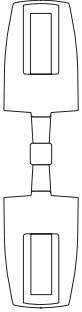
	Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
				80	90	100	
 EPA=0.75 T3=18,992 T4=18,935	15'	6,192	Type III	PFPRV-1-A15-T3-15 ²	PFPRV-1-A15-T3-15-9 ²	PFPRV-1-A15-T3-15-0 ²	150W
		6,173	Type IV	PFPRV-1-A15-T4-15 ²	PFPRV-1-A15-T4-15-9 ²	PFPRV-1-A15-T4-15-0 ²	150W
		10,292	Type III	PFPRV-1-A25-T3-15 ²	PFPRV-1-A25-T3-15-9 ²	PFPRV-1-A25-T3-15-0 ²	250W
		10,261	Type IV	PFPRV-1-A25-T4-15 ²	PFPRV-1-A25-T4-15-9 ²	PFPRV-1-A25-T4-15-0 ²	250W
		15,203	Type III	PFPRV-1-A40-T3-15 ²	PFPRV-1-A40-T3-15-9 ²	PFPRV-1-A40-T3-15-0 ²	400W
		15,157	Type IV	PFPRV-1-A40-T4-15 ²	PFPRV-1-A40-T4-15-9 ²	PFPRV-1-A40-T4-15-0 ²	400W
		18,992	Type III	PFPRV-1-A60-T3-15 ²	PFPRV-1-A60-T3-15-9 ²	PFPRV-1-A60-T3-15-0 ²	450W
		18,935	Type IV	PFPRV-1-A60-T4-15 ²	PFPRV-1-A60-T4-15-9 ²	PFPRV-1-A60-T4-15-0 ²	450W
	20'	6,192	Type III	PFPRV-1-A15-T3-20 ²	PFPRV-1-A15-T3-20-9 ²	PFPRV-1-A15-T3-20-0 ²	150W
		6,173	Type IV	PFPRV-1-A15-T4-20 ²	PFPRV-1-A15-T4-20-9 ²	PFPRV-1-A15-T4-20-0 ²	150W
		10,292	Type III	PFPRV-1-A25-T3-20 ²	PFPRV-1-A25-T3-20-9 ²	PFPRV-1-A25-T3-20-0 ²	250W
		10,261	Type IV	PFPRV-1-A25-T4-20 ²	PFPRV-1-A25-T4-20-9 ²	PFPRV-1-A25-T4-20-0 ²	250W
		15,203	Type III	PFPRV-1-A40-T3-20 ²	PFPRV-1-A40-T3-20-9 ²	PFPRV-1-A40-T3-20-0 ²	400W
		15,157	Type IV	PFPRV-1-A40-T4-20 ²	PFPRV-1-A40-T4-25-9 ²	PFPRV-1-A40-T4-20-0 ²	400W
		18,992	Type III	PFPRV-1-A60-T3-20 ²	PFPRV-1-A60-T3-20-9 ²	PFPRV-1-A60-T3-20-0 ²	450W
		18,935	Type IV	PFPRV-1-A60-T4-20 ²	PFPRV-1-A60-T4-20-9 ²	PFPRV-1-A60-T4-20-0 ²	450W
	25'	6,192	Type III	PFPRV-1-A15-T3-25 ²	PFPRV-1-A15-T3-25-9 ²	PFPRV-1-A15-T3-25-0 ²	150W
		6,173	Type IV	PFPRV-1-A15-T4-25 ²	PFPRV-1-A15-T4-25-9 ²	PFPRV-1-A15-T4-25-0 ²	150W
		10,292	Type III	PFPRV-1-A25-T3-25 ²	PFPRV-1-A25-T3-25-9 ²	PFPRV-1-A25-T3-25-0 ²	250W
		10,261	Type IV	PFPRV-1-A25-T4-25 ²	PFPRV-1-A25-T4-25-9 ²	PFPRV-1-A25-T4-25-0 ²	250W
		15,203	Type III	PFPRV-1-A40-T3-25 ²	PFPRV-1-A40-T3-25-9 ²	PFPRV-1-A40-T3-25-0 ²	400W
		15,157	Type IV	PFPRV-1-A40-T4-25 ²	PFPRV-1-A40-T4-25-9 ²	PFPRV-1-A40-T4-25-0 ²	400W
		18,992	Type III	PFPRV-1-A60-T3-25 ²	PFPRV-1-A60-T3-25-9 ²	PFPRV-1-A60-T3-25-0 ²	450W
		18,935	Type IV	PFPRV-1-A60-T4-25 ²	PFPRV-1-A60-T4-25-9 ²	PFPRV-1-A60-T4-25-0 ²	450W
	30'	6,192	Type III	PFPRV-1-A15-T3-30 ³	PFPRV-1-A15-T3-30-9 ³	PFPRV-1-A15-T3-30-0 ⁴	150W
		6,173	Type IV	PFPRV-1-A15-T4-30 ³	PFPRV-1-A15-T4-30-9 ³	PFPRV-1-A15-T4-30-0 ⁴	150W
		10,292	Type III	PFPRV-1-A25-T3-30 ³	PFPRV-1-A25-T3-30-9 ³	PFPRV-1-A25-T3-30-0 ⁴	250W
		10,261	Type IV	PFPRV-1-A25-T4-30 ³	PFPRV-1-A25-T4-30-9 ³	PFPRV-1-A25-T4-30-0 ⁴	250W
		15,203	Type III	PFPRV-1-A40-T3-30 ³	PFPRV-1-A40-T3-30-9 ³	PFPRV-1-A40-T3-30-0 ⁴	400W
		15,157	Type IV	PFPRV-1-A40-T4-30 ³	PFPRV-1-A40-T4-30-9 ³	PFPRV-1-A40-T4-30-0 ⁴	400W
		18,992	Type III	PFPRV-1-A60-T3-30 ³	PFPRV-1-A60-T3-30-9 ³	PFPRV-1-A60-T3-30-0 ⁴	450W
		18,935	Type IV	PFPRV-1-A60-T4-30 ³	PFPRV-1-A60-T4-30-9 ³	PFPRV-1-A60-T4-30-0 ⁴	450W

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
- Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5A30SFM4.
- Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
- Refer to In Stock Guide for stocked configurations and availability.

TWO FIXTURE CONFIGURATION

(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 100MPH WIND ZONE USE 5" POLES)

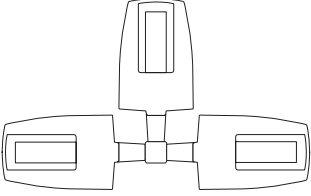
	Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
				80	90	100	
 EPA=1.50	15'	6,192	Type III	PFPRV-2-A15-T3-15 ²	PFPRV-2-A15-T3-15-9 ²	PFPRV-2-A15-T3-15-0 ²	150W
		6,173	Type IV	PFPRV-2-A15-T4-15 ²	PFPRV-2-A15-T4-15-9 ²	PFPRV-2-A15-T4-15-0 ²	150W
		10,292	Type III	PFPRV-2-A25-T3-15 ²	PFPRV-2-A25-T3-15-9 ²	PFPRV-2-A25-T3-15-0 ²	250W
		10,261	Type IV	PFPRV-2-A25-T4-15 ²	PFPRV-2-A25-T4-15-9 ²	PFPRV-2-A25-T4-15-0 ²	250W
		15,203	Type III	PFPRV-2-A40-T3-15 ²	PFPRV-2-A40-T3-15-9 ²	PFPRV-2-A40-T3-15-0 ²	400W
		15,157	Type IV	PFPRV-2-A40-T4-15 ²	PFPRV-2-A40-T4-15-9 ²	PFPRV-2-A40-T4-15-0 ²	400W
		18,992	Type III	PFPRV-2-A60-T3-15 ²	PFPRV-2-A60-T3-15-9 ²	PFPRV-2-A60-T3-15-0 ²	450W
		18,935	Type IV	PFPRV-2-A60-T4-15 ²	PFPRV-2-A60-T4-15-9 ²	PFPRV-2-A60-T4-15-0 ²	450W
	20'	6,192	Type III	PFPRV-2-A15-T3-20 ²	PFPRV-2-A15-T3-20-9 ²	PFPRV-2-A15-T3-20-0 ²	150W
		6,173	Type IV	PFPRV-2-A15-T4-20 ²	PFPRV-2-A15-T4-20-9 ²	PFPRV-2-A15-T4-20-0 ²	150W
		10,292	Type III	PFPRV-2-A25-T3-20 ²	PFPRV-2-A25-T3-20-9 ²	PFPRV-2-A25-T3-20-0 ²	250W
		10,261	Type IV	PFPRV-2-A25-T4-20 ²	PFPRV-2-A25-T4-20-9 ²	PFPRV-2-A25-T4-20-0 ²	250W
		15,203	Type III	PFPRV-2-A40-T3-20 ²	PFPRV-2-A40-T3-20-9 ²	PFPRV-2-A40-T3-20-0 ²	400W
		15,157	Type IV	PFPRV-2-A40-T4-20 ²	PFPRV-2-A40-T4-25-9 ²	PFPRV-2-A40-T4-20-0 ²	400W
		18,992	Type III	PFPRV-2-A60-T3-20 ²	PFPRV-2-A60-T3-20-9 ²	PFPRV-2-A60-T3-20-0 ²	450W
		18,935	Type IV	PFPRV-2-A60-T4-20 ²	PFPRV-2-A60-T4-20-9 ²	PFPRV-2-A60-T4-20-0 ²	450W
	25'	6,192	Type III	PFPRV-2-A15-T3-25 ²	PFPRV-2-A15-T3-25-9 ²	PFPRV-2-A15-T3-25-0 ³	150W
		6,173	Type IV	PFPRV-2-A15-T4-25 ²	PFPRV-2-A15-T4-25-9 ²	PFPRV-2-A15-T4-25-0 ³	150W
		10,292	Type III	PFPRV-2-A25-T3-25 ²	PFPRV-2-A25-T3-25-9 ²	PFPRV-2-A25-T3-25-0 ³	250W
		10,261	Type IV	PFPRV-2-A25-T4-25 ²	PFPRV-2-A25-T4-25-9 ²	PFPRV-2-A25-T4-25-0 ³	250W
		15,203	Type III	PFPRV-2-A40-T3-25 ²	PFPRV-2-A40-T3-25-9 ²	PFPRV-2-A40-T3-25-0 ³	400W
		15,157	Type IV	PFPRV-2-A40-T4-25 ²	PFPRV-2-A40-T4-25-9 ²	PFPRV-2-A40-T4-25-0 ³	400W
		18,992	Type III	PFPRV-2-A60-T3-25 ²	PFPRV-2-A60-T3-25-9 ²	PFPRV-2-A60-T3-25-0 ³	450W
		18,935	Type IV	PFPRV-2-A60-T4-25 ²	PFPRV-2-A60-T4-25-9 ²	PFPRV-2-A60-T4-25-0 ³	450W
	30'	6,192	Type III	PFPRV-2-A15-T3-30 ³	PFPRV-2-A15-T3-30-9 ³	PFPRV-2-A15-T3-30-0 ⁴	150W
		6,173	Type IV	PFPRV-2-A15-T4-30 ³	PFPRV-2-A15-T4-30-9 ³	PFPRV-2-A15-T4-30-0 ⁴	150W
		10,292	Type III	PFPRV-2-A25-T3-30 ³	PFPRV-2-A25-T3-30-9 ³	PFPRV-2-A25-T3-30-0 ⁴	250W
		10,261	Type IV	PFPRV-2-A25-T4-30 ³	PFPRV-2-A25-T4-30-9 ³	PFPRV-2-A25-T4-30-0 ⁴	250W
		15,203	Type III	PFPRV-2-A40-T3-30 ³	PFPRV-2-A40-T3-30-9 ³	PFPRV-2-A40-T3-30-0 ⁴	400W
		15,157	Type IV	PFPRV-2-A40-T4-30 ³	PFPRV-2-A40-T4-30-9 ³	PFPRV-2-A40-T4-30-0 ⁴	400W
		18,992	Type III	PFPRV-2-A60-T3-30 ³	PFPRV-2-A60-T3-30-9 ³	PFPRV-2-A60-T3-30-0 ⁴	450W
		18,935	Type IV	PFPRV-2-A60-T4-30 ³	PFPRV-2-A60-T4-30-9 ³	PFPRV-2-A60-T4-30-0 ⁴	450W

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
- Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
- Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
- Refer to In Stock Guide for stocked configurations and availability.

THREE FIXTURE CONFIGURATION

(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 90, 100MPH WIND ZONE USE 5" POLES)

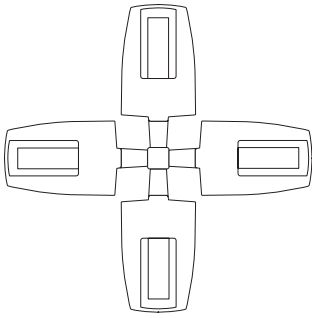
	Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
				80	90	100	
 EPA=2.25	15'	6,192	Type III	PFPRV-3-A15-T3-15 ²	PFPRV-3-A15-T3-15-9 ²	PFPRV-3-A15-T3-15-0 ²	150W
		6,173	Type IV	PFPRV-3-A15-T4-15 ²	PFPRV-3-A15-T4-15-9 ²	PFPRV-3-A15-T4-15-0 ²	150W
		10,292	Type III	PFPRV-3-A25-T3-15 ²	PFPRV-3-A25-T3-15-9 ²	PFPRV-3-A25-T3-15-0 ²	250W
		10,261	Type IV	PFPRV-3-A25-T4-15 ²	PFPRV-3-A25-T4-15-9 ²	PFPRV-3-A25-T4-15-0 ²	250W
		15,203	Type III	PFPRV-3-A40-T3-15 ²	PFPRV-3-A40-T3-15-9 ²	PFPRV-3-A40-T3-15-0 ²	400W
		15,157	Type IV	PFPRV-3-A40-T4-15 ²	PFPRV-3-A40-T4-15-9 ²	PFPRV-3-A40-T4-15-0 ²	400W
		18,992	Type III	PFPRV-3-A60-T3-15 ²	PFPRV-3-A60-T3-15-9 ²	PFPRV-3-A60-T3-15-0 ²	450W
		18,935	Type IV	PFPRV-3-A60-T4-15 ²	PFPRV-3-A60-T4-15-9 ²	PFPRV-3-A60-T4-15-0 ²	450W
	20'	6,192	Type III	PFPRV-3-A15-T3-20 ²	PFPRV-3-A15-T3-20-9 ²	PFPRV-3-A15-T3-20-0 ²	150W
		6,173	Type IV	PFPRV-3-A15-T4-20 ²	PFPRV-3-A15-T4-20-9 ²	PFPRV-3-A15-T4-20-0 ²	150W
		10,292	Type III	PFPRV-3-A25-T3-20 ²	PFPRV-3-A25-T3-20-9 ²	PFPRV-3-A25-T3-20-0 ²	250W
		10,261	Type IV	PFPRV-3-A25-T4-20 ²	PFPRV-3-A25-T4-20-9 ²	PFPRV-3-A25-T4-20-0 ²	250W
		15,203	Type III	PFPRV-3-A40-T3-20 ²	PFPRV-3-A40-T3-20-9 ²	PFPRV-3-A40-T3-20-0 ²	400W
		15,157	Type IV	PFPRV-3-A40-T4-20 ²	PFPRV-3-A40-T4-25-9 ²	PFPRV-3-A40-T4-20-0 ²	400W
		18,992	Type III	PFPRV-3-A60-T3-20 ²	PFPRV-3-A60-T3-20-9 ²	PFPRV-3-A60-T3-20-0 ²	450W
		18,935	Type IV	PFPRV-3-A60-T4-20 ²	PFPRV-3-A60-T4-20-9 ²	PFPRV-3-A60-T4-20-0 ²	450W
	25'	6,192	Type III	PFPRV-3-A15-T3-25 ²	PFPRV-3-A15-T3-25-9 ³	PFPRV-3-A15-T3-25-0 ³	150W
		6,173	Type IV	PFPRV-3-A15-T4-25 ²	PFPRV-3-A15-T4-25-9 ³	PFPRV-3-A15-T4-25-0 ³	150W
		10,292	Type III	PFPRV-3-A25-T3-25 ²	PFPRV-3-A25-T3-25-9 ³	PFPRV-3-A25-T3-25-0 ³	250W
		10,261	Type IV	PFPRV-3-A25-T4-25 ²	PFPRV-3-A25-T4-25-9 ³	PFPRV-3-A25-T4-25-0 ³	250W
		15,203	Type III	PFPRV-3-A40-T3-25 ²	PFPRV-3-A40-T3-25-9 ³	PFPRV-3-A40-T3-25-0 ³	400W
		15,157	Type IV	PFPRV-3-A40-T4-25 ²	PFPRV-3-A40-T4-25-9 ³	PFPRV-3-A40-T4-25-0 ³	400W
		18,992	Type III	PFPRV-3-A60-T3-25 ²	PFPRV-3-A60-T3-25-9 ³	PFPRV-3-A60-T3-25-0 ³	450W
		18,935	Type IV	PFPRV-3-A60-T4-25 ²	PFPRV-3-A60-T4-25-9 ³	PFPRV-3-A60-T4-25-0 ³	450W
	30'	6,192	Type III	PFPRV-3-A15-T3-30 ³	PFPRV-3-A15-T3-30-9 ⁴	PFPRV-3-A15-T3-30-0 ⁴	150W
		6,173	Type IV	PFPRV-3-A15-T4-30 ³	PFPRV-3-A15-T4-30-9 ⁴	PFPRV-3-A15-T4-30-0 ⁴	150W
		10,292	Type III	PFPRV-3-A25-T3-30 ³	PFPRV-3-A25-T3-30-9 ⁴	PFPRV-3-A25-T3-30-0 ⁴	250W
		10,261	Type IV	PFPRV-3-A25-T4-30 ³	PFPRV-3-A25-T4-30-9 ⁴	PFPRV-3-A25-T4-30-0 ⁴	250W
		15,203	Type III	PFPRV-3-A40-T3-30 ³	PFPRV-3-A40-T3-30-9 ⁴	PFPRV-3-A40-T3-30-0 ⁴	400W
		15,157	Type IV	PFPRV-3-A40-T4-30 ³	PFPRV-3-A40-T4-30-9 ⁴	PFPRV-3-A40-T4-30-0 ⁴	400W
		18,992	Type III	PFPRV-3-A60-T3-30 ³	PFPRV-3-A60-T3-30-9 ⁴	PFPRV-3-A60-T3-30-0 ⁴	450W
		18,935	Type IV	PFPRV-3-A60-T4-30 ³	PFPRV-3-A60-T4-30-9 ⁴	PFPRV-3-A60-T4-30-0 ⁴	450W

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
- Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
- Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
- Refer to In Stock Guide for availability.

FOUR FIXTURE CONFIGURATION

(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 100MPH WIND ZONE USE 5" POLES)

	Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
				80	90	100	
 EPA=3.00	15'	6,192	Type III	PFPRV-4-A15-T3-15 ²	PFPRV-4-A15-T3-15-9 ²	PFPRV-4-A15-T3-15-0 ²	150W
		6,173	Type IV	PFPRV-4-A15-T4-15 ²	PFPRV-4-A15-T4-15-9 ²	PFPRV-4-A15-T4-15-0 ²	150W
		10,292	Type III	PFPRV-4-A25-T3-15 ²	PFPRV-4-A25-T3-15-9 ²	PFPRV-4-A25-T3-15-0 ²	250W
		10,261	Type IV	PFPRV-4-A25-T4-15 ²	PFPRV-4-A25-T4-15-9 ²	PFPRV-4-A25-T4-15-0 ²	250W
		15,203	Type III	PFPRV-4-A40-T3-15 ²	PFPRV-4-A40-T3-15-9 ²	PFPRV-4-A40-T3-15-0 ²	400W
		15,157	Type IV	PFPRV-4-A40-T4-15 ²	PFPRV-4-A40-T4-15-9 ²	PFPRV-4-A40-T4-15-0 ²	400W
		18,992	Type III	PFPRV-4-A60-T3-15 ²	PFPRV-4-A60-T3-15-9 ²	PFPRV-4-A60-T3-15-0 ²	450W
		18,935	Type IV	PFPRV-4-A60-T4-15 ²	PFPRV-4-A60-T4-15-9 ²	PFPRV-4-A60-T4-15-0 ²	450W
	20'	6,192	Type III	PFPRV-4-A15-T3-20 ²	PFPRV-4-A15-T3-20-9 ²	PFPRV-4-A15-T3-20-0 ²	150W
		6,173	Type IV	PFPRV-4-A15-T4-20 ²	PFPRV-4-A15-T4-20-9 ²	PFPRV-4-A15-T4-20-0 ²	150W
		10,292	Type III	PFPRV-4-A25-T3-20 ²	PFPRV-4-A25-T3-20-9 ²	PFPRV-4-A25-T3-20-0 ²	250W
		10,261	Type IV	PFPRV-4-A25-T4-20 ²	PFPRV-4-A25-T4-20-9 ²	PFPRV-4-A25-T4-20-0 ²	250W
		15,203	Type III	PFPRV-4-A40-T3-20 ²	PFPRV-4-A40-T3-20-9 ²	PFPRV-4-A40-T3-20-0 ²	400W
		15,157	Type IV	PFPRV-4-A40-T4-20 ²	PFPRV-4-A40-T4-25-9 ²	PFPRV-4-A40-T4-20-0 ²	400W
		18,992	Type III	PFPRV-4-A60-T3-20 ²	PFPRV-4-A60-T3-20-9 ²	PFPRV-4-A60-T3-20-0 ²	450W
		18,935	Type IV	PFPRV-4-A60-T4-20 ²	PFPRV-4-A60-T4-20-9 ²	PFPRV-4-A60-T4-20-0 ²	450W
	25'	6,192	Type III	PFPRV-4-A15-T3-25 ²	PFPRV-4-A15-T3-25-9 ³	PFPRV-4-A15-T3-25-0 ³	150W
		6,173	Type IV	PFPRV-4-A15-T4-25 ²	PFPRV-4-A15-T4-25-9 ³	PFPRV-4-A15-T4-25-0 ³	150W
		10,292	Type III	PFPRV-4-A25-T3-25 ²	PFPRV-4-A25-T3-25-9 ³	PFPRV-4-A25-T3-25-0 ³	250W
		10,261	Type IV	PFPRV-4-A25-T4-25 ²	PFPRV-4-A25-T4-25-9 ³	PFPRV-4-A25-T4-25-0 ³	250W
		15,203	Type III	PFPRV-4-A40-T3-25 ²	PFPRV-4-A40-T3-25-9 ³	PFPRV-4-A40-T3-25-0 ³	400W
		15,157	Type IV	PFPRV-4-A40-T4-25 ²	PFPRV-4-A40-T4-25-9 ³	PFPRV-4-A40-T4-25-0 ³	400W
		18,992	Type III	PFPRV-4-A60-T3-25 ²	PFPRV-4-A60-T3-25-9 ³	PFPRV-4-A60-T3-25-0 ³	450W
		18,935	Type IV	PFPRV-4-A60-T4-25 ²	PFPRV-4-A60-T4-25-9 ³	PFPRV-4-A60-T4-25-0 ³	450W
	30'	6,192	Type III	PFPRV-4-A15-T3-30 ³	PFPRV-4-A15-T3-30-9 ⁴	PFPRV-4-A15-T3-30-0 ⁴	150W
		6,173	Type IV	PFPRV-4-A15-T4-30 ³	PFPRV-4-A15-T4-30-9 ⁴	PFPRV-4-A15-T4-30-0 ⁴	150W
		10,292	Type III	PFPRV-4-A25-T3-30 ³	PFPRV-4-A25-T3-30-9 ⁴	PFPRV-4-A25-T3-30-0 ⁴	250W
		10,261	Type IV	PFPRV-4-A25-T4-30 ³	PFPRV-4-A25-T4-30-9 ⁴	PFPRV-4-A25-T4-30-0 ⁴	250W
		15,203	Type III	PFPRV-4-A40-T3-30 ³	PFPRV-4-A40-T3-30-9 ⁴	PFPRV-4-A40-T3-30-0 ⁴	400W
		15,157	Type IV	PFPRV-4-A40-T4-30 ³	PFPRV-4-A40-T4-30-9 ⁴	PFPRV-4-A40-T4-30-0 ⁴	400W
		18,992	Type III	PFPRV-4-A60-T3-30 ³	PFPRV-4-A60-T3-30-9 ⁴	PFPRV-4-A60-T3-30-0 ⁴	450W
		18,935	Type IV	PFPRV-4-A60-T4-30 ³	PFPRV-4-A60-T4-30-9 ⁴	PFPRV-4-A60-T4-30-0 ⁴	450W

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
- Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
- Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
- Refer to In Stock Guide for availability.

5in LED Outdoor Up/Down Cylinder

Wall mounted • Damp location listed



Description:

5" up/down wall cylinder. The P5675 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits. Specify P860038 top cover lens for use in wet locations.

Specifications:

- Metallic Gray (-82) (Powder Coat Paint)
- Die cast and extruded aluminum Construction
- 795 lumens 46 lumens/watt per module
- 3000K color temperature, 90+ CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- Meets California Title 24 high efficacy requirements for outdoor use only

Performance:

Number of Modules	2
Input Power	16w per module
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW	1015/30.2 (LM-79) per module
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	FCC Title 47, Part 15 Class B
Min. Start Temp	-30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Damp location listed
	Meets California Title 24 high efficacy requirements
	for outdoor use only

P5675-82/30K

Images:



Dimensions:

Diameter: Width: 5"
 Depth: 8-7/8"
 Height: 14"
 H/CTR: 8"

5in LED Outdoor Up/Down Cylinder

Wall mounted • Damp location listed



Photometrics:

P5675-82/30K

ELECTRICAL DATA P5675-82/30K

Input Voltage	120 V
Input Frequency	60 Hz
Input Current	
Input Power	16
Power Factor	0.929
THD	<20%
FCC	FCC Title 47, Part 15 Class B
Operating Temperature	-30 °C to 30 °C
Dimming	Yes*

Over-voltage, over-current, short-circuit protected

*See Dimming Notes for more information

P5675-82/30K

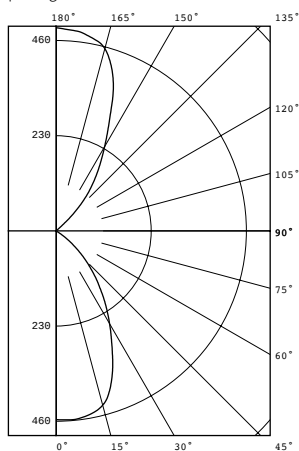
LED Light Engine: 3000 K 90 CRI CRI

System Wattage: 16

Fixture delivered lumens: 1015

Fixture Efficacy: 30.2

Spacing Criteria: 1



CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	456	
5	458	44
15	436	121
25	322	148
35	203	126
45	103	79
55	23	23
65	0	0
75	0	0
85	0	0
90	0	
95	0	0
105	0	0
115	0	0
125	0	0
135	63	47
145	176	110
155	311	143
165	456	126
175	486	46
180	491	

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	312	30.8
0-40	439	43.2
0-60	541	53.3
0-90	542	53.4
90-120	0	0.0
90-130	0	0.0
90-150	158	15.5
90-180	473	46.6
0-180	1015	100.0

0.0

P5675-82/30K

Dimming Notes:

P5675 is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls

Lutron Diva DVELV-300P

Lutron Nova NTELV-300

Lutron Verti VTELV-600

Lutron MAELV-600

Lutron SPELV-600

Leviton AWRMG-EAW

Leviton 6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Foot	Light Loss Factor	Wattage
	G	3	PROGRESS	PRV-40-UV-14	4" DEEP, 40" HIGH AND ROUNDMOUNTED (LUMINAIRE) 2" TOCES, 4000K LENS AND 1/2" OF OPTIC BRONZE PAINTED FINISH. ABSOLUTE TROPICAL LIGHTING IS BASED ON CALIBRATION FACTORS DERIVED USING LAB CONDITIONS. ABSOLUTE CONFOUNDERWITH TEST DISTANCE OF 20.75 FEET		1	PRV-40-UV-14-827MS	7580	1	143
	H	8	PROGRESS	P5675-8230K	5" 17W LED Direct/Indirect Cutoff	2- 3000K LED Modules	1	PROOF_P5675-8230K_17W LED 60, 1x40x60mm LED	1014	1	33.6

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.3 fc	4.3 fc	0.0 fc	N/A	N/A

Landings Area	18,754.34
Harvested - Total	9,000.38
New Catchment	2,890.34
New Harvested	4,440.38
Total Harvested	280.34
Total Harvested Area	11,890.38
% Harvested Area	62.7%

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Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

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

Application Fee: Below

Date Submitted: Thursday, November 6, 2018

FEES

(Please check one)

- ☐ Minor Site Plan (Buildings less than 600 sq. ft.): \$135.00 plus \$.02 per sq. ft.
- ☒ Site Plan and/or Architectural Review: \$250.00 plus \$.02 per sq. ft. x 3000 sq. ft. = \$60 + \$250 = **\$310.00**
- ☐ Conceptual Site Plan and/or Architectural Review: \$200.00 plus \$.02 per sq. ft.
- ☐ Planned Unit Development (PUD) Review: \$185.00 plus \$25.00/unit
- ☐ Resubmittal of or Amendment to Site Plan and/or Architectural Review: \$200.00

CONTACTS

Zoning and Planning Department

Contact: Bruce Kaniewski
Phone: (414) 339-4105
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. 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
ATTN: Site Plan/Architectural Plan/Planned Unit Development
PO Box 206
Mukwonago, WI 53149

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

Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Ryan J. Baeten, PE

Company: Endpoint Solutions Corp.

Address: 6871 S. Lovers Lane City: Franklin State: WI Zip: 53132

Daytime Phone: 414-858-1920 Fax: 414-427-1259

E-Mail: ryan@endpointcorporation.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Jay CampbellCompany: C & H Wolf Run LLCAddress: W735 Miramar RdCity: East TroyState: WIZip: 53120Daytime Phone: 262-436-4760Fax: 262-436-4761E-Mail: Jay@campbellconstructionbbg.com**ARCHITECT**

Name: Brooke BorelliCompany: Schroeder & Holt ArchitectsAddress: 311 East Chicago St., Suite 310City: MilwaukeeState: WIZip: 53202Daytime Phone: 414-267-1760Fax: 414-267-1764E-Mail: bborelli@sha-a2k.com**PROFESSIONAL ENGINEER**

Name: Ryan J. Baeten, PECompany: Endpoint Solutions Corp.Address: 6871 S. Lovers LaneCity: FranklinState: WIZip: 53132Daytime Phone: 414-858-1920Fax: 414-427-1259E-Mail: ryan@endpointcorporation.com**REGISTERED SURVEYOR**

Name: Donald C. ChaputCompany: Chaput Land SurveyorsAddress: 234 W. Florida St.City: MilwaukeeState: WIZip: 53204Daytime Phone: 414-224-8068

Fax: _____

E-Mail: don@chaputlandsurveys.com**CONTRACTOR**

Name: Jay CampbellCompany: Campbell Construction JD Inc.Address: 461 River Crest Ct.City: MukwonagoState: WIZip: 53149Daytime Phone: 262-436-4760Fax: 262-436-4761E-Mail: Jay@campbellconstructionbbg.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): C & H Wolf Run LLC

Address: W735 Miramar Rd City: East Troy State: WI Zip: 53120

Daytime Phone: 262-436-4760 Fax: 262-436-4761

E-Mail: Jay@campbellconstructionbbg.com

Present Zoning: B-2 Tax Key No(s): MUKV2015997006

Location/Address: south of the intersection of S. Rochester St. and Wolf Run

Present Use: Vacant Intended Use: Retail Business

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:

- ☐ Five(5) complete sets 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 planner@villageofmukwonago.com.
 - ☐ 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

Jay Campbell member
Name & Title (PRINT)

11/28/18
Date


Signature - Applicant

Ryan J. Baeten, PE, Senior Engineer
Name & Title (PRINT)

November 30, 2018
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	