

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, March 12, 2019

Time: **6:30 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 February 12, 2019 regular meeting

4. Public Hearings

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

- A. Conditional Use for Drive-Thru Service Lanes with a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Boulevard; MUKV 1962-996-002

5. New Business

Discussion and Possible Action on the Following Items:

- A. Consider Recommendation to the Village Board regarding a Conditional Use for Drive-Thru Service Lanes with a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Boulevard; MUKV 1962-996-002
- B. Consider Recommendation to the Village Board regarding Site Plan and Architectural Review for a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Boulevard; MUKV 1962-996-002
- C. Consider Recommendation to the Village Board regarding Architectural Review for amendment to previously approved exterior colors on behalf of Triple Crown, 102 W Boxhorn Drive; #A480500001
- D. Conceptual Review of Proposal to Amend the Village Comprehensive Plan and Rezone to Construct Condominium Residential Units on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Avenue (CTH LO); MUKV 1979-991 and MUKV 1979-992
- E. Conceptual Review of a Proposal to Amend the Village Comprehensive Plan to allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on behalf of Greg Petruski, approximately 255 E Wolf Run; MUKV 2013-995-007

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.

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, February 12, 2019

Call to Order

Chairman Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jim Decker
Mark Penzkover
Joe Abruzzo

Commissioner excused: John Meiners
Ken Werner
Robert Harley

Also present: Bruce Kaniewski, Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Minutes

Motion made by Decker/Abruzzo to approve the minutes of the January 8, 2019 regular meeting, carried.

Public Hearings

Edgewood Meadows Condominiums

Proposal to Amend Prior Planned Unit Development Approval for Edgewood Meadows Condominiums.

Wayne Foster, presented an overview of the project.

No other public comments.

Public Hearing closed at 6:34 p.m.

New Business

Recommendation to Village Board for Amendment of the Planned Unit Development Approval for Edgewood Meadows Condominiums; Multiple Tax Key Numbers from MUKV 2091-989-096 to MUKV 2091-989-101

Kaniewski made presentation on changes to Planned Unit Development

Motion by Decker/Penzkover to Recommend to Village Board for Amendment of the Planned Unit Development Approval for Edgewood Meadows Condominiums; Multiple Tax Key Numbers MUKV 2091-989-096 to MUKV 2091-989-101, subject to Village Planner recommendations listed in his letter dated February 2, 2019 and as modified as listed below, carried.

1. Approval of the Planned Unit Development General Development Plan for 34 condominium units within 17 buildings intermixed with the prior constructed 32 condominium units shall be subject to the submitted plans on file in the office of the Village Zoning Administrator.
2. Approval of this Planned Unit Development General Development Plan for an additional 34 condominium units within 17 buildings shall be subject to the requested modifications as listed in the body of report (modifications will be fully listed within the Conditional Use Resolution to be considered by the Village Board).
3. Approval of the Planned Unit Development General Development Plan shall be consistent with the original Planned Unit Development approval in 2005 for Edgewood Meadow Condominiums.
4. Approval of the Planned Unit Development General Development Plan shall be contingent on the entire Final Development Plan submittal conformance to all applicable Village development ordinances, standards and policies, including but not limited to an amended Developers Agreement, an Amended Storm Water Maintenance Agreement, submission of updated Homeowners Association Documents, and the applicant recording of a new Condominium Plat.
5. Subject to adding a masonry product to the front of the buildings.

Recommendation to Village Board for Amendment of Sections 100-303, 100-305 and 100-306 of the Municipal Code (a/k/a Zoning Ordinance) Regarding the Historic Preservation Commission

Kaniewski gave overview of project

Motion by Penzkover/Abruzzo to Recommend to Village Board Amendment of Sections 100-303, 100-305 and 100-306 of the Municipal Code (a/k/a Zoning Ordinance) Regarding the Historic Preservation Commission, carried

Conceptual Review of a Proposal to Redevelop 1370 Main St (CTH ES); MUKV 2011-002-002

Kaniewski gave overview of project to convert an existing home to office space, construct a new office building, and construct storage buildings. Under B-3 zoning of the site, the offices are permitted uses and the storage buildings require conditional use approval.

Jeff Mueller, gave detailed overview of project

Tom DeMuth, current property owner, spoke on sewer/water main connection

The Plan Commission provided a favorable review of the proposal.

Adjournment

Meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT**

Please take notice there will be a public hearing before the Plan Commission of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, March 12, 2019, commencing at 6:30 P.M. to consider the following matter:

PUBLIC HEARING: **Conditional Use Permit—Drive-Through Facility**

TAX KEY/ADDRESS: MUKV 1962-996-002, 100 Chapman Farms Blvd.

LEGAL DESCRIPTION: Lot 3 of Certified Survey Map No. 11632, VOL 116/222
Recorded as DOC# 4305019, Being a Redivision of Lot 1 Certified Survey Map No. 11572, VOL 115/277, part of the Southwest ¼ of the Northwest ¼ of Section 23, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County Wisconsin.

OWNER AND APPLICANT: Educator Credit Union
 1326 Willow Road
 Mount Pleasant, WI 53177-1917

REGARDING: Applicant seeks a conditional use permit to allow drive-through lanes with a new credit union institution within the B-3, Community Business District. This is a new application due to a change in site and building design from the conditional use permit previously approved.

The proposed plans may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours.

All interested parties will be heard. Written comments will be accepted up to the time of the hearing. For more information regarding this public hearing, please contact Bruce Kaniewski, Village Planner, at (262) 363-6420 x. 2111, or planner@villageofmukwonago.com.

To be published: February 20, 2019 and February 27, 2019



March 5, 2019

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

Re: Educators Credit Union
Conditional Use/Site Plan and Architectural Review (Revised Plan)
100 Chapman Farm Boulevard

Dear President Winchowky and Members of the Plan Commission:

Glenn Brusky of Educators Credit Union has applied for a new Conditional Use and Site Plan and Architectural Review for their new Mukwonago facility. Educators originally gained approval during March 2008, but has resubmitted plans with a new site plan and building design. Because of the new plan for drive-through banking, a new Conditional Use public hearing is required.

The 1.46-acre property located at the northwest corner of Rochester Street (STH 83) and Chapman Farm Boulevard is within the Anderson Commercial Group commercial four lot subdivision. The subdivision has the assigned zoning district of B-3, Community Business District.

Separate motions are recommended for consideration of the Conditional Use, and then Site Plan and Architectural Review.

Background

The prior approved plan included a 3,030 square foot office building separate from the structure covering the three drive-through lanes and one by-pass lane (four lanes total). The new plan shows a 3,096 square foot office building with three drive-through lanes attached and a canopy covering 1,407 square feet.

All financial transactions within the building and via the drive-through lanes will be handled by Interactive Teller Machines with two-way radio/video connection with a teller at the Educators Sturtevant Branch. There will be on-site finance representatives. Please see the attached project Plan of Operation submitted by the applicant.

Two driveways from the overall commercial development private drive will provide site access. The southern drive will be one-way into the site which aligns with the Kids Connection southern drive on the opposite side of the private access drive. The northern drive will be one-way out after exiting the drive-through lanes or the by-pass lane surrounding the building. While the northern drive was previously approved to be 16 feet in width (as opposed to the normal 24-foot width), this new plan shows the northern drive and by-pass lane to be 18 feet wide.

The site plan shows 20 parking spaces, matching the minimum requirement. The submitted landscape plan has been revised several times pursuant to Village staff comments and a final review is needed to ensure plantings do not inhibit internal driver visibility around corners. However, the planting of 35 trees exceeds the Zoning



Ordinance minimum standards for number of trees. External lighting will be provided by luminaries matching the lighting design of the recently approved and neighboring Aurora development. Lights within the underside of the drive-through covering will be recessed, similar to the recessed under canopy lighting of the nearby Kwik Trip convenience store.

Customer and employee building access will be via the formal entrance along the east side of the building facing Highway 83. I questioned the marketability of the long distance of about 80 to 120 feet between customer parking and the entrance for this facility type. The following response was received from the project architect:

"The new Educators Credit Union branch is challenging to place on this site due to its three front sides. Currently, the entrance is strategically placed facing the highway. This allows Educators Credit Union to place the drive through on the opposite side, away from the main exposure. Educators doesn't believe that the distance from the parking lot to the entrance is excessive. The current plan allows for three major checkmarks: members have easy access to the entry, the current access to the drive-through is designed to prevent a traffic backup, and there is a roadway to accommodate emergency vehicles, including a fire truck.

"It also allows for a nature aesthetic that aligns itself with Educators Credit Union's brand. Educators does not want the building to overlook a "field of asphalt." The landscape architect designed a gorgeous flower bed that follows the entrance path, which coincides with Educators Credit Union's logo and is similar to what the credit union has at their Home Office. This creates a pleasant transition from the concrete parking lot to the entrance of the credit union."

The main architectural design feature of the east facing building elevation is glass. Brick and fiber cement panels are the other primary materials. The applicant has been requested to provide building material samples to the Plan Commission.

As the project architect wrote, the three front sided site also presents challenges to place mechanical equipment and the dumpster enclosure. An electrical transformer is shown on plans located between the south side of the building and the parking lot. The dumpster enclosure is hidden as much as possible along the one-way exit drive. Both the transformer and enclosure will be surrounded by heavy landscaping.

For your information, staff has not conducted a complete review of proposed signs shown on building elevations. However, from a cursory review it appears the overall square footage of the signs conforms to code.

Recommendation for Conditional Use

I recommend approval of the Conditional Use to allow construction and the use of drive-through financial transaction lanes for Educators Credit Union. The proposal conforms to minimum code requirements and is properly designed with sufficient queuing and exiting space. I suggest the following findings of fact be included in the motion to approve the Conditional Use.

1. The proposed use is consistent with the intent of the B-3, Community Business.
2. The proposed use is consistent with the variety of other retail and service business uses within northside commercial/business area of the Village of Mukwonago.



3. The proposed use is found to be not hazardous, harmful, offensive or adverse to environment or value of the neighborhood or community.
4. The proposed use is found to be properly designed.

I further recommend the following conditions be placed with approval of the Conditional Use.

1. The on-going operation of the Conditional Use for drive-through financial transaction lanes for Educators Credit Union shall be consistent with the written information and plans submitted by the applicant along with statements made at the public hearing by the applicant or by others on behalf of the applicant.
2. Any future expansions or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be maintained in a clean and presentable condition always. No debris shall accumulate on the site.
4. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
5. If this Conditional Use remains in good standing, this Conditional Use may be transferred ownership without gaining a new Conditional Use.
6. Prior to issuance of the first building permit for the use, applicant shall pay all required charges and fees to the Village. In addition, any other charges and fees accrued during construction shall be paid before to issuance of an occupancy permit.
7. Applicant and/or property owner shall be responsible for enforcement of all requirements of this Conditional Use approval. If not enforced by property owner, the property owner will be responsible for compliance and financial penalties as allowed by municipal code.

Recommendation for Site Plan and Architectural Review

I recommend approval of Site Plan and Architectural Review with the conditions listed below. The site plan conforms to B-3 setbacks and parking requirements.

1. Site Plan and Architectural Review approval for the new Educators Credit Union facility, shall be subject to all plans and information submitted for the application by the applicant, Plunkett Raysich Architects, LLP, and Classical Gardens, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the building and floor 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 following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - 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 building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - d. The Village Engineer, the Utilities Director and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - e. 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.
3. 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 storm water management basin for the overall four lot development.
 - c. Completion of the building in accordance with approved plans and all applicable codes.
 - d. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings.
 4. 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. 3.
 - b. Installation of all site landscaping as shown on approved plans.

It has been a pleasure assisting the Village with review and recommendation of this proposal. Should any questions arise, please feel free to contact me.

Sincerely,

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

**Educators Credit Union
Plan of Operation
100 Chapman Farm Blvd
January 7, 2019**

Educators Credit Union would like to operate as a bank with drive-thru lanes at 100 Chapman Farm Blvd. Educators Credit Union has been in existence since 1937, and currently has 23 locations in southern Wisconsin. It is a not-for-profit financial cooperative owned by its members serving anyone who works or lives within our service area.

The anticipated build-out value of the development is 2.5 million.

The approval of the Conditional Use Application would allow us to serve existing and new members in the Mukwonago area. Educators Credit Union would like to develop this market to support the purchase of land and construction of building.

Most visits to the location will be to get information on products and services, such as opening accounts, applying for loans, closing loans, etc. This facility will also allow for member financial transactions such as deposits and withdrawals from their accounts, but will not be the primary focus as members will be encouraged to use our many electronic services for these transactions. Hours of operation will be from 9:00 a.m. to 5:00 p.m. Monday through Friday and Saturday 9:00 a.m. to 12:00 p.m. Drive-up hours Monday through Friday 8:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 3:00 p.m.

This Educators Credit Union branch will use Interactive Teller Machines (ITMs) to service our members' needs. These machines use a two-way audio/video connection to conduct transactions. The member communicates with a real-life teller located in our Sturtevant branch. This teller can assist the member with most of the transactions any traditional teller can make in real-time. There will also be Member Finance Representatives on-site to assist members with our products and services, loan applications, etc.

The property around our location is Waukesha State Bank, Kwik Trip, Culvers and a health care facility.

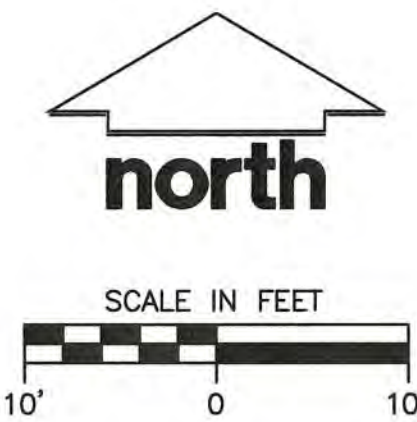
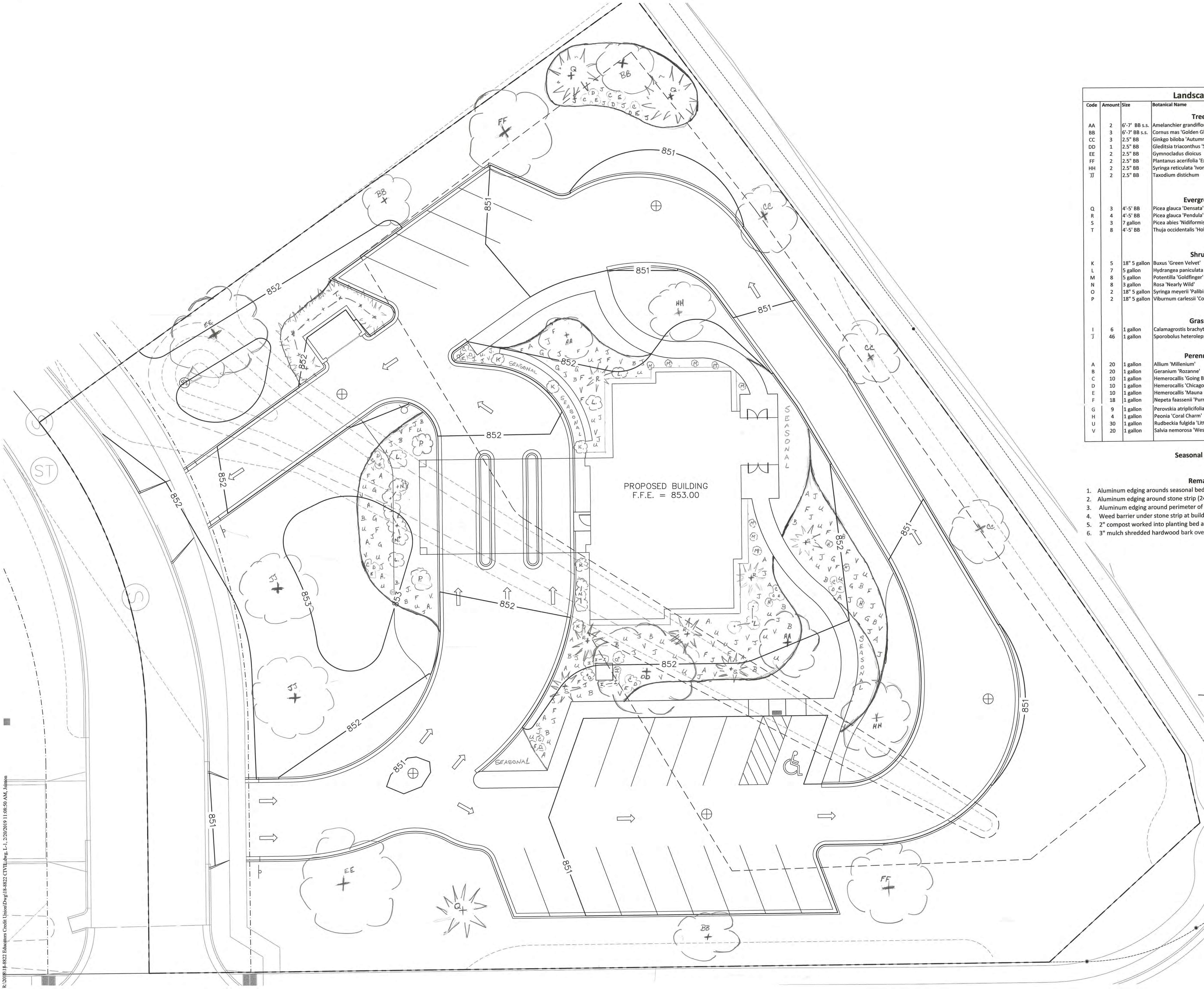
Parking will be on site and meet all B-3 requirements.

Frequency of deliveries will be minimal other than an occasional office supply delivery, garbage, and recycling pick-ups and a weekly currency delivery. The frequency of customers visits are difficult to determine, but are expected to be low and our staffing needs reflect this. We will have no more than three full-time employees and one part-time employees during business hours.

Flammable liquids or hazardous materials will not be used as part of the operation.

If there is any additional information required, please contact Glenn Brusky at 414-325-2341. Thank you for your consideration of this application.

Glenn Brusky
VP of Facilities
Educators Credit Union

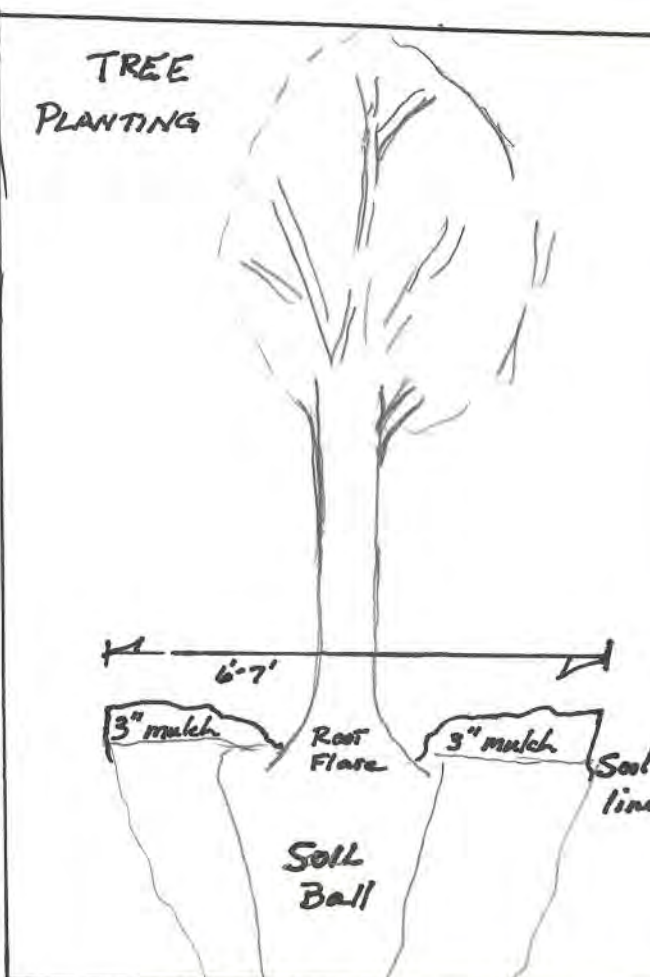


Landscape Key				
Code	Amount	Size	Botanical Name	Common Name
Trees				
AA	2	6'-7' BB s.s.	Amelanchier grandiflora 'Coles Select'	Serviceberry
BB	3	6'-7' BB s.s.	Cornus mas 'Golden Glory'	Corneliancherry Dogwood
CC	3	2.5" BB	Ginkgo biloba 'Autumn Gold'	Ginkgo
DD	1	2.5" BB	Gleditsia triacanthus 'Skyline'	Honey Locust
EE	2	2.5" BB	Gymnocladus dioica	Kentucky Coffeetree
FF	2	2.5" BB	Plantanus acerifolia 'Exclamation'	London Planetree
HH	2	2.5" BB	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac
JJ	2	2.5" BB	Taxodium distichum	Bald Cypress
Evergreens				
Q	3	4'-5' BB	Picea glauca 'Densata'	Black Hills Spruce
R	4	4'-5' BB	Picea glauca 'Pendula'	Weeping White Spruce
S	3	7 gallon	Picea abies 'Nidiformis'	Nest Spruce
T	8	4'-5' BB	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae
Shrubs				
K	5	18" 5 gallon	Buxus 'Green Velvet'	Bowwood
L	7	5 gallon	Hydrangea paniculata 'Little Lamb'	panicle Hydrangea
M	8	5 gallon	Potentilla 'Goldfinger'	Potentilla
N	3	3 gallon	Rosa 'Nearly Wild'	rose
O	2	18" 5 gallon	Syringa meyeri 'Palibin'	Palibin Lilac
P	2	18" 5 gallon	Viburnum carlesii 'Compactum'	Korean Spice Viburnum
Grasses				
I	6	1 gallon	Calamagrostis brachytricha	Fall Blooming Reed Grass
J	46	1 gallon	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
Perennials				
A	20	1 gallon	Allium 'Millenium'	Millenium Ornamental Onion
B	20	1 gallon	Geranium 'Rozanne'	Rozanne Geranium
C	10	1 gallon	Hemerocallis 'Going Bananas' (yellow)	Daylily
D	10	1 gallon	Hemerocallis 'Chicago Apache' (red)	Daylily
E	10	1 gallon	Hemerocallis 'Mauna Loa' (orange)	Daylily
F	18	1 gallon	Nepeta faassenii 'Purrsian Blue'	Purrsian Blue Catmint
G	9	1 gallon	Perovskia atriplicifolia 'Little Spire'	Russian Sage
H	4	1 gallon	Peonia 'Coral Charm'	Coral Charm Peony
U	30	1 gallon	Rudbeckia fulgida 'Little Goldstar'	Black Eyed Susan
V	20	1 gallon	Salvia nemorosa 'Wesuwe'	Wesuwe Meadow Sage

Seasonal Planting

Remarks

1. Aluminum edging arounds seasonal beds
2. Aluminum edging around stone strip (24" wide) at building foundation
3. Aluminum edging around perimeter of beds not bound by curb or walks.
4. Weed barrier under stone strip at building foundation
5. 2" compost worked into planting bed areas
6. 3" mulch shredded hardwood bark over bed areas and tree circles



NOT FOR CONSTRUCTION

EDUCATORS CREDIT UNION
100 CHAPMAN FARM BLVD.
MUKWONAGO, WI 53149

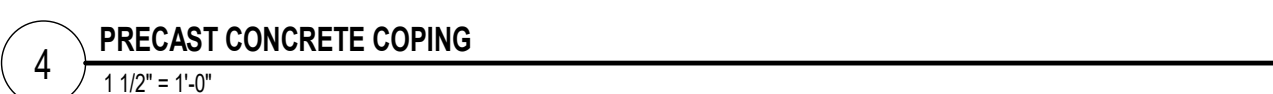
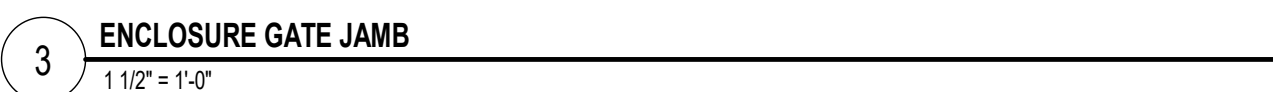
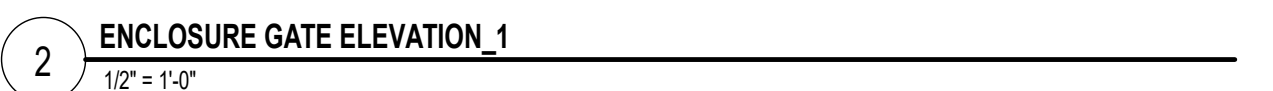
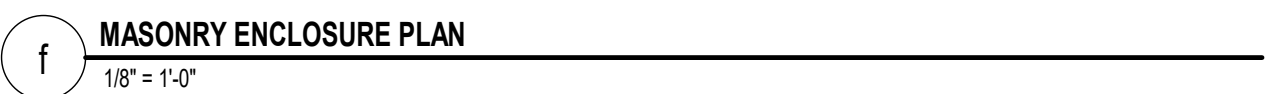
REVISIONS:
1. Jerry Nelson
2. 2/20/2019
3. jerry@prarch.com

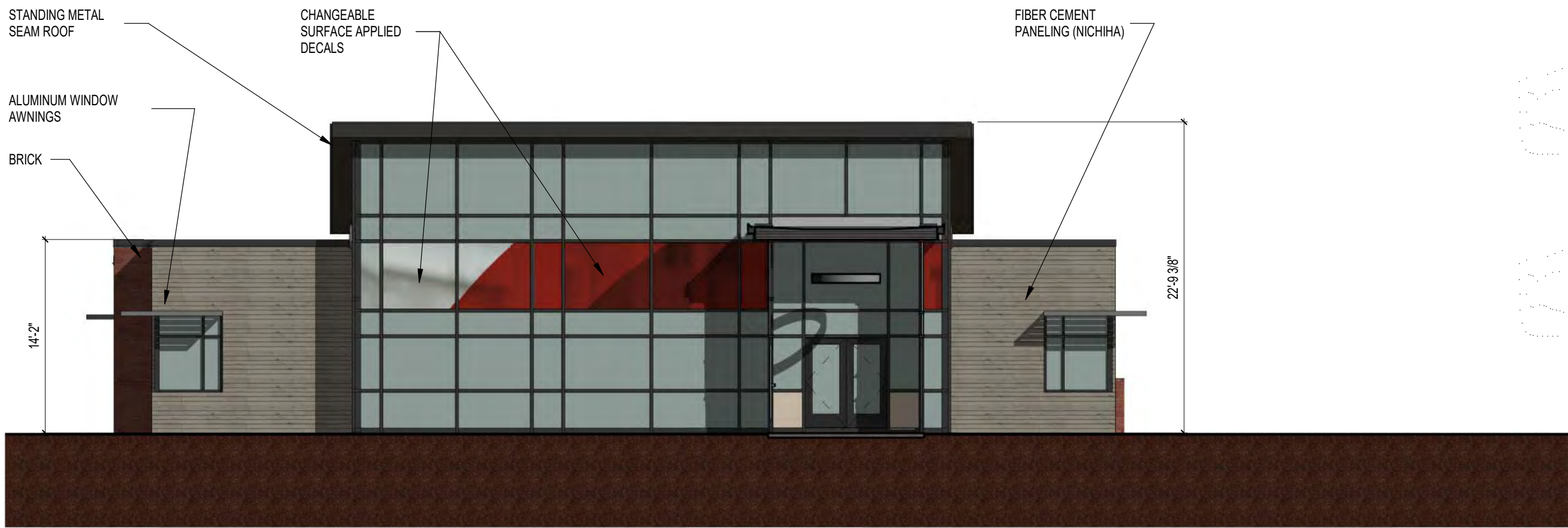
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JOB NO: 180247-01
SHEET NO:

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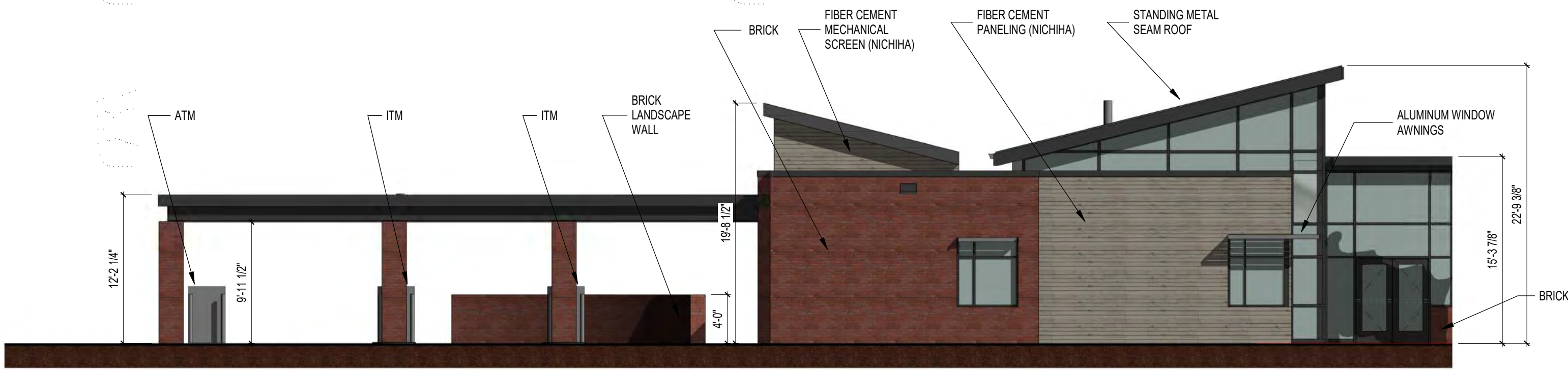




EXTERIOR ELEVATION - EAST - PRESENTATION



EXTERIOR ELEVATION - NORTH - PRESENTATION



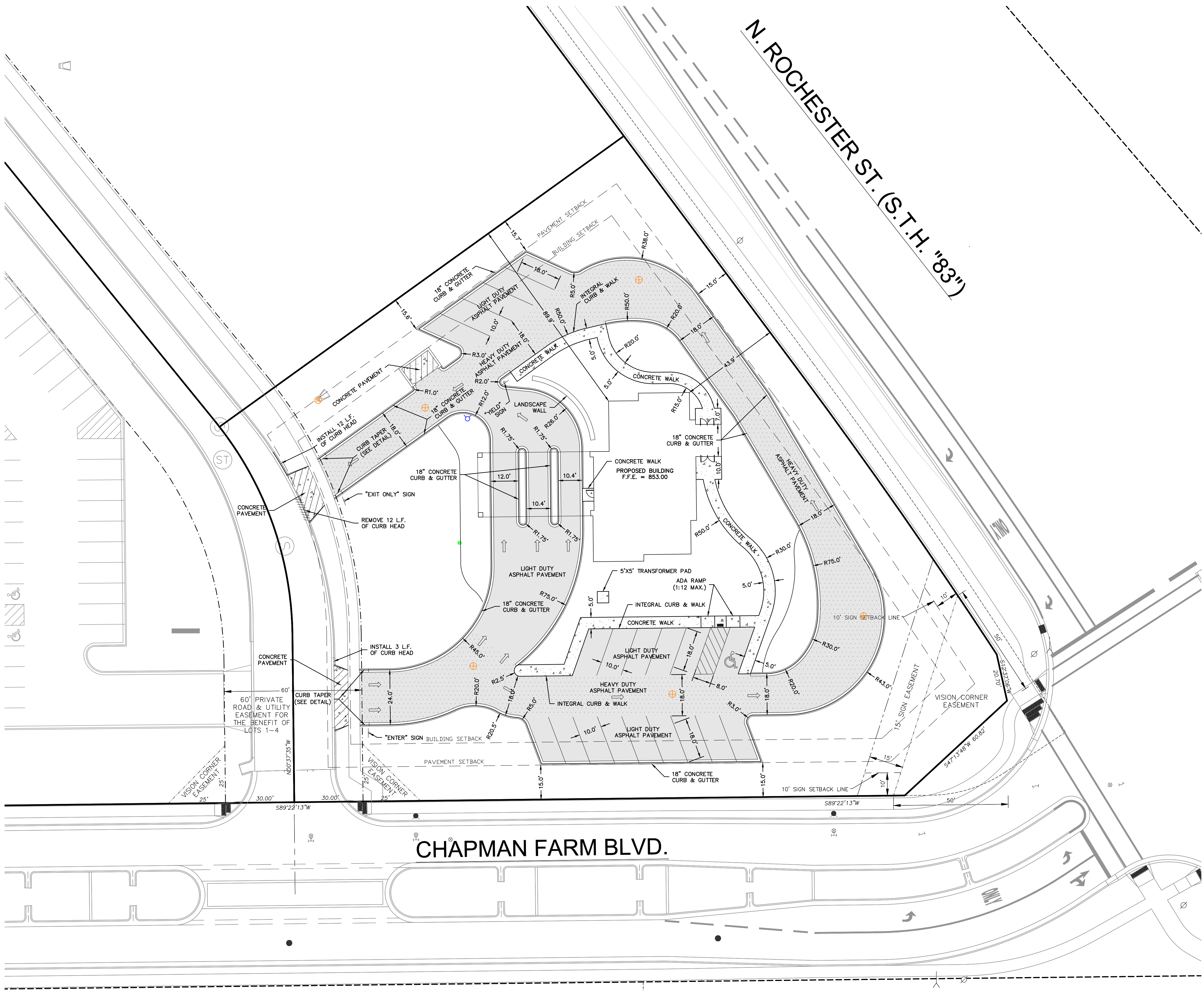
EXTERIOR ELEVATION - SOUTH - PRESENTATION



EXTERIOR ELEVATION - WEST - PRESENTATION



R:\2018\18-8822 Educators Credit Union\Draw\18-8822 SHEET Paving.dwg, C:\10, 2/13/2019 3:56:03 PM, Ramon



SITE STATISTICS (INCLUDING PRIVATE DRIVE)	
BUILDING	3,098 S.F.
CANOPY	1,407 S.F.
PAVEMENT	25,782 S.F.
IMPERVIOUS	30,295 S.F. (0.70 AC.)
PERVIOUS	33,511 S.F. (0.77 AC.)
TOTAL SITE	63,806 S.F. (1.46 AC.)

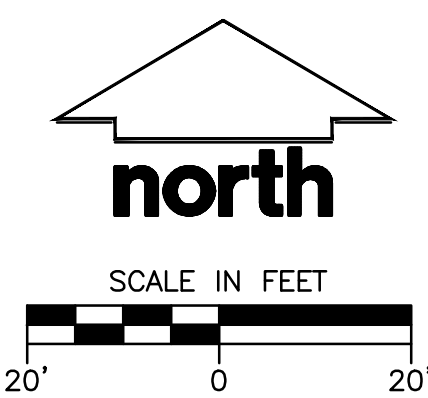
- SECTION CORNER
1" DIAMETER IRON PIPE FOUND (IPF)
CONTROL POINT
MANHOLE, TYPE UNKNOWN
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN ROUND
CATCH BASIN SQUARE
METAL POST
BOLLARD
MAILBOX
CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE (PIPE)
OPP CORRUGATED PLASTIC PIPE

- LEGEND
- POST INDICATOR VALVE
SIAMISE
OUTFALL PIPE
LIGHT POLE
FLOOD LIGHT
SPRINKLER CONTROL VALVE
WATER VALVE
FIRE HYDRANT
TELEPHONE PEDESTAL
SIGN
ELECTRICAL PEDESTAL/TRANSFORMER
GAS VALVE
CONIFEROUS TREE
DECIDUOUS TREE
- EASEMENT LINE
SETBACKLINE
LOT LINE
ADJACENT LOT LINE
SECTION LINE
WATER MAIN
UNDERGROUND GAS
SANITARY SEWER
STORM SEWER
FIBER OPTIC
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
CONCRETE
RIP RAP
CAUTION UNDERGROUND GAS

CONTACT INFORMATION

OWNER:
EDUCATORS CREDIT UNION
1326 WILLOW RD.
MOUNT PLEASANT, WI 53406

ENGINEER:
JSD PROFESSIONAL SERVICES
W238 N1610 BUSSE ROAD - SUITE 100
WAUKESHA, WISCONSIN 53188
262-513-0666



PAVING NOTES

- GENERAL
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF MUKWONAGO ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY TERRACON DATED APRIL 17, 2015.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- PAVEMENT STRUCTURE
 - HEAVY DUTY PAVEMENT
 - 10" CRUSHED AGGREGATE BASE COURSE
 - 2.5" HMA BINDER COURSE (3 LT 58-28 S)
 - 1.5" HMA SURFACE COURSE (4 LT 58-28 S)
 - LIGHT DUTY ASPHALT PAVEMENT
 - 8" CRUSHED AGGREGATE BASE COURSE
 - 2" HMA BINDER COURSE (3 LT 58-28 S)
 - 1.5" HMA SURFACE COURSE (4 LT 58-28 S)
 - CONCRETE SIDEWALK
 - 6" CRUSHED AGGREGATE BASE COURSE (1-14" DENSE GRADED LIMESTONE)
 - 5" CONCRETE
 - CONCRETE (DUMPSTER PAD, DRIVEWAY APRONS)
 - 6" CRUSHED AGGREGATE BASE COURSE (1-14" DENSE GRADED LIMESTONE)
 - 6" PORTLAND CEMENT CONCRETE WITH MESH REINFORCEMENT
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

SHEET INDEX

- C1.0 PAVEMENT ID & SITE DIMENSION PLAN
C1.1 TRUCK TURNING EXHIBIT
C2.0 GRADING & EROSION CONTROL PLAN
C3.0 SITE UTILITY PLAN
C4.0 NOTES AND DETAILS

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PAVEMENT ID & SITE
DIMENSION PLAN

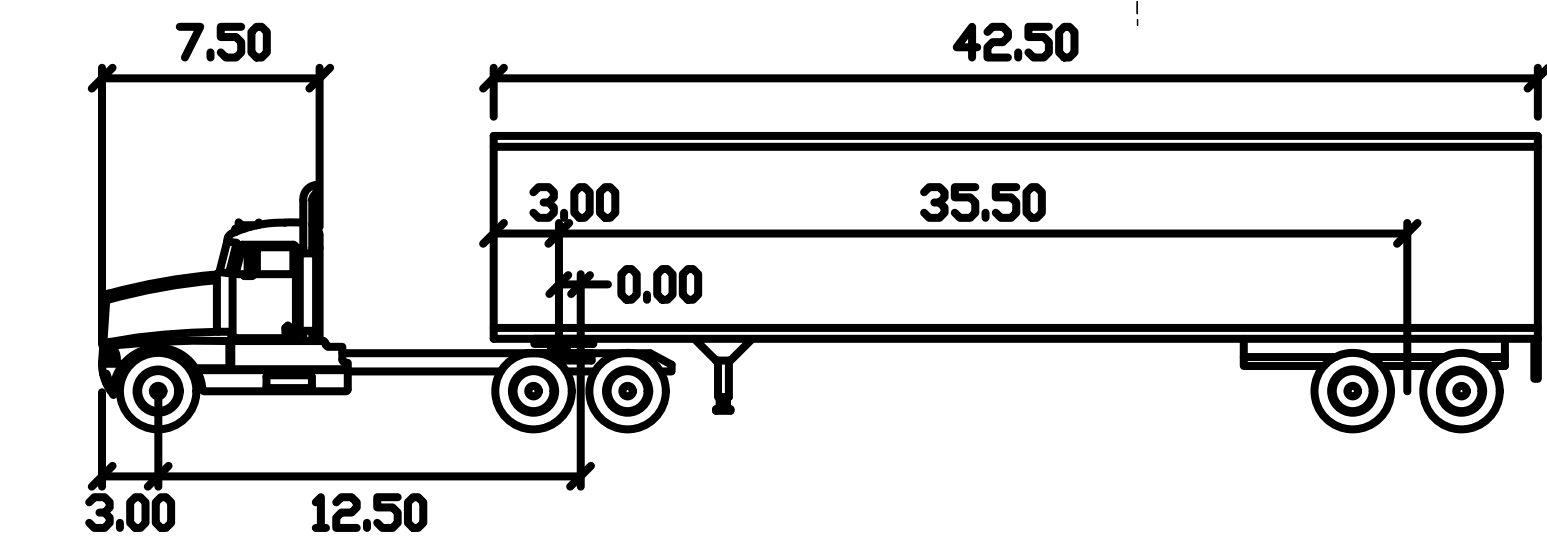
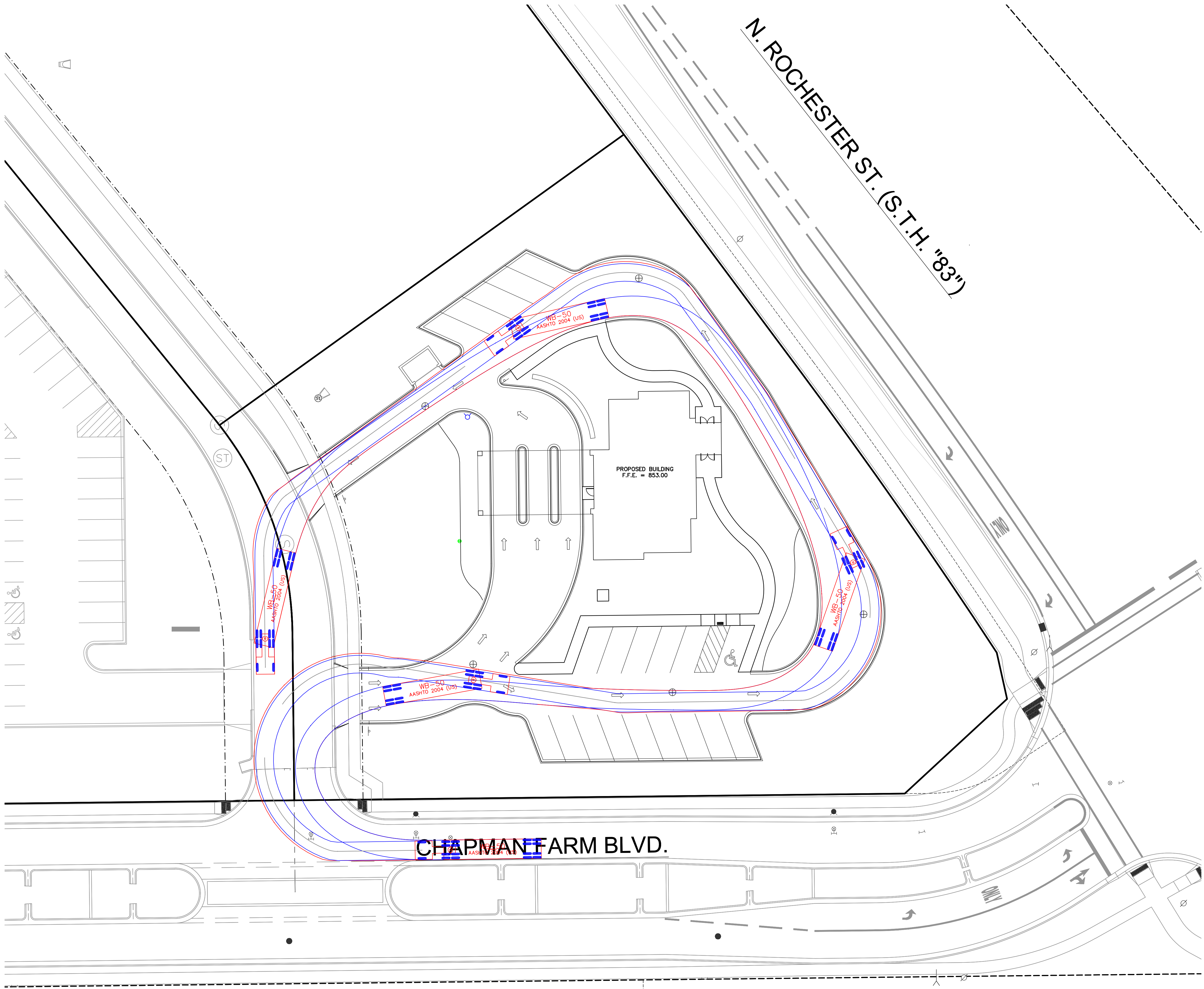
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WB-50	feet		
Tractor Width	8.00	Lock to Lock Time	6.0
Trailer Width	8.50	Steering Angle	17.7
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		

- SECTION CORNER
1" DIAMETER IRON PIPE FOUND (IPF)
CONTROL POINT
MANHOLE, TYPE UNKNOWN
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN ROUND
CATCH BASIN SQUARE
METAL POST
BOLLARD
MAILBOX
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE (PIPE)
CPP CORRUGATED PLASTIC PIPE

LEGEND

- POST INDICATOR VALVE
SIAMESE
OUTFALL PIPE
LIGHT POLE
FLOOD LIGHT
SPRINKLER CONTROL VALVE
WATER VALVE
FIRE HYDRANT
TELEPHONE PEDESTAL
SIGN
ELECTRICAL PEDESTAL/TRANSFORMER
GAS VALVE
CONIFEROUS TREE
DECIDUOUS TREE

- EASEMENT LINE
SETBACKLINE
LOT LINE
ADJACENT LOT LINE
SECTION LINE
WATER MAIN
UNDERGROUND GAS
SANITARY SEWER
STORM SEWER
FIBER OPTIC
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
CONCRETE
RIP RAP
CAUTION UNDERGROUND GAS

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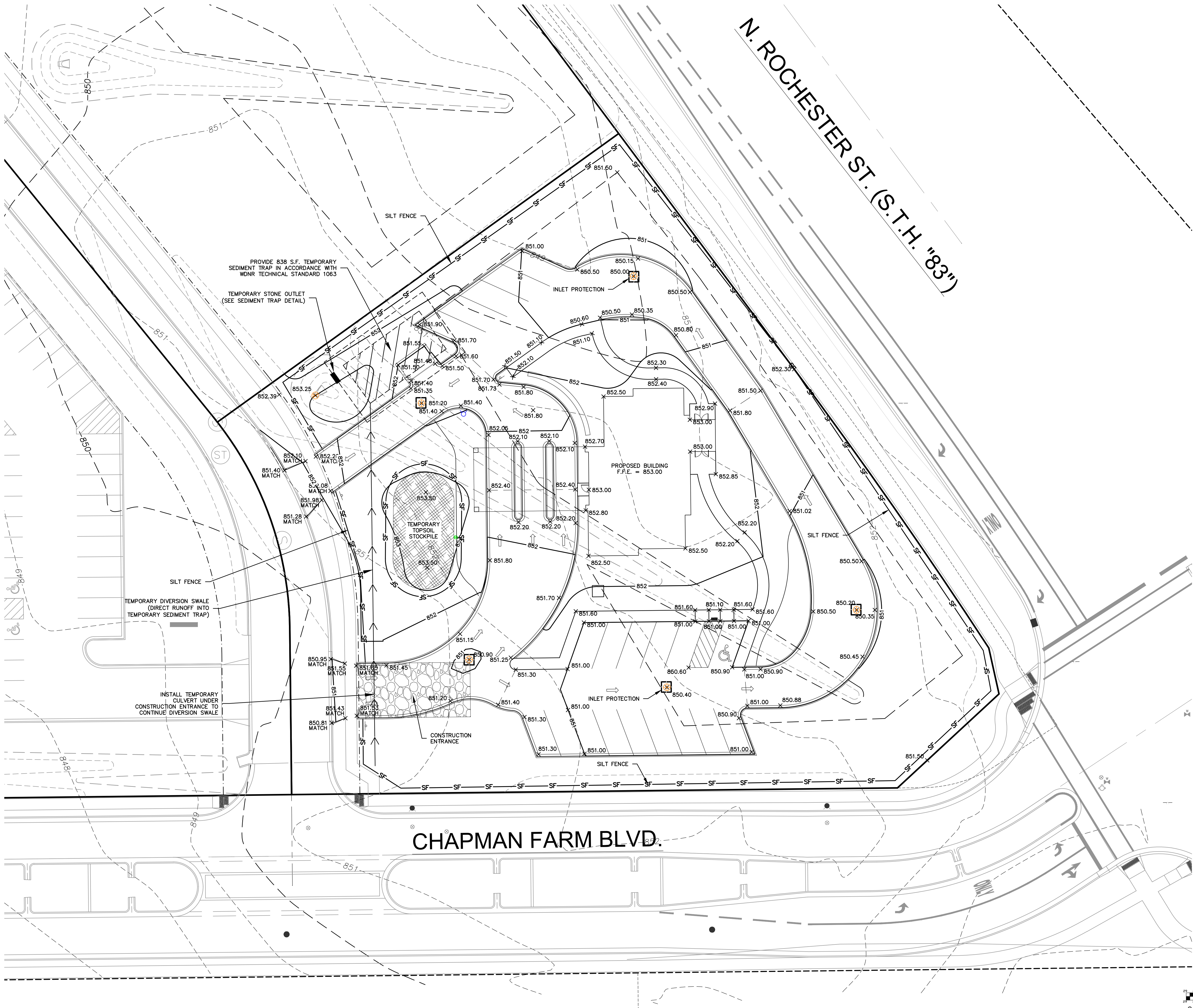
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EXHIBIT

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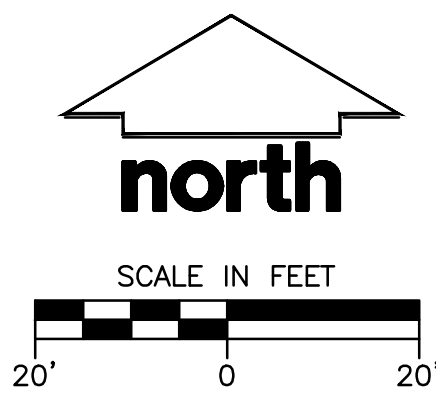
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SEDIMENT TRAP SIZING	
CONTRIBUTORY DRAINAGE AREA	1.34
MULTIPLIER FOR COARSE TEXTURED SOILS (SANDY LOAM)	625
REQUIRED SURFACE AREA (SQUARE FEET)	838

NOTES:
1. CONSTRUCT SEDIMENT TRAP IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1063.

LEGEND	
SECTION CORNER	POST INDICATOR VALVE
1" DIAMETER IRON PIPE FOUND (IPF)	SIAMOSE
CONTROL POINT	OUTFALL PIPE
MANHOLE, TYPE UNKNOWN	LIGHT POLE
SANITARY MANHOLE	FLOOD LIGHT
STORM MANHOLE	SPRINKLER CONTROL VALVE
CATCH BASIN ROUND	WATER VALVE
CATCH BASIN SQUARE	FIRE HYDRANT
METAL POST	TELEPHONE PEDESTAL
BOLLARD	SIGN
MAILBOX	ELECTRICAL PEDESTAL/TRANSFORMER
CMP CORRUGATED METAL PIPE	GAS VALVE
RCP REINFORCED CONCRETE PIPE	CONFEROUS TREE
PVC POLYVINYL CHLORIDE (PIPE)	DECIDUOUS TREE
OPP CORRUGATED PLASTIC PIPE	
	EASEMENT LINE
	SETBACKLINE
	LOT LINE
	ADJACENT LOT LINE
	SECTION LINE
	WATER MAIN
	UNDERGROUND GAS
	SANITARY SEWER
	STORM SEWER
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	CONCRETE
	RIP RAP
	CAUTION UNDERGROUND GAS



GENERAL GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- WORK WITHIN THE CHAPMAN FARM BOULEVARD OR S.T.H. "83" RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE WISCONSIN DEPARTMENT OF TRANSPORTATION AND VILLAGE OF MUKWONAGO OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE CHAPMAN FARM BOULEVARD OR S.T.H. "83" RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER EROSION CONTROLS, INCLUDING SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP TOPSOIL AND CONSTRUCT TEMPORARY SEDIMENT TRAP. PLACE TOPSOIL AND STABILIZE WITH EROSION MATTING, SEED, AND MULCH.
- STRIP AND STOCKPILE TOPSOIL FROM REMAINDER OF SITE. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS, INCLUDING TEMPORARY DIVERSION BERMS/SWALES. INSTALL EROSION MATTING AND CHECK DAMS AS NEEDED.
- CONSTRUCT BUILDING FOOTINGS/FOUNDATIONS.
- CONSTRUCT UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION IN ALL NEW STORM INLETS.
- INSTALL GRAVEL BASE COURSE AND CONSTRUCT CURBS AND PAVEMENT.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH TOPSOIL, SEED, AND MULCH.

EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 100% VEGETATIVE COVER IS ESTABLISHED.
CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

CONSTRUCTION SITE EROSION CONTROL

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE VILLAGE OF MUKWONAGO OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF MUKWONAGO ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE VILLAGE OF MUKWONAGO PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE VILLAGE OF MUKWONAGO.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- TEMPORARY DITCH CHECKS AND EROSION NETTING/MATTING SHALL BE INSTALLED WITHIN TEMPORARY DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION. DITCH CHECK AND EROSION MATTING PLACEMENT SHALL CONFORM TO APPLICABLE WDNr TECHNICAL STANDARDS.
- CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1059 AND VILLAGE OF MUKWONAGO ORDINANCE.
- IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- ALL DISTURBED SLOPES EXCEEDING 5:1, SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNr TECHNICAL STANDARDS 1052 AND 1053.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF MUKWONAGO.
- PUMPS MAY BE USED FOR Dewatering DURING CONSTRUCTION OF THE TEMPORARY SEDIMENT TRAP. PUMPED EFFLUENT SHALL BE DIRECTED TO A 12"x12" TYPE II GEOTEXTILE FILTER BAG SITED ON PLASTIC SHEETING AND SURROUNDED BY EROSION SEDIMENT LOGS OR EQUIVALENT PRODUCT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST. PLACEMENT OF SEDIMENT LOGS OR EQUIVALENT PRODUCT SHALL CONFORM TO WDNr TECHNICAL STANDARD 1062 FOR DITCH CHECKS. FILTER BAG AND SEDIMENT LOGS SHALL BE LOCATED ON UNDISTURBED GROUND WITH ESTABLISHED VEGETATIVE COVER. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. INSPECTION MUST BE CONDUCTED AFTER ANY RAINFALL EVENT EXCEEDING 0.5 INCHES. ALL EROSION CONTROL MEASURES SHALL BE IN PROPER WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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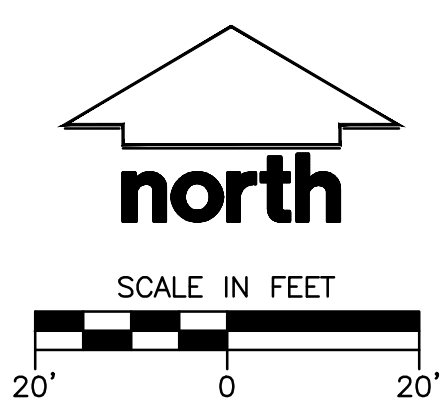
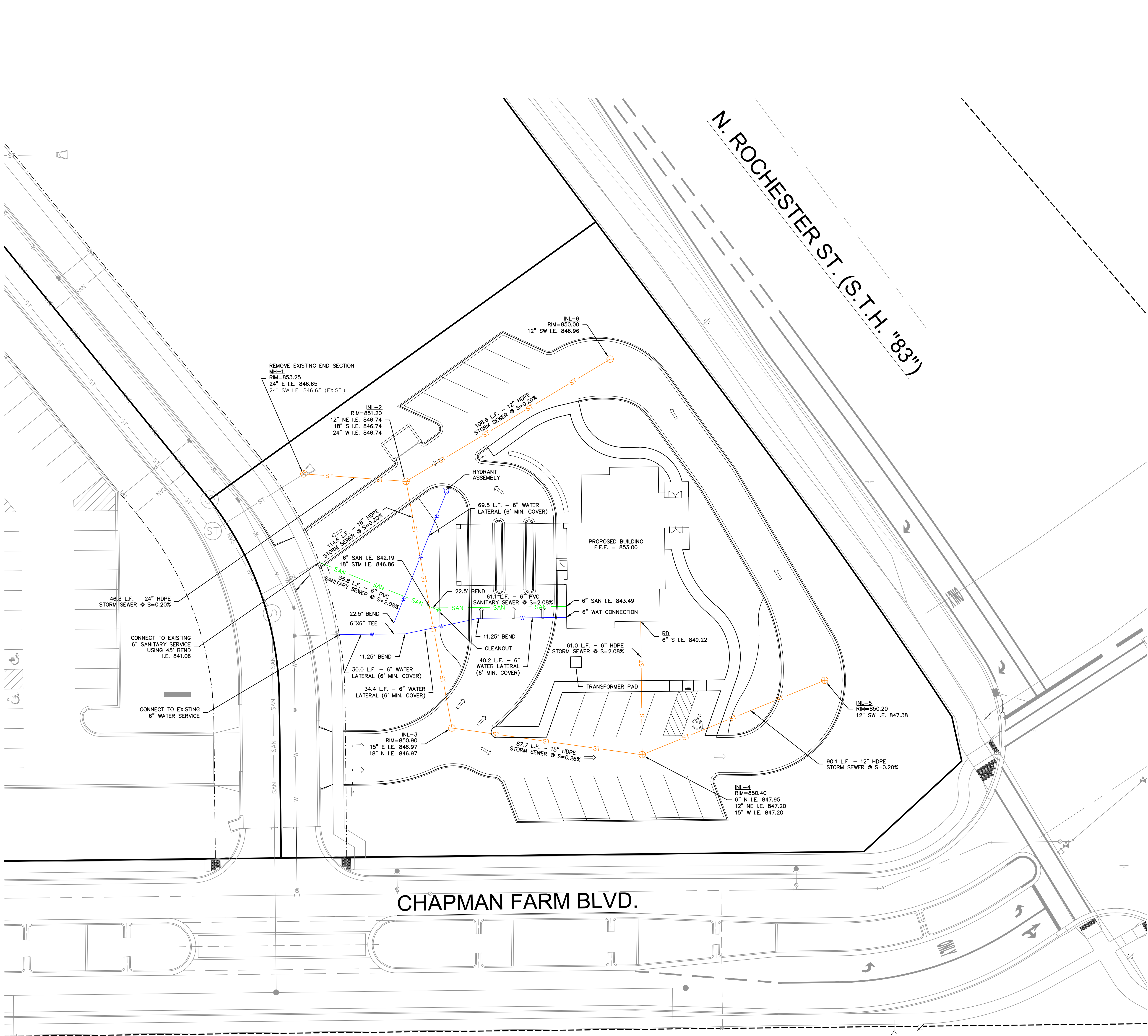
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UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF MUKWONAGO SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS AFFECTED BY THE CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -

PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-75 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

INLETS - INLET FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE C GRATE, OR EQUAL.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

8. WATER MAIN SPECIFICATIONS -

PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-15, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.

VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF MUKWONAGO. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

9. SANITARY SEWER SPECIFICATIONS -

PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF MUKWONAGO. ALL SANITARY MANHOLES SHALL BE FITTED WITH INTERNAL/EXTERNAL SEALS. CONTRACTOR SHALL GROUT ANNULAR SPACE AND BLEND THE FLOWLINE TO MATCH IN ALL MANHOLES.

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1710 T-SEAL LIDS 1090-5255.

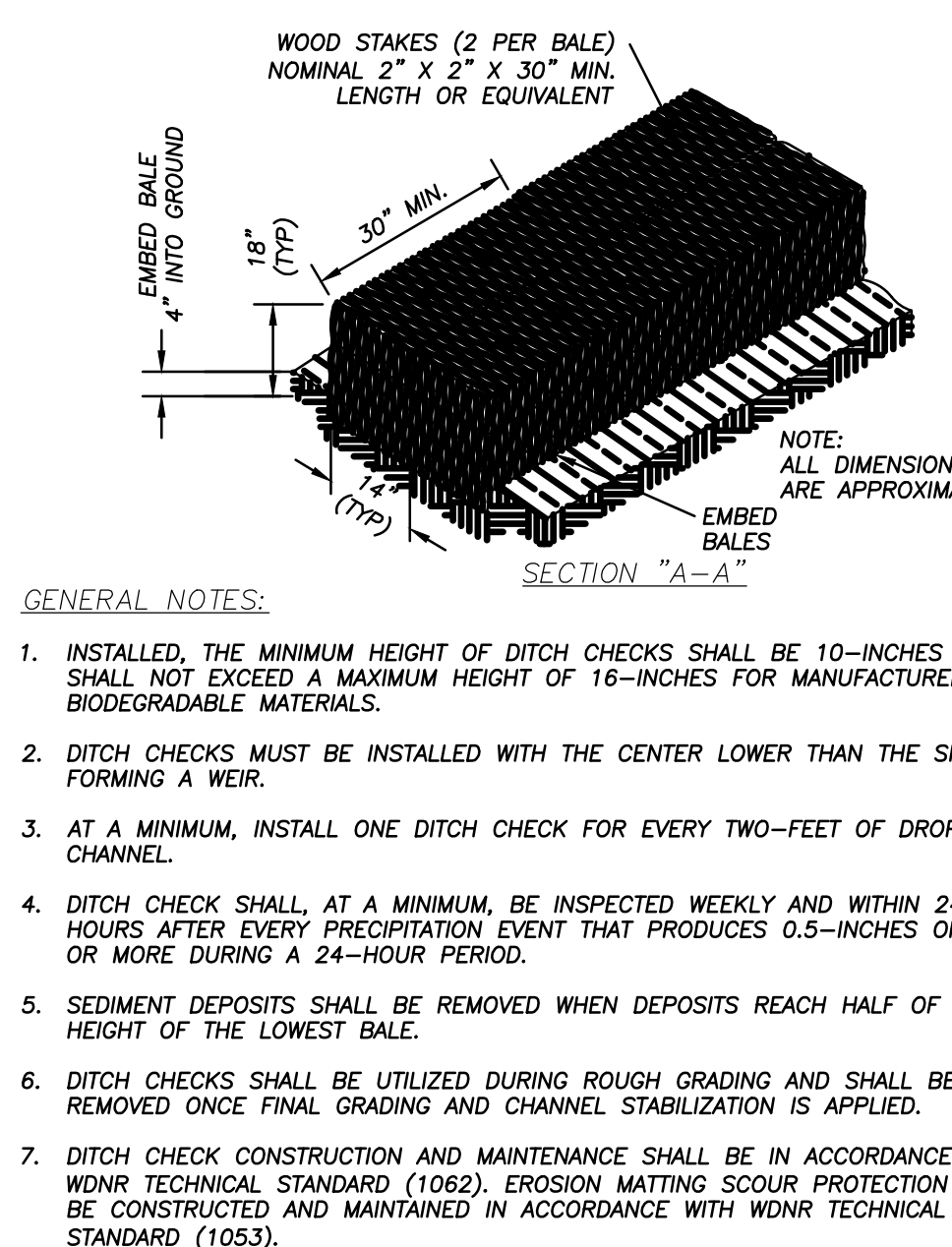
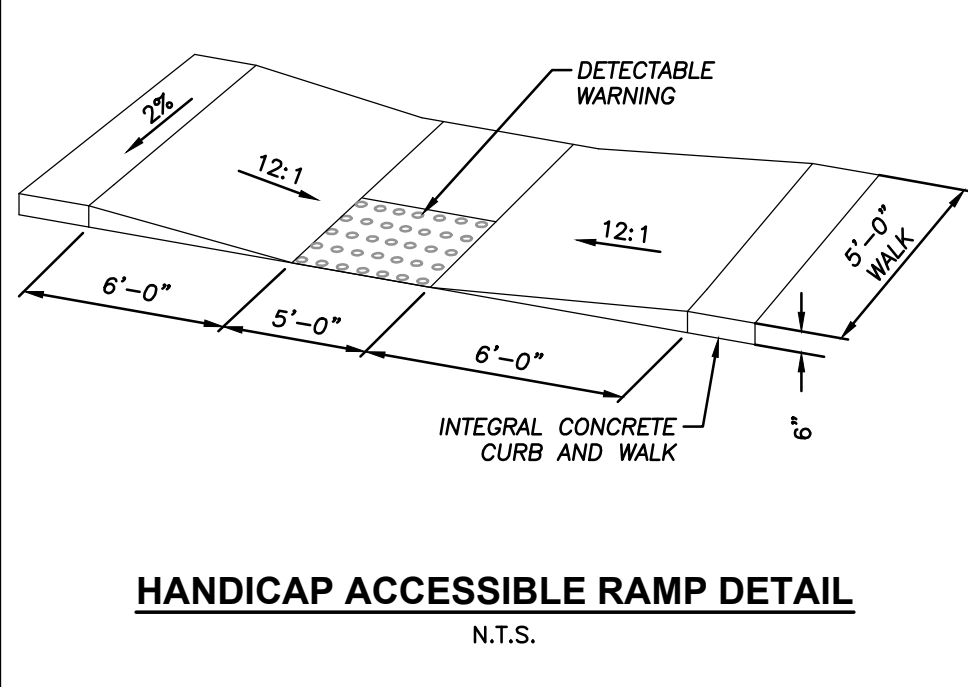
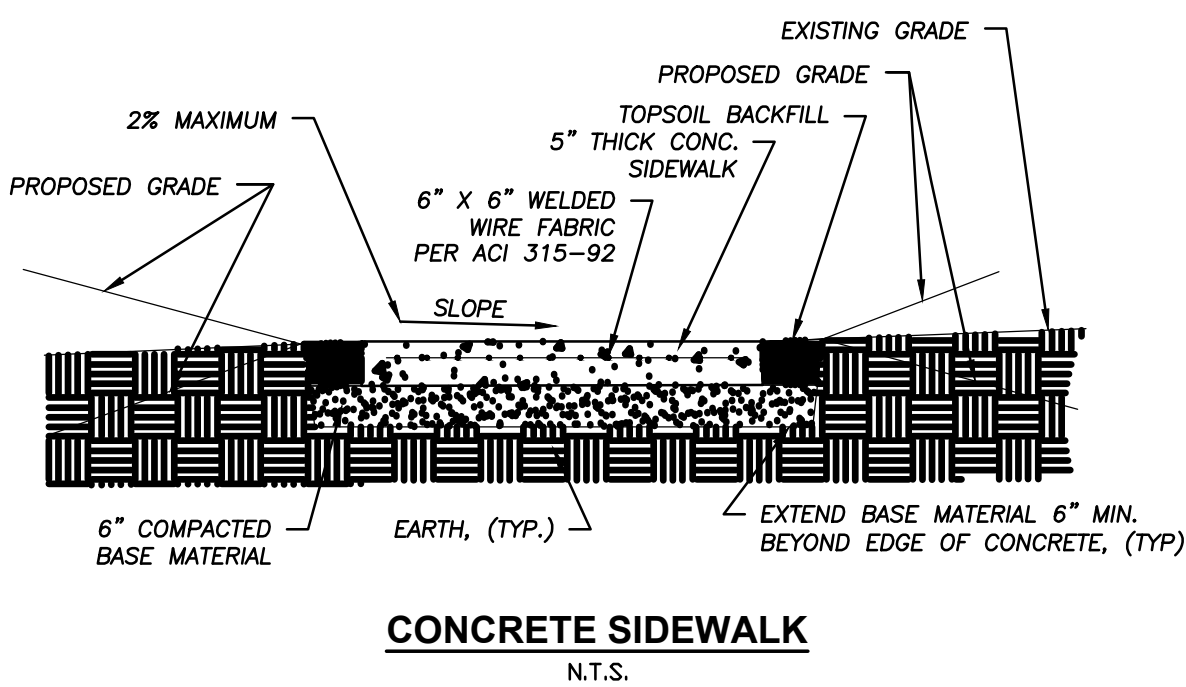
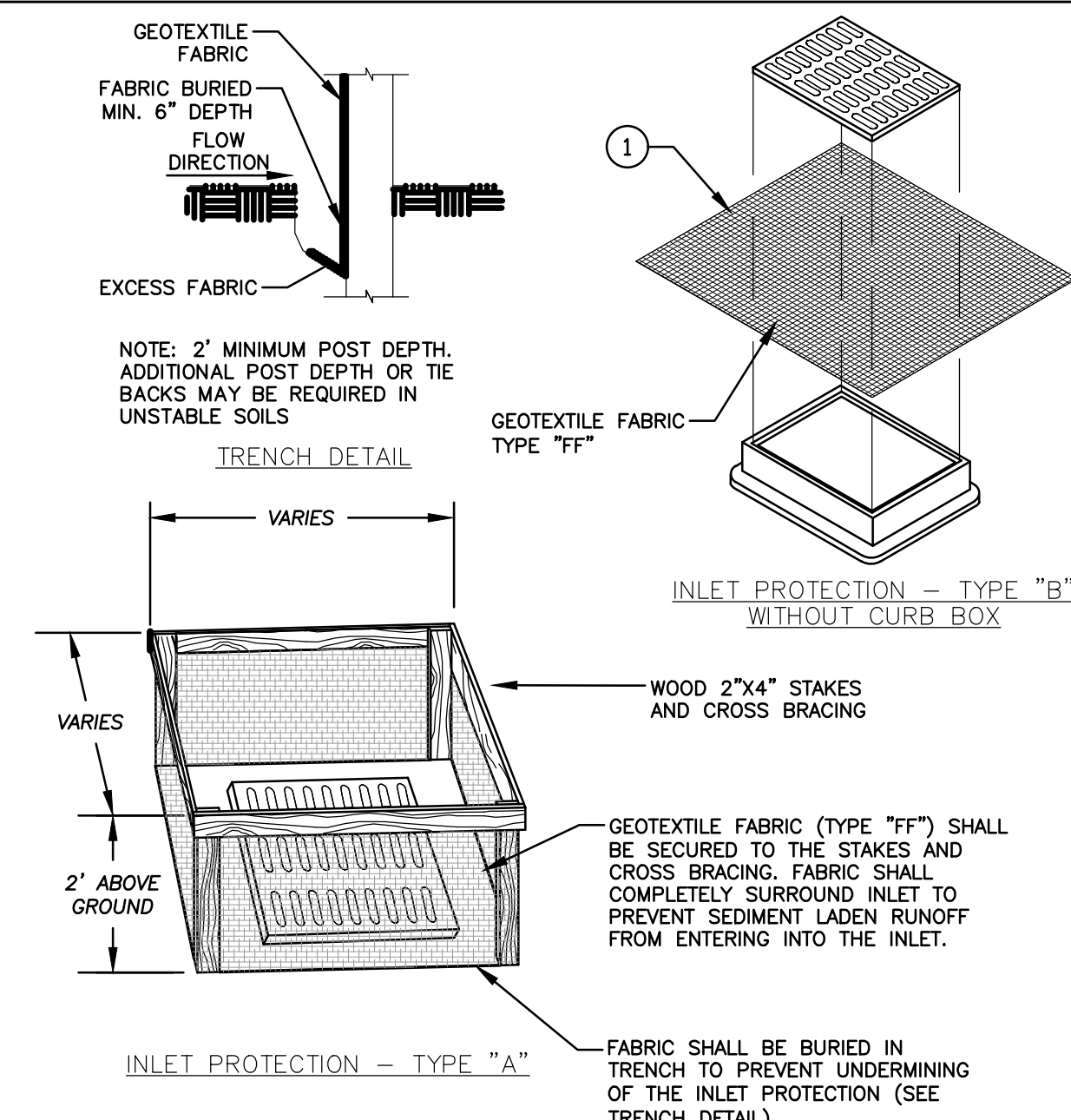
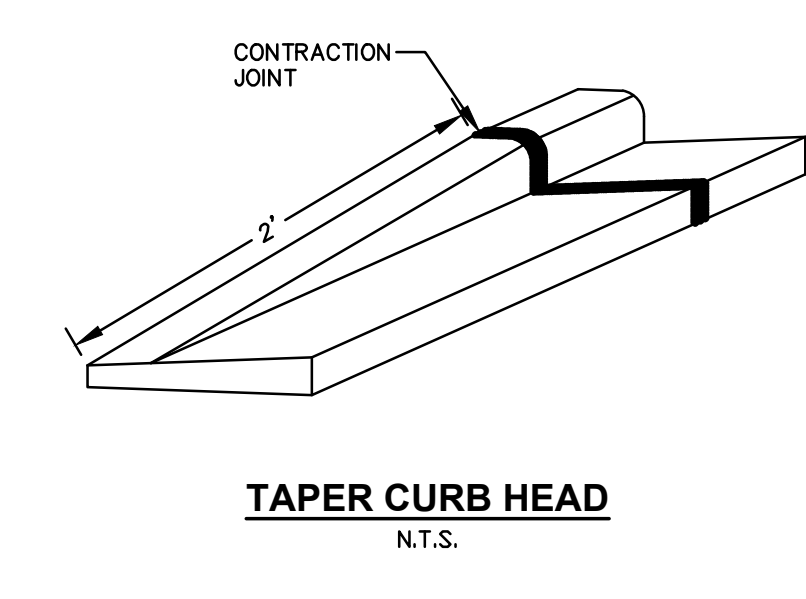
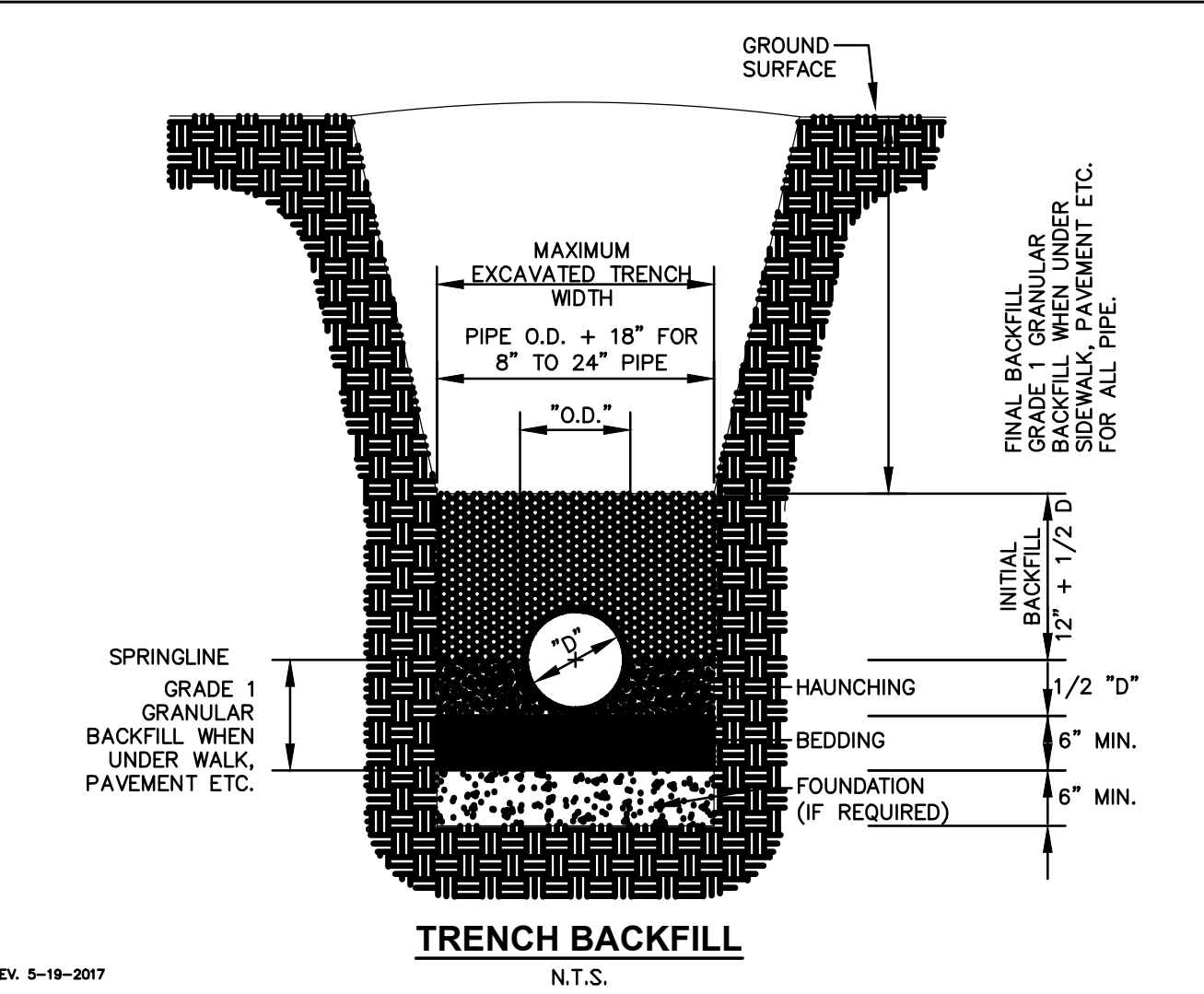
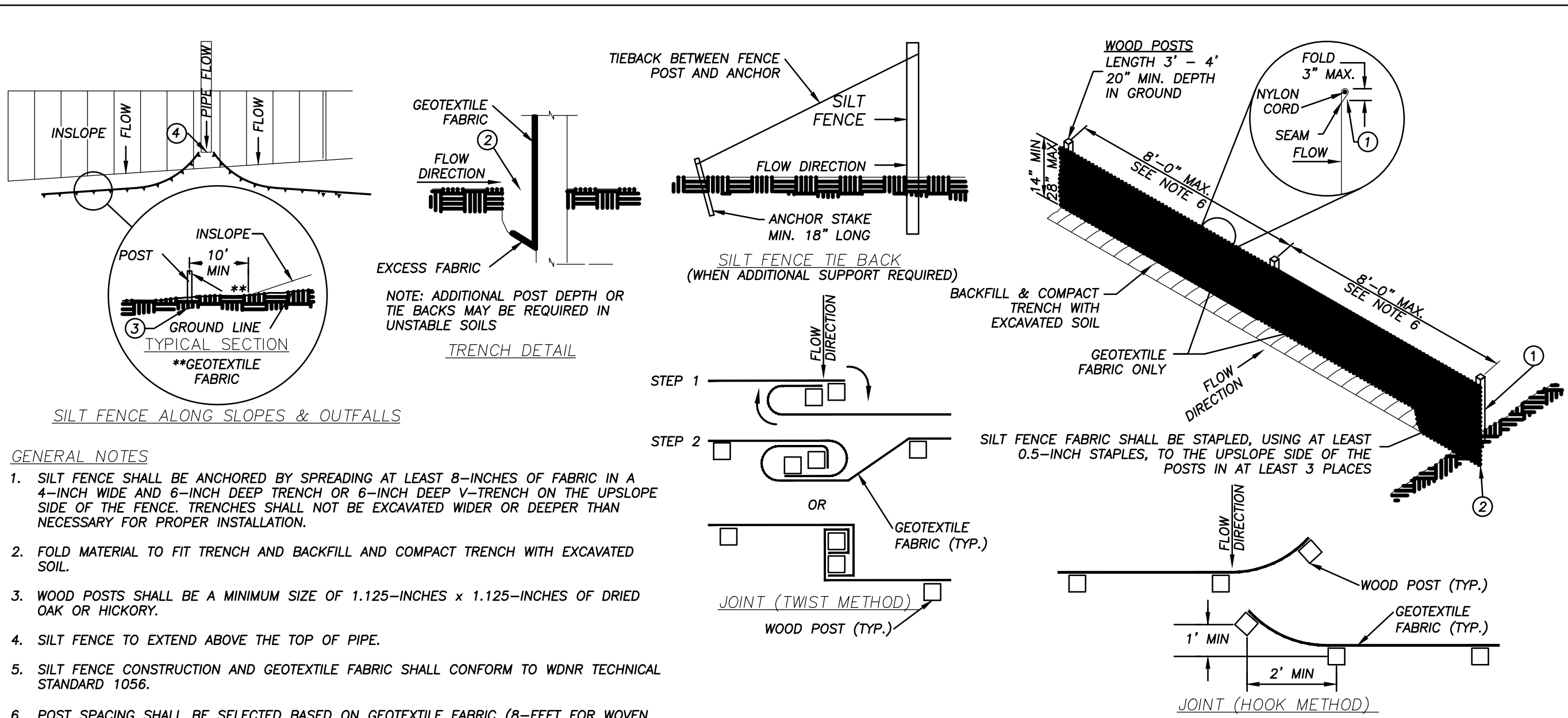
10. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

LEGEND

	SECTION CORNER		POST INDICATOR VALVE		EASEMENT LINE
	1\"/>		SIAMESE		SETBACKLINE
	CONTROL POINT		OUTFALL PIPE		LOT LINE
	MANHOLE, TYPE UNKNOWN		LIGHT POLE		ADJACENT LOT LINE
	SANITARY MANHOLE		FLOOD LIGHT		SECTION LINE
	STORM MANHOLE		SPRINKLER CONTROL VALVE		WATER MAIN
	CATCH BASIN ROUND		WATER VALVE		UNDERGROUND GAS
	CATCH BASIN SQUARE		FIRE HYDRANT		SANITARY SEWER
	METAL POST		TELEPHONE PEDESTAL		STORM SEWER
	BOLLARD		SIGN		FIBER OPTIC
	MAILBOX		ELECTRICAL PEDESTAL/TRANSFORMER		UNDERGROUND TELEPHONE
	CORRUGATED METAL PIPE		GAS VALVE		UNDERGROUND ELECTRIC
	REINFORCED CONCRETE PIPE		CONIFEROUS TREE		CONCRETE
	POLYVINYL CHLORIDE (PIPE)		DECIDUOUS TREE		RIP RAP
	CORRUGATED PLASTIC PIPE				CAUTION UNDERGROUND GAS

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORK CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL, OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR ROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

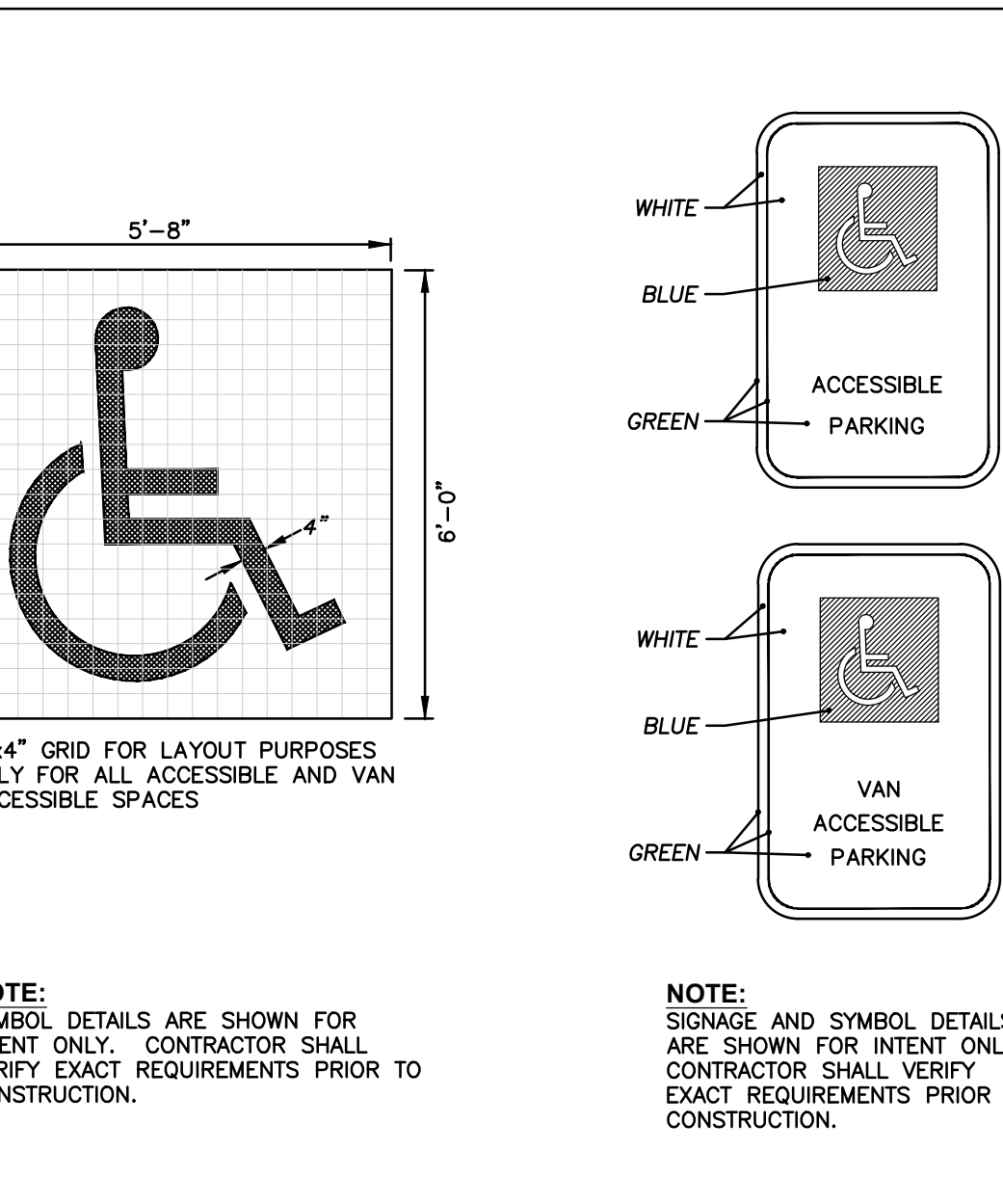


DITCH CHECK (STRAW BALES)

N.T.S.

GENERAL NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO- FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1053).

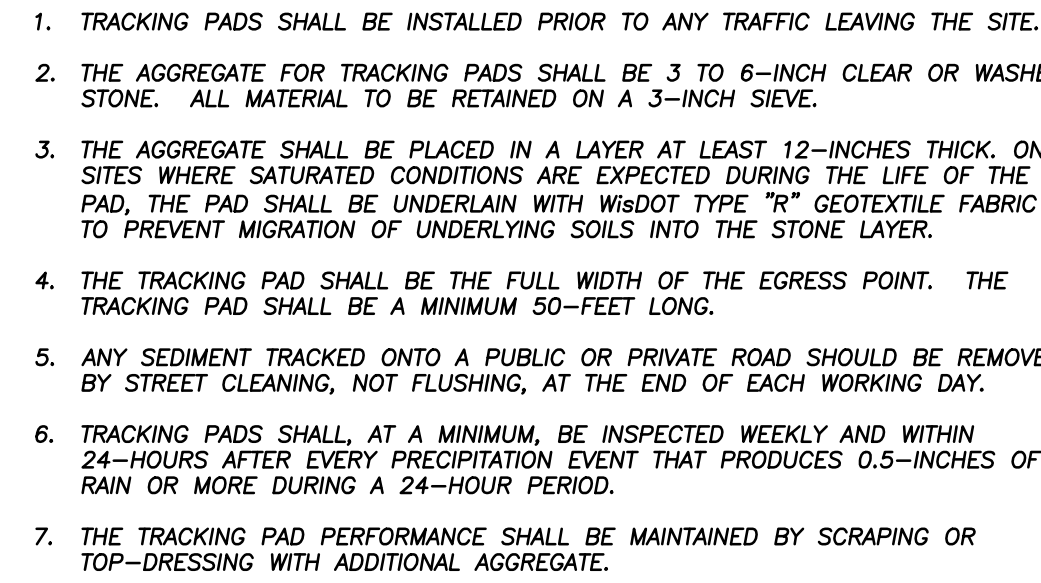


ACCESSIBLE PARKING SIGN AND POST INSTALLATION

N.T.S.

GENERAL NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
4. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.



PAINTED SYMBOL

N.T.S.

GENERAL NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WIDOT TYPE "B" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50- FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
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7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP- DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

NTS

GENERAL NOTES:

1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. SIDE SLOPES OF BERM SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

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3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WIDOT TYPE "B" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50- FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP- DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

NTS

GENERAL NOTES:

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5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET

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 CONDITIONAL USE PERMIT APPLICATION

Application Fee: \$450

Date Submitted: 2/7/19

CONTACTS

Zoning and Planning Department
Contact: Bruce Kanlewski
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.

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

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

Mail completed applications to: Village Planner
ATTN: Conditional Use Permits
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: GLENN BRISKY
Company: EDUCATORS CREDIT UNION
Address: 1326 KILBURN RD City: MT. KESANT State: WI Zip: 53171
Daytime Phone: 414 325 2341 Fax: _____
E-Mail: glemb@ecu.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: MARTIN CHOREN
Company: PUNKET RAYSON ARCHITECTS
Address: 209 S. WATER ST. City: MILWAUKEE State: WI Zip: 53204
Daytime Phone: 414 410 2077 Fax: _____
E-Mail: mchoren@punch.com

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

Name: JARED SIMON
Company: JSD PROFESSIONAL SERVICES
Address: 11238 NIGLO BURGE RD City: WAUKESHA State: WI Zip: 53188
Daytime Phone: 262 575 0100 Fax: _____
E-Mail: jsimon@jedsinc.com

CONTRACTOR

Name: JAMES CAIRNS
Company: BUKACEK CONSTRUCTION
Address: 2429 SUMMIT AVE City: RACINE State: WI Zip: 53404
Daytime Phone: 262 637 9791 Fax: _____
E-Mail: jimc@bukacek.com

PROPERTY AND PROJECT INFORMATION

Present Zoning: B-3 Tax Key No(s): MUKI 1902.990.001

Address/Location: 100 Chapman Farm Blvd.

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

BRANCH BANK WITH DRIVE THROUGH SERVICES

B. The property is presently used as:

UNDEVELOPED.

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

D. Project Timetable: Start Date: Spring 2019 Completion Date: Fall 2019

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

Principal Use BRANCH BANK

Secondary Use NA

Accessory Use NA

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

☒ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: _____

☐ Other. Please explain

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

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

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

Application:

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

Required site drawings:

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

Other Documents:

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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

ECU will operate as a financial institution. ECU was founded in 1937 so members could borrow + save money at a fair + reasonable rates. Education started out operating under the guiding principle of "not for profit, not for charity, but for service." That purpose + philosophy remains our foundation + guiding force. Today, along with our mission to help every member achieve his or her financial goals. Members, not profits, come first.

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

Properties near our location (University State Bank, Culvers + McDonalds) have drive thru operations. Hours of drive thru operations will be 8am to 7pm M-F + 8am to 3pm on Saturday. Vehicles enter + leave drive thru at a slow speed. Most visits to the location will be to process financial transactions such as deposits + withdrawals from their accounts.

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

The approval of the Conditional Use Application would allow us to serve existing + new members in the Mukwonago area. ECU does not currently have an office in this area + would like to develop this market to support the purchase of land. Traffic is expected to be low since members will be encouraged to use our many electronic services for their transactions.

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

The land will be developed according to the R-3 Community business district's intended use and shall be compatible in character with village atmosphere.

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

The proposed facility will not impose an undue burden on public agencies serving the subject property. Chapman Road Blvd is being allocated for the purpose of creating growth in the community.

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

The public benefits of the conditional use far exceed any potential adverse impact of the proposed conditional use. Drive thru transactions will not impact any residential homes. The proposed property will be surrounded by commercial properties and be available for their use along with residential households.

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

Glenn Brusky - VP of Facilities
Name & Title (PRINT)

1-16-19
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	Receipt #	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> 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

March 4, 2019

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

Re: Architectural Review Amendment/Triple Crown in New Business Park
102 W. Boxhorn Drive

Dear President Winchowky and Members of the Plan Commission:

Timothy Quernemeon of Triple Crown has applied for an amended Architectural Review approval to change the exterior color scheme on its 66,000 square foot industrial facility within the new business park. Site Plan and Architectural Review approval was granted in July 2018. Construction of the building has commenced.

Basically, the four-sided architecture style using pre-cast concrete panels will remain the same except the prior approved colors of brown with dark and light gray, and white, are to be replaced with silver and gray, with the same orange accent. The reason for the change, as I have been informed, is to utilize a color scheme different from the nearby Banker Wire building.

Recommendation

Supervisor of inspections Bob Harley and I have reviewed the change of exterior colors and find no objection. Therefore, I recommend approval subject to the new color palate.

It has been a pleasure assisting the Village with review and recommendation of this proposal. Should any questions arise, please feel free to contact me.

Sincerely,

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator



* EXTERIOR PERSPECTIVE LOOKING
EAST
②



* EXTERIOR PERSPECTIVE LOOKING
SOUTHEAST Copy 2
①

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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JOB:	3089
DRAWN:	CEW
CHECKED:	CEW
DATE:	08-17-18
SHEET:	

SW 7649
Silverplate
Interior / Exterior
Locator Number: 239-C5

COLOR 1

SW 2849
Westchester Gray
Interior / Exterior

COLOR 2

SW 6886
Invigorate
Interior / Exterior
Locator Number: 116-C4

COLOR 3



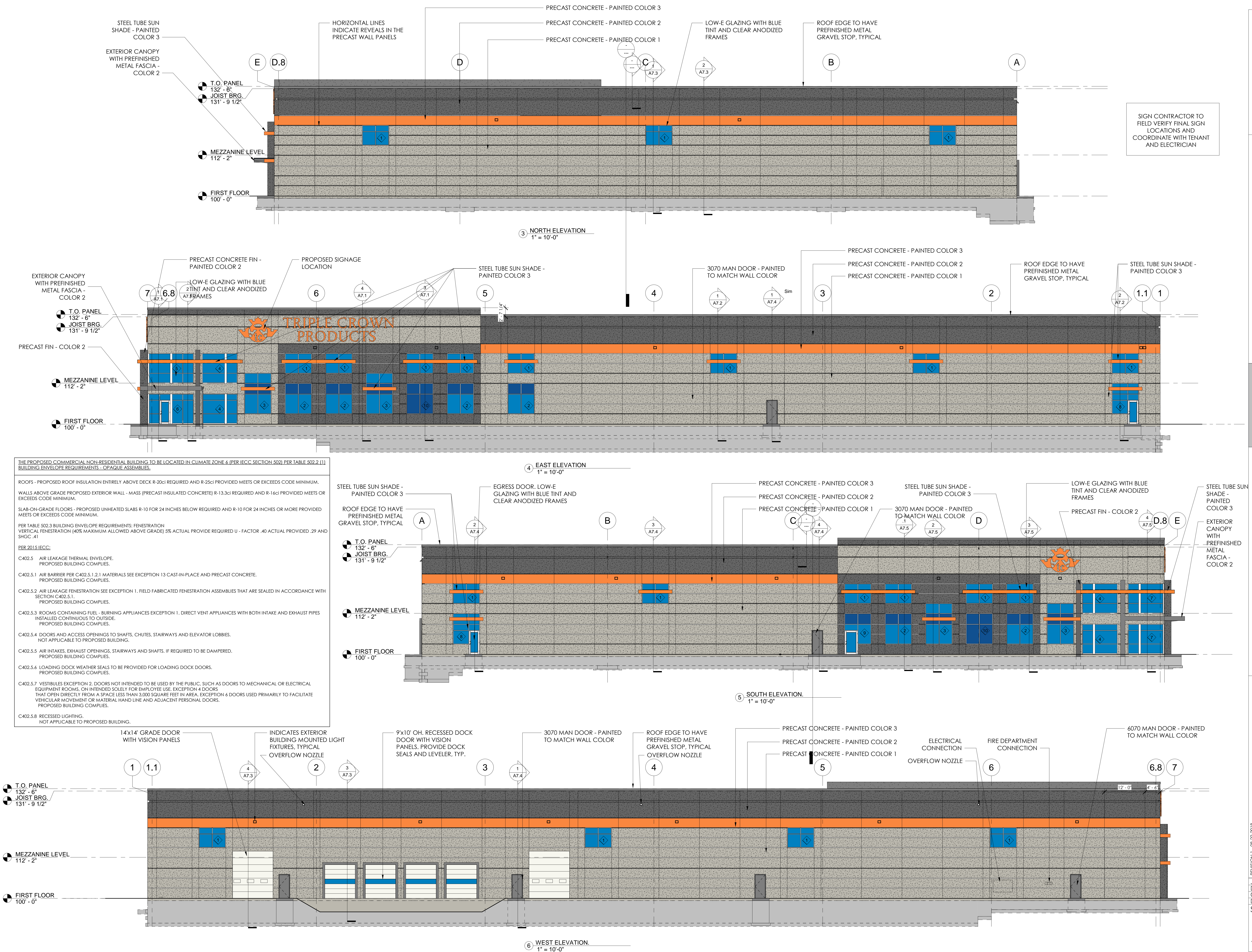
EXTERIOR ELEVATIONS

NEW BUILDING FOR:
TRIPLE CROWN PRODUCTS
HWY 83
MUKWONAGO, WI

REVISION 1 - 08-22-2018
EXTERIOR PAINT ALTERATION - 11.14.2018

JOB: 3089
DRAWN: CWI
CHECKED: CWI
DATE: 08-17-18
SHEET:

A5.1



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: 2-25-14
2-28-14 *AK*

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 Kanlewski
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: TIM QUERNMOEN
Company: QUERNMOEN MUKWONAGO TWO, LLC
Address: 814 ELA AVENUE City: WATERFORD State: WI Zip: 53185
Daytime Phone: 800-619-1110 Fax: _____
E-Mail: TIM@TRIPLECROWNPRODUCTS.COM

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: CHRISTOPHER WENZLER
Company: BRIORN DESIGN GROUP
Address: 3885 BROOKFIELD City: BROOKFIELD State: WI Zip: 53045
Daytime Phone: 262-790-0500 Fax: _____
E-Mail: CWENZLER@BRIORN.COM

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

Name: CART BILICKI
Company: BRIORN BUILDING CORP.
Address: 3885 N. BROOKFIELD City: BROOKFIELD State: WI Zip: 53045
Daytime Phone: 262-790-0500 Fax: _____
E-Mail: CBILICKI@BRIORN.COM

PROPERTY INFORMATION

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

Address: 814 ELA AVENUE City: WATERFORD State: WI Zip: 53185

Daytime Phone: 800-619-1110

Fax: _____

E-Mail: TIME TRIPLE CROWN PRODUCTS.COM

Present Zoning: _____

Tax Key No(s): _____

Location/Address: 102 W. BOYHORN DR.

Present Use: TRIPLE CROWN PRODUCTS Intended Use: SAME
OFFICE

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

Name & Title (PRINT)

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	Receipt #
2-25-19	
Plan Commission Date(s)	Village Board Date(s)
3-12-19	3-20-19
Excess Required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Excess Amount
Plan Commission Description	
Village Board Description	



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

March 5, 2019

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

Re: Potential Comprehensive Plan Amendment and Rezoning/Concept Review
Tekaver/Approximately 1101 W. Eagle Lake Avenue

Greg Petrauski of Infinity Development, LLC, on behalf of owners Jeff and Tammy Tekaver requests a concept review to change land use and zoning of two adjacent properties on the south side of CTH LO (Eagle Lake Avenue). A concept review allows the applicant to gain feedback from general Plan Commission discussion about the proposal while no votes are taken.

The site is approximately 650 west of Minors Park and 650 east of the CTH I and LO intersection. According to Waukesha County GIS, the properties total 20.75 acres. Please see the map below with the properties highlighted in orange. The greenish and blueish colors indicate floodplain, wetland and Primary Environmental Corridor as the Mukwonago River and its tributaries extend through the southern part of the site. Therefore, less than 50% of the site can be built upon.



About 10 years ago the Tekaver's attached the site to the Village from the Town of Mukwonago with the intent of constructing a single-family subdivision. Today the site remains zoned as A-1, Agricultural, the zoning automatically assigned with attachment. The Village Comprehensive Plan designates the site with a Medium Lot Single Family I land use (minimum 25,000 square foot lots) and Open Space/Recreational covering the site's environmentally protected areas. Village sanitary sewer and water utilities are nearby via the Minor's Subdivision along the north side of CTH LO.



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planner@villageofmukwonago.com

The Proposal

The potential applicants are now requesting consideration of a land use to construct side-by-side residential condominiums on the site, or a combination of attached and standalone residential condominiums. Nonetheless, if the Plan Commission concurs with the preliminary proposal, I suggest the land use change require an amendment to the Comprehensive Plan with a land use designation of Low Density Multi-Family Residential (maximum of five dwelling units per acre) along with a corresponding rezoning to R-5, Low Density Multi-Family Residential District.

When considering outlying areas of the Village which will eventually be in the Village pursuant to boundary agreements, I often thought the east side of the intersection of CTH I and LO to be a prime area for quality, garden style (one-level) multi-family. It is a confined area bounded by newer single family to the north and open space to the south within easy reach of Village utilities.

The applicants and staff look forward to your input.

Sincerely,

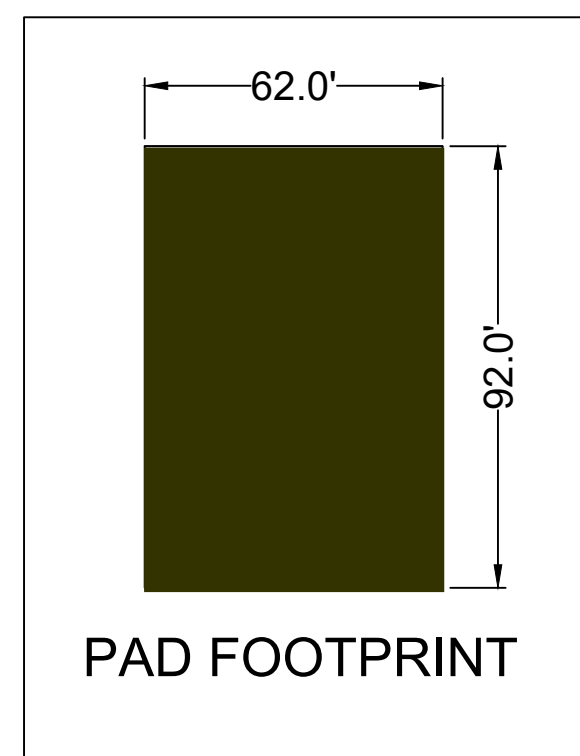
A handwritten signature in dark ink, appearing to read "Bruce Kaniewski".

Bruce Kaniewski, AICP
Village Planner/Zoning Administrator

Phantom Lake Preserve Condominiums: Project Summary

Requesting to create and build an Active Adult Low Density Ranch Condominium Community on 2 identified parcels comprised of 21.34 total acres of land. Owners of this property will become residents of this community. Nine Low Density ranch buildings will be designed around existing environmental features with sewer and water extended thru property. Each unit will feature 2 Bedrooms, 2 Bathrooms with full basements.

This proposal requires an amendment to Village Comp Plan as well as a rezoning from R-1 Residential to R-5 Low Density Multi Family Residential Zoning. This request will make development of this parcel feasible and also will help meet the continued need of residents preferring to ease the burden of home ownership with condominium living.



PHANTOM LAKE PRESERVE - CONCEPT PLAN

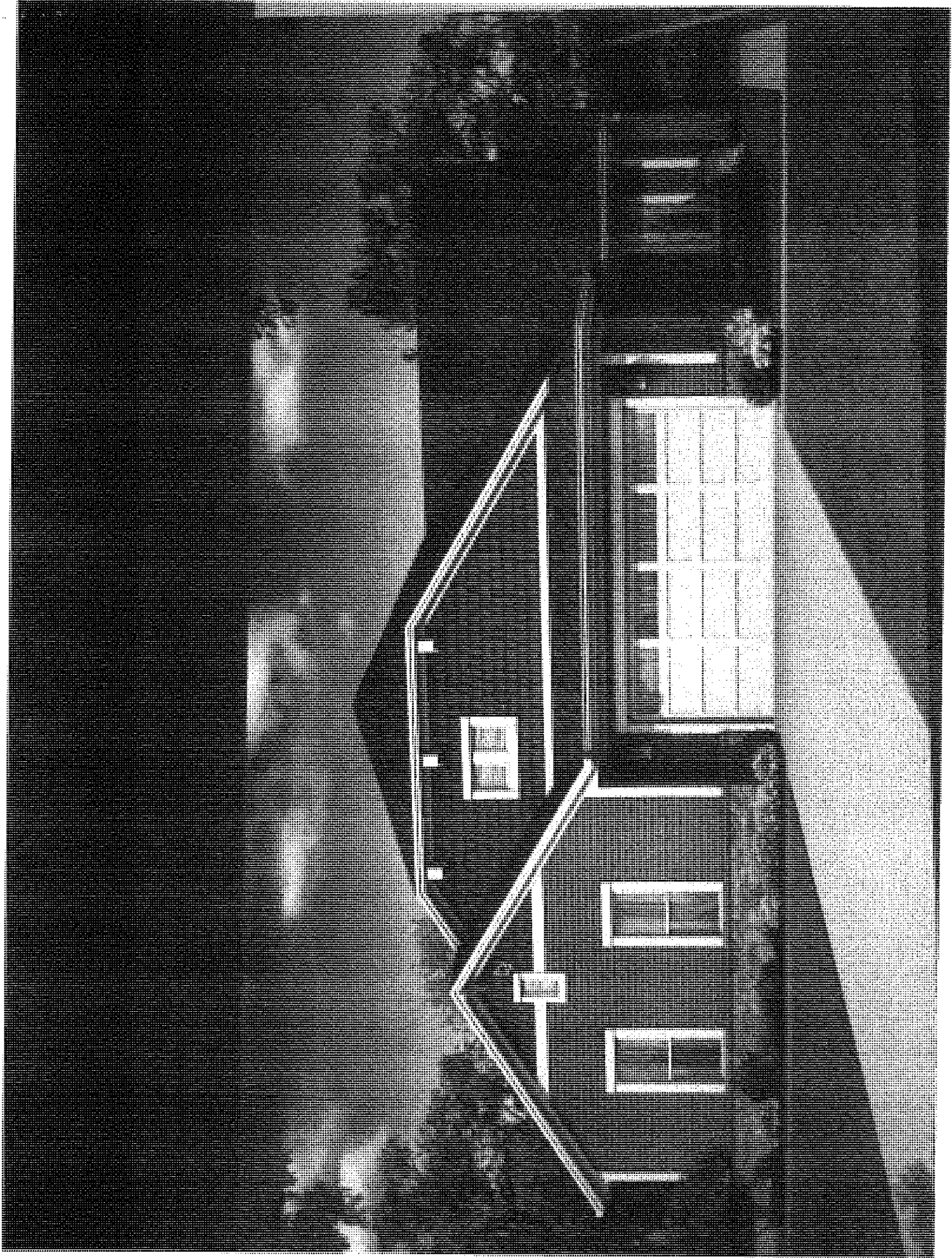
PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

03/04/2019

PEGJOB# 1578.00



Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
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VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
Application Fee: Below

Date Submitted: 2/28/19

FEES

314119 - BIK

(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: GREG PETRAUSKI
Company: Infinity Development, LLC
Address: 6090 S. Rosette Pass City: New Berlin State: WI Zip: 53151
Daytime Phone: 414-688-8911 Fax: -
E-Mail: G.Petrauski@hotmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Josh Gimbel, J.D.
Company: Gimbel, Reilly, Guerin & Brown
Address: 330 E. Kilbourn Street City: MILWAUKEE State: WI Zip: 53202
Daytime Phone: 414-271-1440 Fax: 414-271-7680
E-Mail: JLGimbel@GRGBLAW.com

ARCHITECT

Name: PAUL MEIER INC.
Company: PAUL MEIER
Address: 1456 S. 76th St. City: West Allis State: WI Zip: 53214
Daytime Phone: 414-255-7458 Fax: _____
E-Mail: PMIEIER8003@AOL.COM

PROFESSIONAL ENGINEER

Name: AARON KOCH
Company: Pinnacle Engineering Group
Address: 15850 W. Bluemound Rd. City: _____ State: _____ Zip: _____
Daytime Phone: 262-754-8888 Fax: 262-754-8850
E-Mail: AEKOCH@PINNACLE-ENG.COM

REGISTERED SURVEYOR

Name: "Same as Engineer"
Company: Above
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: Infinity Development, LLC
Company: GREG PETRAUSKI
Address: 6090 S. Rosetree Pass City: NEW BRUN State: WI Zip: 53151
Daytime Phone: 414-688-8911 Fax: _____
E-Mail: Gpetrauski@hotmail.com

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).

Tammy Tekaver
Signature - Property Owner

Tammy Tekaver, Owner
Name & Title (PRINT)

2/28/19
Date

Darryl P...
Signature - Applicant

GRIS PETIAUSKI, Managing Member
Name & Title (PRINT)

2/28/19
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): JEFF & TAMMY TEKAVER
Address: WISG 50394 Quietwood Dr. City: MUSKEGO State: WI Zip: 53150
Daytime Phone: 414-333-3904 Fax: -
E-Mail: TAMMYTEKAVER@AOL.COM
Present Zoning: R1 Tax Key No(s): MUKV-1999-992 MUKV-1999-991
Location/Address: STH 99 SW Qtr Section 20, TOSN-R18E
Present Use: SINGLE FAMILY HOME Intended Use: CONDOMINIUM COMMUNITY

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.



Village of Mukwonago

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March 5, 2019

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

Re: Potential Comprehensive Plan Amendment/Concept Review
Petrauski/Approximately 255 E. Wolf Run

Greg Petrauski of Infinity Development, LLC, requests a concept review to change the land use via an overlay district of the land use plan for the 5.41-acre property next to the YMCA. A concept review allows the applicant to gain feedback from general Plan Commission discussion about the proposal while no votes are taken.

Please see the map below with the properties highlighted in orange. While the site is adjacent to floodplain, wetland and environmental corridor, none of the environmental features are on the subject property. The Village Comprehensive Plan designates the site as a High Intensity Commercial/Business land use. The site is zoned B-4, Commercial Business Design District.



The site is owned by the Greenwald Family Limited Partnership. We understand Mr. Petrauski has a contract to purchase the site pending Village approvals.



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The Proposal

The potential applicant is requesting consideration to place a Business Mixed Use Overlay land use designation onto the site for the purpose of constructing a 3-story senior living facility in conjunction with retail facilities available to the senior occupants and a standalone business building. The proposal would require an amendment to the comprehensive plan, and thereafter approval of the business mixed use development via a Planned Unit Development. Please see the attached explanation of the proposal from Mr. Petruski.

Below is the definition of Business Mixed Use Overlay as published in the 2016 Comprehensive Plan Update.

“Business Mixed Use (Overlay)”

Where undeveloped land or land with redevelopment potential in the Village is within the Interstate Planning District or the Main Street/River South Planning District that with the addition of residential dwelling units and a combination of uses (commercial, retail, office or other related uses) will enhance the business/commercial environment, efficiently utilize land, provide housing choices to enhance an active and growing economic base and improve aesthetics of the built environment. Mixed-use development may be within a single building or within a unified development blending a combination of business with dwelling units on upper floors or in a separate building where the mix of uses are physically and functionally integrated. Buildings within this land use category may be solely residential if compatible with existing or planned and approved adjacent business/commercial uses in terms of pedestrian friendly, good traffic flow and proper utilities to provide for the greater intensity of land use and in compliance with planned unit development standards, if applicable. A density of up to 20 dwelling units per acre should be allowed in business mixed use with a maximum height of four (4) stories within the Main Street/River South Planning District, of which a maximum of three stories can be residential, and a maximum height of four (4) stories in the Interstate Planning District. Furthermore, this Business Mixed Use Overlay land use category is solely to be applied as an optional development style to specific properties or areas only within the Interstate Planning District or the Main Street/River South Planning District.”

The site is within the Interstate Planning District. Across the stream and floodplain to the east, the site is adjacent to properties planned for Business Mixed Use Overlay with a Business Park land use designation.

Before reaching your agenda for a concept review, the proposal has been the source of staff level debate. The proposal is appropriate as it is near to services (medical, groceries, etc.) and can be justified since it is adjacent to the existing Business Mixed Use Overlay area. At the same time, staff would not desire this proposal to set a precedent for other business planned properties along East Wolf Run. Therefore, if the comprehensive plan is amended to allow mixed use on the site, then added text within the plan must be clear that only this site along Wolf Run is available for mixed use.

During the meeting, I will present other factors to add to your consideration of the proposal.



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The applicants and staff look forward to your input.

Sincerely,

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

Bruce Kaniewski, AICP
Village Planner/Zoning Administrator

GreatLife Mixed Use Senior Community – Mukwonago
“Live Healthy, Live Happy”

This new model of mixed use senior living was created by a team of local senior living professionals with over 75 years of combined senior living experience. Through years of practice and study of various trends in senior living, this mixed use model was created to offer a vibrant, healthy, convenient, and connected community for seniors to live and thrive. This community will offer many convenient amenities as well as mixed use commercial and retail components open to friends, family, and area residents. Amenities offered will include a meal service with casual dining, beauty shop, general store, worship room, health and wellness center, medication/pharmacy services, therapy gym, walking paths and underground secured parking. The retail/commercial components may include a restaurant, healthcare offices and other compatible retail tenants.

The future of senior living is not living in an isolated setting, ie. “being put out to pasture”. We are creating a community that will offer choice, convenience, and connections to others. The proximity to the YMCA, Walmart, Aldi, and a hospital make this location ideal for this mixed use commercial development.

This business will operate 24/7/365 and will have 60+/- Employees. There will be additional employees for the commercial and retail components. This development would be built in phases and would include 50 Independent Living Units, 38 Assisted Living Units, 20 Memory Care Units, 32 Rehab Units and at least 2 additional retail/commercial spaces or buildings. A full service onsite rehab will offer PT, OT, and Speech Therapy. There will be numerous deliveries weekly including various food and health service vendors.

We intend to work with other local business and community services including possibly providing a satellite location for the Seniors on the Go Taxi Service. We hope to work with the YMCA on co-programming opportunities, as well as local churches to offer daily worship services in our worship room.

This business will be local, family, and employee owned which is extremely rare in the senior living industry. We will be utilizing some of the newest technology available to improve quality, safety, and security. We are grateful for this opportunity to create a community that will benefit many local residents and families for years to come.

Greg Petrauski
GreatLife Communities

PHASE 1: 63 units, 64KGSF
PHASE 2: 37 units w/ 40MC, 48KGSF

TOTAL: 112KGSF,
140 units

° PARKING UNDERGROUND
FOR RESIDENTS,
SURFACE PARKING
FOR VISITORS

° ACTIVE
COURTYARD
W/ PERIMETER
WALKING PATH

° CENTRALIZED
AMENITIES

← EAST WOLF RUN →

YMCA →

PROPERTY LINE

POTENTIAL
PROPOSED
ROADWAY

PHASE 2

ACTIVE
COURTYARD

CENTRAL
AMENITIES

PHASE 1



TOWNEPLACE SUITES
MARRIOTT





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

Date Submitted: 3/4/19

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

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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: GREG PETRAUSKI
Company: Infinity Development, LLC
Address: 6090 S ROSETTE PASS City: NEW BERLIN State: WI Zip: 53151
Daytime Phone: 414-688-8911 Fax: _____
E-Mail: G.Petrauski@hotmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Josh Gimbel, J.D.
Company: Gimbel, Reilly, Guerin & Brown
Address: 330 E Kilbourn Street City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-271-1440 Fax: 414-271-7680
E-Mail: JL.Gimbel@GREGBLAW.COM

ARCHITECT

Name: Matt Rinka
Company: Rinka.com
Address: 156 N. Milwaukee St Ste 250 City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-431-8101 Fax: -
E-Mail: MARINKA@RINKA.COM

PROFESSIONAL ENGINEER

Name: Aaron Koch
Company: Pinnacle Engineering Group
Address: 15850 W. Bluemound Rd City: Brookfield State: WI Zip: 53005
Daytime Phone: 262-754-8888 Fax: -
E-Mail: AEKoch@Pinnacle-Eng.com

REGISTERED SURVEYOR

Name: "Same as Engineer" Above
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: GREG PETRAUSKI
Company: Infinity Development, LLC
Address: 6090 S. Rosette Pass City: New Berlin State: WI Zip: 53151
Daytime Phone: 414-688-8911 Fax: _____
E-Mail: GPetrauski@hotmail.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): GREENWALD FAMILY Limited Partnership
Address: 1243 Fox River Ct. City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: 262-363-8661 Fax: -
E-Mail: DNGREENWALD@CENTURYTEL.NET
Present Zoning: B4 Tax Key No(s): MUKV 2012 995-007
Location/Address: LOT 3 CSM 10881
Present Use: VACANT LAND Intended Use: MIXED USE COMMERCIAL

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").
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(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).

Greenwald Family Limited Partnership

by Darwin N. Greenwald, Agent

Signature - Property Owner

DARWIN N. GREENWALD, AGENT

Name & Title (PRINT)

2/28/19

Date

Greg Petrucyk

Signature - Applicant

GREG PETRUCYK, MANAGING MEMBER

Name & Title (PRINT)

2/28/19

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? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	