

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, May 14, 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 April 9, 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. Proposal to Amend Prior Planned Unit Development Approval for 915 Main Street

5. New Business

Discussion and Possible Action on the Following Items:

- A. Recommendation to the Village Board for the Planned Unit Development Approval for 915 Main Street; MUKV 2010-977, MUKV 2009-965-001, MUKV 2009-965-002
- B. Historic Preservation review for property located at 402 Grand Avenue; MUKV 1973-047; Regina Westemeier, applicant
- C. Consider Recommendation to the Village Board regarding Site Plan and Architectural Review for the Riverview Plaza addition, 827 S Rochester Street; MUKV 2009-978-003; Jentsch-Barrette Properties (Karen Jentsch, agent), applicant
- D. Consider Recommendation to the Village Board regarding Architectural Review for property at 211 N Rochester Street; MUKV 1976-089; View Incorporated (Roger Walsh, agent), applicant
- E. Recommendation to the Village Board to Amend the Village Comprehensive Plan on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Avenue (CTH LO); MUKV 1979-991 and MUKV 1979-992
- F. Recommendation to the Village Board to Amend the Village Comprehensive Plan to allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on behalf of Greg Petrauski, approximately 255 E Wolf Run; MUKV 2013-995-007

- G. Recommendation to the Village Board for a 2-Lot Certified Survey Map on behalf of Waukesha State Bank; 1160 N Rochester St; MUKV 1962-990-005 and MUKV 1962-990-006
- H. There will be a training conducted at Village Hall for all Elected Officials and staff who regularly deal with the public on June 14, 2019 from 8 a.m. to 3 p.m. Village Hall will be closed to the public on this day. If you are interested, please let Intern, Makenzee know.

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, April 9, 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
Joe Abruzzo
Ken Werner
Robert Harley

Commissioner excused: John Meiners
Mark Penzkover

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

Minutes

Motion made by Decker/Harley to approve the minutes of the March 12, 2019 regular meeting, carried.

Public Hearings

Application for a Planned Unit Development as a Conditional Use for a mixed-use development of residential and business (Business Mixed Use) on about 50 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; applicant Family Ventures of Mukwonago, LLC; MUKV 2013-999-008

Public Hearing Open at 6:31 p.m.

Kevin McCarthy, 1475 S Rochester, made presentation

Marilyn McCarthy, S108W27690 Maple Ave, made presentation

Nancy Didenko, W320N1161 Butternut Ridge, Delafield, curious

No other public comments.

Public Hearing closed at 6:38 p.m.

New Business

Recommendation to Village Board regarding extraterritorial plat review of a 1-Lot Certified Survey Map in the Town of Mukwonago; applicant Jacquelynn Ingham; MUKT 1981-997-002 and MUKT 1984-999-001

Kaniewski gave overview of project

Motion by Decker/Werner to Recommend to Village Board regarding extraterritorial plat review of a 1-Lot Certified Survey Map in the Town of Mukwonago; applicant Jacquelynn Ingham; MUKT 1981-997-002 and MUKT 1984-999-001, subject to Village Planner recommendations listed in his letter dated April 3, 2019 as listed below, carried.

1. Prior to Village signature placement on the Certified Survey Map, the spelling of the Village President name shall be corrected, and the clerk's signature shall be listed as Judith A. Taubert, Village Clerk-Treasurer.
2. Prior to Village signature placement on the Certified Survey Map, the Town of Mukwonago shall provide the Village Planner with documentation of Town approval.

Review and Discussion for a Planned Unit Development as a Conditional Use for a mixed-use development of residential and business (Business Mixed Use) on about 50 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; applicant Family Ventures of Mukwonago, LLC; MUKV 2013-999-008

Kaniewski gave overview of project

Paul Van Henkelum, Cardinal Engineering, LLC., gave overview of project

Motion by Decker/Werner to Recommend to Village Board to proceed with a Planned Unit Development as a Conditional Use for a mixed-use development of residential and business (Business Mixed Use) on about 50 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; applicant Family Ventures of Mukwonago, LLC; MUKV 2013-999-008, subject to the Village Planner preparation of conditions of approval addressing matters addressed in his letter dated April 4, 2019 and raised by the Plan Commission, carried.

Give direction to the Village Planner to forward comments to the Town of Vernon regarding amendments to the Town of Vernon Comprehensive Plan

Kaniewski gave overview of project

Motion by Abruzzo/Werner to Recommend to the Village to forward comments to the Town of Vernon regarding amendments to the Town of Vernon Comprehensive Plan, subject to the notice of the two conflicting matters identified in the letter from the Village Planner dated April 3, 2019, carried

1. The non-environmental portion of the Heaven City property is all designated as commercial. The Village recently approved an extraterritorial Certified Survey Map (CSM) for the site creating three north end single family lots. Therefore, approval of the CSM is in conflict with the Town's plan, although confirm in to the Village Comprehensive Plan. In another notice received from the Town Clerk, the previously approved CSM has been revised to create two one-acre lots; therefore, the CSM will need to return to the Village for re-approval. In addition, the notice includes rezoning of the two-lots from A-2 Rural Home District to R-1 Residential District. According to State Comprehensive Planning Law, the rezoning cannot take place unless the planned land use designation is amended.

2. The second conflict involves the former Edgewood Golf Course site along Edgewood Avenue, owned by Craig Hein. The portion of the site within the Town (the other portion is in the Village) is designated as recreational. The par-3 course and driving range has been closed for at least 12 years. I recall informing the County planners of that fact during an update of the Town's plan that was adopted in 2012. The Village designates the site as a combination of medium density and low density multi-family.

Adjournment

Meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk/Treasurer

DRAFT

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN COMMISSION TO
CONSIDER AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT
The Point Apartments LLC**

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, May 14, 2019, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider Planned Unit Development as a Conditional Use pursuant to Section 100-53 of the Village Municipal Code (a/k/a Zoning Ordinance). A Planned Unit Development allows modifications to development standards, such as building setbacks. Applicant is proposing to construct four multi-family buildings with a total of 89 dwelling units and one leasing office with the base zoning district of R-20, High Density Multi-Family District.

TAX KEY/LOCATION: MUKV2010977; MUKV2009965001; MUKV2009965002; and MUKV2010978

OWNER: Village of Mukwonago

APPLICANT: The Pointe Apartments LLC/MEE Real Estate
Mikko Erkamca, agent
W3468 CTH J
East Troy, WI 53120

LEGAL DESCRIPTION:

MUKV2010977: PT N1/2 SEC 35 T5N R18E; COM N1/4 COR N89°14'54"E 1013.82 FT TO CTRLI HWY; S13°34'00"W 645.48 FT; N88°03'00"W 42.85 FT E LI RR R/W; SWLY ALG ROW & ARC OF CURVE 33.48 FT RADIUS 4005.80 FT, CTR LIES TO SE & CHORD BEARING S46°08'00"W 33.48 FT TO PT ON W HWY R/W THE BGN; S13°34'09"W 400.00 FT; N76°26'00"W 222.28 FT TO POINT ON E RR R/W; NELY ALG E LI ROW CURVE 457.87 FT RADIUS 4005.88 FT CTR LIES TO SE & CHORD BEARING N42°37'10"E 457.62 FT TO BGN :: ALSO COM E LI RR R/W N76°26'00"W 110.63 FT TO W RR R/W THE BGN; NELY ALG W R/W LI & ARC OF CURVE 198.06 FT RADIUS 4105.88 FT CTR LIES TO SE & CHORD BEARING N40°03'19"E 198.04 FT TO LAKE SHORE; S68°29'19"W 50.00 FT; S31°15'37"W 155.81 FT TO BGN :: DOC #4103964

MUKV2009965001; PT N1/2 SEC 35 T5N R18E; COM AT POINT N89°14'54"E 1013.82 FT FROM N1/4 COR BEING ON CTRLI OR ROAD; S13°34'00"W 645.48 FT; N88°03'00"W 42.85 FT TO POINT ON E RR R/W LI; SWLY 38.40 FT ALG ARC OF CURVE RADIUS OF 4005.88 FT CTR LIES TO SE CHORD BEARING S46°05'05"W 38.40 FT TO POINT ON W R/W LI OF HWY; S13°34'00"W 400.00

FT THE BGN; S13°34'00"W 400.00 FT; N76°26'00"W 250.00 FT; N17°37'50"E 400.99 FT;
S76°26'00"E 221.59 FT TO BGN :: DOC #4103964

MUKV2009965002; PT NE1/4 SEC 35 T5N R18E COM NW COR; N89°14'54"E 1013.82 FT TO
CTRLI OF ROAD; S13°34'00"W 1482.32 FT; N76°26'00"W 310.00 FT THE BGN; N76°26'00"W
139.41 FT; NELY 433.71 FT ALG ARC OF CURVE RADIUS OF 4005.88 FT CTR LIES TO SE CHORD
BEARING N36°14'34"E 433.50 FT; S17°31'50"W 400.95 FT TO BGN :: DOC# 4103964

MUKV2010978: PT SW1/4 NE1/4 & SE1/4 NW1/4 SEC 35 T5N R18E COM NW COR NE1/4
N89°14'54"E 1013.82 FT TO CTR LI MAIN ST; S13°34'00"W 1482.32 FT; N76°26'00"W 310.00 FT
THE BGN; N76°26'00"W 139.41 FT TO E LI ROW; SWLY 131.91 FT ALG E LI ROW & ARC OF
CURVE RADIUS 4005.88 FT CTR LIES TO SE & CHORD BEARING S32°11'54"W 131.90 FT;
S76°26'00"E 181.56 FT; N13°34'00"E 125.00 FT TO BGN :: DOC #4103964

The proposal 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, please contact Tim Schwecke, Interim Village Planner, at (262)
363-6420 x. 2111, or planner@villageofmukwonago.com.

Judith A. Taubert
Clerk-Treasurer

To be published: May 4 and May 7, 2019

Best regards,

Tim Schwecke, AICP

Civi Tek Consulting
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ZoningHub®
Zoning Made Simple™
[Website](#) | [Twitter](#) | [LinkedIn](#)



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

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Jerad Wegner, Village Engineer (via email); Kevin Schmidt, Police Chief (via email); Jeff Stein, Fire Chief (via email); Ron Bittner, Public Works Director (via email); The Pointe Apartments, LLC (Mikko Erkamaa, agent), Applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Planned Unit Development located at 915 Main Street

Meeting: May 14, 2019 Plan Commission meeting

Property location 915 Main Street (consisting of four adjacent parcels)

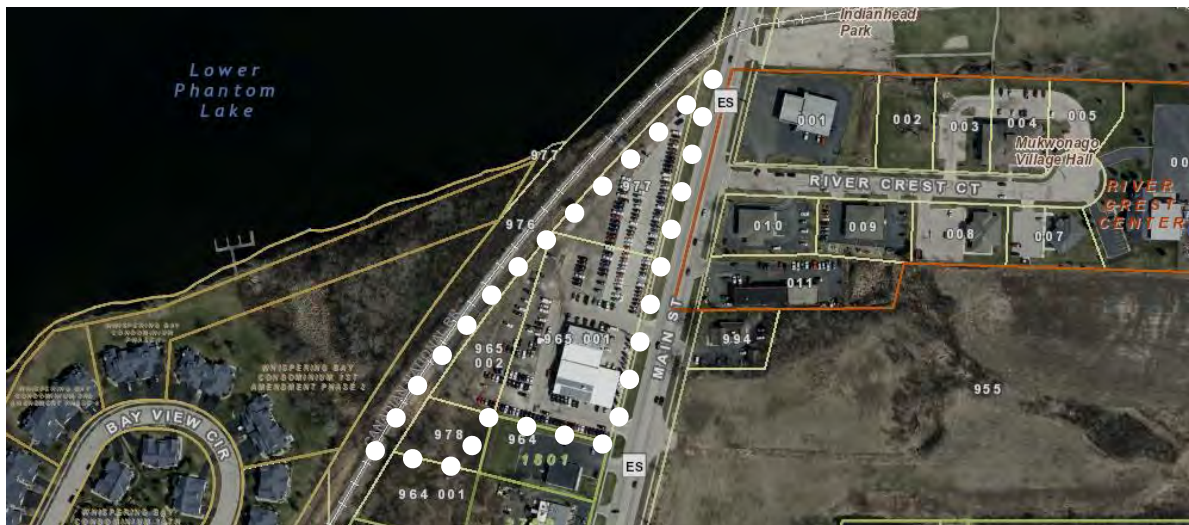
Current zoning B-2, General Business District

Comprehensive plan The Village's comprehensive plan, as amended in 2016, shows the subject property as "Low intensity Commercial / Business" with a "Business Mixed Use Overlay" (Map 8 Main/River South Key Area).

General description The Pointe Apartments LLC is proposing a multi-family housing project on the former Lynch site located at 915 Main Street. The project includes four buildings with a total of 89 (88) dwelling units and a leasing office. Two buildings will have 28 units each, one building will have 21 units, and the remaining building will have 12 units. All of the buildings are three stories with attached parking on the first level.

There is to be a mix of units as follows:

- 52 - one-bedroom units
- 34 - two-bedroom units
- 3 - three-bedroom units



Procedure for establishing a Planned Unit Development As described in the zoning code, planned unit development overlay districts are approved as a conditional use. The following describe general standards and criteria in the use and approval of a planned unit development overlay district.

- (a) A minimum property size of two acres is required for a property owner to request a planned unit development overlay district.
- (b) At time of approval, a planned unit development overlay district shall be in a unified ownership either in a single property or a grouping of properties in the unified ownership. Nothing in the planned unit development overlay district approval shall prevent future land division or sale of all or portions of the development, such as condominium ownership. Approval of a planned unit development overlay district may specify the terms of development phasing and timing of land division or sale.
- (c) The development type allowed in a planned unit development overlay district shall be consistent with the land use descriptions and policies for the subject property of the village comprehensive plan, and shall be approved with an underlying base zoning district. A planned unit development overlay district may be approved with multiple underlying base zoning districts to improve the orderly development of the unified site, or when other underlying base zoning districts must remain pursuant to other requirements, such as a floodplain district.
- (d) Uses permitted in a planned unit development overlay district shall conform to uses permitted in the underlying base zoning district or districts. Individual structures shall comply with the specific building area and height requirements of the underlying base zoning district, except when height regulations of the underlying base zoning district allows flexibility via the planned unit development process. All open space of the underlying base zoning district shall be complied with either individually or by providing the combined open space required for the entire development in one or more locations within the development. However, a planned unit development overlay district approved as a business mixed use overlay district or a village center overlay zoning district shall conform to the standards of that specific overlay district as outlined in this chapter 100.
- (e) All zoning districts allowed in this chapter may be utilized as underlying base zoning district or districts in a planned unit development overlay district, except for residential districts that permit single family development.
- (f) Approval by the village board, with recommendation from the plan commission, shall include a detailed list of allowed modifications from zoning and other Village Municipal Code requirements along with a detailed list of approved development plans. Each planned unit development shall be further regulated by a developer's agreement.

The Village process to approve a PUD involves two steps: general development plan approval and then detailed plan approval, similar to preliminary and final plat of subdivision process.

However, any project that is less than 5 acres may proceed at the **developer's** option to the final detailed plan.

Requirements for establishing a Planned Unit Development The business mixed use standards of the zoning ordinance were adopted to implement the Business Mixed Use Overlay land use designation of the 2016 Comprehensive Plan.

Business Mixed Use Development. In the Village of Mukwonago, Business Mixed Use Development with Conditional Use approval under Planned Unit Development overlay standards applied to specific business districts means a mixture of multi-family residential and business uses allowed on the same property. Business uses may include commercial, retail, service and office activities that are either new or existing. Business Mixed Use Development may be:

- (1) within a single or multiple buildings within a unified development having business on lower or upper floors and multi-family residential dwelling units on the other floors; or

(2) a business or businesses in buildings separate from the multi-family residential buildings with all buildings within a unified development. *However, a multi-family development proposal within the area planned for Business Mixed Use Overlay within the South Main Street-River Key Area of the Update to Comprehensive Plan 2035, may apply through a Planned Unit Development to be solely residential if conforming to the following criteria:*

1. *The proposal must be a redevelopment project, meaning the acquisition of property with existing buildings, impervious surface, or infrastructure are to be demolished and repurposed; and*
2. *The total development proposes less than 100 units of new multi-family; and*
3. *The proposed development area is directly abutted by an existing commercial development.*

Permissible flexibility in designing a Planned Unit Development Project As allowed by the zoning code, a typical planned unit development overlay district can involve the following modifications to normal development standards.

- (a) Setbacks. Building, parking lot and drive aisle setbacks may be modified. With reduced setbacks, the village may require larger setbacks on another part of the property and may require additional landscaping or use of berms, for example, to offset a lesser setback. Through a planned unit development, drive aisle setbacks may be modified or eliminated to promote cross access between adjacent properties in separate ownerships. Approval of a planned unit development may set a minimum standard for distance between buildings within the same planned unit development.
- (b) Greenspace. Minimum greenspace setbacks may be modified. With reduced setbacks, the village may require larger setbacks on another part of the property and may require additional landscaping or use of berms, or additional or larger parking lot landscaped islands, for example, to offset a lesser setback.
- (c) On-site parking. Modifications to on-site parking requirements may occur, especially in a unified development where various uses on the site have different parking demand times throughout the day or week and allows shared parking between uses, or when a use of uses on a property have an established lower parking demand than required by the parking standards. Parking modifications may apply to parking space and aisle minimum widths and sizes for uses that display vehicles or equipment. Through planned unit development modifications, the village may establish design standards for any requested parking structure.
- (d) Architectural design. Modifications to the minimum architectural standards of the underlying zoning district may occur to enhance and provide greater quality to a development than the minimum standards allow, or to enhance an architectural theme of a unified development.
- (e) Architectural embellishments. In non-residential developments, modifications to building height maximums may occur to provide architectural embellishments, such as a spire or clock tower that is part of an architectural theme.
- (f) Multiple buildings on a site. Modifications may occur to allow multiple principal buildings on a site and/or to allow buildings normally considered accessory structures, such as clubhouses, pavilions, gazebos, etc.
- (g) Outdoor display. Modifications may occur to allow outdoor displays of goods for sale within the adjacent principal building. The village may establish standards for location, type, amount and duration of outdoor display.
- (h) Exterior lighting. Modifications may occur to allow for taller parking lot lighting poles to reduce the amount of light poles needed to provide adequate parking lot light coverage. The village may establish standards for pole and lighting luminaire design.
- (i) Signage. Modifications may occur to allow for larger individual wall signs and which side of a building wall signs is allowed to increase visibility of a business or businesses in a unified development that is not in a traditional strip-mall design. Modifications may occur to the location and amount of freestanding signs within a unified development.
- (i) Property size. Modifications may occur to underlying zoning standards for any lot size, width or depth requirement for sites within unified developments that may be divided and sold after

approval, such as a satellite lot for an outbuilding within a retail development. This modification allowance also applies to an outlot division to allow for orderly site development, such as an outlot for a storm water management basin or property reserved for future right-of-way purposes.

In this regard, the actual modifications being requested will be presented at the Plan Commission meeting.

Phasing: The developer will be developing the project in a single phase with all buildings completed by December of 2020.

Dwelling units The overall site includes 4.43 acres as indicated on the site plan. At a density of 20 dwelling units per acre, that yields a maximum of 88 units (89 units are proposed). (4.43 acres x 20 = 88.6)

Architectural review Each of the buildings will have asphalt shingles and a complimentary mix of lap siding (cement-fiber), board and batten (cement-fiber), stone, and brick. The color palette is brown earth tones.

Site amenities On-site amenities include a dog park, walking trail, firepit common area and a sun patio.

Parking There will be one attached garage for each dwelling unit and surface parking for 122 vehicles, yielding a parking ratio of 2.28 per unit. As set forth in the zoning code, 2.2 spaces are retired, although the Plan Commission may require additional parking pursuant to the design and type of multifamily dwellings (s. 100-402).

Outdoor lighting Parking lots will be lighted with a series of light poles with an overall height of 23 feet. (The maximum height is 25 feet.) There will also be a series of lights along the path located on the west side of the project and in other common areas. Below are sample images of the selected fixtures (to be verified by developer).

Light Fixture for Parking Lot



Light Fixture for Walking Path



As set forth in s. 100-601(e) of the zoning code, lighting levels shall not exceed zero footcandle. The photometric plan submitted with the application shows levels in excess of that standard. Similarly, the code includes standards for average, minimum, and uniformity. Based on the materials submitted, it is not possible to verify compliance. Revisions to the lighting plan will be required.

Landscaping plan Staff has reviewed the landscaping plan and believes this matter can be addressed at a subsequent meeting. If approval is to be granted, this would be condition of approval.

Floodplain A small portion of the site adjacent to the lake is located within the 100-year floodplain as depicted on the site plan. No development is located there, except for a walking trail, which must be designed so there is "no net fill."

Village Engineer Review The Village Engineer has reviewed the preliminary storm water management plan and has determined that the village's requirements can be met. When a full stormwater management plan and civil plan are submitted, they will perform a detailed technical review. The review letter is attached.

Geotechnical review The Village retained Giles Engineering Associates to evaluate the proposed redevelopment of the site. The Village's Engineer has reviewed the report, dated July 2, 2015, and a copy was provided to the developer. A copy of the report is on file at the Village Hall.

Public notice Public notice for the public hearing was published in the *Waukesha Freeman* as required (attached). In addition, the public hearing notice was mailed to property owners within 250 feet of the subject property.

Comments received No written comments have been submitted to the Village as of this date.

Potential motion to recommend approval: Recommend approval to the Village Board of the final development plan for the planned unit development project subject to the following conditions:

1. The developer must submit a one-lot certified survey map to the Village that merges the four adjoining parcels and obtain approval of the same.
2. The Village Planner must review and approve the outdoor lighting plan.
3. The petitioner must obtain approval of the Plan Commission for the landscaping plan.
4. The petitioner must obtain approval of the Fire Chief, including requirements for fire-lanes, if so required; number and placement of hydrants; and sizing of on-site water lines for fire protection.
5. The petitioner must obtain the approval of the Village Engineer including, but not limited to, the layout of the parking lot and access drives.
6. The petitioner must submit a revised set of plans as approved by the various entities listed above.
7. The modifications related to zoning requirements will be documented and included in a resolution or ordinance as appropriate for action at a subsequent meeting, but as soon as is practical.

Attachments:

1. Public hearing notice
2. Application materials
3. Exhibit A of Ordinance 927, titled "Business Mixed Use Development Standards"
4. Correspondence from Peter Gesch, PE (Ruekert- Mielke), dated April 25, 2019

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN COMMISSION TO
CONSIDER AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT
The Point Apartments LLC**

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REGARDING: Consider Planned Unit Development as a Conditional Use pursuant to Section 100-53 of the Village Municipal Code (a/k/a Zoning Ordinance). A Planned Unit Development allows modifications to development standards, such as building setbacks. Applicant is proposing to construct four multi-family buildings with a total of 89 dwelling units and one leasing office with the base zoning district of R-20, High Density Multi-Family District.

TAX KEY/LOCATION: MUKV2010977; MUKV2009965001; MUKV2009965002; and MUKV2010978

OWNER: Village of Mukwonago

APPLICANT: The Pointe Apartments LLC/MEE Real Estate
Mikko Erkamca, agent
W3468 CTH J
East Troy, WI 53120

LEGAL DESCRIPTION:

MUKV2010977: PT N1/2 SEC 35 T5N R18E; COM N1/4 COR N89°14'54"E 1013.82 FT TO CTRLI HWY; S13°34'00"W 645.48 FT; N88°03'00"W 42.85 FT E LI RR R/W; SWLY ALG ROW & ARC OF CURVE 33.48 FT RADIUS 4005.80 FT, CTR LIES TO SE & CHORD BEARING S46°08'00"W 33.48 FT TO PT ON W HWY R/W THE BGN; S13°34'09"W 400.00 FT; N76°26'00"W 222.28 FT TO POINT ON E RR R/W; NELY ALG E LI ROW CURVE 457.87 FT RADIUS 4005.88 FT CTR LIES TO SE & CHORD BEARING N42°37'10"E 457.62 FT TO BGN :: ALSO COM E LI RR R/W N76°26'00"W 110.63 FT TO W RR R/W THE BGN; NELY ALG W R/W LI & ARC OF CURVE 198.06 FT RADIUS 4105.88 FT CTR LIES TO SE & CHORD BEARING N40°03'19"E 198.04 FT TO LAKE SHORE; S68°29'19"W 50.00 FT; S31°15'37"W 155.81 FT TO BGN :: DOC #4103964

MUKV2009965001; PT N1/2 SEC 35 T5N R18E; COM AT POINT N89°14'54"E 1013.82 FT FROM N1/4 COR BEING ON CTRLI OR ROAD; S13°34'00"W 645.48 FT; N88°03'00"W 42.85 FT TO POINT ON E RR R/W LI; SWLY 38.40 FT ALG ARC OF CURVE RADIUS OF 4005.88 FT CTR LIES TO SE CHORD BEARING S46°05'05"W 38.40 FT TO POINT ON W R/W LI OF HWY; S13°34'00"W 400.00 FT THE BGN; S13°34'00"W 400.00 FT; N76°26'00"W 250.00 FT; N17°37'50"E 400.99 FT; S76°26'00"E 221.59 FT TO BGN :: DOC #4103964

EXHIBIT A

ORDINANCE NO. 927

Business Mixed Use Development Standards

Section 100-54. Business Mixed Use Overlay Standards.

- (1) **Location.** Business Mixed Use Overlay Standards, defined as Business Mixed Use Development in Section 100-29, may be utilized as a development tool only within the Interstate Planning District and the South Main Street/River South Planning District as described and mapped within the Comprehensive Plan. Furthermore, within the stated planning districts, the Business Mixed Use Overlay Standards may be utilized only on properties designated for a Business Mixed Use Land Use within the corresponding maps of the Comprehensive Plan for the stated planning districts.
- (2) **Approval.** Business Mixed Use Developments shall be approved as a Conditional Use under Planned Use Development (PUD) standards and procedures of Section 100-53. With PUD approval, a Business Mixed Use Development shall not be allowed modifications for the mapped designated locations for Business Mixed Use Development, for maximum density or for maximum building height; except as stated for maximum height.
- (3) **Characteristics of a Business Mixed Use Development.** Each approved Business Mixed Use Development shall achieve the following characteristics:
 - (a) Be located within a business/commercial setting where the addition of multi-family residential dwelling units enhances the business/commercial environment.
 - (b) Be compact and efficiently utilize land pursuant to concepts of Traditional Neighborhood Development, as defined in Wisconsin Statutes.
 - (c) Provide multi-family residential with a sufficient proportion of commercial and open space uses in close proximity to one another on the same development site.
 - (d) Provide a housing choice or choices to enhance an active and growing economic base.
 - (e) Improve aesthetics of the built environment and be aesthetically synergistic with village atmosphere and its respective business district.
 - (f) Proper and adequate public sanitary sewer and public water facilities are available to serve the development site.
 - (g) Proper and adequate storm water and water quality facilities are provided.

- (h) Conformance with the performance standards to a maximum multi-family density of 20 dwelling units per acre.
- (4) **Underlying Zoning.** Each Business Mixed Use Development shall be approved with an underlying business zoning district consistent with the base land use designated for the site pursuant to the Comprehensive Plan.
- (5) **Maximum Principal Building Number of Stories and Height.**
 - (a) Within the Interstate Planning District: Maximum of four (4) stories to a maximum height of 52 feet. With Plan Commission and Village Board approval, architectural appurtenances as defined in Section 100-29 may extend the maximum height to 60 feet.
 - (b) Within the South Main Street/River South Planning District: Maximum of four (4) stories, of which a maximum of three (3) stories may be residential, to a maximum of 52 feet. With Plan Commission and Village Board approval, architectural appurtenances as defined in Section 100-29 may extend the maximum height to 60 feet.
- (6) **Maximum Density.** The maximum multi-family residential density shall be 20 dwelling units per net acre of the entire development site, with net acre meaning the gross size of a site minus any right-of-way. Furthermore, the Business Mixed Use Development shall conform to all Performance Standards for Business Mixed Use Development Approval listed in Section 100-54 (7).
- (7) **Performance Standards for Business Mixed Use Development Approval.**
 - (a) **Purpose.** It is the purpose of the performance standards to ensure the Business Mixed Use Development meets the definition and the characteristics for a Business Mixed Use Development, and provides for the general health, safety and welfare of the public.
 - (b) **Ingress/Egress.** Two routes of ingress/egress to an external public right-of-way shall be provided. A boulevard-style driveway may count as two routes; however, a secondary emergency ingress/egress route shall be provided. The Mukwonago Fire Chief may require additional ingress/egress routes.
 - (c) **Parking.** The minimum number of parking spaces as required for business in Article V of this Chapter 100 shall be provided, with either outside surface parking spaces or within an enclosed garage accessible to the public, including handicapped parking spaces. The minimum number of parking spaces required for residential shall be one (1) enclosed garage space per dwelling unit plus one (1) additional space per dwelling unit that may be within an enclosed garage or as outside surface spaces. An additional 0.25 space per dwelling unit shall be provided for guest parking either enclosed but accessible to guests or outside surface spaces. No detached garage parking spaces are permitted except as a multi-story parking structure providing spaces to both the businesses and residential dwelling within the Business Mixed Use Development. However, the Plan

Commission may recommend and the Village Board may require additional parking spaces for residential.

- (d) **Driveway and Parking Design.** All internal driveways and parking lots shall be completed with a solid paved and dustless surface. All internal driveways and parking lots shall be completely surrounded by concrete curb and gutter, except for pedestrian ramps and openings for storm drainage, and except when parking spaces abut to pedestrian sidewalks raised from the surface of the driveway or parking.
- (e) **Public Safety Access.** The site shall be designed to allow police and fire access to each building, including provision that Mukwonago Fire Department ladder apparatus can correctly position on a flat and paved surface to reach unit porches and/or windows on the top floor surrounding 75% of each building exterior.
- (f) **Proportion.** Any building with residential shall have a length (in feet) at least 1.5 times the maximum height (in feet) of the building.
- (g) **Architectural Design of Buildings.** The following standards apply to the architectural design of buildings of a mixed-use development.
 1. Exterior building colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
 2. Four-Sided Architecture; All sides of the building or buildings shall be similar in articulation and use of materials.
 3. Building design shall be composed of a suitable mix of the allowed materials shown within the following chart.

Building Materials	Allowable for use as or at: (X means material is allowed)				
	Base/Bottom of Building	Middle of Building	Top of Building	Trim/Accent Material	Additional Standards (see below)
Brick (Face/Veneer/Tile)	X	X	X	X	
Concrete Panels, Tilt-up or Precast	X	X	X	X	A
EIFS/Synthetic Stucco			X	X	B
Fiber-Cement Siding/Panels	X	X	X	X	

Glass Curtain Wall System	X	X	X	X	
Glass Storefront	X	X	X	X	
Metal Panels		X	X	X	C
Reflective Glass/Spandrel				X	D
Split Face Block	X	X	X	X	E
Stone/Stone Veneer	X	X	X	X	
Stucco; Hand-Laid			X	X	B
Vinyl Siding				X	F, D
Wood/Wood Composite		X	X	X	F

A—Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.

B—Shall not be within three (3) feet from the floor of common access pedestrian areas or where high pedestrian traffic is anticipated as well as at least one floor above ground level.

C—Shall be used in conjunction with a palette of materials; shall be a heavy gauge (20 gauge or higher) metal, and; shall be non-reflective.

D—Shall be used in limited quantities as an accent material.

E—Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any building wall adjacent to a public street or walkway.

F—Shall be used in limited quantities (maximum 10% coverage) due to its limited durability.

(h) Façade Articulation. Consistent with the design of traditional storefront buildings, new buildings shall be divided into smaller increments through articulation of the façade. This can be achieved through combinations of the following techniques and other techniques that may meet the intent of this standard:

1. Stepping back or extending forward a portion of the façade, called façade modulation.
2. Vertical divisions using different textures or materials, although materials may be drawn from a common palette.
3. Division of the first floor exterior into storefronts, with separate display windows and entrances.
4. Variation in roof lines by alternating dormers, stepped roofs, gables or other roof elements to reinforce articulation or modulation.
5. Use of arcades, awnings, window bays or porches at intervals equal to the articulation interval.

- (i) **Street-Facing Facades.** No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, door, columns, changes in material, and similar details shall be used to add visual interest.
- (j) **Landscaping.** The following standards apply to landscaping of a multiple-family development. In addition, the minimum greenspace on a multiple-family property approved under these performance standards shall be 25% in the B-2 and B-3 zoning districts, and 35% in the B-4 and B-5 zoning districts.
1. Areas not covered by buildings, pavement and sidewalks, and storm water and water quality management facilities shall be landscaped with a suitable, permanent ground cover with the planting of deciduous and coniferous trees, decorative trees, scrubs/bushes and flowers. The use of benches, fountains, tables, monuments, etc. are encouraged to enhance the overall landscape and aesthetics of the development.
 2. There shall be planted, at a minimum, 0.25 deciduous and/or coniferous tree per dwelling unit in addition to shrubs/bushes and flowers. The Plan Commission may require additional plantings to enhance appearance and create buffers.
 3. The use of berms and decorative fencing shall be utilized to enhance the landscaping to buffer neighboring uses.
 4. Storm water management and water quality run-off control features shall be incorporated into the overall landscape plan and utilized as a site amenity. The use of rain gardens, green roofs and/or other infiltration storm water design is strongly encouraged.
 5. The entire site shall be designed so that each dwelling unit from its interior has views of outside landscaping and amenities.
 6. Preserved environmental features on a site shall be incorporated into the landscape plan for viewing and/or passive enjoyment by residents of the development.
 7. All landscaping and landscaping enhancements shall be maintained in good condition after installation at all times. Property owner or owners shall replace any plant material that becomes diseased, deteriorated or no longer growing within 90 days.
 8. The landscaping plan shall conform to standards of Chapter 34 of the Municipal Code for the preservation and planting of trees.
- (k) **Amenities.** Amenities shall be provided to enhance enjoyment of the site by residents of the development and to enhance site aesthetics. While the amount and extent of provided amenities may be determined by the size of

the development in terms of land area and allowed number of dwelling units, the Plan Commission and the Village Board approval of the conditional use will consider the amount of provided amenities.

1. The types of interior building amenities may include: fitness room(s), club house or community/party room(s), game room(s), secure additional storage room or area for residents, porches/balconies, manned on-site management office, etc.
2. The types of exterior site amenities may include: natural or paved pedestrian paths, paths and sidewalks connecting to off-site paths or sidewalks, fitness trails, swimming pool and other sports/athletic facilities, outdoor gathering areas, decorative parking lot lighting, a landscape plan beyond the minimum requirements, clearly marked building/unit addresses complimentary to the building design, etc.

- (l) **Conformance with Other Standards.** The entire site design shall conform to other development standards of the Village of Mukwonago and other agencies and may be amended from time to time. The other standards may include, but are not limited to sewer and water design, street design, storm water management and water quality, shoreland setbacks, preservation of environmental features, exterior lighting, fire code, etc.
- (m) **Additional Guidelines.** The Plan Commission and the Village Board may adopt guidelines to supplement the standards of this Section 100-54. The guidelines may be amended from time to time.

EXHIBIT A

ORDINANCE NO. 925

Planned Unit Development Overlay Regulations

Section 100-53. Planned Unit Development Overlay Regulations. This Section 100-53 describes the terms and provisions under which a Planned Unit Development Overlay is considered and approved, describing regulatory intent, standards and criteria for consideration, status of prior approved Planned Unit Developments, modifications to Village development codes that are allowed through this process, modifications to Village development codes that are not allowed, approval stages, submittal requirements, criteria for approval of a Planned Unit Development Overlay and other provisions to administer consideration and approval. Furthermore, the Village may provide additional guidelines to establish a Planned Unit Development Overlay.

- (1) **Regulatory Intent.** A Planned Unit Development Overlay District, as defined under Planned Unit Development in Section 100-29, is a regulatory process allowing modifications to a development plan to meet overall community land use goals and density criteria without being bound by exact development standards of an individual zoning district. The process provides a flexible regulatory framework designed to allow developers greater freedom, imagination and flexibility in the development of land while ensuring substantial compliance with the basic intent of the comprehensive plan and zoning code. In the Village of Mukwonago, a Planned Unit Development is an overlay district approved as a Conditional Use which does not appear on the municipal zoning map until a Planned Unit Development Overlay District is approved for the development site.
- (2) **Standards and Criteria Established.** Each Planned Unit Development Overlay District is approved as a Conditional Use. Planned Unit Developments, as defined in Section 100-29, are substantially different in character from other Conditional Uses and for this reason, specific standards and criteria are hereby established to regulate each Planned Unit Development Overlay District. The following describe general standards and criteria in the use and approval of a Planned Unit Development Overlay District.
 - (a) A minimum property size of two (2) acres is required for a property owner to request a Planned Unit Development Overlay District.
 - (b) At time of approval, a Planned Unit Development Overlay District shall be in a unified ownership either in a single property or a grouping of properties in the unified ownership. Nothing in the Planned Unit Development Overlay District approval shall prevent future land division or sale of all or portions of the development, such as condominium ownership. Approval of a Planned Unit Development Overlay District may specify the terms of development phasing and timing of land division or sale.
 - (c) The development type allowed in a Planned Unit Development Overlay District shall be consistent with the land use descriptions and policies for the subject property of the Village Comprehensive Plan, and shall be approved

with an underlying base zoning district. A Planned Unit Development Overlay District may be approved with multiple underlying base zoning districts to improve the orderly development of the unified site, or when other underlying base zoning districts must remain pursuant to other requirements, such as a floodplain district.

- (d) Uses permitted in a Planned Unit Development Overlay District shall conform to uses permitted in the underlying base zoning district or districts. Individual structures shall comply with the specific building area and height requirements of the underlying base zoning district, except when height regulations of the underlying base zoning district allows flexibility via the Planned Unit Development process. All open space of the underlying base zoning district shall be complied with either individually or by providing the combined open space required for the entire development in one (1) or more locations within the development. However, a Planned Unit Development Overlay District approved as a Business Mixed Use Overlay District or a Village Center Overlay Zoning District shall conform to the standards of that specific overlay district as outlined in this Chapter 100.
 - (e) All zoning districts allowed in this Chapter may be utilized as underlying base zoning district or districts in a Planned Unit Development Overlay District, except for residential districts that permit single family development.
 - (f) Approval by the Village Board, with recommendation from the Plan Commission, shall include a detailed list of allowed modifications from zoning and other Village Municipal Code requirements along with a detailed list of approved development plans. Each Planned Unit Development shall be further regulated by a Developer's Agreement.
- (3) **Prior Approved Planned Unit Developments.** The Village of Mukwonago has allowed prior Planned Unit Developments in specific zoning districts with a specific set of criteria. While Planned Unit Development approval via the prior criteria is no longer an option within this Chapter 100; nonetheless, developments approved pursuant to prior criteria remain in good standing if conforming to the plans and standards approved for each specific Planned Unit Development. Any requested change in the approved plans or standards shall be amended through this process of Section 100-53.
- (4) **Modifications Allowed.** To create a unified development that is economically successful to both the developer/owner and the Village, and to require high quality standards for site design, architectural design, landscaping, proper infrastructure, environmental protections and protection of persons and property, modifications to any development standard may be allowed, except for those listed in subsection (5) of this Section. With approval of modifications, the Village may require aesthetic enhancements to the development design, and may require design enhancements and property maintenance standards for the protection of persons and property. Generally, a typical Planned Unit Development Overlay District will involve the following modifications to normal development standards.

- (a) **Setbacks.** Building, parking lot and drive aisle setbacks may be modified. With reduced setbacks, the Village may require larger setbacks on another part of the property and may require additional landscaping or use of berms, for example, to offset a lesser setback. Through a Planned Unit Development, drive aisle setbacks may be modified or eliminated to promote cross access between adjacent properties in separate ownerships. Approval of a Planned Unit Development may set a minimum standard for distance between buildings within the same Planned Unit Development.
- (b) **Greenspace.** Minimum greenspace setbacks may be modified. With reduced setbacks, the Village may require larger setbacks on another part of the property and may require additional landscaping or use of berms, or additional or larger parking lot landscaped islands, for example, to offset a lesser setback.
- (c) **On-Site Parking.** Modifications to on-site parking requirements may occur, especially in a unified development where various uses on the site have different parking demand times throughout the day or week and allows shared parking between uses, or when a use of uses on a property have an established lower parking demand than required by the parking standards. Parking modifications may apply to parking space and aisle minimum widths and sizes for uses that display vehicles or equipment. Through Planned Unit Development modifications, the Village may establish design standards for any requested parking structure.
- (d) **Architectural Design.** Modifications to the minimum architectural standards of the underlying zoning district may occur to enhance and provide greater quality to a development than the minimum standards allow, or to enhance an architectural theme of a unified development.
- (e) **Architectural Embellishments.** In non-residential developments, modifications to building height maximums may occur to provide architectural embellishments, such as a spire or clock tower that is part of an architectural theme.
- (f) **Multiple Buildings on a Site.** Modifications may occur to allow multiple principal buildings on a site and/or to allow buildings normally considered accessory structures, such as clubhouses, pavilions, gazebos, etc.
- (g) **Outdoor Display.** Modifications may occur to allow outdoor displays of goods for sale within the adjacent principal building. The Village may establish standards for location, type, amount and duration of outdoor display.
- (h) **Exterior Lighting.** Modifications may occur to allow for taller parking lot lighting poles to reduce the amount of light poles needed to provide adequate parking lot light coverage. The Village may establish standards for pole and lighting luminaire design.
- (i) **Signage.** Modifications may occur to allow for larger individual wall signs and which side of a building wall signs is allowed to increase visibility of a

business or businesses in a unified development that is not in a traditional strip-mall design. Modifications may occur to the location and amount of freestanding signs within a unified development.

- (j) **Property Size.** Modifications may occur to underlying zoning standards for any lot size, width or depth requirement for sites within unified developments that may be divided and sold after approval, such as a satellite lot for an outbuilding within a retail development. This modification allowance also applies to an outlot division to allow for orderly site development, such as an outlot for a storm water management basin or property reserved for future right-of-way purposes.

(5) Modifications Not Allowed. The following standards shall not be modified.

- (a) Residential Dwelling Unit Density (as described in the underlying zoning district standards as dwelling units per acre).
- (b) Maximum Building Height (as described in the underlying zoning district standards as maximum number of stories or maximum height in feet), except when height regulations of the underlying base zoning district allows flexibility via the Planned Unit Development process.
- (c) Parking Lot and Aisle Width Dimensions (within customer and employee parking areas).
- (d) Building Codes and other Life Safety Codes.
- (e) Village Development Codes (infrastructure design standards, storm water management and erosion control standards and other environmental protection standards).
- (f) Required Floodplain, Wetland or Shoreland Setbacks.
- (g) Use within designated floodplains, wetland areas or environmental corridors.

(6) Approval Stages. All proposals for Planned Unit Development Overlay are submitted and approved in two stages, except under subparagraph (c) below:

- (a) General Development Plan. The first stage is a general development plan which shows the entire property holding. The general development plan shows the general locations of buildings or building envelopes, common open spaces, parking and drive areas, principal landscape features and all public infrastructure planned for the entire unified development site. If the development is proposed to occur in phases, sequence of development should be indicated. It is recognized that general development plans are often submitted prior to the identification of the ultimate land user or the specific land uses.
- (b) Detailed or Final Development Plan. The second stage is a detailed or final development plan which shows detailed plans and information for that portion

of a project which is intended for construction in the near future. Frequently detailed plans are submitted for only those portions of the total project area shown in the general development plan which are planned for immediate development. Subsequent phases of development are shown in separate detailed plans prepared at the time of development.

- (c) With any proposed Planned Unit Development Overlay with a unified property size of five (5) acres or less, the applicant may choose to go directly to Detailed or Final Development Plan approval. In this case, the requirements for submittal and review for a general development plan and a detailed or final development plan shall be combined.

(7) Submittal Requirements.

(a) General Development Plan.

1. A site map drawn to a scale of 1" equals 100' or greater, showing existing topography and vegetation.
2. A site plan drawn to a scale of 1" equals 100' or greater, showing proposed public streets, access points for private drives and driveways, proposed building envelopes and the location of common open space or preserved green areas.
3. Conceptual landscape plan showing the general location of new plant materials, landscaped features and screens and berms. Areas where mature vegetation is to be removed must be shown on the conceptual landscape plan.
4. Conceptual grading plan showing general site drainage, the location of on-site stormwater management facilities, and any modification of the existing topography.
5. Photographs of the site and the adjoining properties.
6. If available, building elevations or photographs of other comparable buildings constructed on other sites.

(b) Detailed plan submittal requirements.

1. Detail site plan based on a certified survey, condominium plat or subdivision plat, showing precise locations and size of all elements shown on the general development plan.
2. Building plan showing exterior elevations and floor plans of each building proposed for construction. The plans shall include descriptions of materials and colors. The Plan Commission may request material and color samples. Include finished ground and basement floor grades.

3. Engineering plan showing existing and proposed topography with contours at intervals not exceeding two feet, proposed drainage patterns, site grading plan, sanitary sewer system, storm sewer system and water supply system, all subject to approval by the Village Engineer.
4. Landscape planting plan showing the type, size, and location of plantings, retaining walls and other landscape features.
5. A Storm Water Management Plan and Erosion Control Plan as required by this Municipal Code.
6. Other special documents showing such other design components and related information as may be required by the Plan Commission or Village Board. These may include, but are not limited to, maintenance agreements, development agreements, plan(s) of operation, property owner's association documentation, and deed restrictions.

(8) Criteria for Approval. The intent of the PUD procedures is to enable the developer to have greater flexibility in planning for land uses and site design than would be permitted under standard zoning provisions. However, there are some general criteria that the Plan Commission will follow in reviewing and approving PUDs. Criteria for approval include:

- (a) A Planned Development may be allowed by the Plan Commission where natural features are determined to warrant preservation.
- (b) Existing mature vegetation and natural topography will be preserved to the greatest extent feasible.
- (c) The character and intensity of the proposed development must be compatible with existing and planned land uses on nearby and adjoining properties.
- (d) The proposed development must not result in diminishment of property values of adjoining or nearby properties.
- (e) Existing and planned street and highway improvements are adequate to handle the projected volumes of traffic generated by the proposed development.
- (f) There is adequate capacity in the public sanitary sewer and stormwater sewer system to handle projected demand.
- (g) The proposed circulation system and the design and layout of utilities have taken into account existing and potential streets and utility systems on adjoining parcels.

- (h) The extent of paving, drainage, patterns or topographic modifications will not disrupt natural drainage patterns on adjoining or nearby sites or otherwise result in environmental damage to downstream areas.

(9) Application Procedure and Required Information.

- (a) Preliminary staff consultation. A petitioner shall have a preliminary consultation with the Village Administrator and such other Village staff and consultants that the Administrator deems needed and appropriate to conduct a preliminary review of the application.
- (b) Preliminary Plan Commission consultation. An applicant may meet with the Plan Commission for a preliminary consultation prior to formally submitting a conditional use application. The purpose of the preliminary consultation is to discuss the proposed request, review the local regulations and policies applicable to the project, and discuss the land use implications of the proposal.
- (c) Application and general development plan.
 - 1. The applicant shall submit a conditional use application in accordance with the application procedure described in this chapter. In addition to the required information, a general development plan shall be submitted to the Plan Commission and Village Board for review.
 - 2. In addition, other documents or related information may be required by the Plan Commission and Village Board, which may include, but is not limited to, economic impact and market feasibility studies, soil borings and site environmental analysis.
 - 3. The general development plan and related information shall be available for public inspection prior to any public hearing for conditional use zoning on the proposed project.

(10) Resolution on Conditions and Restrictions.

- (a) A Planned Unit Development Overlay may be regulated by specific and additional standards and modifications different from conventional zoning regulations. To accomplish this, the Plan Commission may recommend and the Village Board may adopt by resolution specific conditions and restrictions for each Planned Unit Development Overlay project. The specific conditions and restrictions may specify permitted uses, density standards, including lot area, yard setbacks, open space, dwelling unit size and distribution, and other appropriate regulations.
- (b) The resolution containing the conditions and restrictions may also include other nonstandard or non-uniform requirements, regulations and provisions as recommended by the Plan Commission and approved by the Village Board. Such nonstandard requirements, regulations and provisions shall be

designed to ensure proper development and appropriate operation and maintenance of each specific Planned Unit Development Overlay project.

- (c) Owners, their heirs, successors, and assigns shall agree by contract with the Village to comply with all applicable laws and regulations, including the specific conditions and restrictions adopted to regulate a specific planned development project.

(11) Detailed Plans and Information.

- (a) After conditional use zoning has been granted based upon the information shown in the general development plan, detailed plans and information covering that portion of the total project which is intended for construction shall be submitted for approval prior to the issuance of a building permit.
- (b) The detailed plans and information shall be submitted to the Plan Commission for its review and approval at least 30 days prior to the expected date of approval by the Plan Commission. After approval by the Plan Commission, all detailed plans and information shall be submitted to the Village Board along with any written statement of the Plan Commission findings and recommendations within 45 days. The Village Board shall approve all detailed plans and information prior to the issuance of a building permit or any other permits.
- (c) The detailed plans and information shall cover that portion of the project which is intended for construction and shall include all data required this chapter.

(12) Common Open Space. All residential Planned Unit Development Overlay shall provide permanent common open space. The open space may be in public ownership or in private ownership with an open space easement to assure that the open space will be permanent. The common open space area shall be conveniently accessible to all residential dwelling units within a planned development and is further defined as follows:

- (a) Common open space includes:
 - (1) Land area of the site not covered by buildings, parking structures or accessory structures, except recreational structures. Underground parking decks may be counted as open space.
 - (2) Land which is accessible and available to all occupants of dwelling units for whose use the space is intended.
- (b) Common open space does not include:
 - (1) Land area covered by buildings.
 - (2) Proposed street rights-of-way, public or private.

- (3) Open parking areas and driveways for dwellings.
- (4) Public or private walkways.
- (5) School sites.
- (6) Commercial areas and the buildings, accessory buildings, parking and loading facilities for these commercial areas.
- (7) Land determined unsuitable by the Plan Commission.

(13) Maintenance of Project.

- (a) Should the owner of a Planned Unit Development Overlay fail to properly operate or maintain the project or premises to the extent that a nuisance is caused to occupants or neighbors or constitutes a nuisance to nearby properties, the Village may refuse to approve subsequent stages of development until the situation and/or method of operation has been corrected.
- (b) Should the owner of a planned development fail to adequately perform maintenance functions, such as snow and ice removal, weed cutting or trash disposal, the Village shall have the right to perform such functions or to contract for their accomplishment at the expense of the owner of the Planned Unit Development Overlay.
- (c) The care and maintenance of common open space shall be insured either by establishment of appropriate management organization for the project or by an agreement with the Village for establishment of a special district for the project area on the basis of which the Village shall provide the necessary maintenance service and levy the costs thereof as a special assessment on the tax bills of the properties within the project area. In any case, the Village shall have the right to carry out and levy an assessment for the cost of any maintenance which it feels necessary if it is not otherwise taken care of to the satisfaction of the Village.

(14) Changes or Revisions.

- (a) All changes, revisions or additions to any aspect of an approved Planned Unit Development Overlay project shall be submitted to the Plan Commission for review and consideration; except minor plan revisions to comply with conform to health and safety standards may be approved by the Zoning Administrator.
- (b) A public hearing shall be held by the Plan Commission and a written recommendation to approve, approve with conditions, or deny shall be submitted to the Village Board prior to a final decision by the Board.

(15) Relationship to Subdivision Control Ordinance.

- (a)** Any planned development which initially involves a division of land or any successive division of land shall be subject to the regulations of Chapter 45 of this Municipal Code.
- (b)** However, the design standards and required improvement in Chapter 45 may be modified or waived upon recommendation by the Plan Commission and approval by the Village Board where strict compliance may result in not achieving the design flexibility necessary to achieve the objectives of the planned development.

(16) Failure to Comply. Failure to comply with the conditions and restrictions as herein established and specifically made applicable to a specific planned development shall be cause for termination of the approval for such project. At least 15 days' notice shall be given to the developer to appear before the Plan Commission and answer any such charges of noncompliance. If the Plan Commission finds the charges substantiated, they may recommend such termination of the project approval if the situation is not satisfactorily adjusted within a specified period.

MUKV2009965002; PT NE1/4 SEC 35 T5N R18E COM NW COR; N89°14'54"E 1013.82 FT TO CTRLI OF ROAD; S13°34'00"W 1482.32 FT; N76°26'00"W 310.00 FT THE BGN; N76°26'00"W 139.41 FT; NELY 433.71 FT ALG ARC OF CURVE RADIUS OF 4005.88 FT CTR LIES TO SE CHORD BEARING N36°14'34"E 433.50 FT; S17°31'50"W 400.95 FT TO BGN :: DOC# 4103964

MUKV2010978: PT SW1/4 NE1/4 & SE1/4 NW1/4 SEC 35 T5N R18E COM NW COR NE1/4 N89°14'54"E 1013.82 FT TO CTR LI MAIN ST; S13°34'00"W 1482.32 FT; N76°26'00"W 310.00 FT THE BGN; N76°26'00"W 139.41 FT TO E LI ROW; SWLY 131.91 FT ALG E LI ROW & ARC OF CURVE RADIUS 4005.88 FT CTR LIES TO SE & CHORD BEARING S32°11'54"W 131.90 FT; S76°26'00"E 181.56 FT; N13°34'00"E 125.00 FT TO BGN :: DOC #4103964

The proposal 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, please contact Tim Schwecke, Interim Village Planner, at (262) 363-6420 x. 2111, or planner@villageofmukwonago.com.

Judith A. Taubert
Clerk-Treasurer

To be published: May 4 and May 7, 2019

April 25, 2019

Mr. Tim Schwecke
Interim Planning/Zoning Administrator
Village of Mukwonago
P.O. Box 206
Mukwonago, WI 53149

Re: Proposed 915 Main Street Apartments
Preliminary Storm Water Review

Dear Mr. Schwecke:

We have reviewed the preliminary storm water submittal for the proposed 915 Main Street Apartment Development. A preliminary storm water management plan as well as preliminary site and utility drawings are dated and were submitted to us on April 11, 2019. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance. The intent is to avoid large changes to developments after the Planning Commission and Village Board have approved the concept and site plan.

We believe the preliminary site plan and storm water management plan as submitted can meet the requirements of the Village Ordinance and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance. When a full storm water management plan and civil plan set are submitted to us, we will perform a detailed technical review of the documents. A few clarifications should be made when the storm water management plan and civil plan set are submitted:

1. It is noted in the preliminary submittal that due the floodplain boundary within the project area, the peak rate requirements are exempt for this project per Chapter 34-110(e)(1)c. It is further noted that the site will still be held to maintain a peak discharge that is less than or equal to the pre-development discharge rates for the 2-, 10-, and 100-year storm events. We agree with this exemption. We ask that the post-development discharge be reduced to the maximum extent practicable and be less than or equal to the 2-, 10-, and 100-year pre-development discharge rates.
2. An analysis should be performed for drainage basin P-6 that shows what existing runoff there is that is leaving the site and entering the Main Street storm sewer system versus what is proposed to be leaving the site in P-6. There should be no additional runoff added to the Main Street storm sewer that is going to impact it's performance and capacity.

~Mukwonago Village 12-10116 915 Main Street Apartments Development > 100 Review > Correspondence>Schwecke-20190425-915 Main Street Apartments-Preliminary Storm Water Review.docx~

Mr. Tim Schwecke
Village of Mukwonago
April 25, 2019
Page 2

If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the storm water management plan and construction drawings for the requirements of the Department Heads and Village Ordinances. We also request that the permits to allow construction be withheld until this technical review is complete.

If you or any staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Very truly yours,

RUEKERT & MIELKE, INC.



Peter W. Gesch
Project Engineer
pgesch@ruekert-mielke.com

PWG:pwg

cc: Fred Winchowky, Village of Mukwonago
John Weidl, Village of Mukwonago
Bob Harley, Village of Mukwonago
Mark G. Blum, Village of Mukwonago
Dave Brown, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Joshua D. Pudelko, P.E., Trio Engineering
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.
File





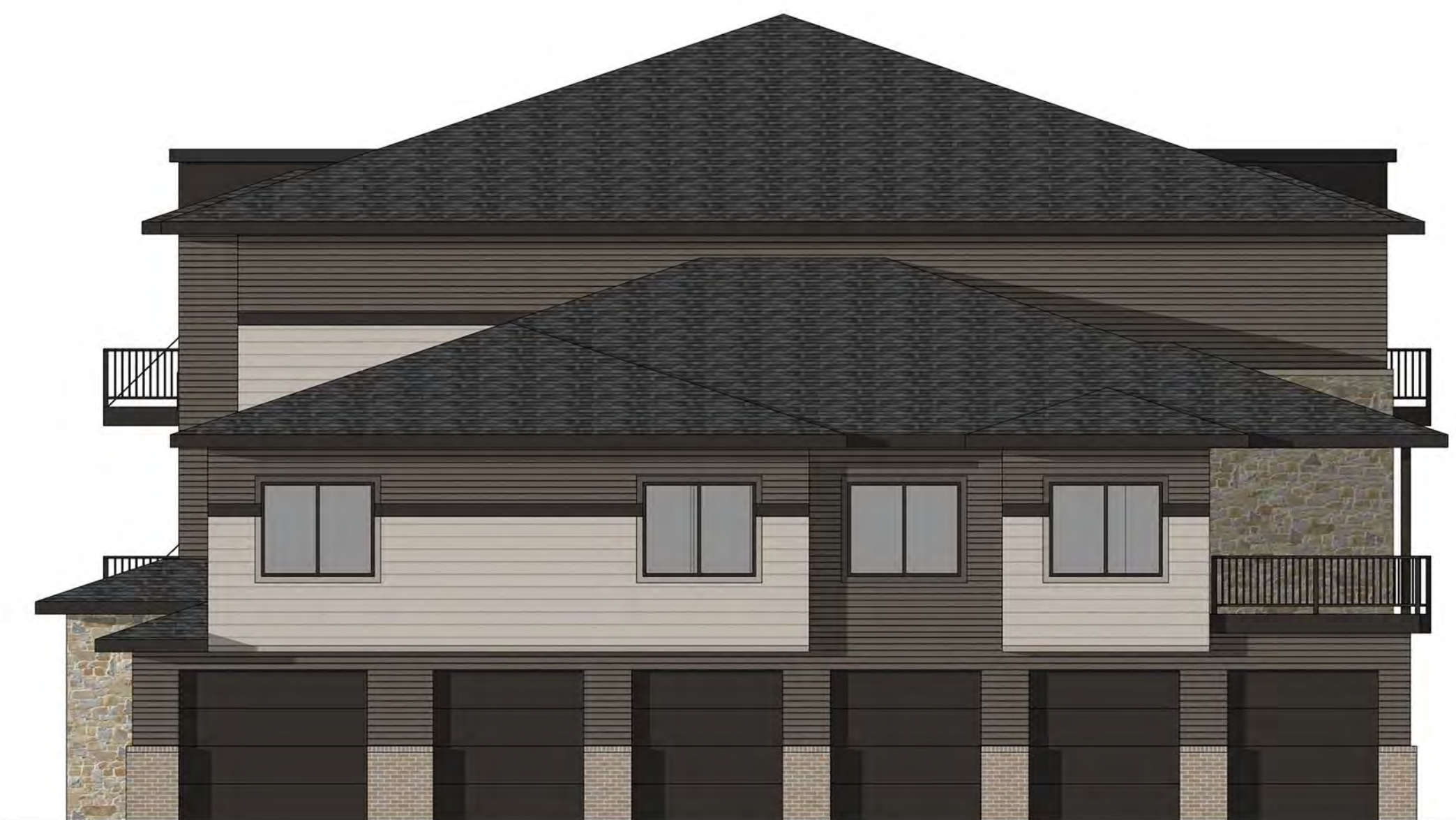












- TAN BRICK
- STONE
- ALUMINUM STOREFRONT ENTRY
- BRONZE SMOOTH OVERHEAD DOOR
- ASPHALT SHINGLES
- CEMENT BOARD PANEL W/ BATTEN SIDING
- VINYL WINDOWS
- 4" LAP CEMENT BOARD SIDING
- 6" LAP CEMENT BOARD SIDING
- BRONZE METAL OR ALUMINUM RAILING





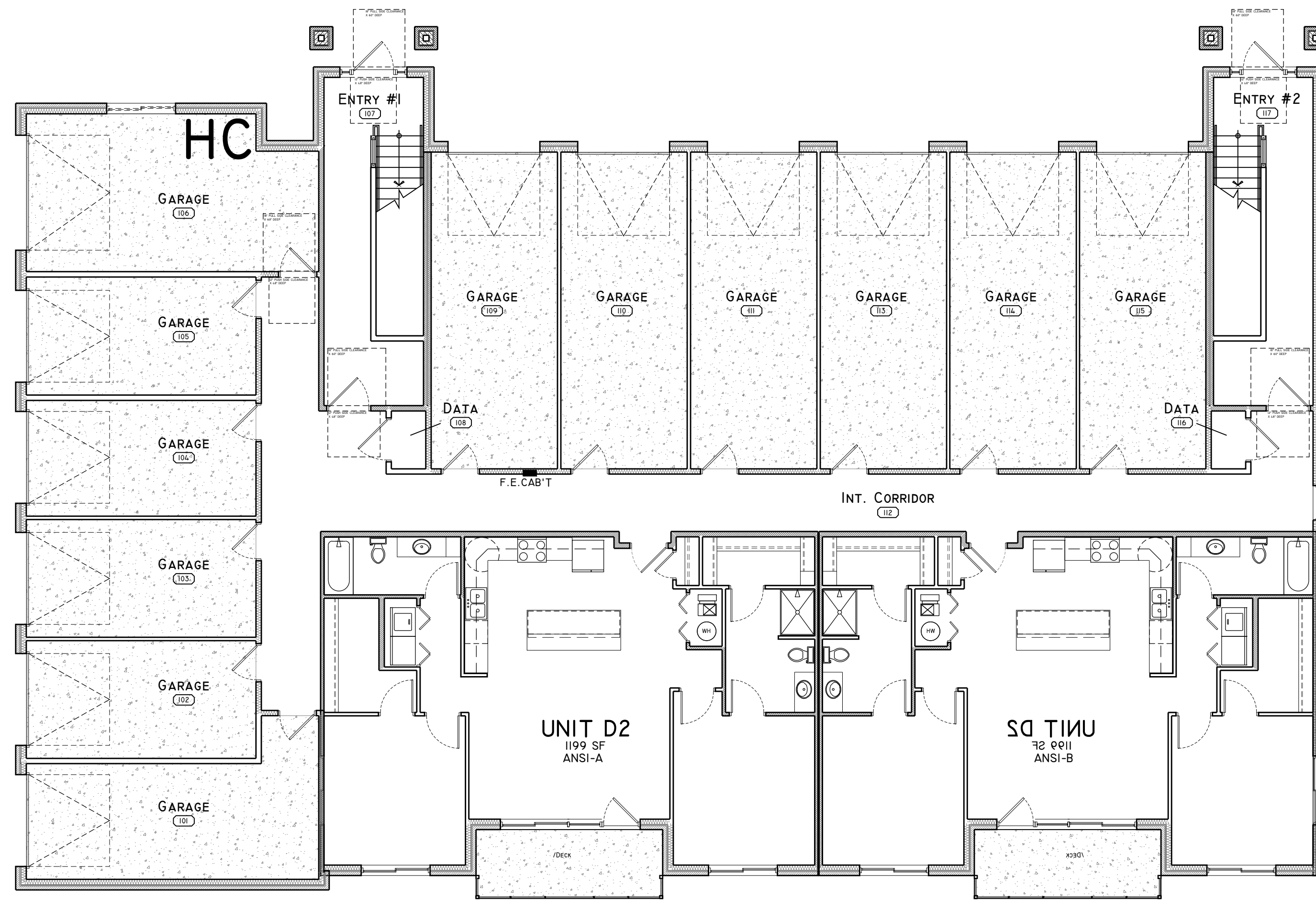
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- BRONZE SMOOTH OVERHEAD DOOR
- ALUMINUM STOREFRONT ENTRY
- STONE
- CEMENT BOARD PANEL W/ BATTEN SIDING
- VINYL WINDOWS
- 6" LAP CEMENT BOARD SIDING
- BRONZE METAL OR ALUMINUM RAILING
- ASPHALT SHINGLES
- 4" LAP CEMENT BOARD SIDING



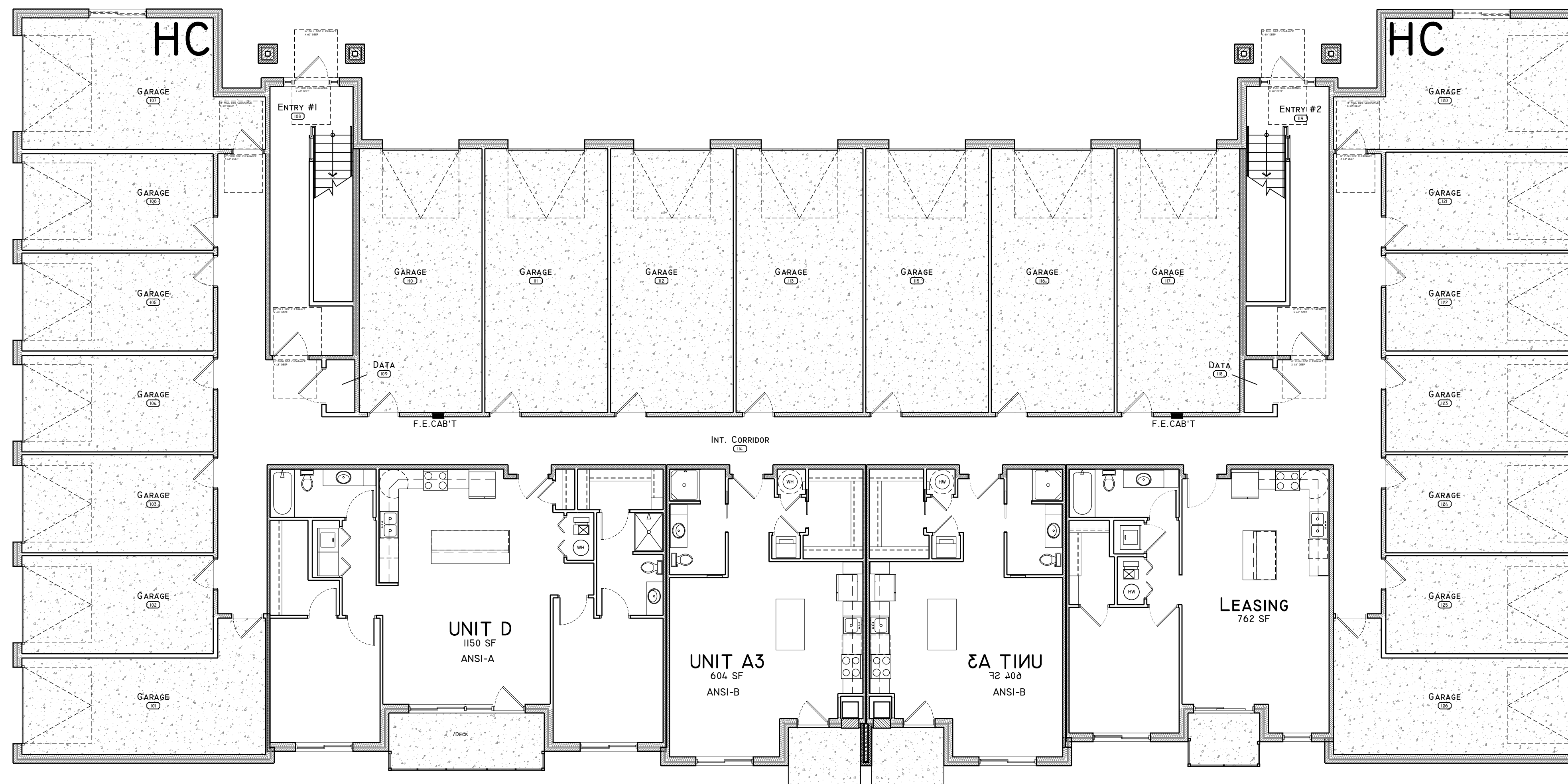


- TAN BRICK
- BRONZE SMOOTH OVERHEAD DOOR
- ALUMINUM STOREFRONT ENTRY
- STONE
- VINYL WINDOWS
- BRONZE METAL OR ALUMINUM RAILING
- 6" LAP CEMENT BOARD SIDING
- CEMENT BOARD PANEL W/ BATTEN SIDING
- ASPHALT SHINGLES
- 4" LAP CEMENT BOARD SIDING





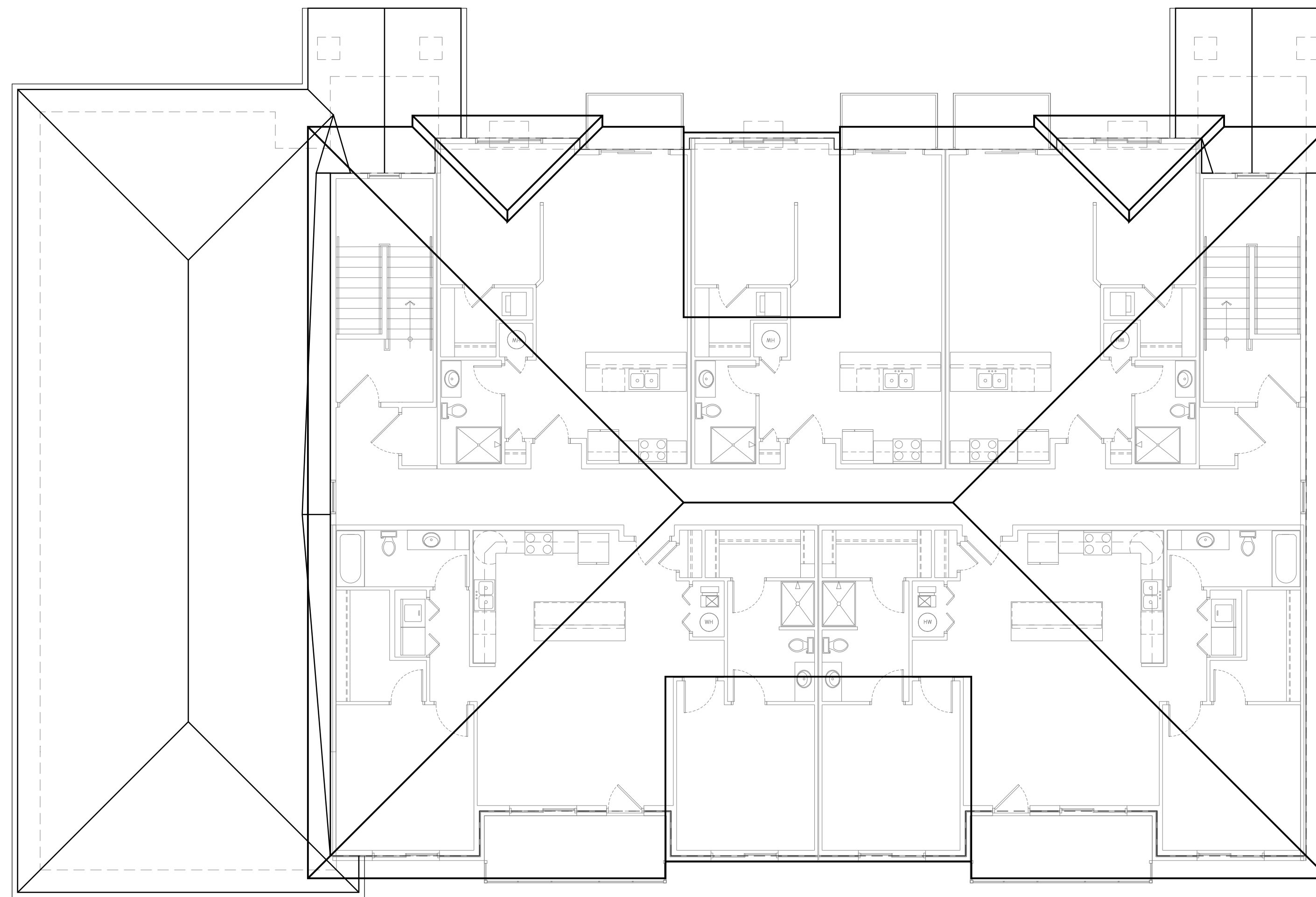
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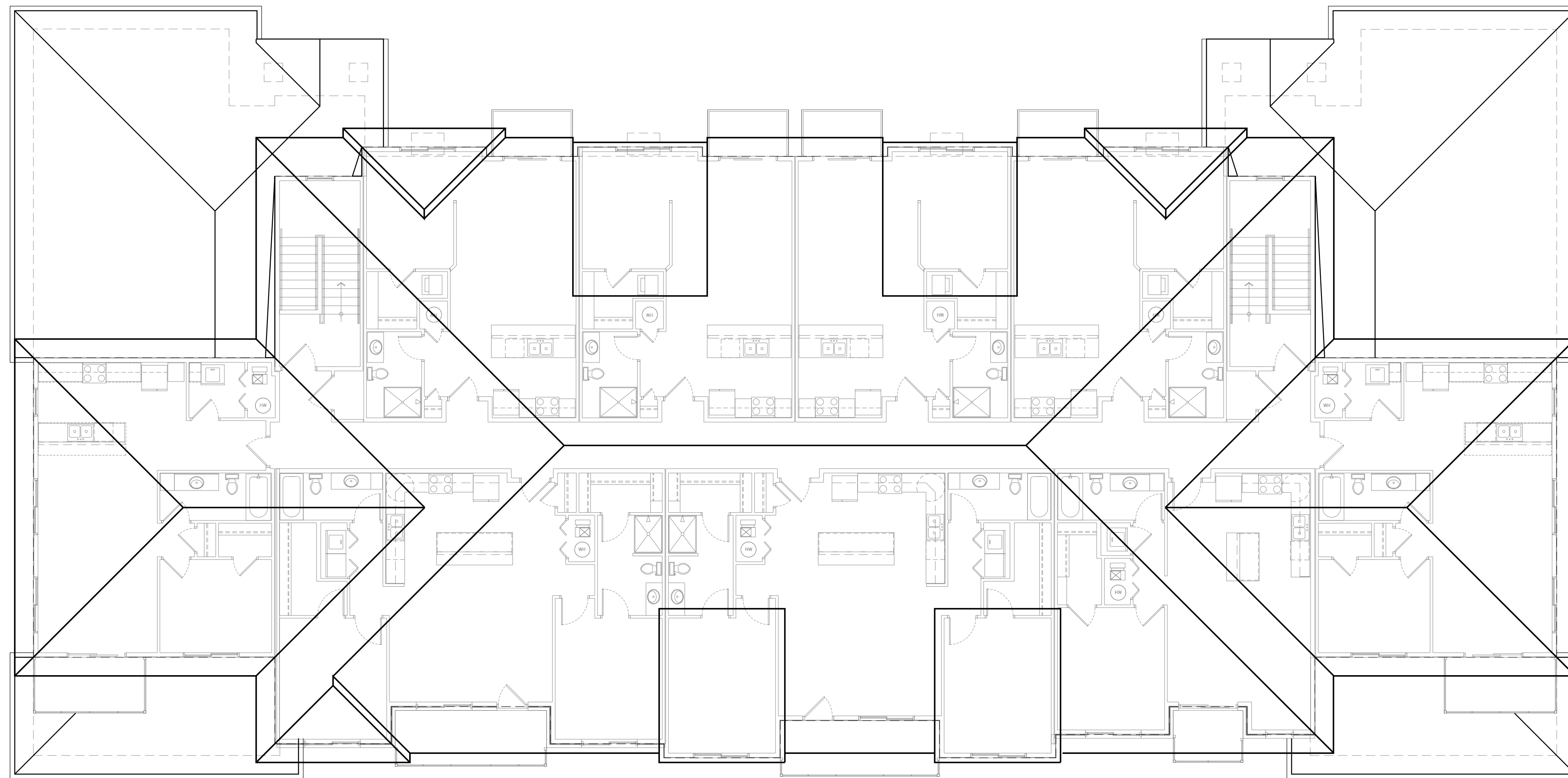
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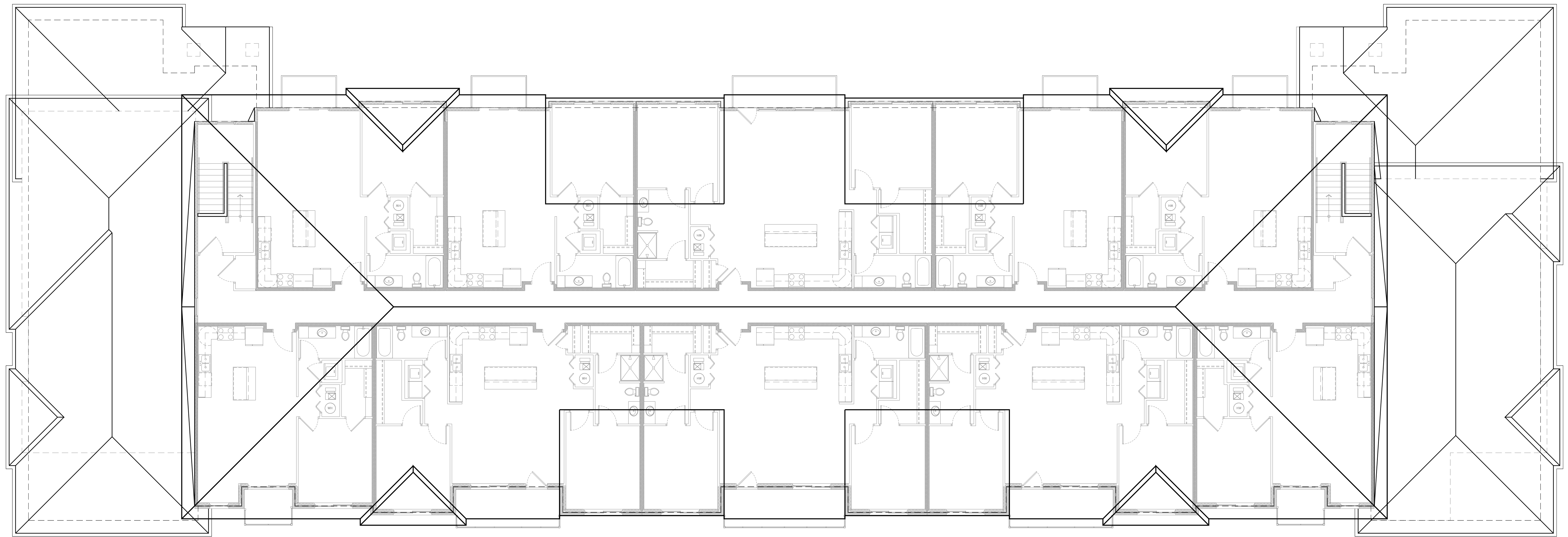
MAIN LEVEL PLAN
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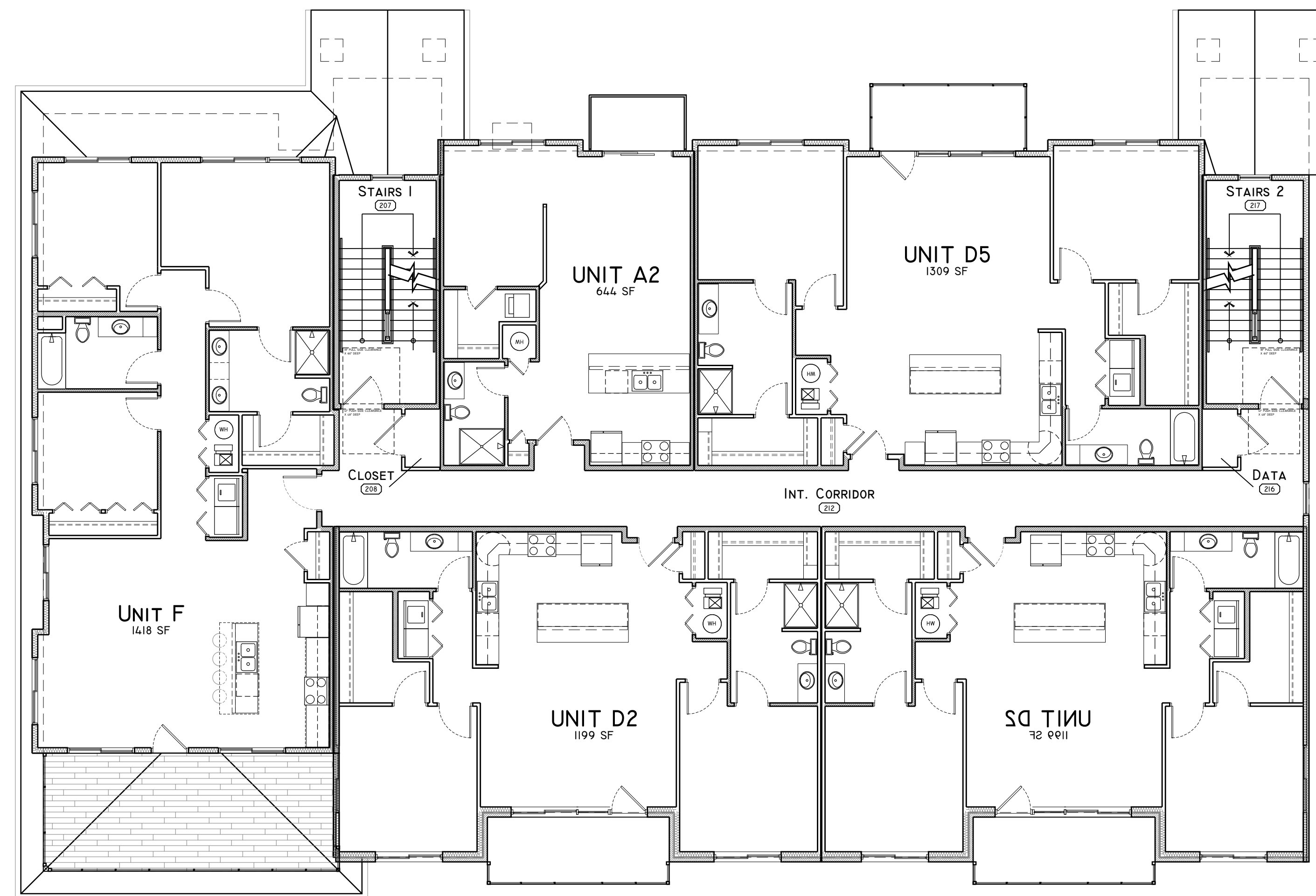
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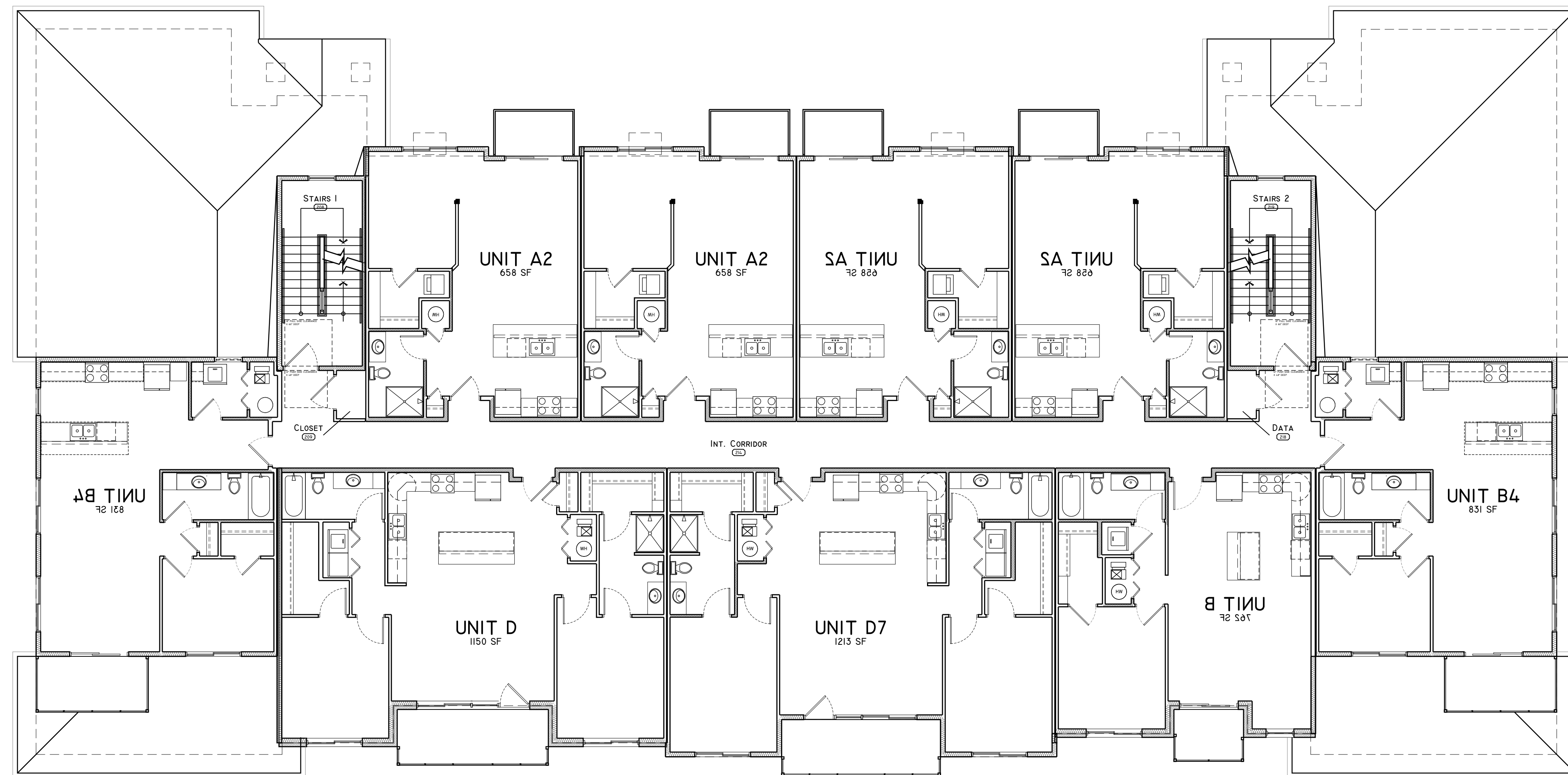
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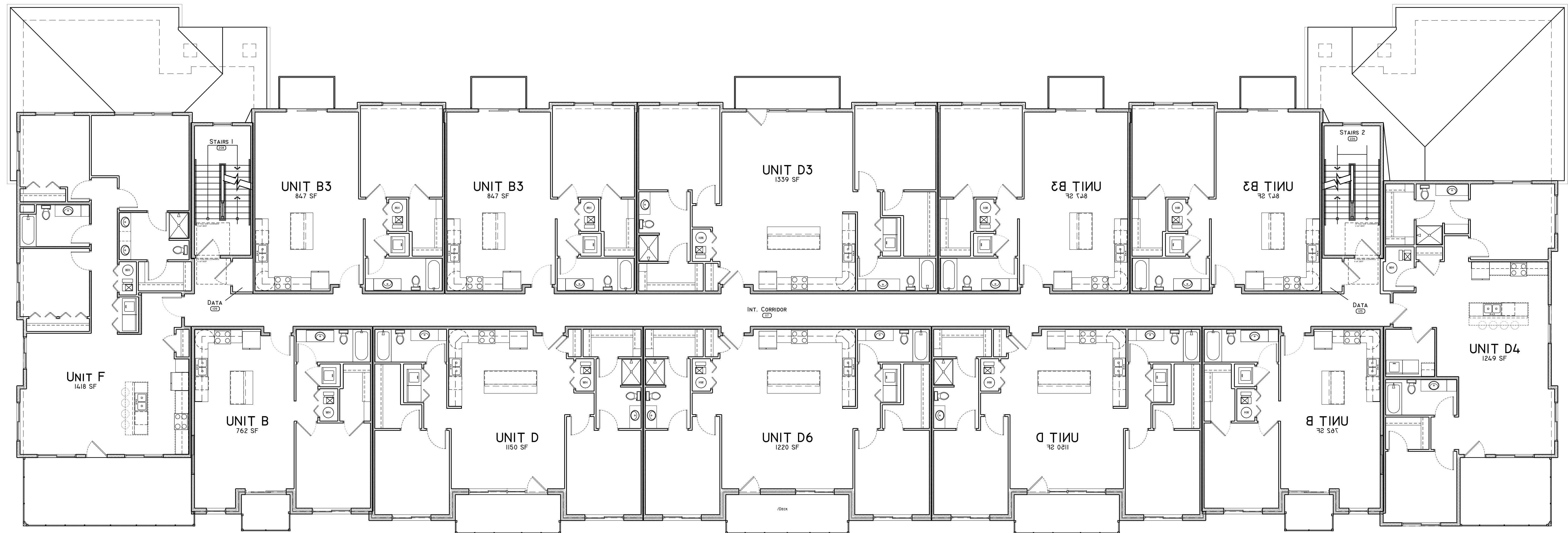
ROOF PLAN
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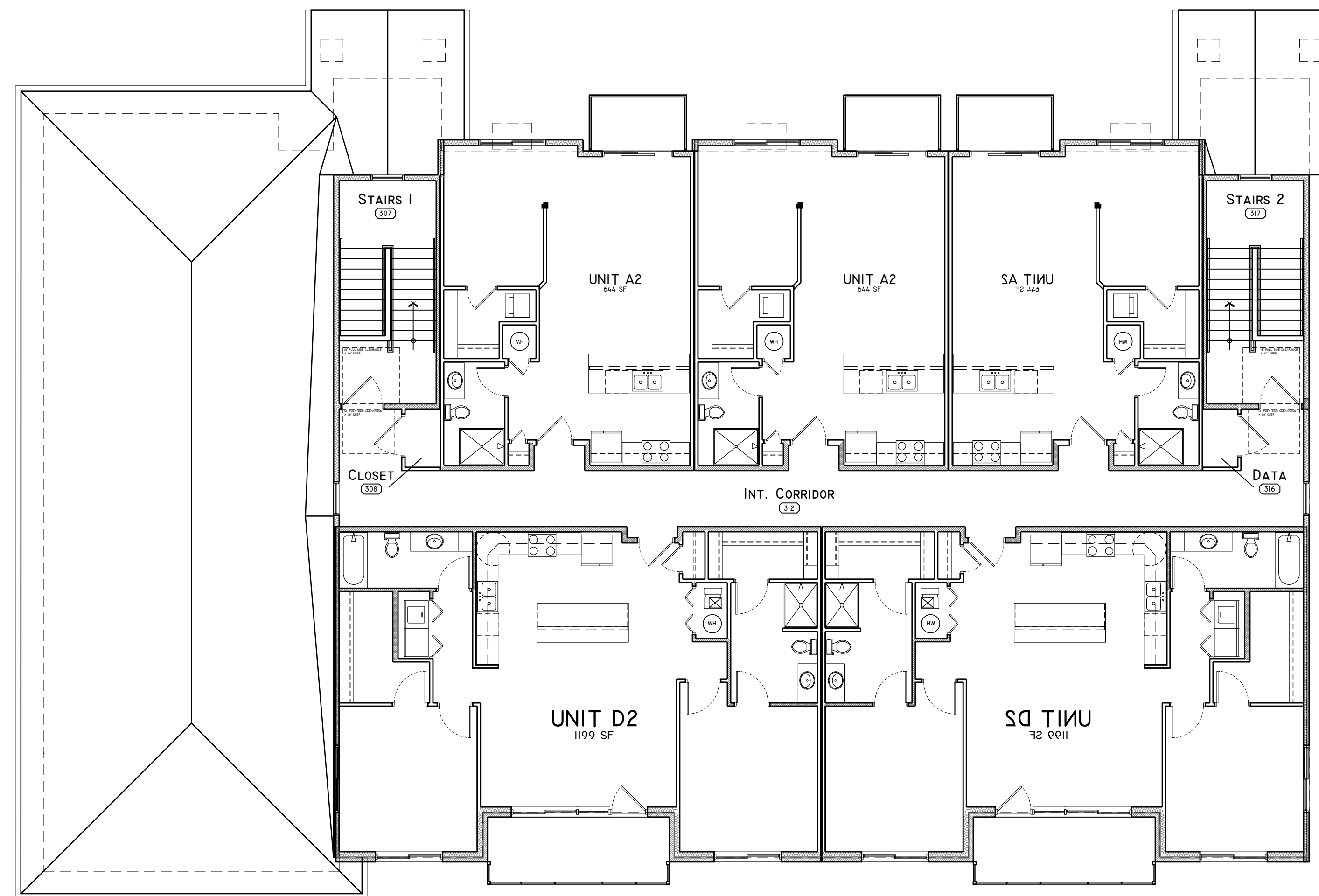
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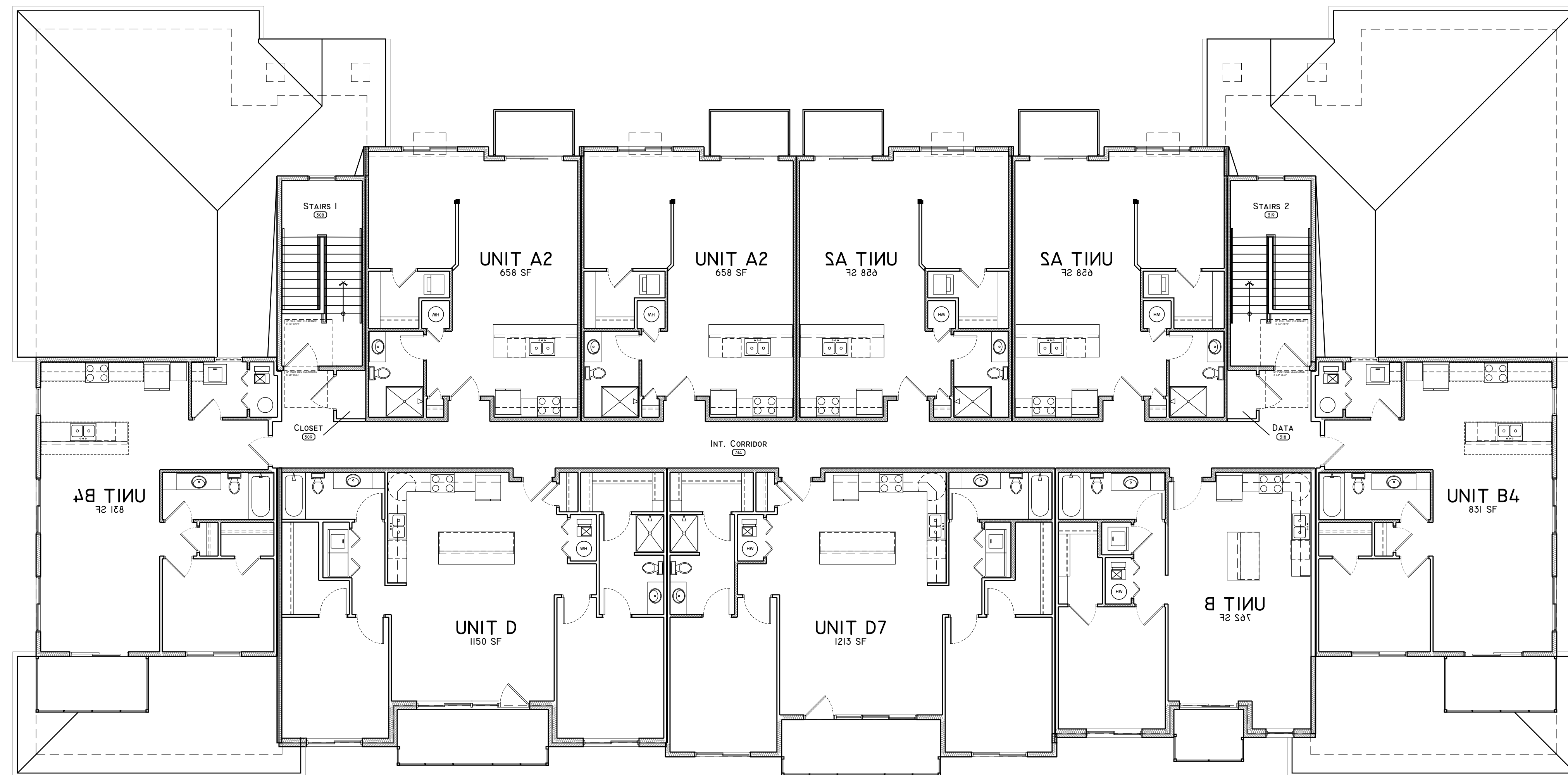
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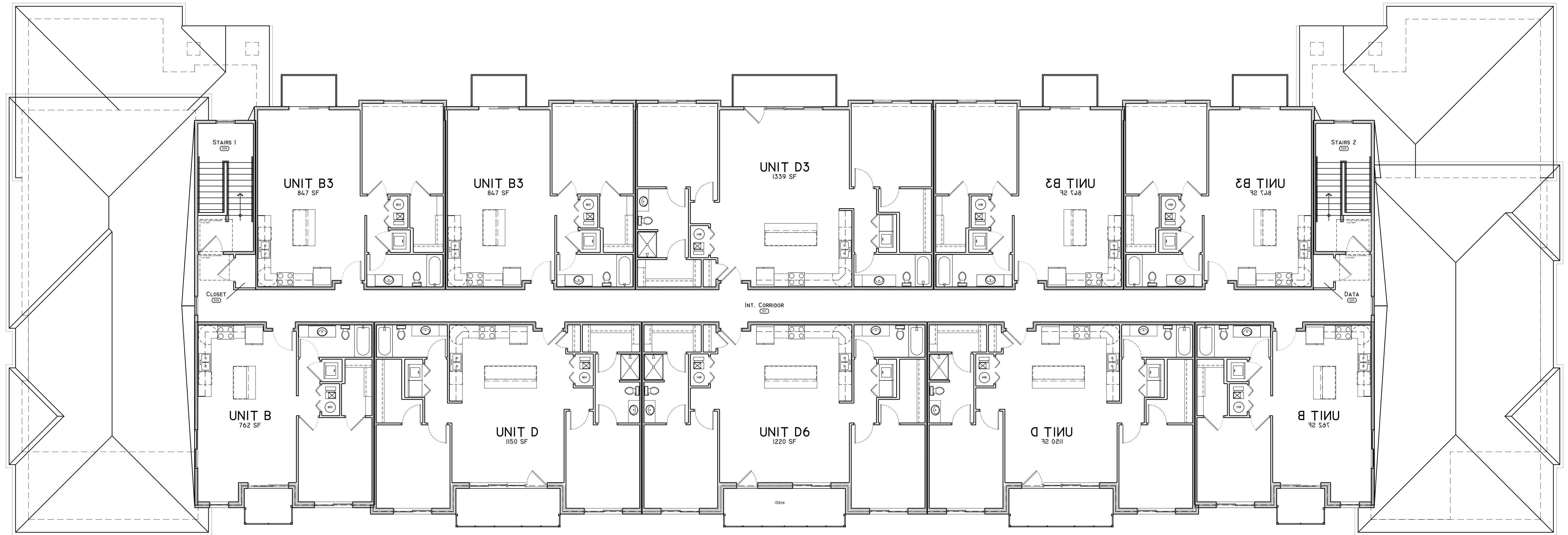
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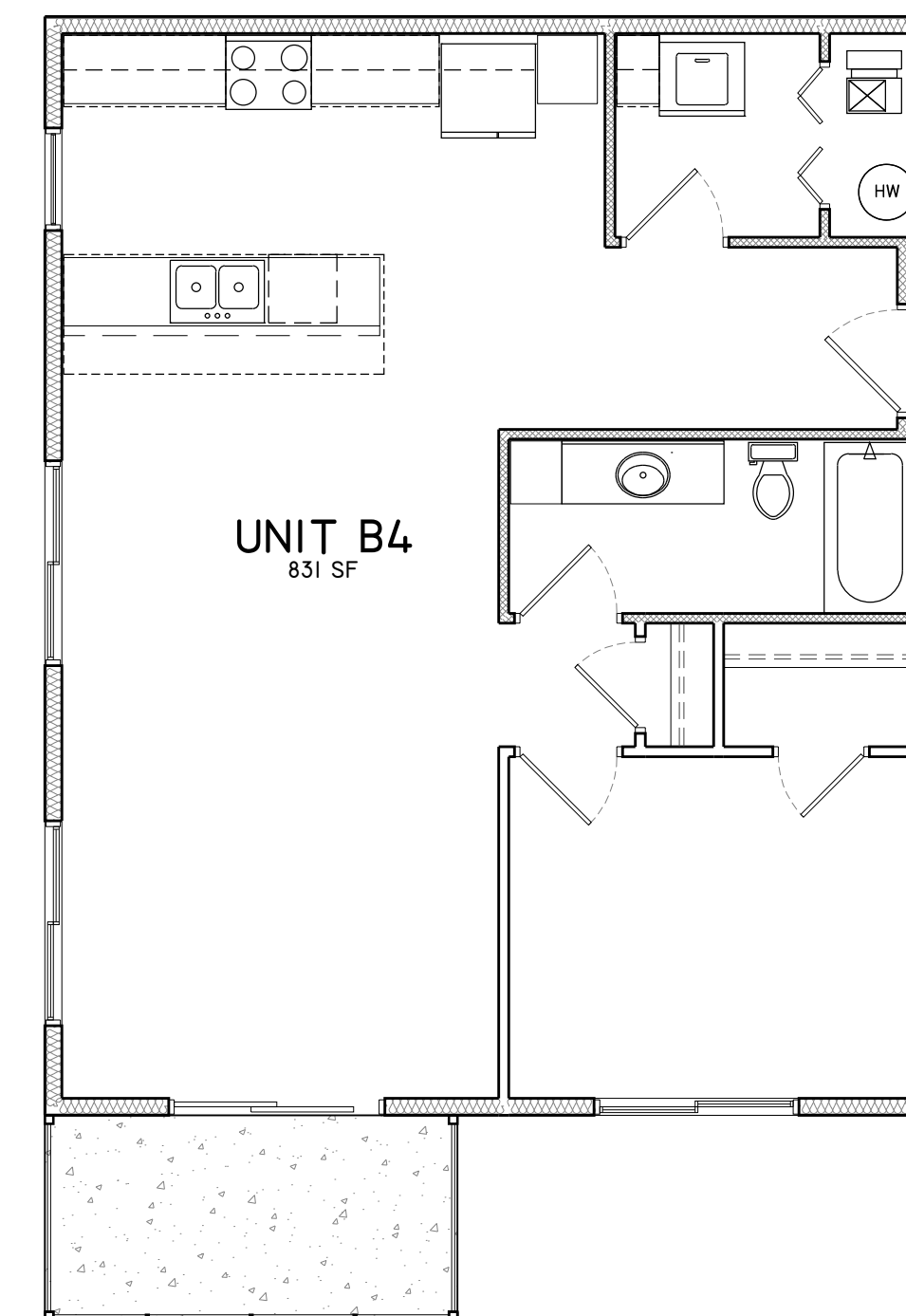
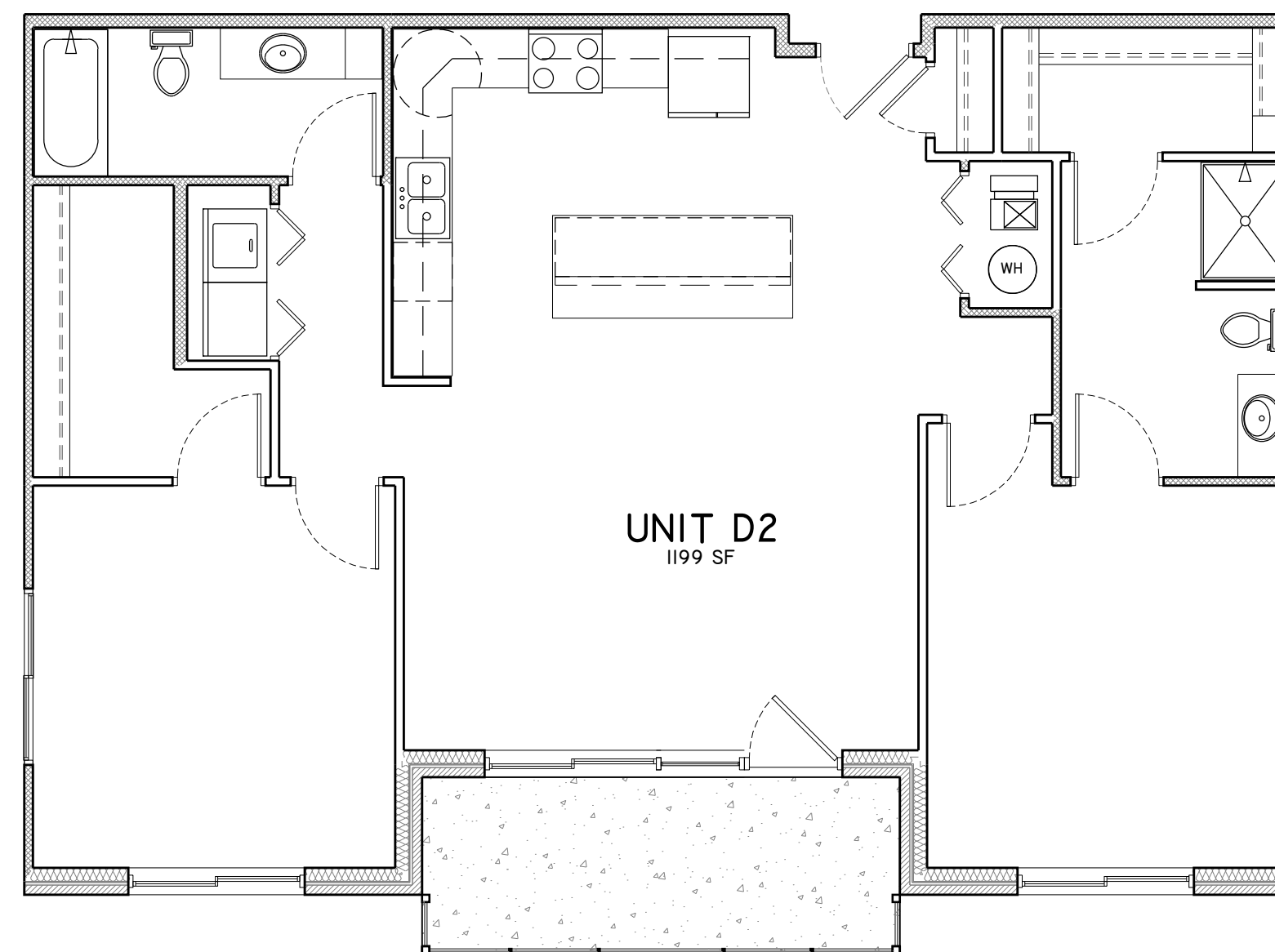
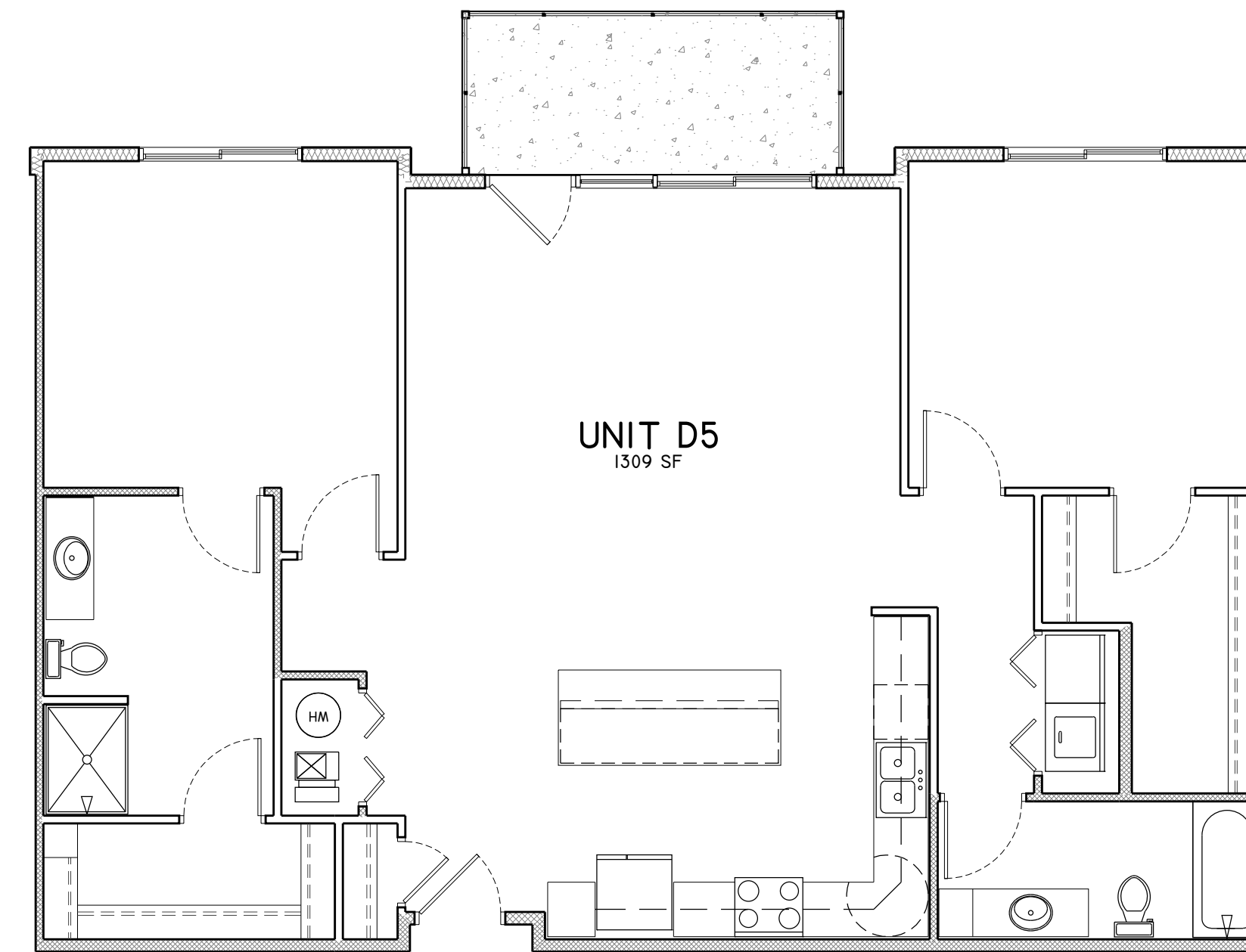
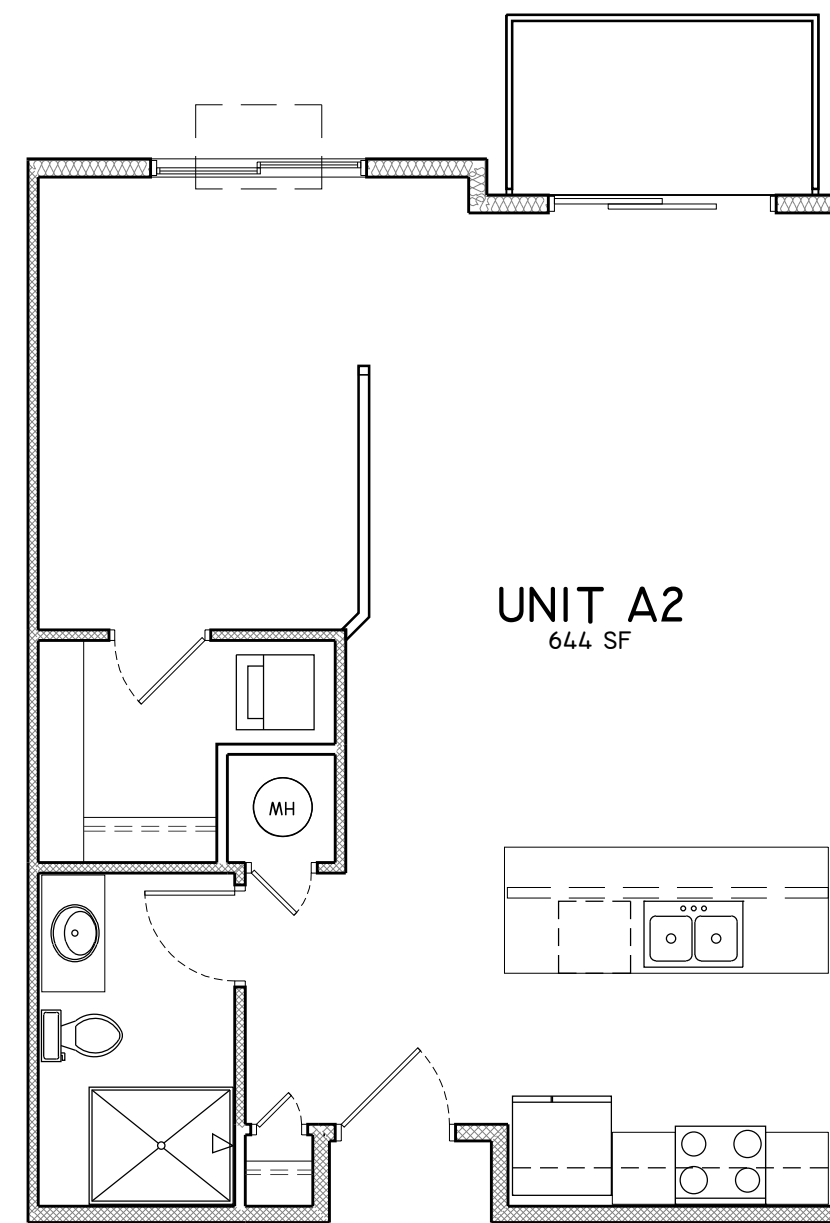
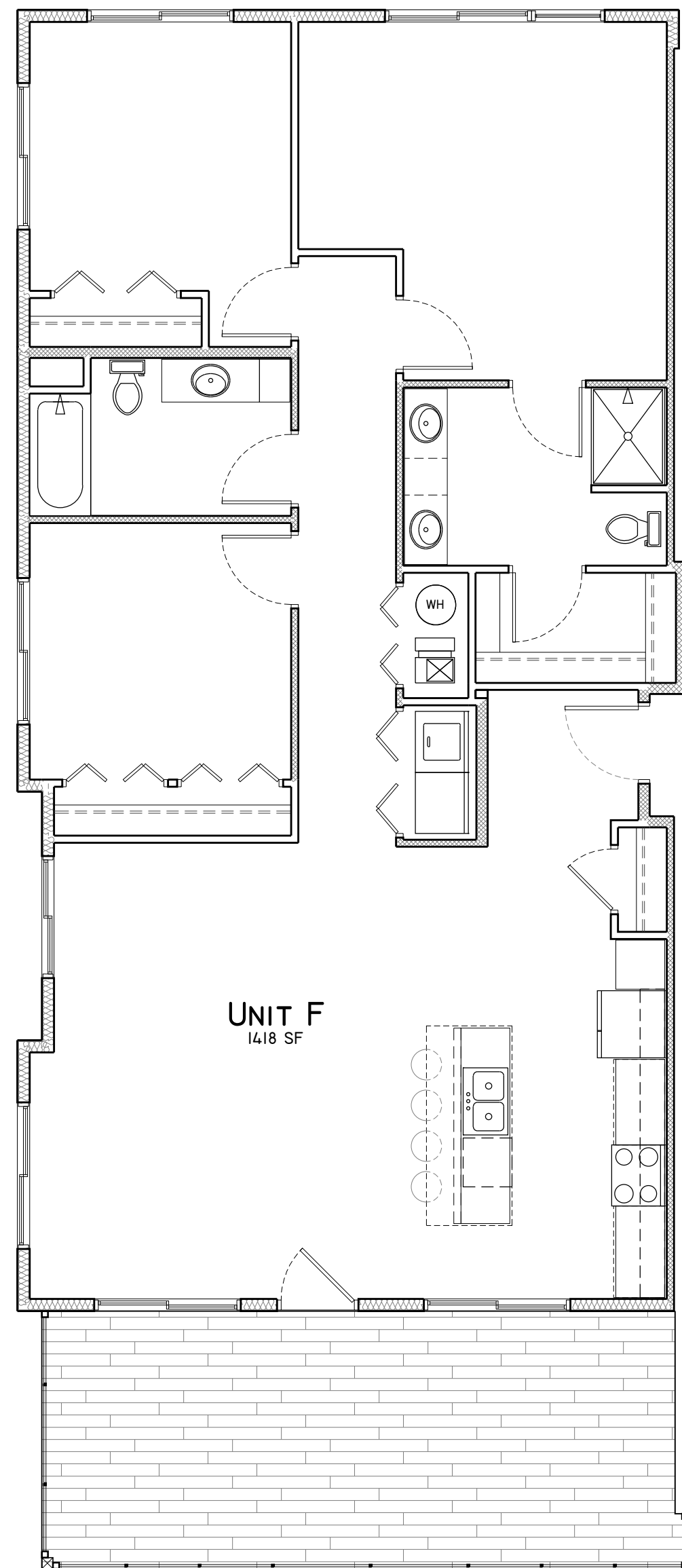
THIRD LEVEL PLAN
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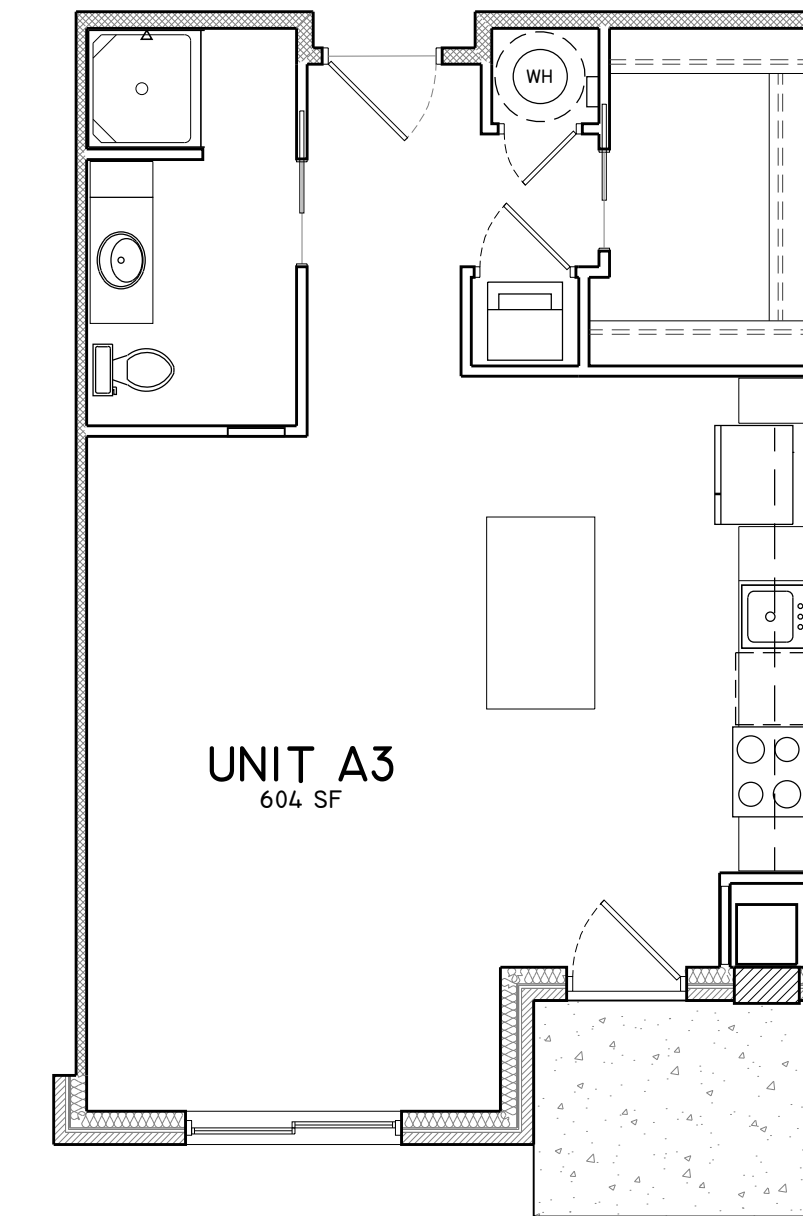
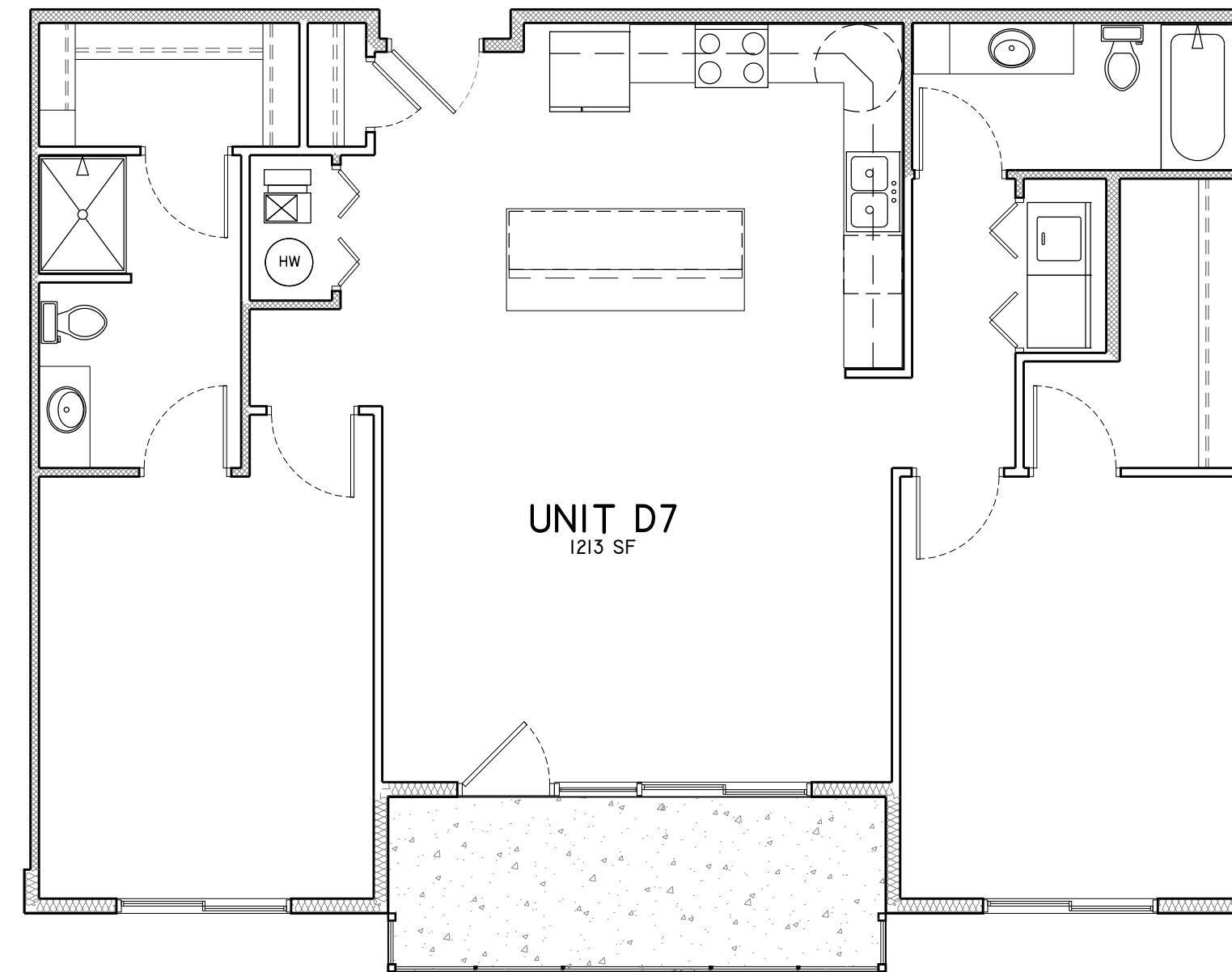
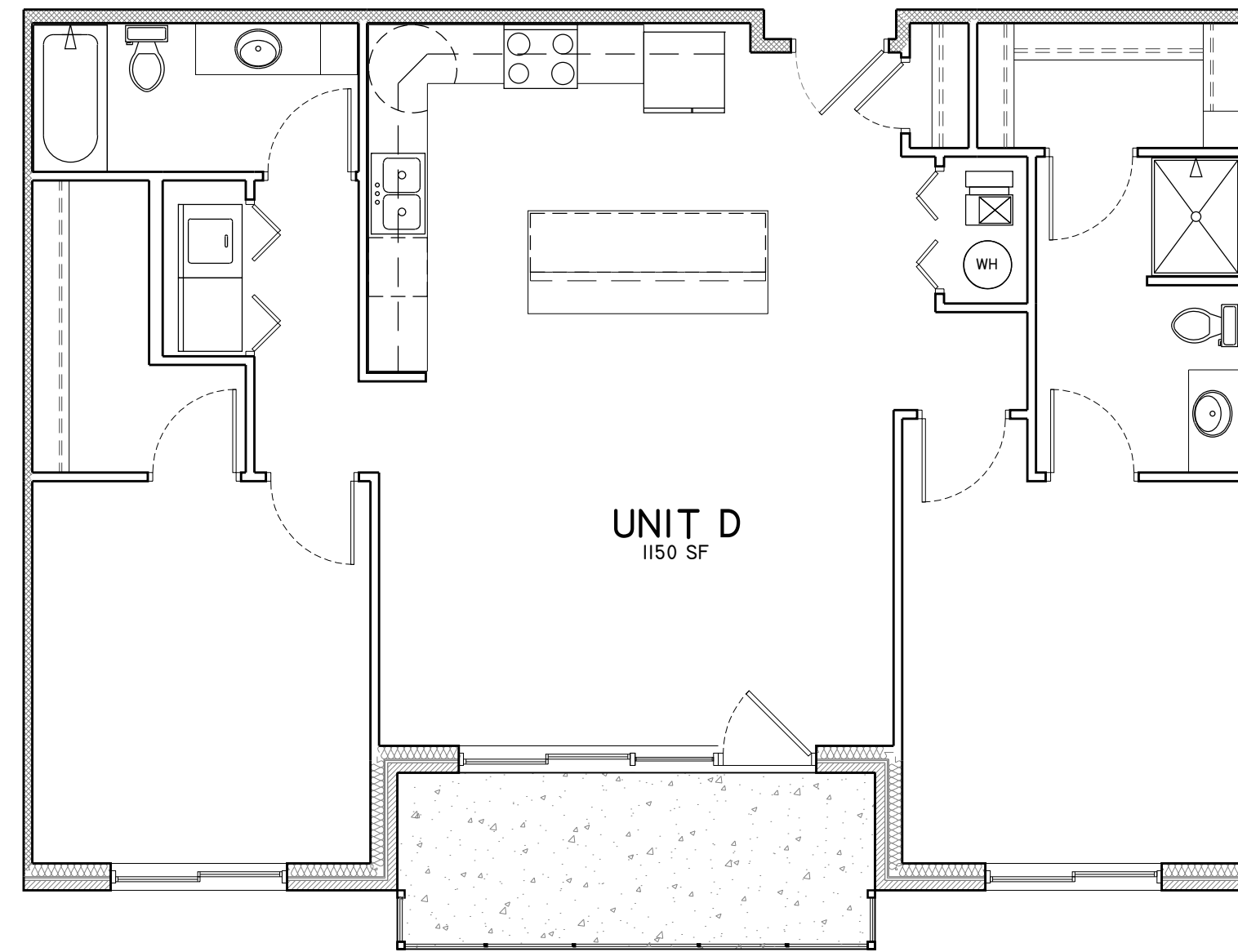
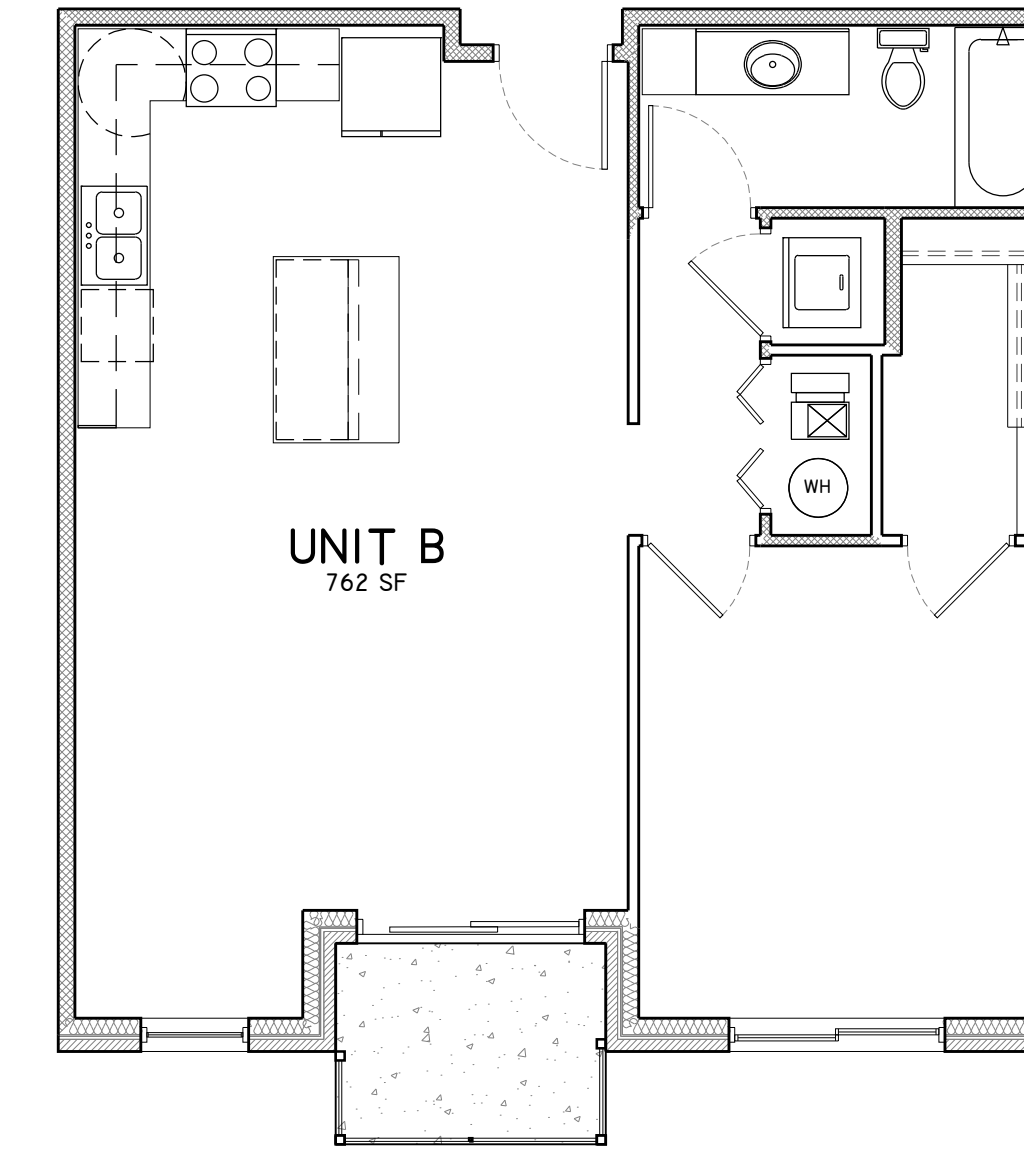
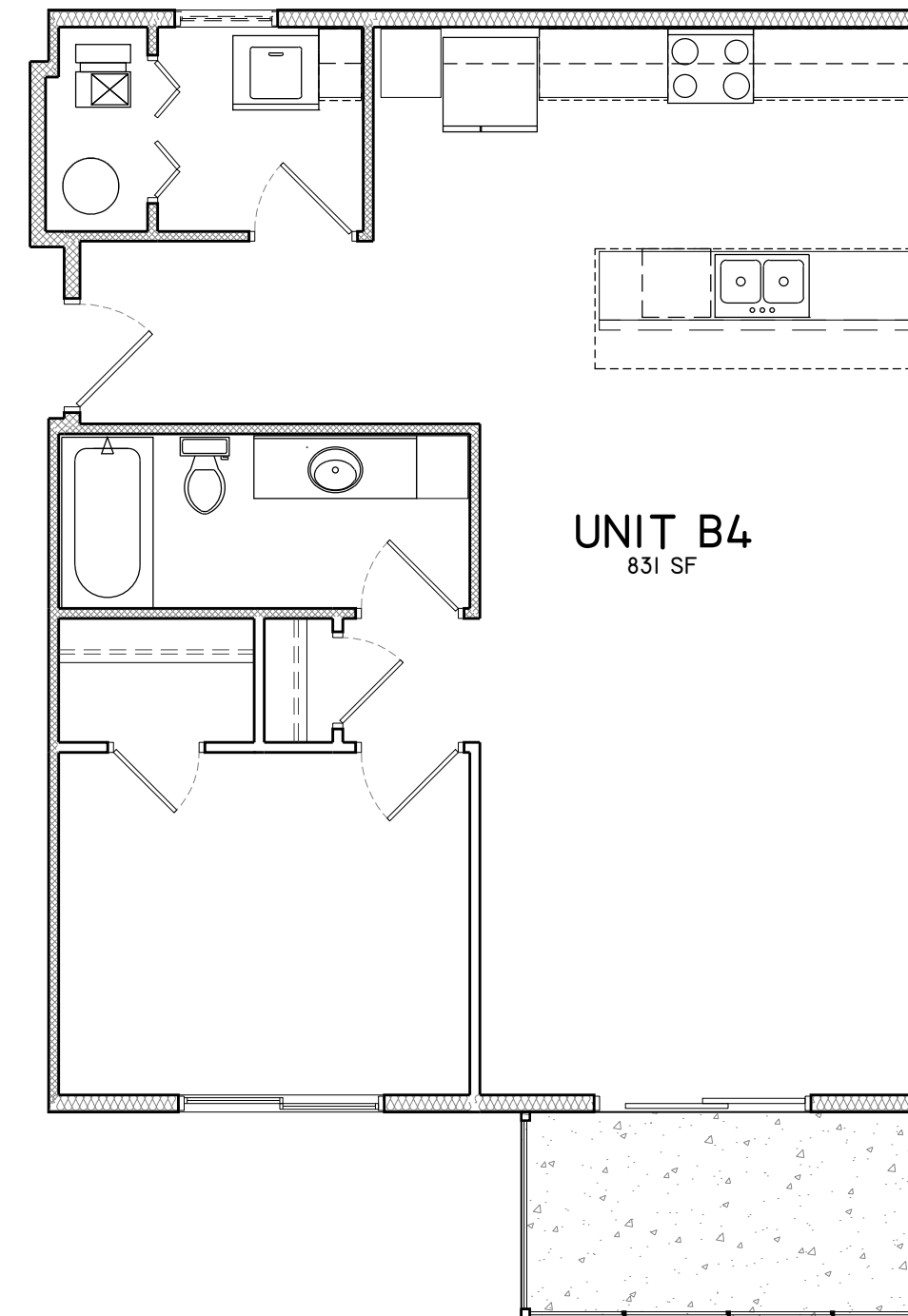
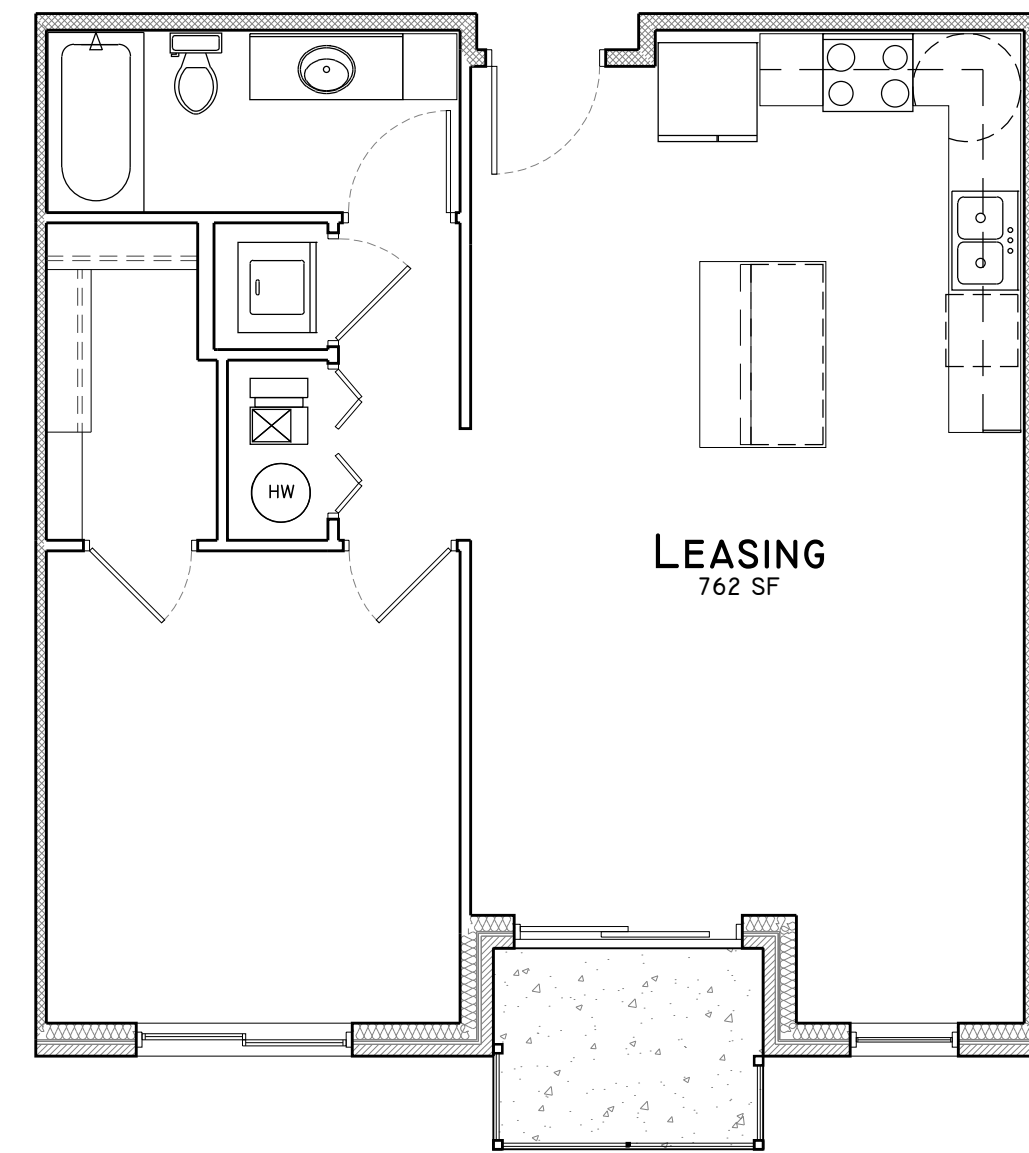
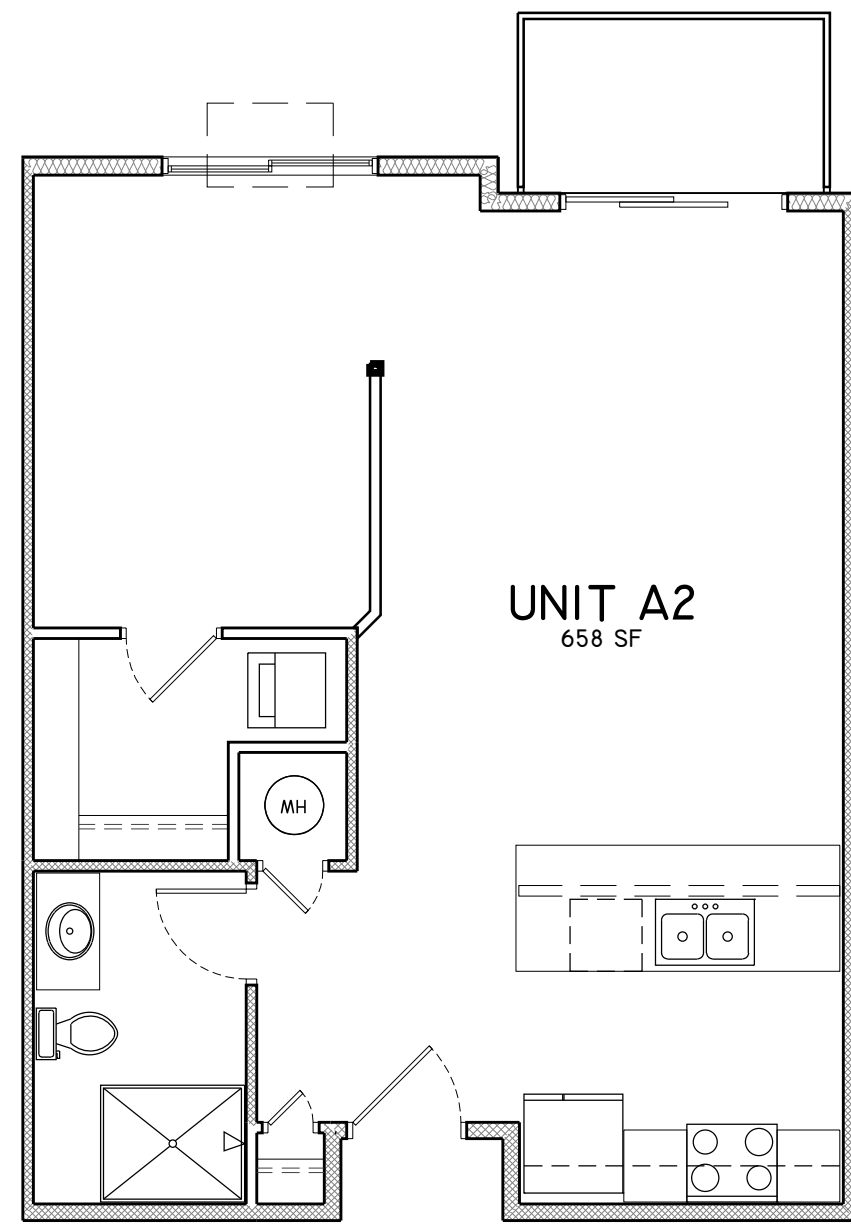
THIRD LEVEL PLAN
1/8"=1'-0"
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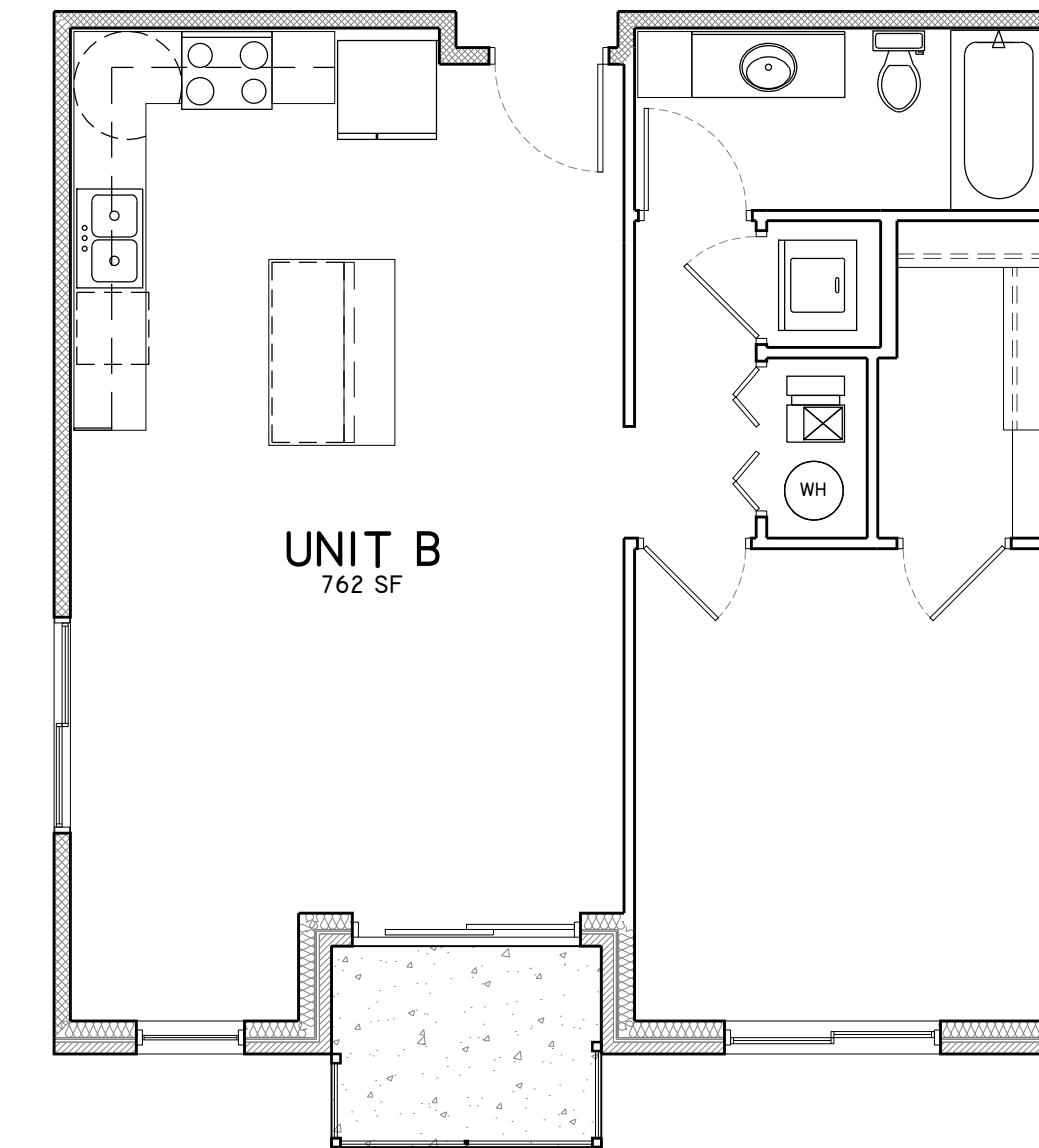
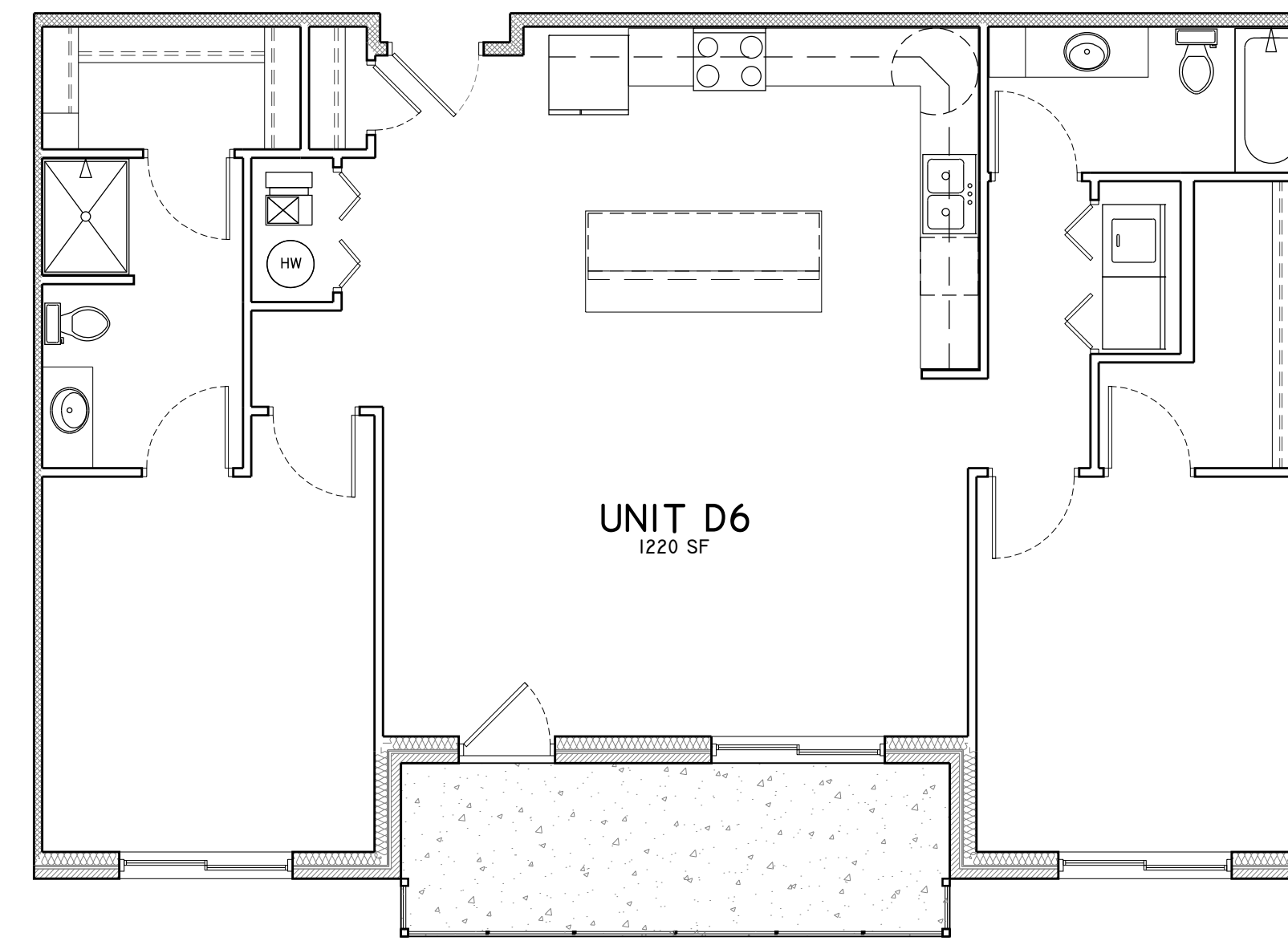
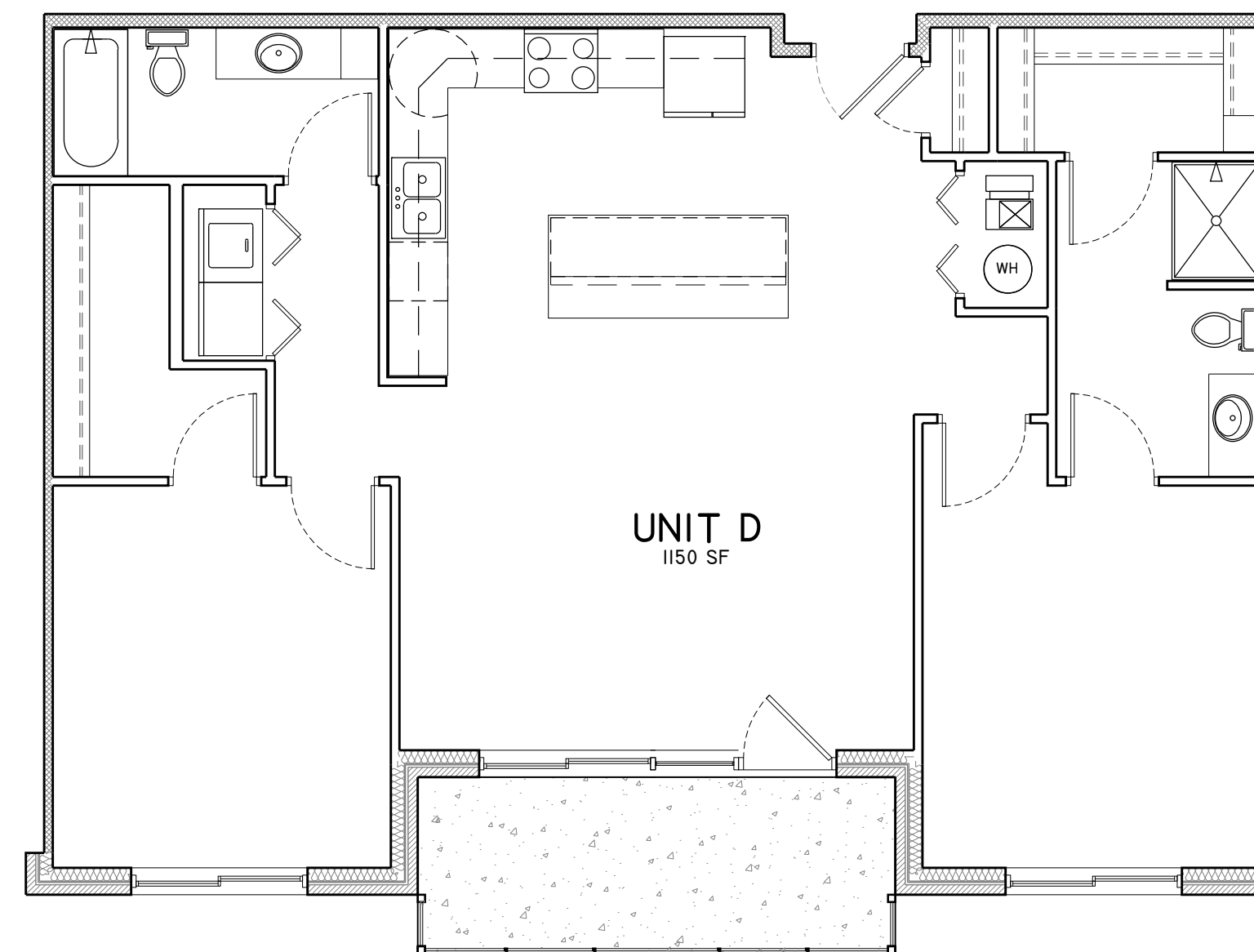
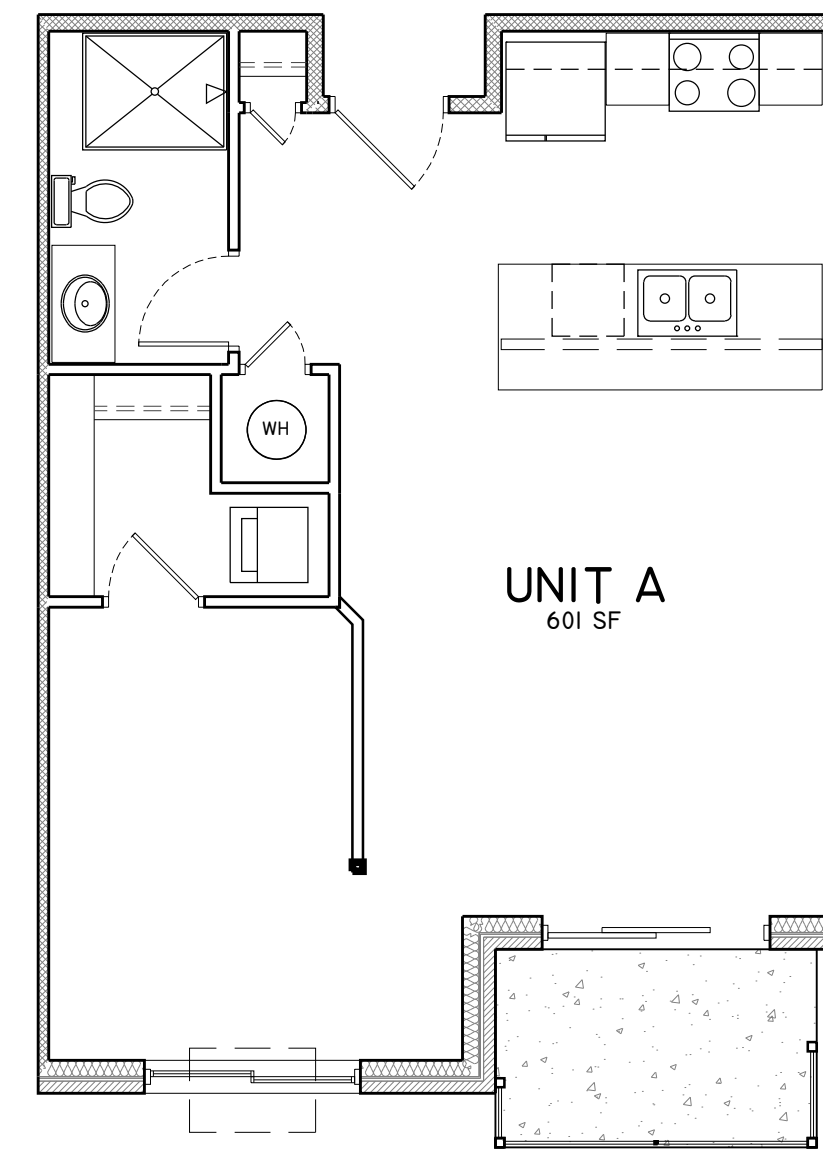
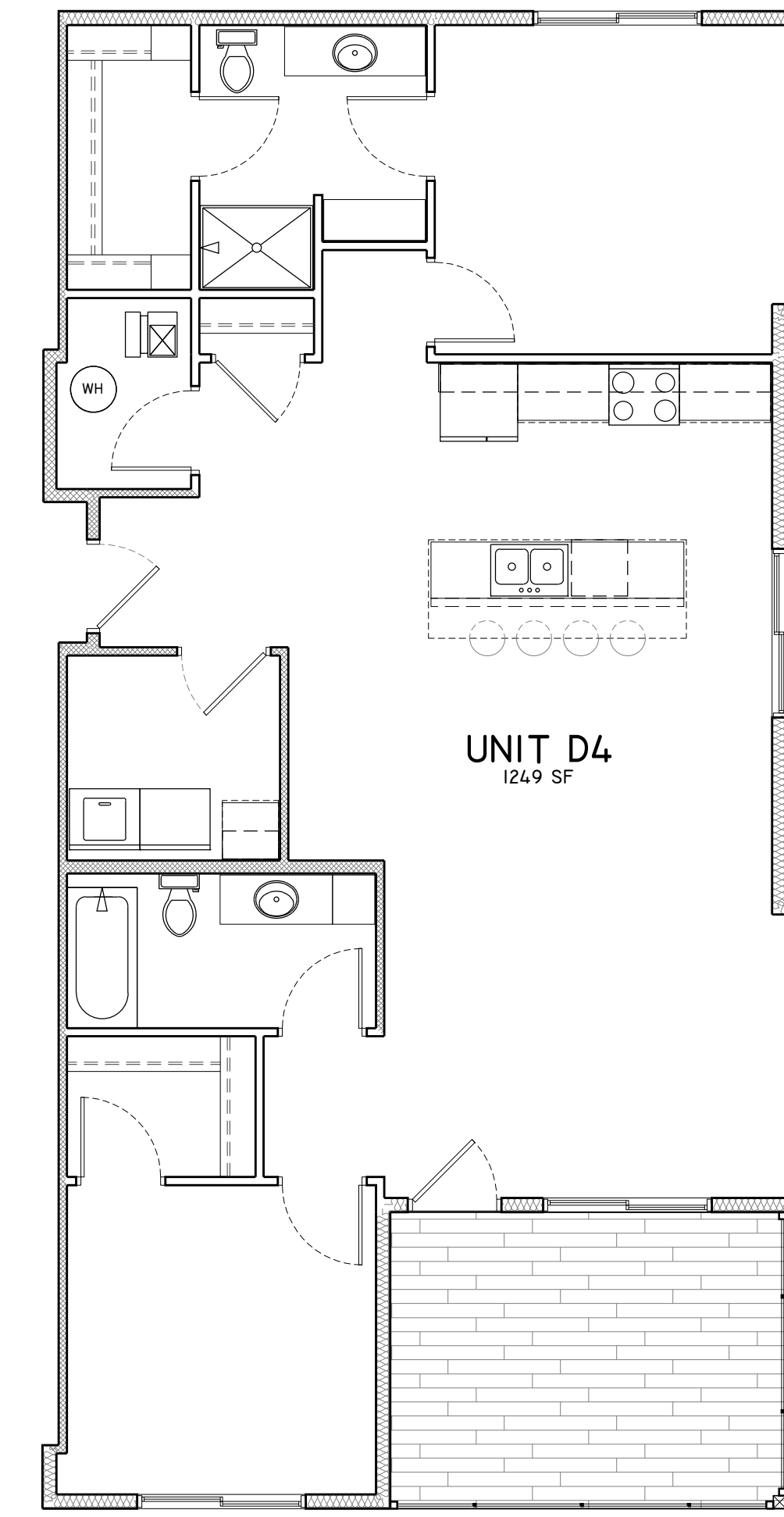
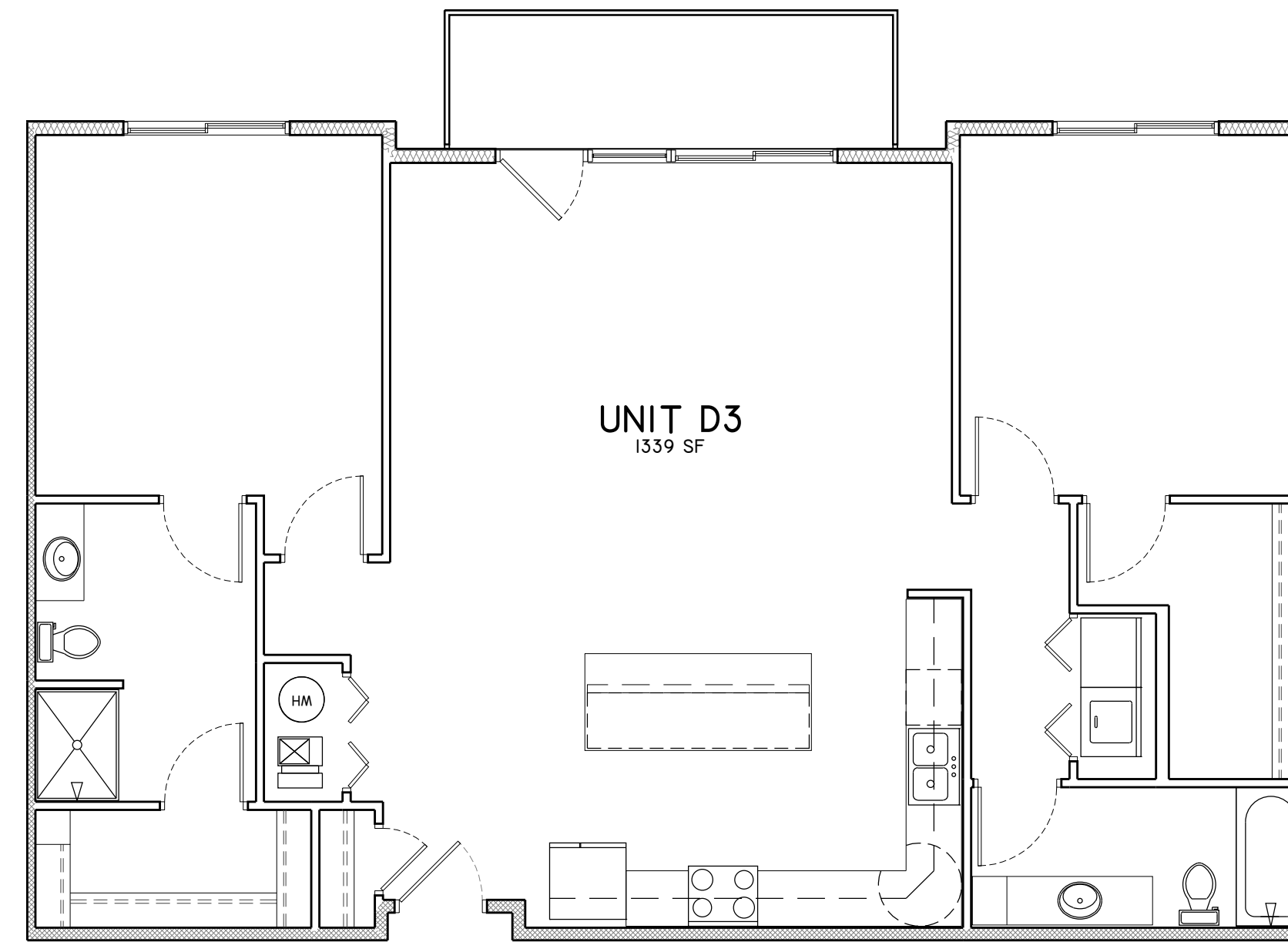
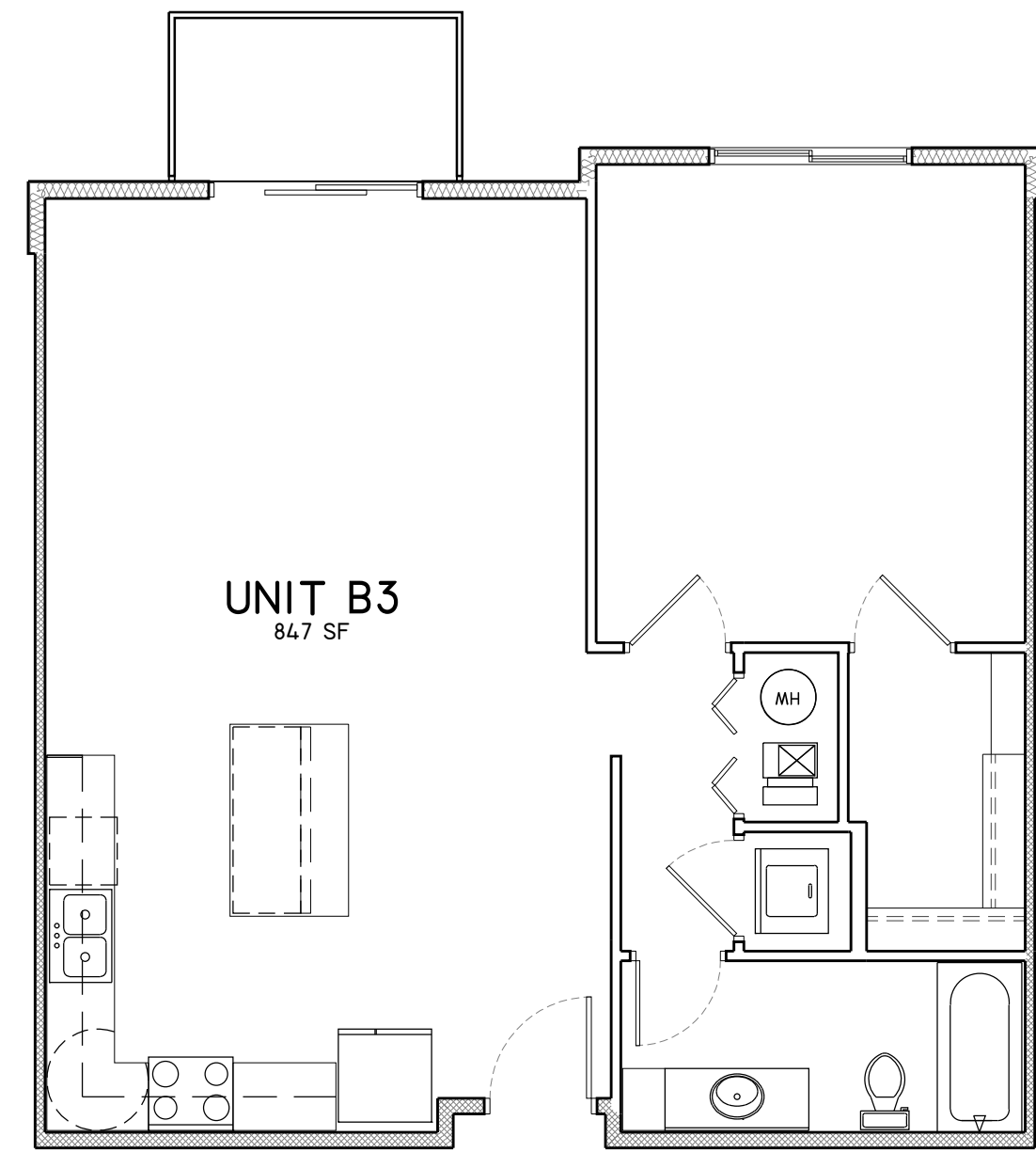
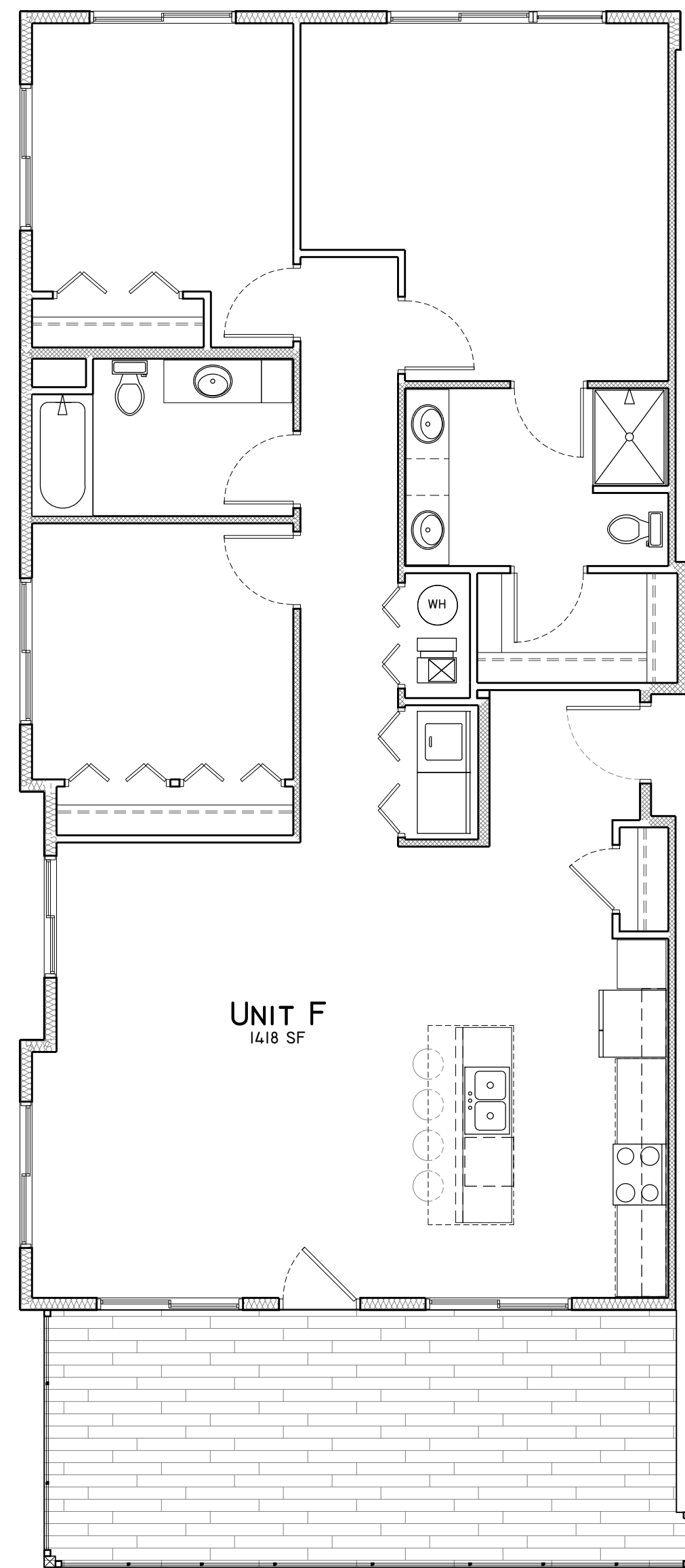
THIRD LEVEL PLAN
1/8"=1'-0"
0 4 8



ENLARGED UNIT PLANS
3/16"=1'-0"
0 2 4



ENLARGED UNIT PLANS
3/16"=1'-0"
0 2 4



ENLARGED UNIT PLANS
3/16"=1'-0"
0 2 4

PROPERTY ADDRESS

THE ADDRESS OF THE SUBJECT PARCEL IS 915 MAIN ST. MUKWONAGO, WI 53149.

100-YR FLOODPLAIN

THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 55133C0427G, EFFECTIVE DATE: NOVEMBER 5, 2014. ZONE "AE" IS DESCRIBED AS AREA WITH A BASE FLOOD ELEVATION OF 793.7.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 3/4" REBAR, 1.18 LBS/LIN FT., 18" LONG
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING GUY WIRE
- ⊕ INDICATES EXISTING LIGHT POLE
- ⊞ INDICATES EXISTING ELECTRIC PEDESTAL
- ⊞ INDICATES EXISTING TELEPHONE PEDESTAL
- ⊞ INDICATES EXISTING CABLE TV PEDESTAL
- ⊞ INDICATES EXISTING SIGN
- ⊞ INDICATES EXISTING FIRE HYDRANT
- ⊞ INDICATES EXISTING WATER VALVE
- ⊞ INDICATES EXISTING FIBER OPTIC MARKER
- ⊞ INDICATES EXISTING ELECTRIC MANHOLE
- ⊞ INDICATES EXISTING SANITARY MANHOLE
- ⊞ INDICATES EXISTING MANHOLE
- ⊞ INDICATES EXISTING CATCH BASIN
- ⊞ INDICATES EXISTING AIR CONDITIONER
- INDICATES EXISTING GAS MAIN AS FIELD LOCATED
- INDICATES EXISTING OVER-HEAD POWER LINE AS FIELD LOCATED

PROPERTY SUMMARY

Total Area: 193,015 sf (4.43 acres)
 Area East of Railroad = 190,561 sf (4.38 acres)
 Area West of Railroad = 2,454 sf (0.563 acres)

Current Zoning: B-2 General Business District
 - Min Greenspace Perimeter* = 10'
 - Min Setbacks: Street & Side = 10'
 Rear = 30'
 *excludes drive aisle, applies to building and parking

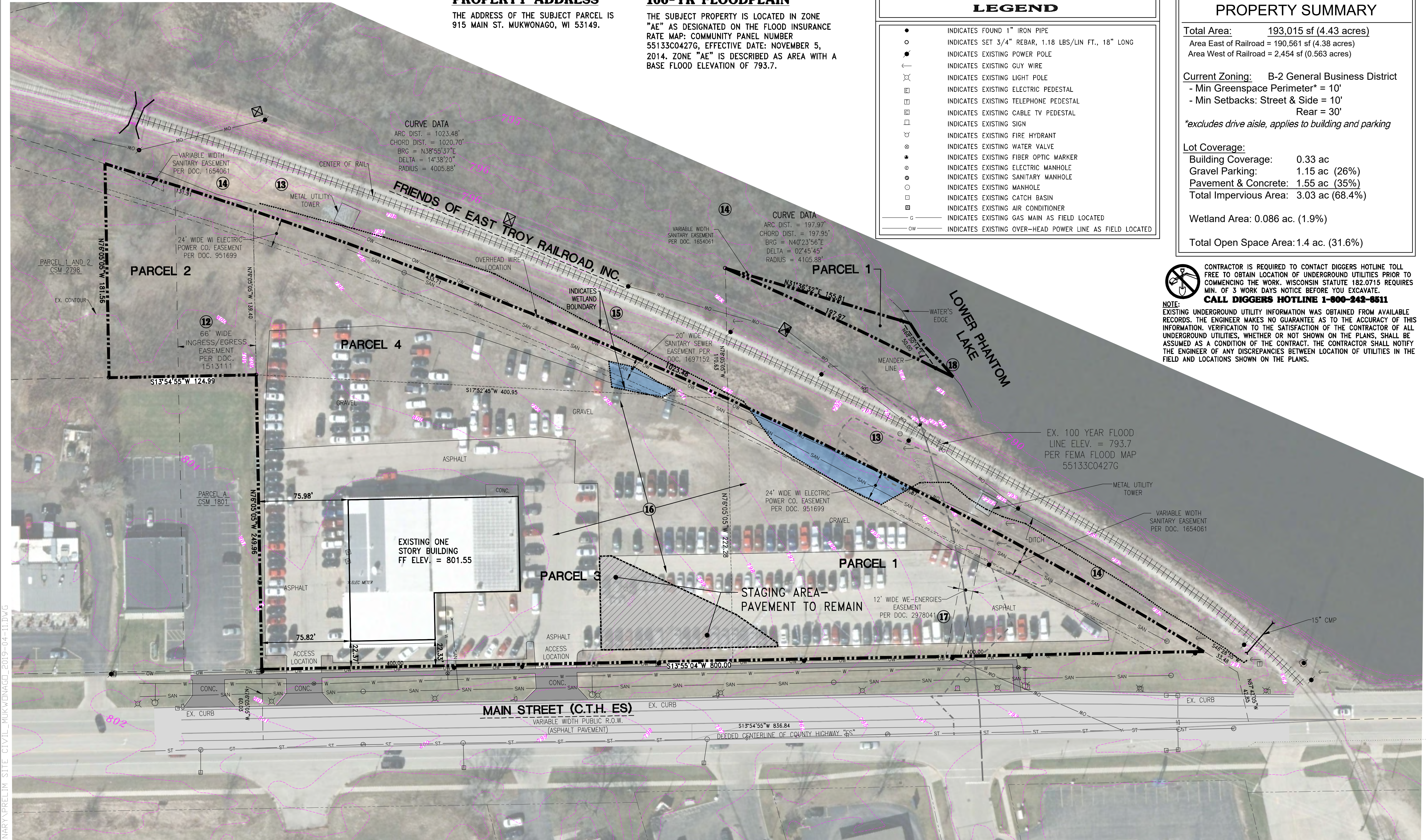
Lot Coverage:
 Building Coverage: 0.33 ac
 Gravel Parking: 1.15 ac (26%)
 Pavement & Concrete: 1.55 ac (35%)
 Total Impervious Area: 3.03 ac (68.4%)

Wetland Area: 0.086 ac. (1.9%)
 Total Open Space Area: 1.4 ac. (31.6%)

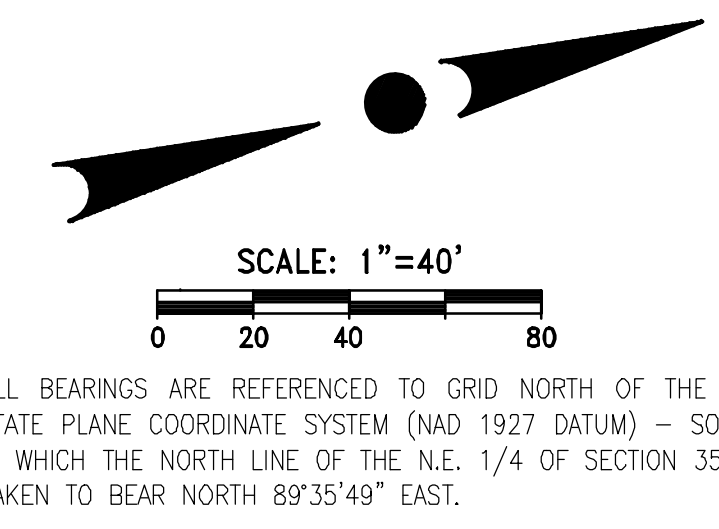


CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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



- 9 - Rights granted to the Milwaukee Electric Railway & Light Company as contained in Warranty Deed, dated October 16, 1929, recorded/filed November 06, 1929 as Document No. 169737. (Affects Parcel 2).
- 10 - Utility Easement to Wisconsin Electric Power Company, dated December 11, 1947, recorded/filed February 06, 1948 in Volume 460 of Records, Page 237 as Document No. 310379. (Affects Parcel 1).
- 11 - Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated February 24, 1969, recorded/filed March 07, 1969 in Volume 1153, Page 100 as Document No. 733817.
- 12 - Easement for purpose of ingress and egress granted to Harold P. Koeffler by Warranty Deed recorded on April 21, 1970 in Volume 1190 of Deeds, Page 165 as Document No. 758749. (Affects Parcel 2).
 Again referenced in Warranty Deed recorded on March 23, 1981 in Reel 446, Image 417 as Document No. 1153111. Said deed was corrected on April 06, 1981 in Reel 446, Image 135 as Document No. 1154215. (Affects Parcel 2)
- 13 - Utility Easement to Wisconsin Electric Power Company, dated April 27, 1976, recorded/filed May 26, 1976 in Reel 178, Image 716 as Document No. 951699. (Affects Parcel 1).
- 14 - Sewer Easement to the Village of Mukwonago as contained in Award of Damages, recorded/filed June 10, 1991 in Reel 1313, Image 0597 as Document No. 1654061. (Affects Parcel 1).
- 15 - Sewer Easement to the Village of Mukwonago as contained in Award of Damages, recorded/filed January 10, 1992 in Reel 1402, Image 0735 as Document No. 1697152. (Affects Parcels 2, 3 & 4).
- 16 - County Ordinance No. 154-82 for Phantom Lake Management District recorded on December 28, 1999 in Reel 3048, Image 0178 as Document No. 2528539.
- 17 - WE Energies Distribution Easement Overhead to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated April 16, 2003, recorded/filed April 30, 2003 as Document No. 2978041. (Affects Parcel 1).
- 18 - Rights of the public in that portion of the Land as may lie below the ordinary high-water mark, and in the waters of and airspace over Lower Phantom Lake. (Affects Parcel 1)
- 19 - Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
- 20 - Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
- 21 - Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. (Affects Parcels 1, 2 & 4)
- 22 - Rights of way for drainage tiles, ditches, feeders and laterals, if any. (Affects Parcels 1, 2 & 4)



PROJECT:
MUKWONAGO APARTMENTS
 VILLAGE OF MUKWONAGO, WISCONSIN
PREPARED FOR:
 ASSURITY
 PO BOX 82593
 LINCOLN, NE 68501-2533

REVISION HISTORY

DATE	DESCRIPTION
04/11/20	Preliminary Civil Set

DATE:
 APRIL 11, 2018

JOB NUMBER:
 19006-1059

DESCRIPTION:
 Existing Site Plan

SHEET

1 OF 4

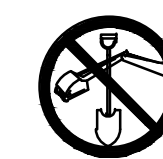
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PROPERTY ADDRESS

THE ADDRESS OF THE SUBJECT PARCEL IS
915 MAIN ST. MUKWONAGO, WI 53149.

100-YR FLOODPLAIN

THE SUBJECT PROPERTY IS LOCATED IN ZONE
"AE" AS DESIGNATED ON THE FLOOD INSURANCE
RATE MAP: COMMUNITY PANEL NUMBER
55133C0427G, EFFECTIVE DATE: NOVEMBER 5,
2014. ZONE "AE" IS DESCRIBED AS AREA WITH A
BASE FLOOD ELEVATION OF 793.7.



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

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE
RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS
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THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE
FIELD AND LOCATIONS SHOWN ON THE PLANS.

DEVELOPMENT SUMMARY

Total Area: 193,015 sf (4.43 acres)

Area East of Railroad = 190,561 sf (4.38 acres)
Area West of Railroad = 2,454 sf (0.563 acres)

Current Zoning: B-2 General Business District

- Min Greenspace Perimeter* = 10'
- Min Setbacks: Street & Side = 10'
- Rear = 30'

*excludes drive aisle, applies to building and parking

Proposed Development: Multi-Family Residential

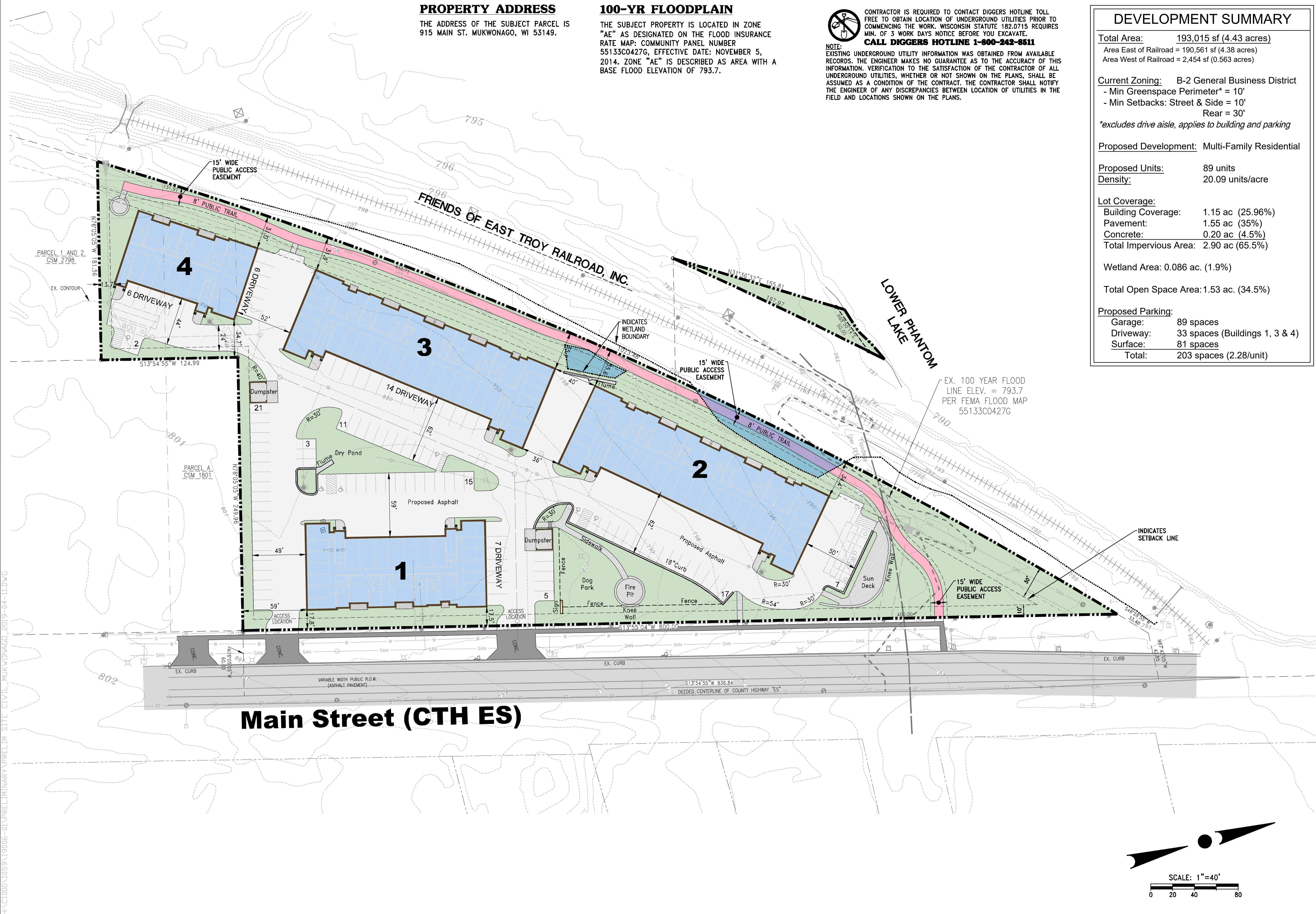
Proposed Units: 89 units
Density: 20.09 units/acre

Lot Coverage:
Building Coverage: 1.15 ac (25.96%)
Pavement: 1.55 ac (35%)
Concrete: 0.20 ac (4.5%)
Total Impervious Area: 2.90 ac (65.5%)

Wetland Area: 0.086 ac. (1.9%)

Total Open Space Area: 1.53 ac. (34.5%)

Proposed Parking:
Garage: 89 spaces
Driveway: 33 spaces (Buildings 1, 3 & 4)
Surface: 81 spaces
Total: 203 spaces (2.28/unit)



4100 N Calhoun Road
Brookfield, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
MUKWONAGO APARTMENTS
VILLAGE OF MUKWONAGO, WISCONSIN
PREPARED FOR:
ASSURITY
PO BOX 82593
LINCOLN, NE 68501-2533

REVISION HISTORY

DATE	DESCRIPTION
04/11/18	Preliminary Civil Set

DATE:
APRIL 11, 2018

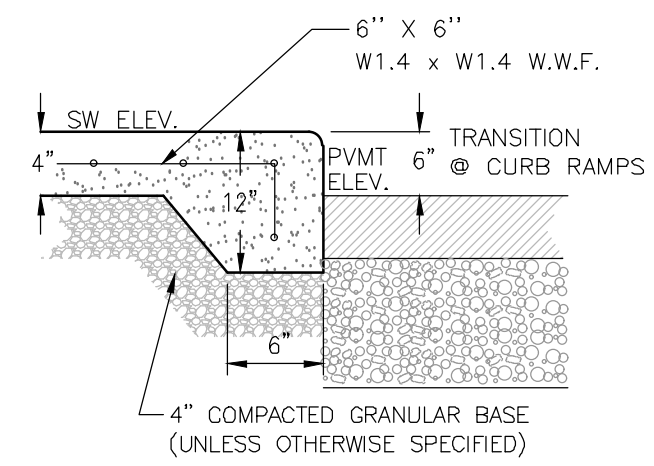
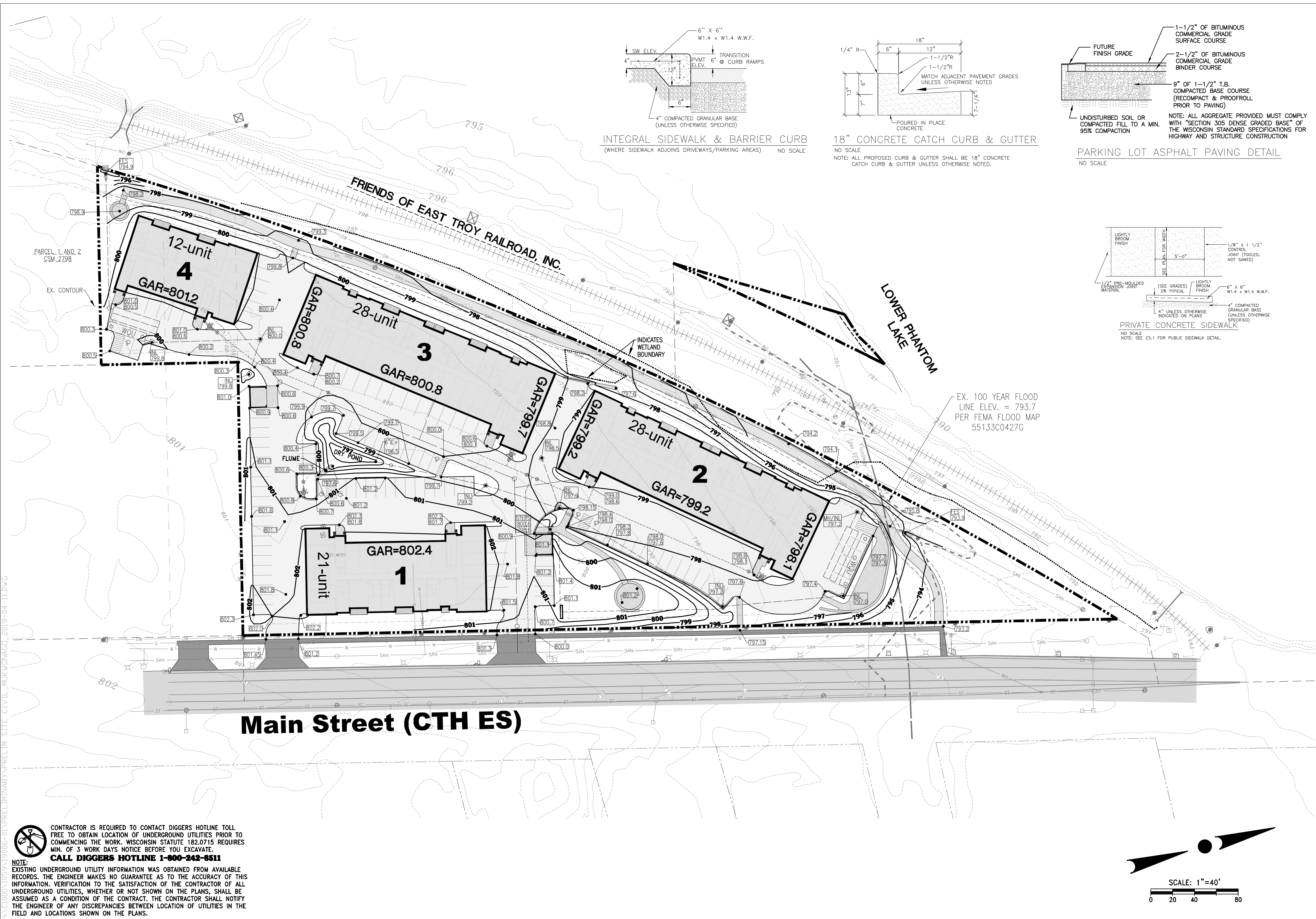
JOB NUMBER:
19006-1059

DESCRIPTION:
Proposed
Site Plan

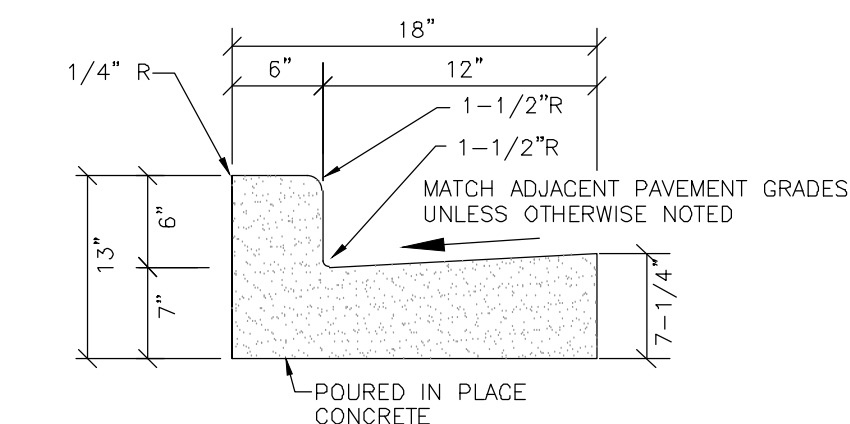
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2 OF 4

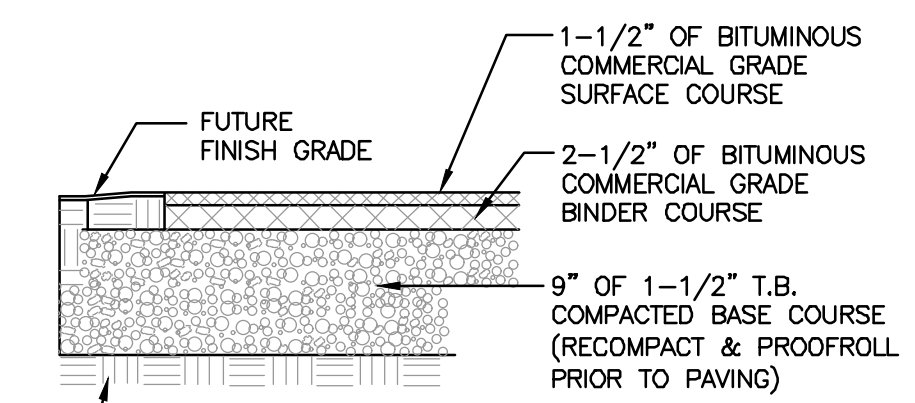
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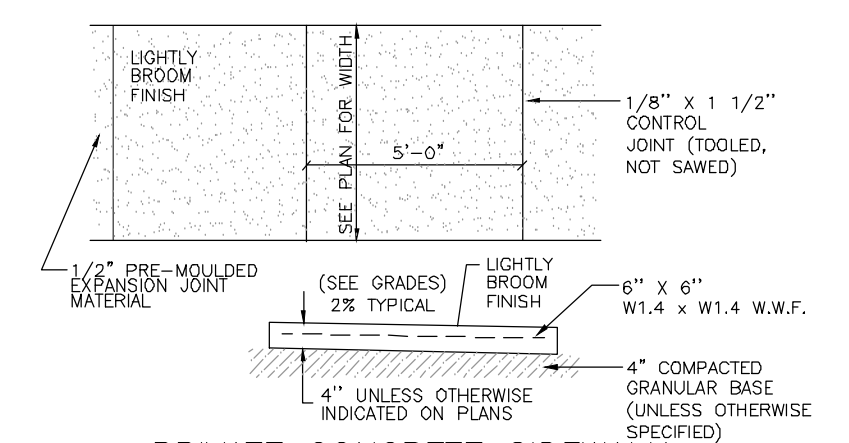
INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



18" CONCRETE CATCH CURB & GUTTER
NO SCALE
NOTE: ALL PROPOSED CURB & GUTTER SHALL BE 18" CONCRETE CATCH CURB & GUTTER UNLESS OTHERWISE NOTED.



PARKING LOT ASPHALT PAVING DETAIL
NO SCALE
NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PRIVATE CONCRETE SIDEWALK
NO SCALE
NOTE: SEE CS.1 FOR PUBLIC SIDEWALK DETAIL.



4100 N Calhoun Road
Brookfield, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
MUKWONAGO APARTMENTS
VILLAGE OF MUKWONAGO, WISCONSIN
PREPARED FOR:
ASSURTY
PO BOX 82593
LINCOLN, NE 68501-2533

REVISION HISTORY

DATE	DESCRIPTION
04/11/18	Preliminary Civil Set

DATE:
APRIL 11, 2018

JOB NUMBER:
19006-1059

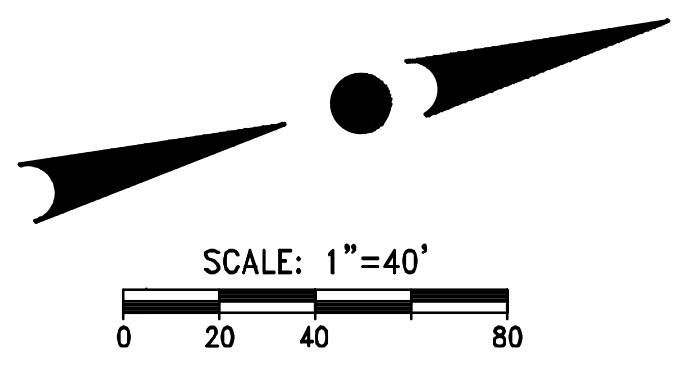
DESCRIPTION:
Proposed
Grading
Plan

SHEET

3 OF 4

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H:\G1000\1059\19006-01\PRELIMINARY\PRELIM SITE CIVIL_MUKWONAGO_2019-04-11.DWG



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PROJECT:
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VILLAGE OF MUKWONAGO, WISCONSIN
PREPARED FOR:
ASSURITY
PO BOX 82533
LINCOLN, NE 68501-2533

REVISION HISTORY

DATE	DESCRIPTION
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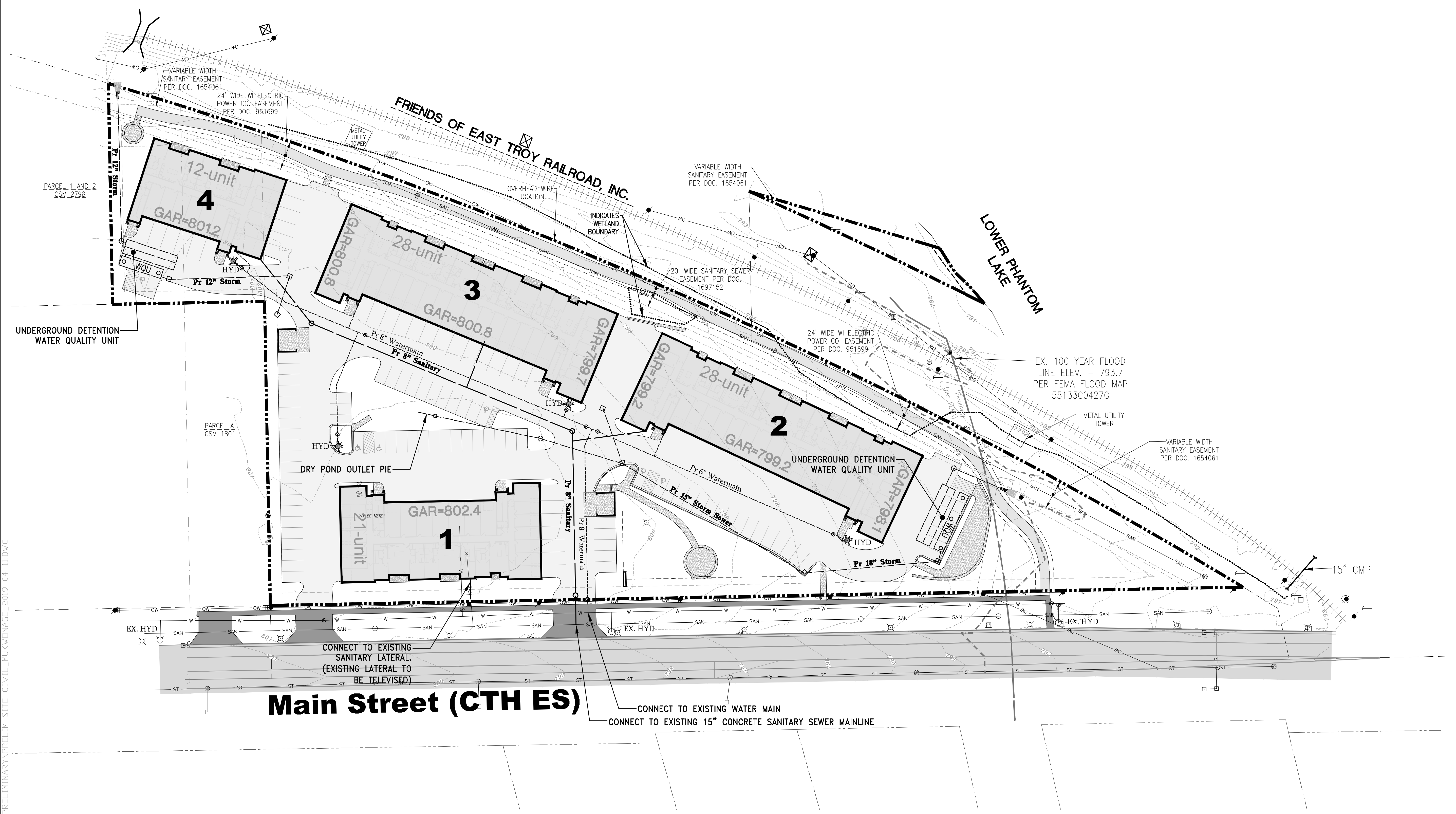
DATE:
APRIL 11, 2018

JOB NUMBER:
19006-1059


DESCRIPTION:
Proposed
Utility
Plan

SHEET

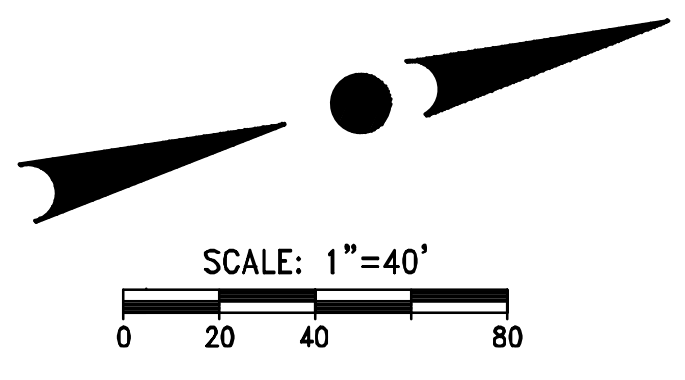
4 OF 4

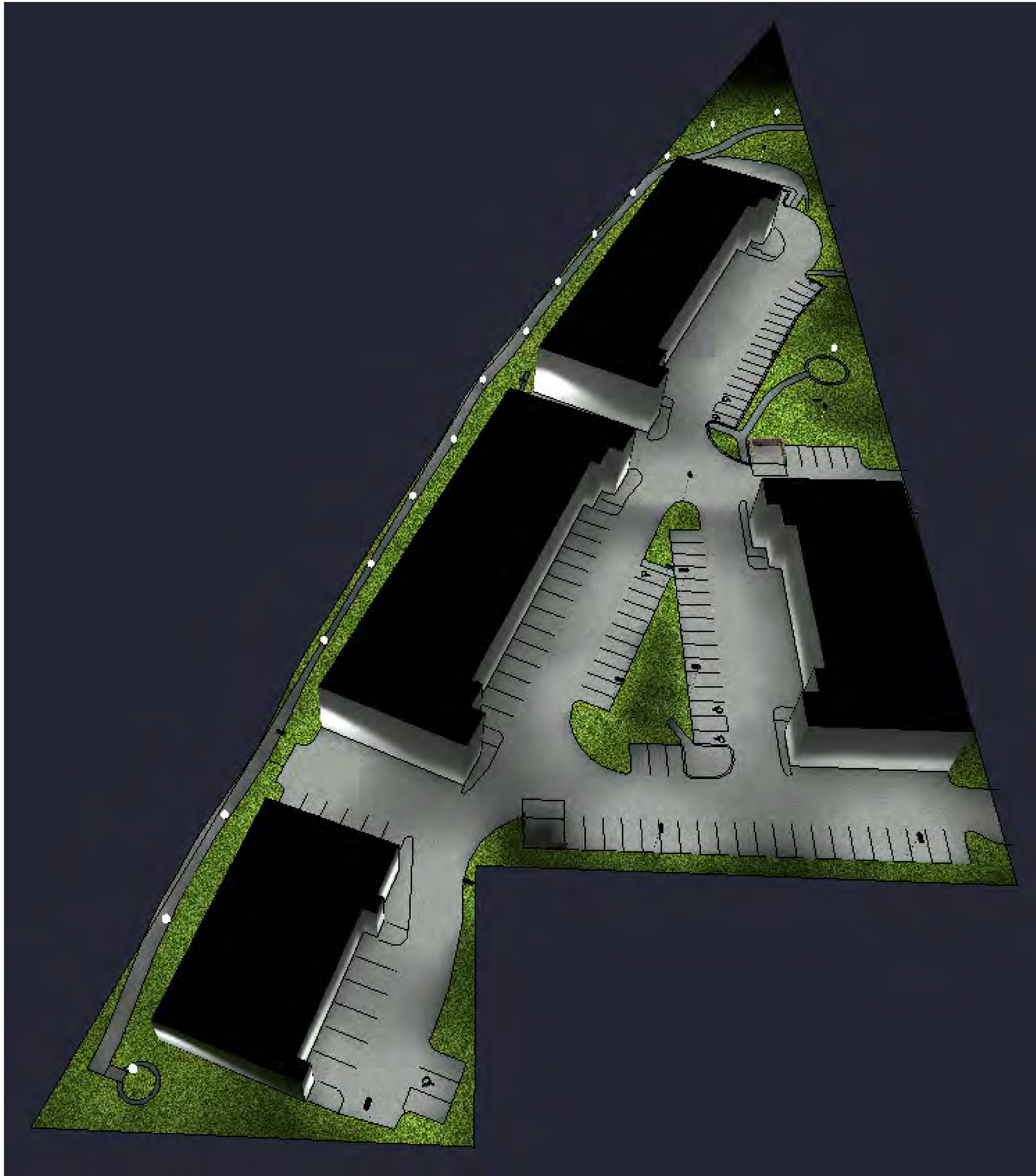


H:\G1000\1059\19006-01\PRELIMINARY\PRELIM SITE CIVIL_MUKWONAGO_2019-04-11.DWG

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

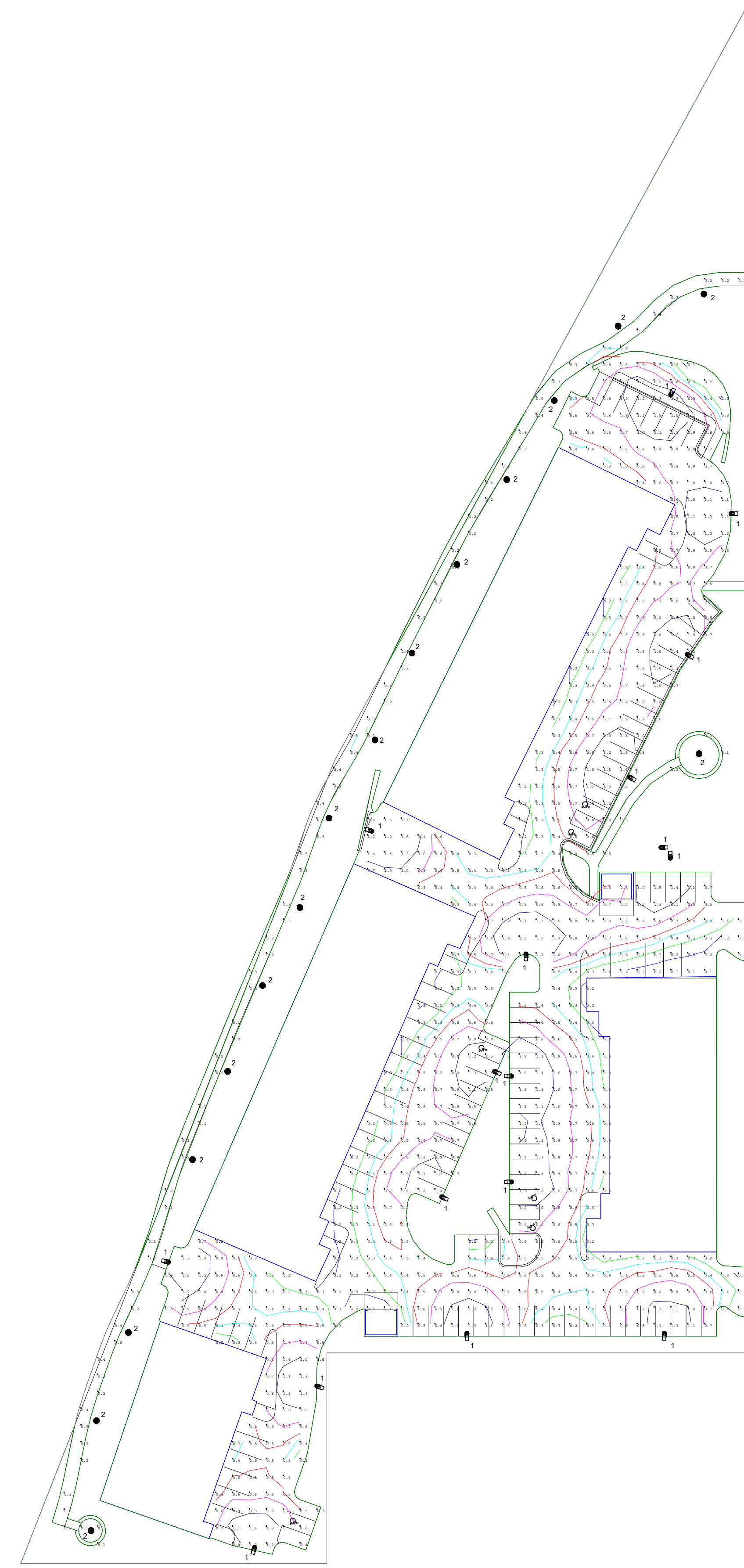
NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION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





ILLUMINANCE [FC]		
Avg	Max	Min
0.61	1.9	0.1

MUKWANAGO APARTMENTS
 SITE LIGHTING CALCULATIONS
 BP PROJECT #: 1073.002
 SCALE: 1" = 50'-0" ON 24X36





Domus 50 is one of the most versatile luminaires offered by LumeC. This classic shape was one of the first in a line of pioneering LumeC designs. Domus offers a subtly refined design that balances shape, dimension and proportion.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Calculated with 20'-0" pole and 3'-0" base

Ordering guide: Luminaire

Example: DMS50-90W80LED4K-T-ACDR-LE3F-120-DMG-SMB-RCD-PH8-BKTX

Series	LED module	Lamp type	Globe material	Optical system	Voltage	Driver options	
DMS50		T					
DMS50 Domus	4000K 35W32LED4K 55W32LED4K 55W48LED4K 70W64LED4K 72W32LED4K 80W48LED4K 90W80LED4K 108W48LED4K 110W64LED4K 135W80LED4K 145W64LED4K 180W80LED4K	3000K 35W32LED3K 55W32LED3K 55W48LED3K 70W64LED3K 72W32LED3K 80W48LED3K 90W80LED3K 108W48LED3K 110W64LED3K 135W80LED3K 145W64LED3K 180W80LED3K	T	ACDR Acrylic globe	Globe LE2A ⁶ Type II (ASYM) with globe LE3A ⁶ Type III (ASYM) with globe LE4A ⁶ Type IV (ASYM) with globe Sag lens LE2S Type II (ASYM) Sag glass lens LE3S Type III (ASYM) Sag glass lens LE4S Type IV (ASYM) Sag glass lens LE5S ¹ Type V (SYMM) Sag glass lens Flat lens LE2F Type II (ASYM) Flat glass lens LE3F Type III (ASYM) Flat glass lens LE4F Type IV (ASYM) Flat glass lens LE5F Type V (SYMM) Flat glass lens	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	AST³ Pre-set, progressive start-up CLO³ Pre-set, manage lumen depreciation DALI³ Pre-set, compatible with the DALI control system OTL³ Pre-set to signal end of life of the lamp DMG 0-10V CDMGP³ Dimming level set by user CDMGE25³ 8 hrs. 25% reduction CDMGE50³ 8 hrs. 50% reduction CDMGE75³ 8 hrs. 75% reduction CDMGM25³ 6 hrs. 25% reduction CDMGM50³ 6 hrs. 50% reduction CDMGM75³ 6 hrs. 75% reduction CDMGS25³ 4 hrs. 25% reduction CDMGS50³ 4 hrs. 50% reduction CDMGS75³ 4 hrs. 75% reduction

Ordering guide (continued)

Adaptors	Luminaire options	Poles & Brackets	Finish
MA1 1 1/4" NPT threaded hole adaptor MA2 1 1/2" NPT threaded hole adaptor SMA⁷ Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8" SMB Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	BO Bridge and Overpass DE1 Decorative deflector HS House side shield PH7 Photoelectric cell, bottom type PH8^{2,4} Photoelectric cell PH9^{2,4} Shorting cap PHXL^{2,4} Photoelectric cell, extended life RC^{2,5} Receptacle 3 pins RCD^{2,5} Receptacle 5 pins RCD7^{2,5} Receptacle 7 pins SP2 Surge protector	Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets.	BE2TX Textured midnight blue BE6TX Textured ocean blue BE8TX Textured royal blue BG2TX Textured Sandstone BKTX Textured black BRTX Textured bronze GN4TX Textured blue green GN6TX Textured forest green GN8TX Textured Dk forest green GNTX Textured green GR Gray sandtex GY3TX Textured medium grey NP Natural aluminum RD2TX Textured burgundy RD4TX Textured scarlet TG Hammetone gold WHTX Textured white

Footnotes

- Not available with **HS** option.
- SMA** or **SMB** adaptors is required for this option.
- Not available 347-480 volt.
- Luminaire option **RC**, **RCD** or **RCD7** is required with this options.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Globe Material **ACDR** is required with this optical system.
- Only 3 pin receptacle **RC** is available with **SMA** adaptor.

Coordinate with architect/owner



DMS50 Domus LED Pendant

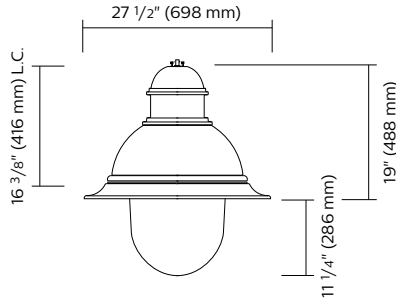
Urban Luminaire

TYPE 1

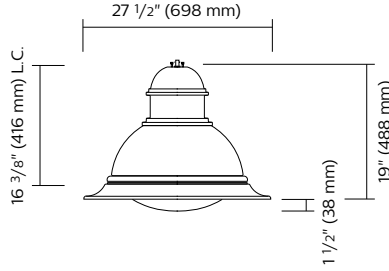
Dimensions

EPA: 1.35 ft² max.

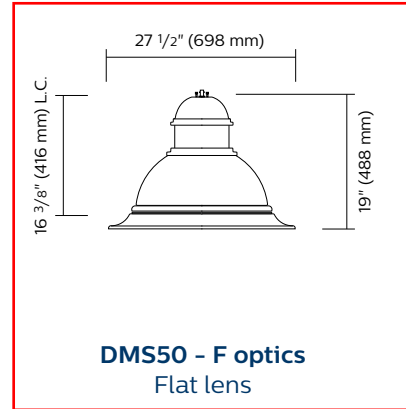
Weight: 42 lbs (19.1kg) max.



DMS50 - A optics
Long drop globe



DMS50 - S optics
Sag lens



DMS50 - F optics
Flat lens

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
35°C	700 mA	>100,000 hours	>60,000 hours	>86%

LED Wattage and Lumen Values: 4000K Domus luminaire

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Type LE2F			Type LE3F			Type LE4F			Type LE5F		
					Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS50-35W32LED4K-T	32	350	37	4000K	4,039	109	B1-U0-G1	3,934	106	B1-U0-G1	3,895	105	B1-U0-G1	3,925	106	B3-U0-G1
DMS50-55W32LED4K-T	32	530	55	4000K	5,808	106	B1-U0-G1	5,657	103	B1-U0-G1	5,602	102	B1-U0-G2	5,644	103	B3-U0-G1
DMS50-72W32LED4K-T	32	700	73	4000K	7,312	101	B2-U0-G1	7,122	98	B1-U0-G2	7,052	97	B1-U0-G2	7,105	98	B3-U0-G2
DMS50-55W48LED4K-T	48	350	54	4000K	6,041	113	B1-U0-G1	5,883	110	B1-U0-G1	5,826	109	B1-U0-G2	5,870	110	B3-U0-G1
DMS50-80W48LED4K-T	48	530	80	4000K	8,641	108	B2-U0-G2	8,417	105	B2-U0-G2	8,335	104	B2-U0-G2	8,398	105	B3-U0-G2
DMS50-108W48LED4K-T	48	700	106	4000K	10,852	103	B2-U0-G2	10,570	100	B2-U0-G2	10,467	99	B2-U0-G2	10,546	100	B4-U0-G2
DMS50-70W64LED4K-T	64	350	69	4000K	7,856	113	B2-U0-G1	7,709	111	B1-U0-G2	7,697	111	B1-U0-G2	7,643	110	B3-U0-G2
DMS50-110W64LED4K-T	64	530	105	4000K	11,261	107	B2-U0-G2	11,050	105	B2-U0-G2	11,034	105	B2-U0-G2	10,955	104	B4-U0-G2
DMS50-145W64LED4K-T	64	700	141	4000K	14,148	101	B3-U0-G2	13,883	99	B2-U0-G2	13,862	99	B2-U0-G2	13,763	98	B4-U0-G2
DMS50-90W80LED4K-T	80	350	86	4000K	9,806	114	B2-U0-G2	9,623	112	B2-U0-G2	9,608	112	B2-U0-G2	9,540	111	B4-U0-G2
DMS50-135W80LED4K-T	80	530	131	4000K	14,008	107	B3-U0-G2	13,745	105	B2-U0-G2	13,724	105	B2-U0-G2	13,626	104	B4-U0-G2
DMS50-180W80LED4K-T	80	700	174	4000K	17,483	100	B3-U0-G2	17,144	98	B3-U0-G2	17,269	99	B3-U0-G3	17,115	98	B4-U0-G2

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS50 Domus LED Pendant

Urban Luminaire

TYPE 1

LED Wattage and Lumen Values: 3000K Domus luminaire

Flat lens

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Type LE2F			Type LE3F			Type LE4F			Type LE5F		
					Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS50-35W32LED3K-T	32	350	37	3000K	3,641	98	B1-U0-G1	3,547	96	B1-U0-G1	3,512	95	B1-U0-G1	3,538	95	B2-U0-G1
DMS50-55W32LED3K-T	32	530	55	3000K	5,237	95	B1-U0-G1	5,101	93	B1-U0-G1	5,051	92	B1-U0-G1	5,089	93	B3-U0-G1
DMS50-72W32LED3K-T	32	700	73	3000K	6,592	91	B2-U0-G1	6,421	88	B1-U0-G1	6,358	87	B1-U0-G2	6,406	88	B3-U0-G1
DMS50-55W48LED3K-T	48	350	54	3000K	5,446	102	B1-U0-G1	5,305	99	B1-U0-G1	5,253	98	B1-U0-G2	5,292	99	B3-U0-G1
DMS50-80W48LED3K-T	48	530	80	3000K	7,791	97	B2-U0-G1	7,589	95	B1-U0-G2	7,515	94	B1-U0-G2	7,571	95	B3-U0-G2
DMS50-108W48LED3K-T	48	700	106	3000K	9,784	93	B2-U0-G2	9,530	90	B2-U0-G2	9,437	89	B2-U0-G2	9,508	90	B4-U0-G2
DMS50-70W64LED3K-T	64	350	69	3000K	7,083	102	B2-U0-G1	6,951	100	B1-U0-G2	6,940	100	B1-U0-G2	6,891	99	B3-U0-G2
DMS50-110W64LED3K-T	64	530	105	3000K	10,153	96	B2-U0-G2	9,963	95	B2-U0-G2	9,948	94	B2-U0-G2	9,877	94	B4-U0-G2
DMS50-145W64LED3K-T	64	700	141	3000K	12,756	91	B3-U0-G2	12,517	89	B2-U0-G2	12,498	89	B2-U0-G2	12,409	88	B4-U0-G2
DMS50-90W80LED3K-T	80	350	86	3000K	8,842	103	B2-U0-G2	8,676	101	B2-U0-G2	8,663	101	B2-U0-G2	8,601	100	B3-U0-G2
DMS50-135W80LED3K-T	80	530	131	3000K	12,629	97	B3-U0-G2	12,392	95	B2-U0-G2	12,374	95	B2-U0-G2	12,286	94	B4-U0-G2
DMS50-180W80LED3K-T	80	700	174	3000K	15,817	91	B3-U0-G2	15,521	89	B2-U0-G2	15,497	89	B2-U0-G3	15,387	88	B4-U0-G2

Sag lens

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Type LE2S			Type LE3S			Type LE4S			Type LE5S		
					Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS50-35W32LED3K-T	32	350	37	3000K	3,665	99	B1-U0-G1	3,611	97	B1-U0-G1	3,576	96	B1-U0-G1	3,668	99	B3-U0-G1
DMS50-55W32LED3K-T	32	530	55	3000K	5,270	96	B1-U0-G1	5,193	94	B1-U0-G1	5,144	94	B1-U0-G2	5,276	96	B3-U0-G1
DMS50-72W32LED3K-T	32	700	73	3000K	6,635	91	B2-U0-G1	6,537	90	B1-U0-G2	6,475	89	B1-U0-G2	6,641	91	B3-U0-G2
DMS50-55W48LED3K-T	48	350	54	3000K	5,481	102	B1-U0-G1	5,401	101	B1-U0-G1	5,349	100	B1-U0-G2	5,487	102	B3-U0-G1
DMS50-80W48LED3K-T	48	530	80	3000K	7,842	98	B2-U0-G2	7,726	97	B1-U0-G2	7,653	96	B1-U0-G2	7,849	98	B3-U0-G2
DMS50-108W48LED3K-T	48	700	106	3000K	9,847	93	B2-U0-G2	9,702	92	B2-U0-G2	9,610	91	B2-U0-G2	9,857	93	B4-U0-G2
DMS50-70W64LED3K-T	64	350	69	3000K	7,131	103	B2-U0-G1	7,076	102	B1-U0-G2	7,067	102	B1-U0-G2	7,144	103	B3-U0-G2
DMS50-110W64LED3K-T	64	530	105	3000K	10,222	97	B2-U0-G2	10,143	96	B2-U0-G2	10,130	96	B2-U0-G2	10,239	97	B4-U0-G2
DMS50-145W64LED3K-T	64	700	141	3000K	12,842	91	B2-U0-G2	12,743	91	B2-U0-G2	12,727	91	B2-U0-G2	12,864	92	B4-U0-G2
DMS50-90W80LED3K-T	80	350	86	3000K	8,901	104	B2-U0-G2	8,833	103	B2-U0-G2	8,822	103	B2-U0-G2	8,917	104	B4-U0-G2
DMS50-135W80LED3K-T	80	530	131	3000K	12,715	97	B2-U0-G2	12,616	97	B2-U0-G2	12,601	96	B2-U0-G2	12,736	98	B4-U0-G2
DMS50-180W80LED3K-T	80	700	174	3000K	15,924	91	B3-U0-G2	15,801	91	B2-U0-G2	15,782	91	B2-U0-G3	15,951	92	B4-U0-G2

1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS50 Domus LED Pendant

Urban Luminaire

TYPE 1

LED Wattage and Lumen Values: 3000K Domus luminaire (continued)

Globe (ACDR)					Type LE2A			Type LE3A			Type LE4A		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS50-35W32LED3K-T	32	350	37	3000K	3,731	101	B1-U2-G1	3,686	99	B1-U2-G1	3,664	99	B1-U2-G2
DMS50-55W32LED3K-T	32	530	55	3000K	5,366	98	B1-U3-G1	5,302	96	B1-U3-G2	5,269	96	B1-U3-G2
DMS50-72W32LED3K-T	32	700	73	3000K	6,755	93	B1-U3-G2	6,674	92	B1-U3-G2	6,633	91	B1-U3-G2
DMS50-55W48LED3K-T	48	350	54	3000K	5,581	104	B1-U3-G1	5,514	103	B1-U3-G2	5,480	102	B1-U3-G2
DMS50-80W48LED3K-T	48	530	80	3000K	7,984	100	B2-U3-G2	7,888	99	B1-U3-G2	7,839	98	B1-U3-G2
DMS50-108W48LED3K-T	48	700	106	3000K	10,026	95	B2-U3-G2	9,906	94	B2-U3-G2	9,845	93	B2-U3-G3
DMS50-70W64LED3K-T	64	350	69	3000K	7,153	103	B2-U3-G2	7,025	101	B2-U3-G2	7,072	102	B1-U3-G2
DMS50-110W64LED3K-T	64	530	105	3000K	10,253	97	B2-U3-G2	10,069	96	B2-U3-G2	10,137	96	B2-U3-G3
DMS50-145W64LED3K-T	64	700	141	3000K	12,881	92	B3-U3-G3	12,651	90	B2-U3-G2	12,736	91	B2-U3-G3
DMS50-90W80LED3K-T	80	350	86	3000K	8,928	104	B2-U3-G2	8,768	102	B2-U3-G2	8,827	103	B2-U3-G2
DMS50-135W80LED3K-T	80	530	131	3000K	12,753	98	B3-U3-G3	12,525	96	B2-U3-G2	12,609	97	B2-U3-G3
DMS50-180W80LED3K-T	80	700	174	3000K	15,972	92	B3-U3-G3	15,687	90	B3-U3-G3	15,792	91	B3-U3-G3

1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

Specifications:

Housing

In a round shape, this housing is made of die cast A380 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 5/16 18 UNC. This suspension system permits for a full rotation of the luminaire in 90° increments.

Access-mechanism

A die cast A360 aluminum technical ring with latch, hinge and a cast in decorative skirt. The mechanism shall offer tool free access to the inside of the luminaire. An embedded memory retentive gasket shall ensure weatherproofing.

Light engine

LEDgine composed of 5 main components:

Heat Sink / Lens / LED lamp / Driver / Optical System

Electrical components are RoHS compliant.

LED engine

LED type: Lumileds LUXEON T. Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Lens

LExF / LExS: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LExA (Globe): Made of one-piece seamless injection-molded impact-resistant (DR) acrylic having an inner prismatic surface. The globe is mechanically assembled and sealed onto the lower part of the heat sink.

Heat sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Driver

Driver comes standard with dimming compatible 0-10V. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F(40C) to 130F(55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. The current supplying the LEDs will be reduced by the driver if the

driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Optical system

Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Flat lens (F optics) is Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

DMS50 Domus LED Pendant

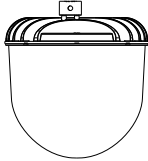
Urban Luminaire

TYPE 1

Specifications (continued):

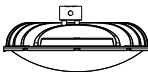
Optical system (continued):

Prismatic globe: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.



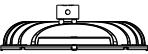
- LE2A - Type II (ASYM) with globe (ACDR)
- LE3A - Type III (ASYM) with globe (ACDR)
- LE4A - Type IV (ASYM) with globe (ACDR)

Sag lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.



- LE2S - Type II (ASYM) Sag glass lens
- LE3S - Type III (ASYM) Sag glass lens
- LE4S - Type IV (ASYM) Sag glass lens
- LE5S - Type V (SYMM) Sag glass lens

Flat lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.



- LE2F - Type II (ASYM) Flat glass lens
- LE3F - Type III (ASYM) Flat glass lens
- LE4F - Type IV (ASYM) Flat glass lens
- LE5F - Type V (SYMM) Flat glass lens

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI: Pre-set driver compatible with the DALI control system.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

DMG: Dimmable driver 0-10V.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

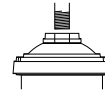
Ordering Code	Scenario	Dimming Time	Dimming Level
CDMG525	Safety	4 hours	25% power dimming
CDMG550	Safety	4 hours	50% power dimming
CDMG575	Safety	4 hours	75% power dimming
CDMGM25	Median	6 hours	25% power dimming
CDMGM50	Median	6 hours	50% power dimming
CDMGM75	Median	6 hours	75% power dimming
CDMGE25	Economy	8 hours	25% power dimming
CDMGE50	Economy	8 hours	50% power dimming
CDMGE75	Economy	8 hours	75% power dimming

Surge protector

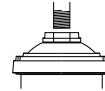
Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. **SP2** 20kV/20kA optional.

Luminaire adaptor

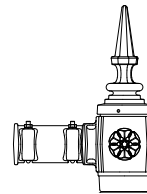
MA1: The luminaire is suspended by means of a mounting adaptor with a 1¼" (32mm) NPT threaded hole accepting a threaded tube from the mounting. Retrofit adaptor for existing mounting.



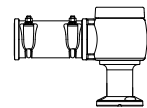
MA2: 1½" (38mm) NPT threaded hole accepting threaded tube from the mounting. Retrofit adaptor for existing mounting.



SMA: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1^{5/8}" to 2^{3/8}" (41 to 60mm) and is adjustable to more or less 5°. The adaptor features a cast aluminum decorative cover and finial.



SMB: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1^{5/8}" to 2^{3/8}" (41 to 60mm) and is adjustable to more or less 5°.





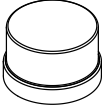



DMS50 Domus LED Pendant

Urban Luminaire

TYPE 1

Specifications (continued):

Luminaire options

BO:	Bridge and Overpass
HS:	House side shield
PH7:	Photoelectric cell, bottom type
PH8:	Photoelectric Cell, Twist-lock Type. Allows a 90 degree rotation.
	
PHXL:	Extended life photoelectric cell, Twist-lock Type. Allows a 90 degree rotation.
	
PH9:	Shorting cap, Twist-lock Type
	
RC:	Receptacle 3 pins
	
RCD:	Receptacle 5 pins
	
RCD7:	Receptacle 7 pins
	
SP2:	Integral surge protector

Finish

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with +/- 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Finish Options Include:

- BE2TX:** Textured Midnight Blue
- BE6TX:** Textured Ocean Blue
- BE8TX:** Textured Royal Blue
- BG2TX:** Textured Sandstone
- BKTX:** Textured Black
- BRTX:** Textured Bronze
- GN4TX:** Textured Blue Green
- GN6TX:** Textured Forest Green
- GN8TX:** Textured Dark Forest Green
- GNTX:** Textured Green
- GR:** Gray Sandtex
- GY3TX:** Textured Medium Grey
- NP:** Natural Aluminum
- RD2TX:** Textured Burgundy
- RD4TX:** Textured Scarlet
- TG:** Hammer-tone Gold
- WHTX:** Textured White

Wiring

Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware

All exposed screws shall be complete with Ceramic primer-seal base coat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Luminaire useful life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, System Reliability Tool, Advance data and Lumileds LM-80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

LED products (manufacturing standard)

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

Vibration resistance

Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles)

Certifications and Compliance

CSA, cULus Listed for Canada and USA. Domus LED luminaires are DesignLights Consortium qualified.

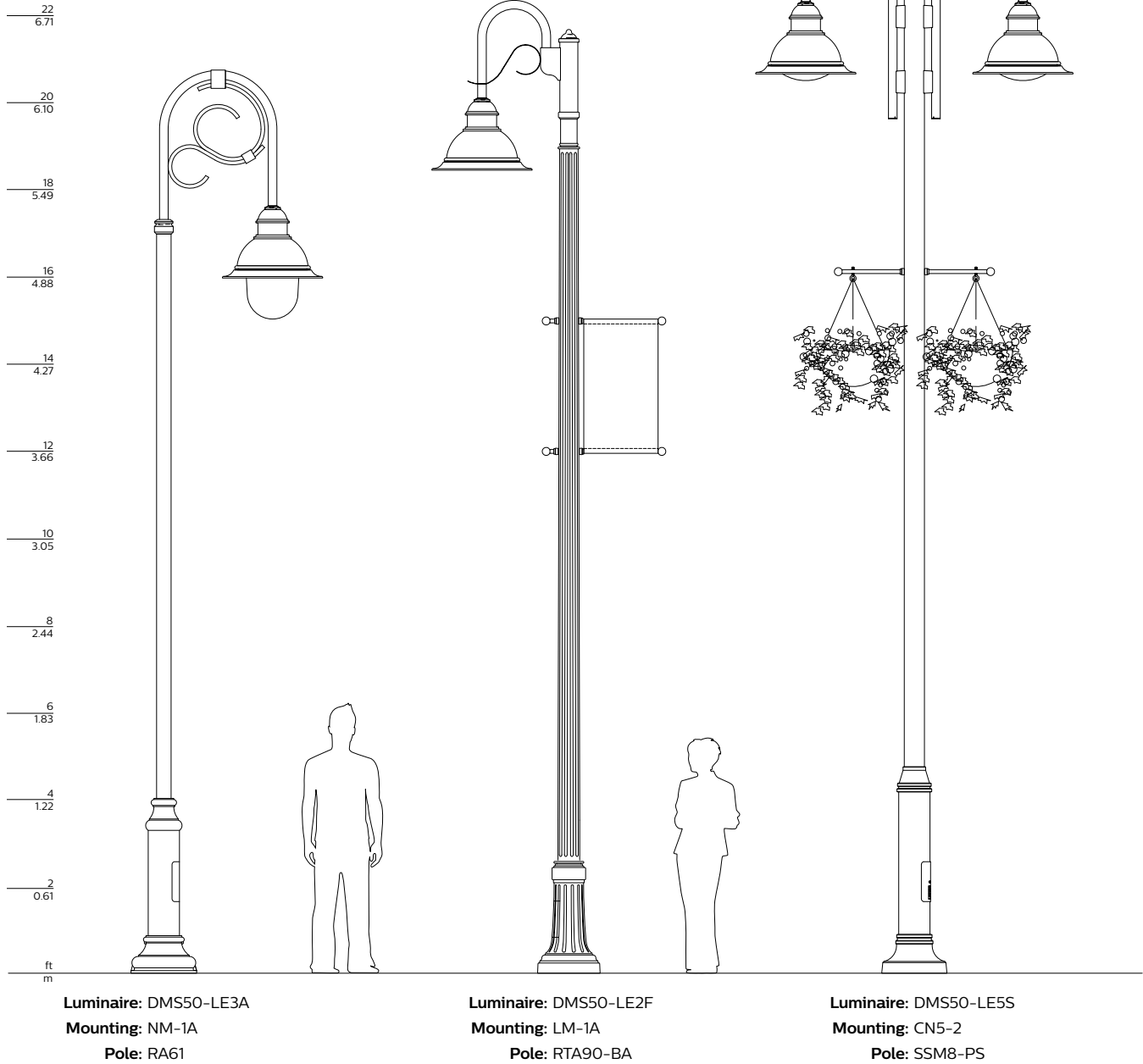
DMS50 Domus LED Pendant

Urban Luminaire

TYPE 1

Specifications (continued):

Poles & Brackets Sample configurations.





Wherever it is installed, **Domus** LED post top creates harmony. Whether you are pairing it with the rest of the Domus family or using it on its own in your projects, the **Domus 60** becomes an integral part of the landscape design.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Calculated with 10'-0" pole and 3'-0" base

Ordering guide: Luminaire

Example: DMS60-72W32LED4K-T-ACDR-LE3F-120-DMG-RC-BKTX

Series	LED module	Lamp type	Globe material	Optical system	Voltage	Driver options
DMS60		T				
DMS60 Domus	4000K 35W32LED4K 55W32LED4K 55W48LED4K 72W32LED4K 80W48LED4K 3000K 35W32LED3K 55W32LED3K 55W48LED3K 72W32LED3K 80W48LED3K	T	ACDR Acrylic globe	Globe LE2A ⁴ Type II (ASYM) with globe LE3A ⁴ Type III (ASYM) with globe LE4A ⁴ Type IV (ASYM) with globe Sag lens LE2S Type II (ASYM) Sag glass lens LE3S Type III (ASYM) Sag glass lens LE4S Type IV (ASYM) Sag glass lens LE5S ¹ Type V (SYMM) Sag glass lens Flat lens LE2F Type II (ASYM) Flat glass lens LE3F Type III (ASYM) Flat glass lens LE4F Type IV (ASYM) Flat glass lens LE5F ¹ Type V (SYMM) Flat glass lens	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	AST² Pre-set, progressive start-up CLO² Pre-set, manage lumen depreciation DALI² Pre-set, compatible with the DALI control system OTL² Pre-set to signal end of life of the lamp DMG 0-10V CDMGP² Dimming level set by user CDMGE25² 8 hrs. 25% reduction CDMGE50² 8 hrs. 50% reduction CDMGE75² 8 hrs. 75% reduction CDMGM25² 6 hrs. 25% reduction CDMGM50² 6 hrs. 50% reduction CDMGM75² 6 hrs. 75% reduction CDMGS25² 4 hrs. 25% reduction CDMGS50² 4 hrs. 50% reduction CDMGS75² 4 hrs. 75% reduction

Ordering guide (continued)

Luminaire options				Poles & Brackets	Finish	
BO	Bridge and Overpass	PH7	Photoelectric cell, bottom type	Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets.	BE2TX	Textured midnight blue
DE1	Decorative deflector	PH8^{2,4}	Photoelectric cell		BE6TX	Textured ocean blue
FN2	Decorative finial	PH9^{2,4}	Shorting cap		BE8TX	Textured royal blue
FN3	Decorative finial	PHXL^{2,4}	Photoelectric cell, extended life		BG2TX	Textured Sandstone
FN4	Decorative finial	RC^{2,5}	Receptacle 3 pins		BKTX	Textured black
FN6	Decorative finial	RCD^{2,5}	Receptacle 5 pins		BRTX	Textured bronze
FN8	Decorative finial	RCD7^{2,5}	Receptacle 7 pins		GN4TX	Textured blue green
FN9	Decorative finial	SP2	Surge protector		GN6TX	Textured forest green
HS	House side shield				GN8TX	Textured Dk forest green
					GNTX	Textured green
				GR	Gray sandtex	
				GY3TX	Textured medium grey	
				NP	Natural aluminum	
				RD2TX	Textured burgundy	
				RD4TX	Textured scarlet	
				TG	Hammertone gold	
				WHTX	Textured white	

Footnotes

- Not available with **HS** option.
 - Not available 347-480 volt.
 - Use of photoelectric cell or shorting cap is required to ensure proper illumination.
 - Globe Material **ACDR** is required with this optical system.
- Note:** If 5 or 7 pin receptacle is required contact factory.

Coordinate with architect/owner



DMS60 Domus LED Post Top

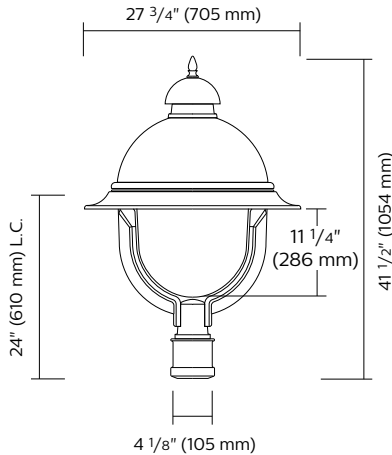
Urban Luminaire

TYPE 2

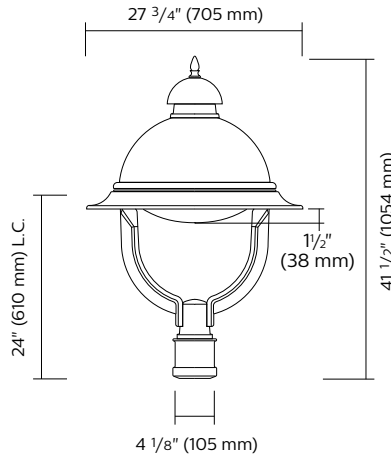
Dimensions

EPA: 2.6 ft² max.

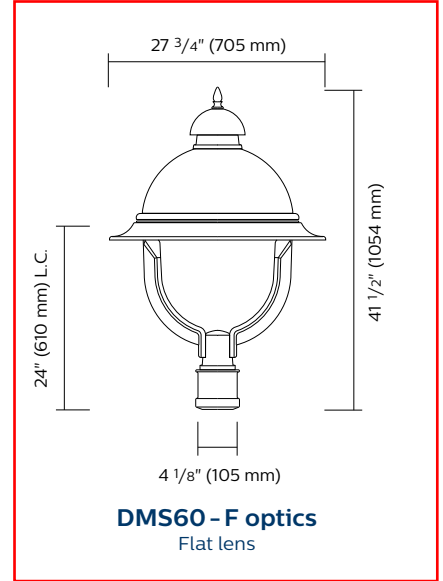
Weight: 40 lbs (18.2kg) max.



DMS60 - A optics
Long drop globe



DMS60 - S optics
Sag lens



DMS60 - F optics
Flat lens

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
35°C	700 mA	>100,000 hours	>60,000 hours	>87%

LED Wattage and Lumen Values: 4000K Domus luminaire

Flat lens					Type LE2F			Type LE3F			Type LE4F			Type LE5F		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS60-35W32LED4K-T	32	350	37	4000K	3,370	91	B1-U0-G1	3,389	92	B1-U0-G1	3,418	92	B1-U0-G1	3,448	93	B2-U0-G2
DMS60-55W32LED4K-T	32	530	55	4000K	4,847	88	B1-U0-G1	4,874	89	B1-U0-G1	4,916	89	B1-U0-G1	4,959	90	B3-U0-G3
DMS60-72W32LED4K-T	32	700	71	4000K	5,990	84	B1-U0-G1	6,046	85	B1-U0-G1	6,141	86	B1-U0-G2	6,181	87	B3-U0-G3
DMS60-55W48LED4K-T	48	350	53	4000K	4,948	93	B1-U0-G1	4,995	94	B1-U0-G1	5,073	96	B1-U0-G1	5,106	96	B3-U0-G3
DMS60-80W48LED4K-T	48	530	80	4000K	7,079	88	B1-U0-G1	7,146	89	B1-U0-G2	7,258	91	B1-U0-G2	7,305	91	B3-U0-G3

1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS60 Domus LED Post Top

Urban Luminaire

TYPE 2

LED Wattage and Lumen Values: 4000K Domus luminaire (continued)

Sag lens					Type LE2S			Type LE3S			Type LE4S			Type LE5S		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS60-35W32LED4K-T	32	350	37	4000K	3,359	91	B1-U0-G1	3,412	92	B1-U0-G1	3,464	94	B1-U0-G1	3,519	95	B3-U0-G3
DMS60-55W32LED4K-T	32	530	55	4000K	4,831	88	B1-U0-G1	4,907	89	B1-U0-G1	4,981	91	B1-U0-G2	5,061	92	B3-U0-G3
DMS60-72W32LED4K-T	32	700	71	4000K	6,082	86	B1-U0-G1	6,178	87	B1-U0-G2	6,271	88	B1-U0-G2	6,371	90	B3-U0-G3
DMS60-55W48LED4K-T	48	350	53	4000K	5,024	95	B1-U0-G1	5,103	96	B1-U0-G1	5,181	98	B1-U0-G2	5,264	99	B3-U0-G3
DMS60-80W48LED4K-T	48	530	80	4000K	7,188	90	B1-U0-G1	7,301	91	B1-U0-G2	7,411	93	B1-U0-G2	7,530	94	B3-U0-G3

Globe (ACDR)

Globe (ACDR)					Type LE2A			Type LE3A			Type LE4A		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS60-35W32LED4K-T	32	350	37	4000K	3,308	89	B1-U2-G1	3,365	91	B1-U2-G1	3,428	93	B1-U2-G1
DMS60-55W32LED4K-T	32	530	55	4000K	4,758	87	B1-U3-G1	4,768	87	B1-U2-G1	4,929	90	B1-U2-G2
DMS60-72W32LED4K-T	32	700	71	4000K	5,990	84	B1-U3-G1	6,002	85	B1-U3-G2	6,206	87	B1-U3-G2
DMS60-55W48LED4K-T	48	350	53	4000K	4,884	92	B1-U3-G1	4,869	92	B1-U3-G1	4,994	94	B1-U2-G2
DMS60-80W48LED4K-T	48	530	80	4000K	6,987	87	B1-U3-G1	6,966	87	B1-U3-G2	7,145	89	B1-U3-G2

LED Wattage and Lumen Values: 3000K Domus luminaire

Flat lens

Flat lens					Type LE2F			Type LE3F			Type LE4F			Type LE5F		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS60-35W32LED3K-T	32	350	37	3000K	3,072	83	B1-U0-G1	3,086	83	B1-U0-G1	3,116	84	B1-U0-G1	3,143	85	B2-U0-G2
DMS60-55W32LED3K-T	32	530	55	3000K	4,418	80	B1-U0-G1	4,438	81	B1-U0-G1	4,481	81	B1-U0-G1	4,520	82	B3-U0-G3
DMS60-72W32LED3K-T	32	700	71	3000K	5,460	77	B1-U0-G1	5,511	78	B1-U0-G1	5,598	79	B1-U0-G2	5,634	79	B3-U0-G3
DMS60-55W48LED3K-T	48	350	53	3000K	4,510	85	B1-U0-G1	4,553	86	B1-U0-G1	4,625	87	B1-U0-G1	4,654	88	B3-U0-G3
DMS60-80W48LED3K-T	48	530	80	3000K	6,452	81	B1-U0-G1	6,513	81	B1-U0-G1	6,616	83	B1-U0-G2	6,658	83	B3-U0-G3

Sag lens

Sag lens					Type LE2S			Type LE3S			Type LE4S			Type LE5S		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS60-35W32LED3K-T	32	350	37	3000K	3,062	83	B1-U0-G1	3,113	84	B1-U0-G1	3,157	85	B1-U0-G1	3,208	87	B2-U0-G2
DMS60-55W32LED3K-T	32	530	55	3000K	4,403	80	B1-U0-G1	4,477	81	B1-U0-G1	4,540	83	B1-U0-G1	4,613	84	B3-U0-G3
DMS60-72W32LED3K-T	32	700	71	3000K	5,543	78	B1-U0-G1	5,635	79	B1-U0-G1	5,716	81	B1-U0-G2	5,808	82	B3-U0-G3
DMS60-55W48LED3K-T	48	350	53	3000K	4,580	86	B1-U0-G1	4,656	88	B1-U0-G1	4,722	89	B1-U0-G1	4,798	91	B3-U0-G3
DMS60-80W48LED3K-T	48	530	80	3000K	6,552	82	B1-U0-G1	6,660	83	B1-U0-G2	6,755	84	B1-U0-G2	6,864	86	B3-U0-G3

1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS60 Domus LED Post Top

Urban Luminaire

TYPE 2

LED Wattage and Lumen Values: 3000K Domus luminaire (continued)

Globe (ACDR)					Type LE2A			Type LE3A			Type LE4A		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating	Delivered Lumens ²	Efficacy (LPW)	BUG Rating
DMS60-35W32LED3K-T	32	350	37	3000K	3,015	81	B1-U2-G1	3,069	83	B1-U2-G1	3,124	84	B1-U2-G1
DMS60-55W32LED3K-T	32	530	55	3000K	4,337	79	B1-U2-G1	4,413	80	B1-U2-G1	4,493	82	B1-U2-G2
DMS60-72W32LED3K-T	32	700	71	3000K	5,460	77	B1-U3-G1	5,555	78	B1-U3-G2	5,657	80	B1-U2-G2
DMS60-55W48LED3K-T	48	350	53	3000K	4,452	84	B1-U3-G1	4,507	85	B1-U3-G1	4,552	86	B1-U2-G2
DMS60-80W48LED3K-T	48	530	80	3000K	6,369	80	B1-U3-G1	6,448	81	B1-U3-G2	6,513	81	B1-U3-G2

1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.

2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

Specifications:

Housing

Finial: Decorative cast 356 aluminum, mechanically assembled.

Cupola: Decorative spun aluminum 1100 O, mechanically mounted on hood.

Hood: Spun aluminum 1100 O dome, mechanically assembled on the luminaire.

Guard: With 2 cast aluminum 356 arms, this guard is welded to the fitter and to the access mechanism.

Skirt: Spun 1100 O aluminum, mechanically assembled on the luminaire.

Access-mechanism

A die cast A360 aluminum technical ring with latch, hinge and a cast in decorative skirt. The mechanism shall offer tool free access to the inside of the luminaire. An embedded memory retentive gasket shall ensure weatherproofing.

Light engine

LEDgine composed of 5 main components:

Heat Sink / Lens / LED lamp / Driver / Optical System

Electrical components are RoHS compliant.

LED engine

LED type: Lumileds LUXEON T. Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Lens

LExF / LEXS: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the lower part of the heat sink.
LExA (Globe): Made of one-piece seamless injection-molded impact-resistant (DR) acrylic having an inner prismatic surface. The globe is mechanically assembled and sealed onto the lower part of the heat sink.

Heat sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Driver

Driver comes standard with dimming compatible 0-10V. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from

40F(40C) to 130F(55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Optical system

Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Flat lens (F optics) is Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

DMS60 Domus LED Post Top

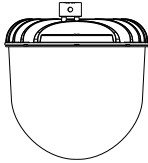
Urban Luminaire

TYPE 2

Specifications (continued):

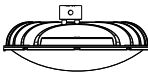
Optical system (continued):

Prismatic globe: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.



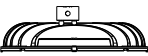
- LE2A - Type II (ASYM) with globe (ACDR)
- LE3A - Type III (ASYM) with globe (ACDR)
- LE4A - Type IV (ASYM) with globe (ACDR)

Sag lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.



- LE2S - Type II (ASYM) Sag glass lens
- LE3S - Type III (ASYM) Sag glass lens
- LE4S - Type IV (ASYM) Sag glass lens
- LE5S - Type V (SYMM) Sag glass lens

Flat lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.



- LE2F - Type II (ASYM) Flat glass lens
- LE3F - Type III (ASYM) Flat glass lens
- LE4F - Type IV (ASYM) Flat glass lens
- LE5F - Type V (SYMM) Flat glass lens

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI: Pre-set driver compatible with the DALI control system.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

DMG: Dimmable driver 0-10V.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Ordering Code	Scenario	Dimming Time	Dimming Level
CDMG525	Safety	4 hours	25% power dimming
CDMG550	Safety	4 hours	50% power dimming
CDMG575	Safety	4 hours	75% power dimming
CDMGM25	Median	6 hours	25% power dimming
CDMGM50	Median	6 hours	50% power dimming
CDMGM75	Median	6 hours	75% power dimming
CDMG25	Economy	8 hours	25% power dimming
CDMG50	Economy	8 hours	50% power dimming
CDMG75	Economy	8 hours	75% power dimming

Surge protector

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. **SP2** 20kV/20kA optional.

Fitter

Cast 356 aluminum c/w 4 set screws 3/8 16 UNC. This fitter holds 2 arms made of cast aluminum 356 mechanically assembled. Slip fits on a 4" (102mm) outside diameter X 4" (102mm) long tenon.

Luminaire options

FN2: Decorative finial



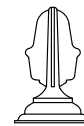
FN3: Decorative finial



FN4: Decorative finial



FN6: Decorative finial



FN8: Decorative finial



FN9: Decorative finial

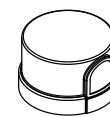


FNC: Finial painted copper

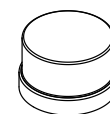
HS: House side shield

OVR: Override function

PH8: Photoelectric Cell, Twist-lock Type. Allows a 90 degree rotation.



PH9: Shorting cap, Twist-lock Type



DMS60 Domus LED Post Top

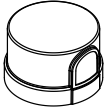
Urban Luminaire

TYPE 2

Specifications (continued):

Luminaire options (continued)

PHXL: Extended life photoelectric cell, Twist-lock Type. Allows a 90 degree rotation.

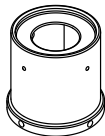


RC: Receptacle 3 pins

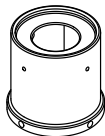


SP2: Integral surge protector

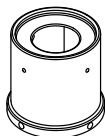
TN2.875: 2-7/8" dia. Tenon adaptor



TN3: 3" dia. Tenon adaptor



TN3.5: 3-1/2" dia. Tenon adaptor



Finish

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with +/- 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Finish Options Include:

BE2TX: Textured Midnight Blue

BE6TX: Textured Ocean Blue

BE8TX: Textured Royal Blue

BG2TX: Textured Sandstone

BKTX: Textured Black

BRTX: Textured Bronze

GN4TX: Textured Blue Green

GN6TX: Textured Forest Green

GN8TX: Textured Dark Forest Green

GNTX: Textured Green

GR: Gray Sandtex

GY3TX: Textured Medium Grey

NP: Natural Aluminum

RD2TX: Textured Burgundy

RD4TX: Textured Scarlet

TG: Hammer-tone Gold

WHTX: Textured White

Wiring

Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware

All exposed screws shall be complete with Ceramic primer-seal base coat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Luminaire useful life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, System Reliability Tool, Advance data and Lumileds LM-80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

LED products

(manufacturing standard)

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

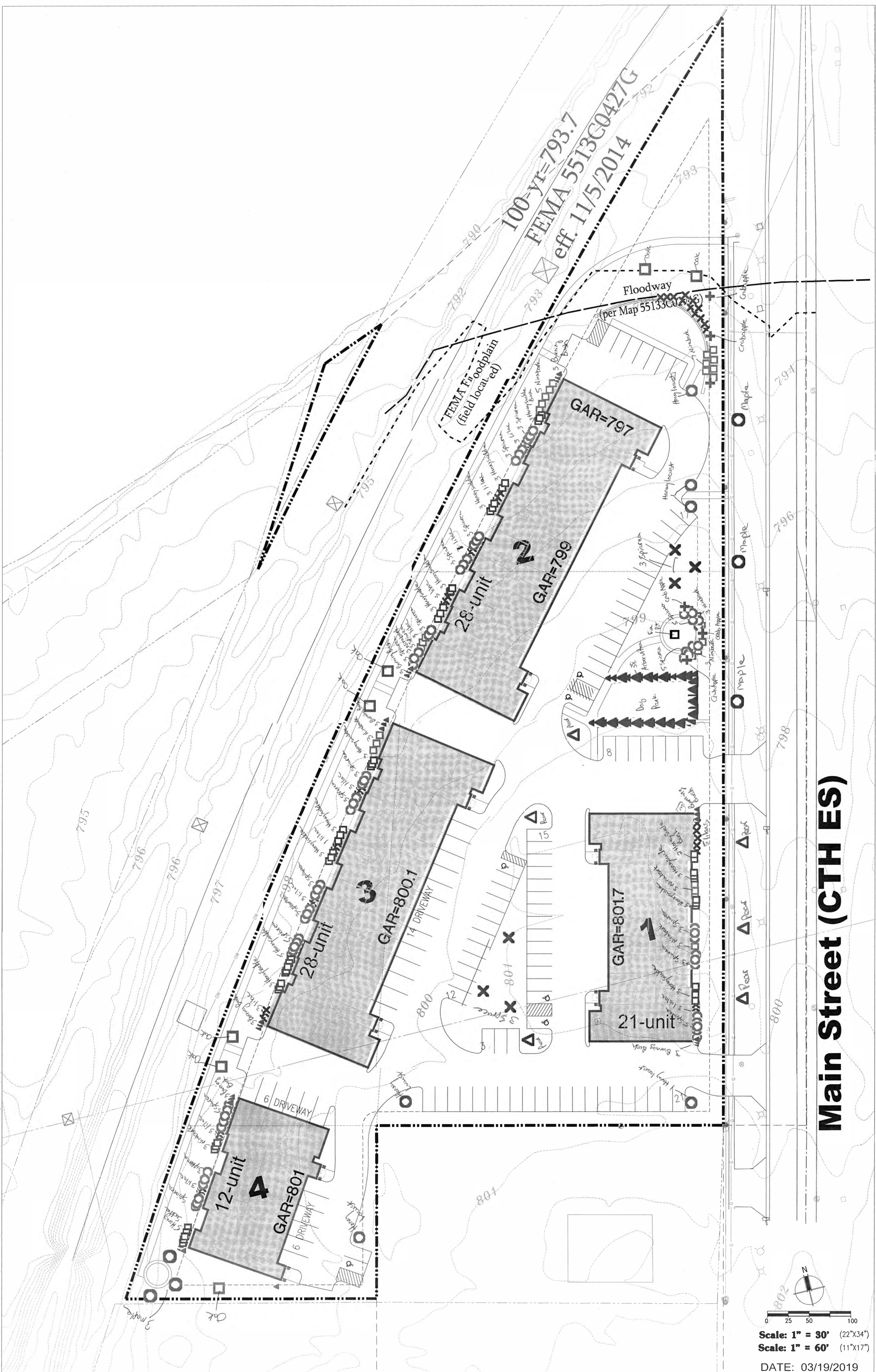
Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

Certifications and Compliance

CSA, cULus Listed for Canada and USA. Domus LED luminaires are DesignLights Consortium qualified.





Main Street (CTH ES)



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

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Regina Louise Westemeier, Applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Historic preservation review for proposed exterior renovations at 402 Grand Avenue

Meeting: May 14, 2019 Plan Commission meeting

Property location 402 Grand Avenue (MUKV1973047)

Property owner/applicant Regina Westemeier

Description Regina Westemeier would like to renovate the kitchen which would necessitate minor exterior modifications as described in her application. The subject property is located in the Pearl and Grand Avenues Historic District (map below) and is therefore subject to review by the Historic Preservation Commission. The Plan Commission currently serves the role of the commission.

Pearl and Grand Avenues Historic District



The proposed modification would not substantially alter the appearance of the exterior façade.

Potential motion for approval Approve the work as proposed, as set forth in the draft resolution.

Attachments:

1. Application materials
2. Draft resolution

417/19 (1)
of 5

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

HISTORIC PRESERVATION REVIEW APPLICATION

Application Fee: \$20

RECEIVED
APR 08 2019

Date Submitted: _____

CONTACTS

Zoning and Planning Department

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

Inspection Department

Contact: Robert Harley
Phone: (262) 363-6419
Fax: (262) 363-6425
Email: bharley@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 Historic Preservation Commission of the Village of Mukwonago. The Plan Commission currently serves the role of the Historic Preservation Commission.

To ensure the proposal will be properly reviewed, the application must be submitted **at least 10 days prior to the meeting** in which the Historic Preservation Commission will consider the matter. The Historic Preservation Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 2 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article III and other pertinent sections of Village ordinances and State Statutes, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Historic Preservation 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 Zoning Administrator
ATTN: Historic Preservation Review
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Regina Louise Nostemeyer
Company: self
Address: 402 Grand Ave City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-5800 Fax: _____
E-Mail: reginankstemeyer@gmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

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

PROFESSIONAL ENGINEER

Name: Beckwith Design - Scott Beckwith
Company: _____
Address: 5103W37879 Belts Rd City: Eagle State: WI Zip: 53119
Daytime Phone: 262-594-3940 Fax: 262-594-3942
E-Mail: _____

REGISTERED SURVEYOR

Name: Kettle Moraine Surveying
Company: _____
Address: Po Box 357 City: Eagle State: WI Zip: 53119
Daytime Phone: 262-594-3484 Fax: _____
E-Mail: _____

CONTRACTOR

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

4/7/19 (3)
ofs

PROPERTY AND PROJECT INFORMATION

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

Address/Location: 402 Grand Ave Mukwonago WI 53149

Year Built: _____ Style: _____

Present Use: Residential Intended Use: Residential

Project Start Date: TBD Project Completion Date: _____

Other Information about the Property: _____

A. 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 _____

B. Project Entails (List of what the project involves). Please be specific.

① Far Left window on left elevation is kitchen window to be changed to accommodate counter top height using onsite existing materials to match current exterior. (see attached)

PROCEDURAL CHECKLIST FOR HISTORIC PRESERVATION REVIEW AND APPROVAL

Application Submittal Packet Requirements for Village and Applicant Use (Check off List). This form is designed to be a guide for submitting a complete application for a historic preservation review.

Application:

- Completed application form including the procedural checklist and justification of the proposal
- Application fee: \$20
- Agreement for Reimbursable Services (separate application)

Other information (when applicable):

- Accurate photographs/pictures of the property showing existing appearance and proposed improvements, including building elevations and signage
- Materials and colors to be used on the project, including manufacturer names, product numbers, as well as exact sample and color board.
- Heating and air conditioning unit location and size if outside the structure.
- Outside storage, lighting fixtures, light isometrics plan.
- Existing signage along with proposed new sizes, colors and location (on the building, pole or ground mounted).
- 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.

Please be aware that a permit from the Village Inspection Office may be necessary

4/7/19 (4)
of 5

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).



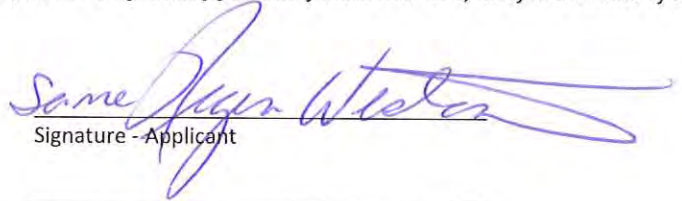
Signature - Property Owner

Rebecca Westemere

Name & Title (PRINT)

4/7/19

Date



Signature - Applicant

Name & Title (PRINT)

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

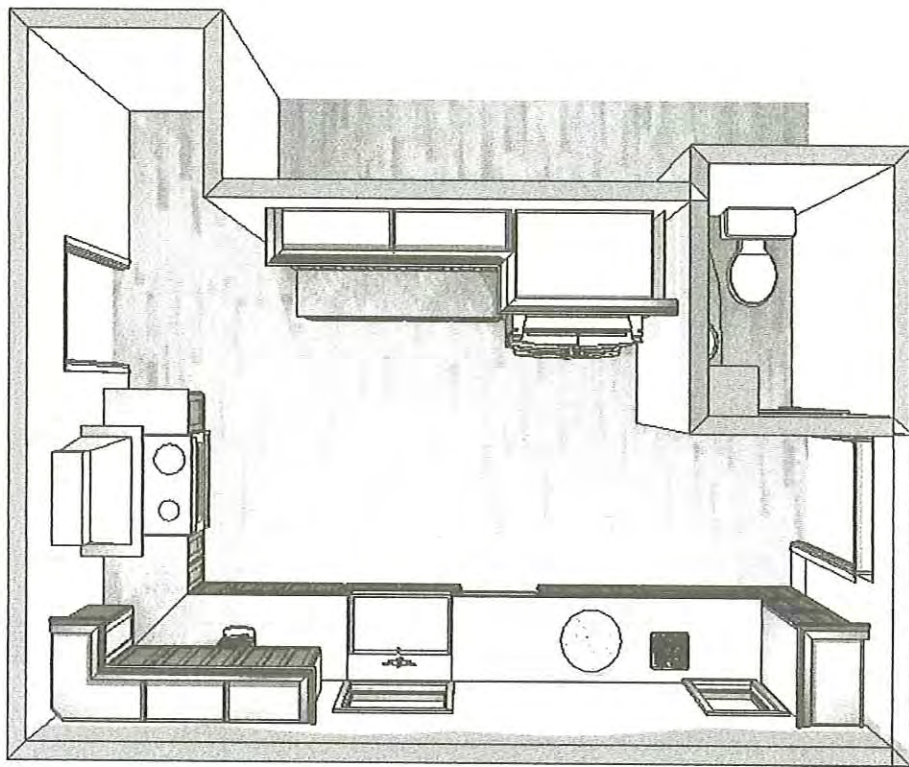
FOR OFFICE USE ONLY		
Date Paid	Receipt #	Meeting Date(s)
Comments/Conditions of Approval		
Chair Signature		

4/7/19 (5)
of 5

Attachment

- ② Rear elevation porch window will be filled in with existing on site stone block.
- ③ Right elevation for right opening will be finished with existing on site stone block.

Kitchen
Interior View



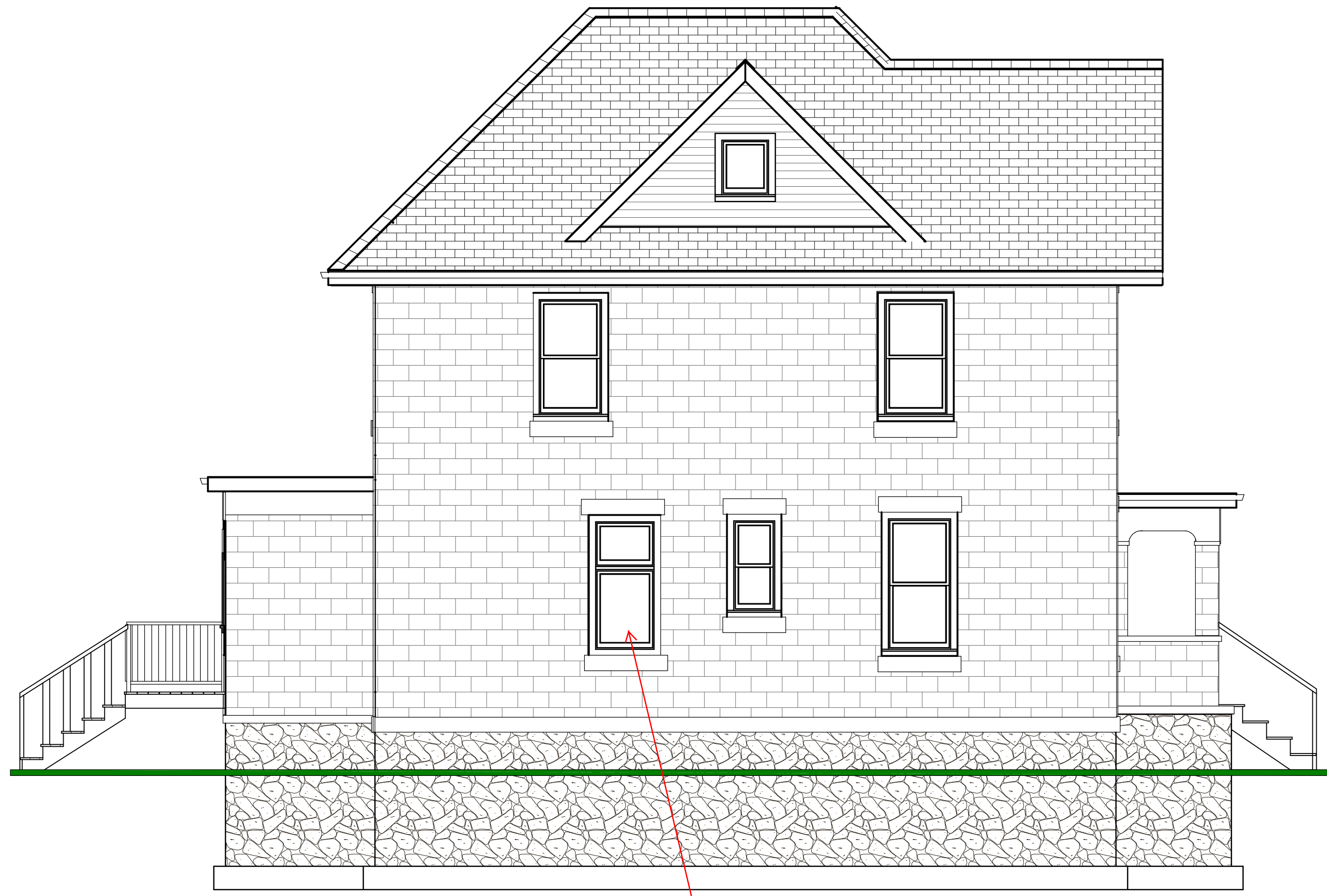
WESTEMEIER RESIDENCE
402 Grand Avenue
Mukwonago, WI 53149



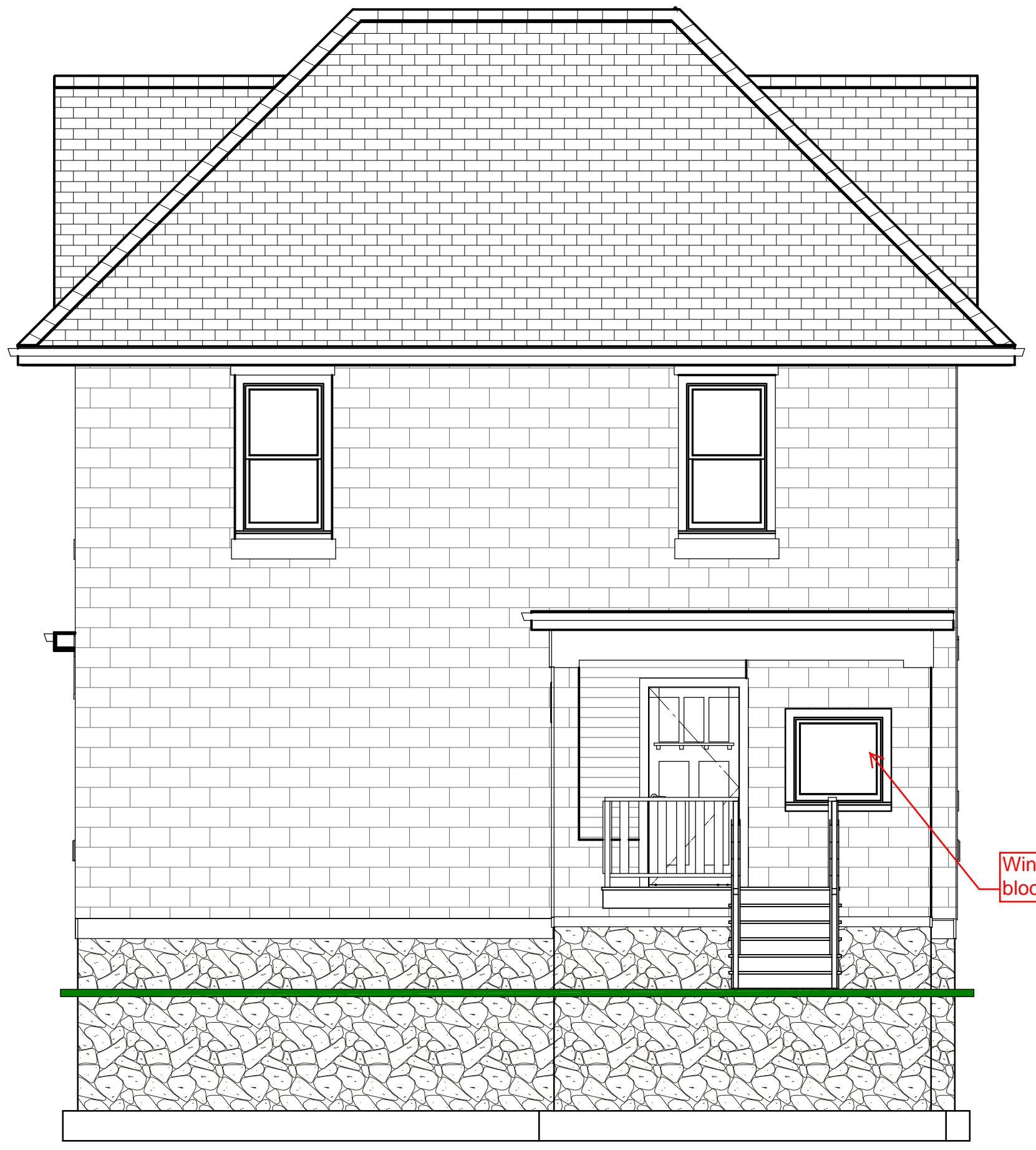
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

BECKWITH DESIGN
S103 W37879 BETTS ROAD
EAGLE, WI 53119
PHONE: (262) 594-3940
FAX: (262) 594-3942
EMAIL: scott@beckwith-design.com
WEB SITE: www.beckwith-design.com

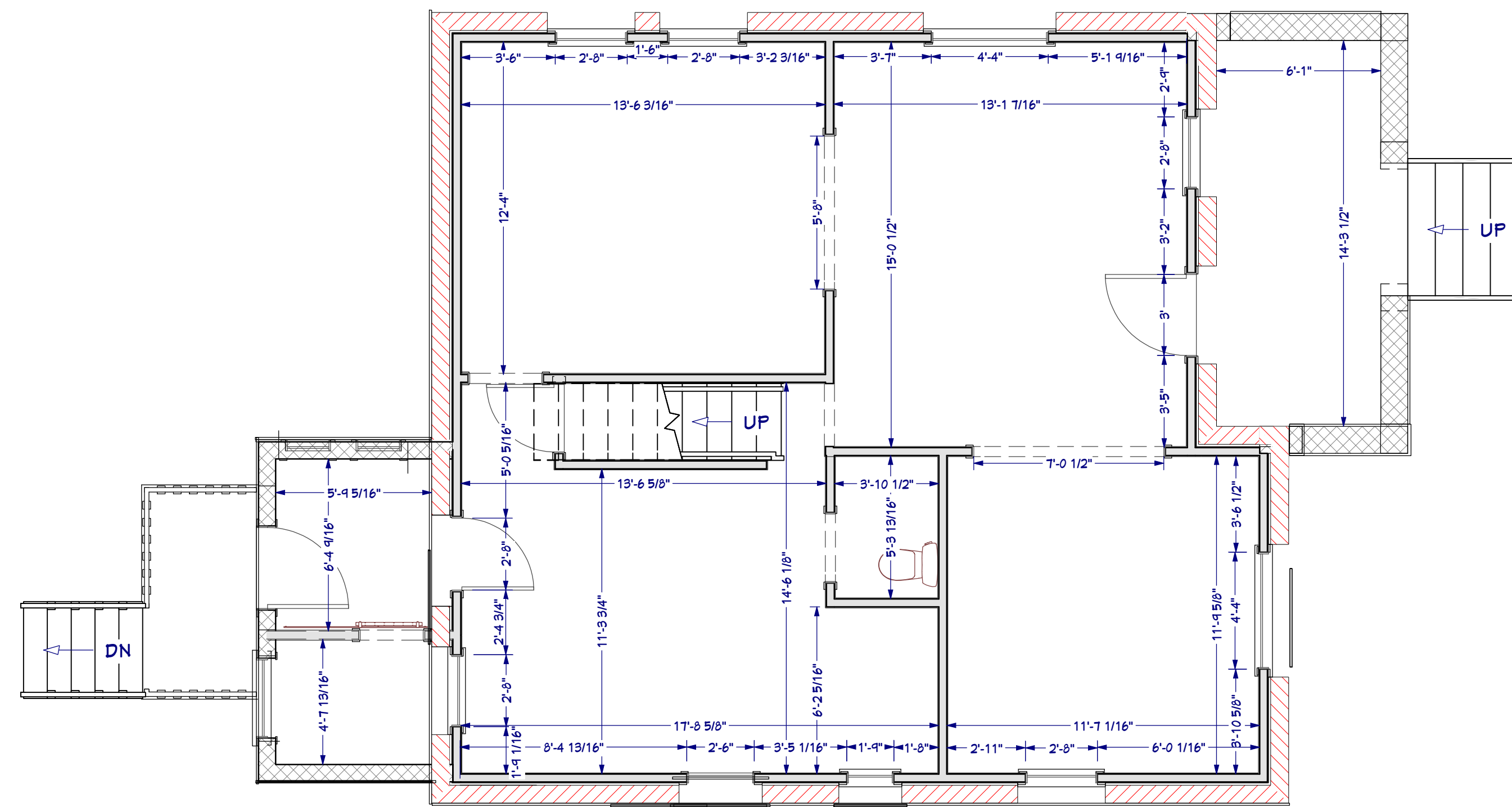
Description:	Date:
Existing Plans	3/30/19
Working Drawings	-/-----
Designs Approved by Owner	-/-----
Bid Issue	-/-----
Permit Issue	-/-----
Construction Issue	-/-----

PROJECT NUMBER:
19D503
DESIGN BY:
Scott Beckwith
SCALE:
1/4" = 1'-0"

**PAGE: 1
OF
PAGE: 2**

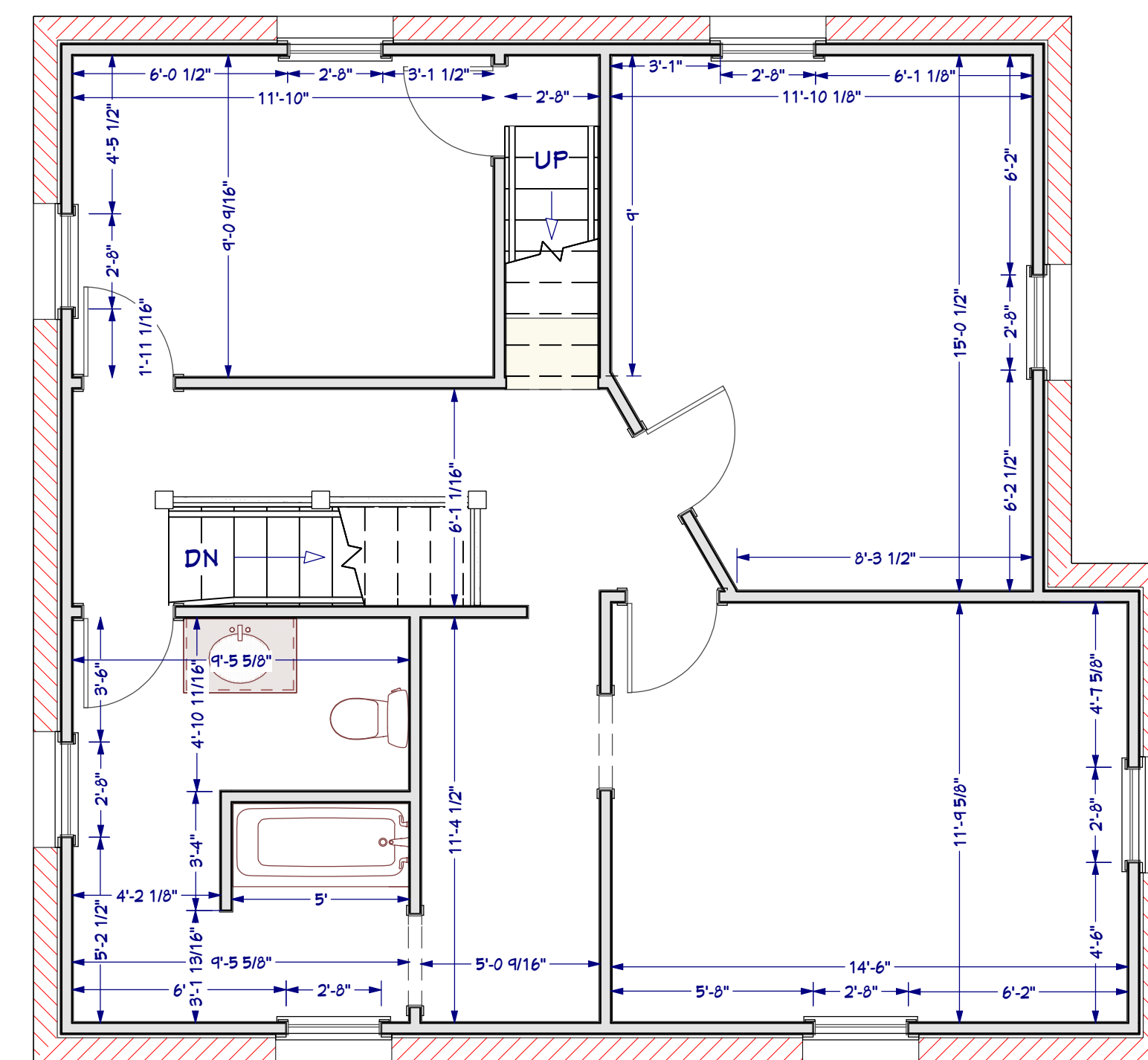


WESTEMEIER RESIDENCE
402 Grand Avenue
Mukwonago, WI 53149



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

BECKWITH DESIGN
S103 W37879 BETTS ROAD
EAGLE, WI 53119
PHONE: (262) 594-3940
FAX: (262) 594-3942
EMAIL: scott@beckwith-design.com
WEB SITE: www.beckwith-design.com

Description:	Date:
Existing Plans	3/30/19
Working Drawings	-/-----
Designs Approved by Owner	-/-----
Bid Issue	-/-----
Permit Issue	-/-----
Construction Issue	-/-----

PROJECT NUMBER:
19D503
DESIGN BY:
Scott Beckwith
SCALE:
1/4" = 1'-0"

**PAGE: 2
OF
PAGE: 2**

RESOLUTION 2019-22

RESOLUTION APPROVING EXTERIOR RENOVATIONS TO A RESIDENCE IN THE PEARL AND GRAND AVENUE HISTORIC DISTRICT

- Draft May 8, 2019 -

WHEREAS, Regina Westemeier owns the property located at 402 Grand Avenue, which is located in the Pearl and Grand Avenue Historic District; and

WHEREAS, the property owner would like to make minor changes to the exterior of the single-family residence; and

WHEREAS, the Plan Commission evaluated her request on May 13, 2019, and recommended approval subject to various conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the exterior renovations as set forth in the petitioner's application subject to the following conditions:

1. All work must be completed in substantial compliance with the application and representations made by the petitioner (and their agent) at the Plan Commission meeting on May 13, 2019.
2. Work must commence within six months of this date and continue in good faith to completion.
3. The owner must obtain all required building permits as may be required.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this determination shall agree to accept the same in writing.

Passed and dated this day of May 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judy A. Taubert, Village Clerk

ACCEPTANCE

This approval is accepted, and permittee agrees to abide by the terms thereof.

OWNER

By: _____
Regina Westemeier



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

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Jerad Wegner, Village Engineer (via email); Kevin Schmidt, Police Chief (via email); Jeff Stein, Fire Chief (via email); Ron Bittner, Public Works Director (via email); Karen Jentsch, Applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Site plan and architectural review for property located at 827 S Rochester Street

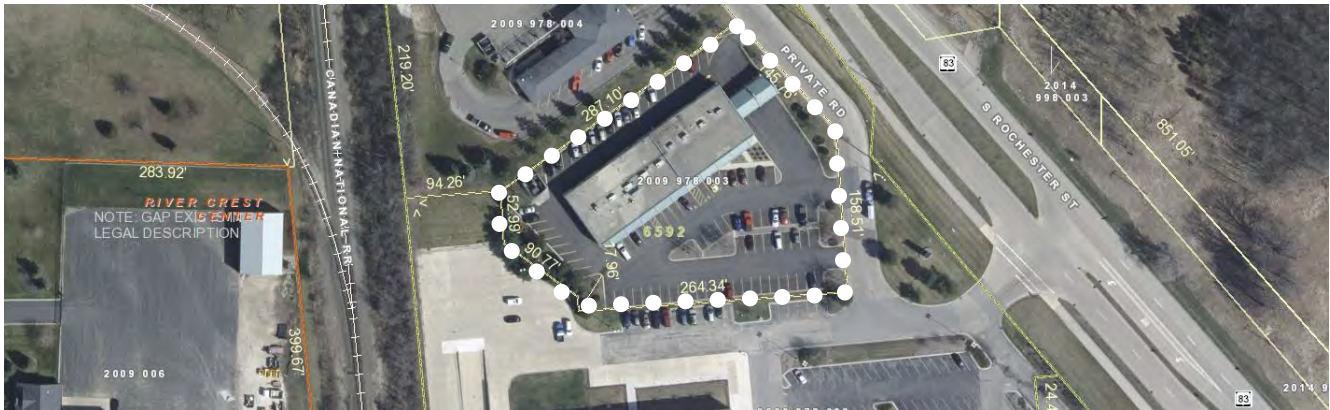
Meeting: May 14, 2019 Plan Commission meeting

Property location 827 S Rochester Street (MUKV2009978003)

Property owner/applicant Jentsch – Barrette Properties; Karen Jentsch, agent

Zoning B-2 (General Business District)

Description: The petitioner is proposing an addition of 4,992 square feet to the existing building. The total floor area is 16,992 square feet. In addition, the exterior of the existing building will be upgraded as part of the overall project.



Parking – The project will result in a reduction of 2 parking spaces, resulting in a total of 88 stalls. Based on the petitioner’s application, they are using a parking standard of 4 stalls per 1,000 sf, which applies to commercial, retail and service establishments. Using this standard, 68 stalls are required. Because this is a multi-tenant building, the owner will need to manage the parking requirements of existing and new tenants, especially restaurants which have higher peak parking requirements as a general rule. Given the close proximity of parking areas on adjoining lots, it may be possible to share parking spaces if the need arises.

Stormwater management – The property is served by a stormwater basin located to the north of the subject property. The village engineer will need to determine whether the stormwater management plan for the property is adequate.

Outdoor lighting – Aside from building mounted outdoor lights, no other changes are proposed.

Signage – Signage is not included as part of this review. The property owner will need to apply for signage when the size of signs has been determined.

Landscaping – Landscaping is limited to small perennials and bushes located at the south end of the addition. Foundation plantings should be added to the front of the addition along the private drive.

Dimensional standards – The location of the proposed addition complies with the building setback requirements. The proposed project complies with the building coverage standard of 35 percent. The site currently exceeds the maximum lot coverage standard of 75 percent. The Plan Commission will need to determine if construction of the building is acceptable, given the impervious surface will not change.

Exterior building materials – The proposed exterior materials are generally consistent with the standards for the B-2 District.

A minimum of 25 percent of the gross area of street sides of buildings must be masonry. Concrete masonry units (CMUs) are proposed. The Plan Commission should determine if this is an acceptable type of masonry.

Flat roofs in the B-2 district are only permitted with Plan Commission approval. The design consists of four-sided architecture, a requirement in the B-2.

Proposed colors, are appropriate.

Mechanical units – Roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means. The petitioner must verify compliance with this requirement.

Review criteria As set forth in s. 100-601(c)(4) of the zoning code, the Plan Commission or Economic Development Commission must evaluate the following criteria:

- a. The use or uses proposed in the development are either permitted or conditional uses in the zoning district in which the development is located.
- b. Any accessory use or uses proposed in the development shall conform to the allowable accessory uses in the zoning district in which the development is located.
- c. All submitted plans shall conform to all standards of the zoning district in which the development is located.
- d. All submitted plans shall conform to all other applicable standards of the Village Municipal Code.
- e. All submitted plans shall conform to all applicable village policies and plans, including but not limited to, the comprehensive plan, sanitary system plan and water facilities plan.
- f. The plan commission, economic development committee and historic preservation commission shall have the ability to direct architectural design to conform to a particular form and style, as specified in applicable sections of the zoning code.
- g. In addition to the minimum landscaping and greenspace required in the zoning district in which the development is located, the site plan and landscape plan shall provide suitable

greenspace and landscaping to conform to the overall intent of site plan and architectural review standards.

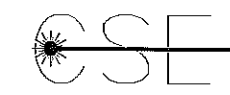
Review procedure As set forth in the zoning code, the Plan Commission makes the final decision for projects within business zoning districts and all other nonmanufacturing zoning districts. The Plan Commission may (1) approve, (2) approve with conditions, or (3) deny the application. If approval is granted, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

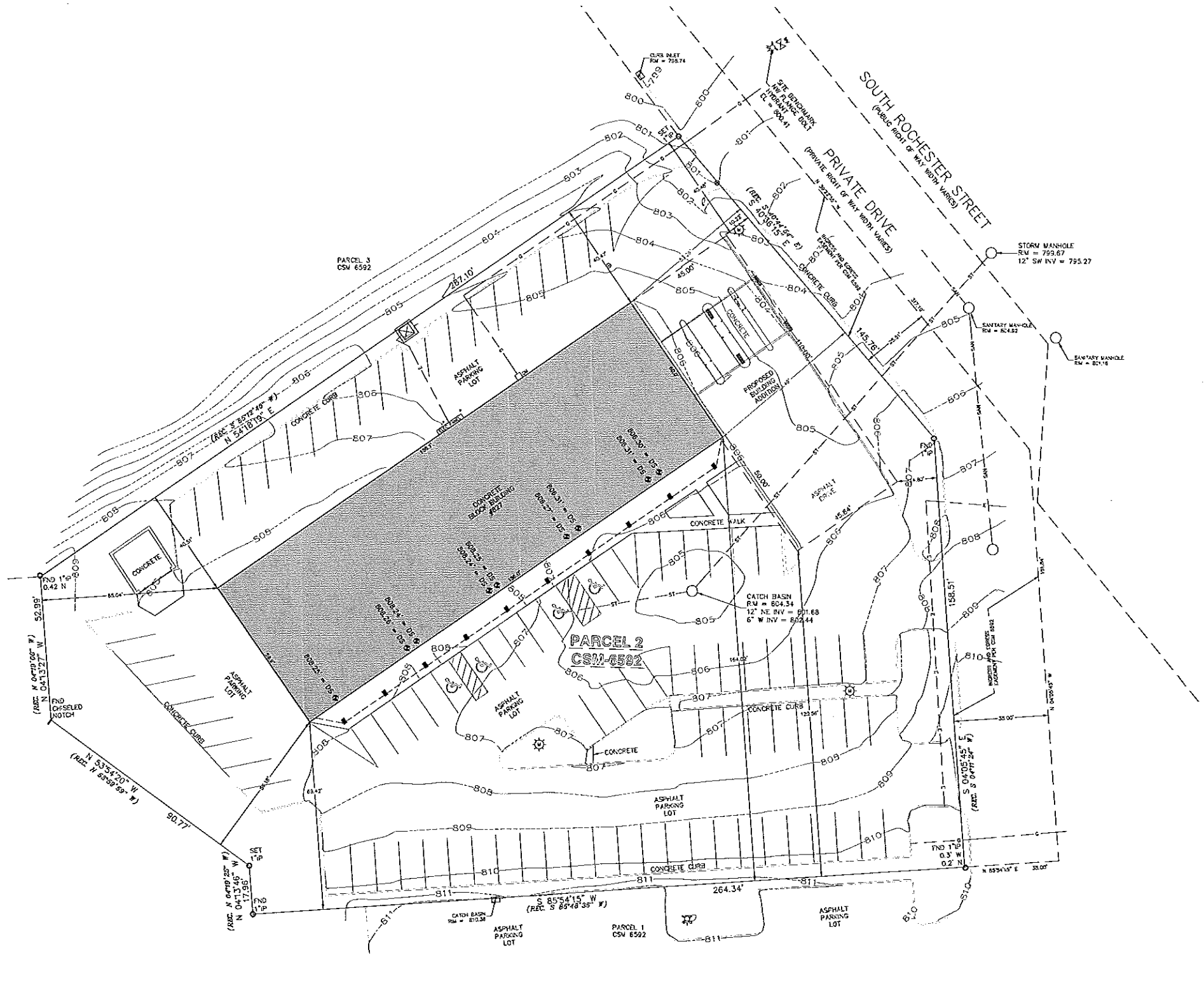
Potential motion for approval Approve the work as proposed as set forth in the draft resolution

Attachments:

1. Application materials
2. Draft Resolution 2019-24



CAPITOL SURVEY ENTERPRISES
 220 REGENCY CT. STE. 210
 BROOKFIELD, WI 53045
 Ph: (262) 785-6600
 Fax: (414) 785-6608
 www.csp105.nvny.com



LEGAL DESCRIPTION:
 PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6592, BEING A DIVISION OF THAT PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF WUKWONAGO, WALKUESHA COUNTY, WISCONSIN.
 CONTAINING: 65,602.49 SQ. FT. or 1.1506 ACRES.

- NOTES
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOLES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN & ZONE DESIGNATION XE; AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0427G, WITH A DATE OF IDENTIFICATION OF 11/05/2014, IN COMMUNITY NO. 550485, VILLAGE OF WUKWONAGO, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK - CONCRETE MONUMENT WITH BRASS CAP FOUND AT SE 1/4 CORNER OF THE NE 1/4 SECTION 35-5-18, EL. = 826.81.
 - SITE BENCHMARK - NORTHWEST FLANGE BOLT OF HYDRANT AS SHOWN HEREON, EL. = 802.41
 - ELEVATIONS BASED ON INFORMATION FROM SEAWPC AND ARE AT NAVD 1929 VERTICAL DATUM.
 - COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WALKUESHA COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (WAB83(2011)).

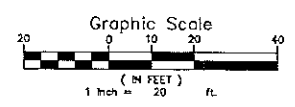
LEGEND					
— SAN —	SANITARY SEWER	BE	ELECTRIC TRANSFORMER	⊗	HYDRANT
— ST —	STORM SEWER	EM	ELECTRIC METER	⊕	WATER VALVE
— W —	WATER MAIN	EP	ELECTRIC PEDestal	⊕	GAS VALVE
— G —	GAS LINE	ET	ELECTRIC TELEPHONE BOX AT GRADE	⊕	MANHOLE
— TL —	BURIED TELEPHONE LINE	ETP	TELEPHONE BOX AT GRADE	⊕	WATER METER
— E —	BURIED ELECTRIC LINE	ETP	TELEPHONE PEDestal	⊕	STORM MANHOLE
— FO —	BURIED FIBER OPTIC LINE	ETP	TELEPHONE	⊕	CATCH BASIN
— CATV —	BURIED CABLE TELEVISION LINES	ETP	TELEPHONE	⊕	CURB INLET
— COM —	COMMUNICATION SEWER	ETP	TELEPHONE	⊕	METAL LIGHT POLE
— WOOD —	WOOD FENCE	ETP	TELEPHONE	⊕	CONCRETE LIGHT POLE
— METAL —	METAL FENCE	ETP	TELEPHONE	⊕	WOOD LIGHT POLE
— TREE —	EDGE OF TREES AND BRUSH	ETP	TELEPHONE	⊕	WOOD LIGHT POLE
— ELEV —	10' HIGH OR MORE ELEVATION	ETP	TELEPHONE	⊕	WOOD LIGHT POLE
— FIRE —	FIRE DEPARTMENT CONNECTION	ETP	TELEPHONE	⊕	WOOD LIGHT POLE

PLAT OF SURVEY
 FOR
 RIVERVIEW PLAZA ADDITION
 827 S. ROCHESTER STREET
 WUKWONAGO, WI 53149

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREON, WITHIN ONE (1) YEAR FROM DATE THEREOF.

MARCH 19, 2019
 DATE

Michael J. Berry
 MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545



Drawn By:	CJT	Date:	MARCH 14, 2019
Checked By:	MJB	Drawing No.:	P - 0
CSE Job No.:	19 - 026	Sheet:	1 of 1

RESOLUTION 2019-24

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR
CONSTRUCTION OF AN ADDITION AT 827 S ROCHESTER STREET ALONG WITH
OTHER EXTERIOR RENOVATIONS
JENTSCH – BARRETTE PROPERTIES, APPLICANT**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a Site Plan and Architectural Review has been filed for the approval to construct an addition of approximately 4,992 square feet to an existing multi-tenant retail building, a permitted use within the B-2, General Business District, 827 S Rochester Street, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Jentsch – Barrette Properties, LLC, and

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

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the Site Plan and Architectural Review for the aforementioned project based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this Site Plan and Architectural Review approval shall be subject to the following conditions:

1. Site Plan and Architectural Review approval for the construction of an addition of a 4,992 square feet addition to an existing multi-tenant retail building with site improvements are subject to all plans and information submitted by the property owner, Raposa Design, and other subconsultants with all plans and information on file in the office of the Zoning Administrator. The plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged.
2. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to internal fire suppression, external fire department connection location and hydrant locations.
 - b. Approval of the site construction plans by the Utilities Director.
 - c. Approval of building plans by the Supervisor of Inspections after receipt of approval of building plans by the State of Wisconsin.
 - d. The Supervisor of Inspections, the Utilities Director, the Public Works Director and the Village Engineer shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - e. Approval by the Zoning Administrator of the final landscape plan and final site lighting plan.

- f. Approval by the Village Engineer of any matter relating to stormwater management.
 - g. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - h. Approval of directional, no parking signs and other on-site traffic control signs locations by the Police Chief, which also may include pavement markings.
3. Furthermore, in addition to the requirements within Condition #2, before any site construction all Village Department Heads shall verify in writing they have approved the final plans and drawings within their purview; a pre-construction meeting shall be held with the applicant's representatives and contractors, and Village Department Heads and representatives; and all required fees owed by the applicant shall be paid to the Village.
 4. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
 5. 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. 4.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
 6. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this Site Plan and Architectural Review shall agree to accept the same in writing.

Passed and dated this day of May 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judy A. Taubert, Village Clerk

ACCEPTANCE

This Site Plan and Architectural Review is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____
Representative

Jentsch – Barrette Properties, LLC

By: _____
Agent

Print Name: _____



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Roger Walsh, Applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Architectural review for property located at 211 N Rochester Street

Meeting: May 14, 2019 Plan Commission meeting

Property location 211 N Rochester Street (MUKV1976-089)

Property owner/applicant View Incorporated; Roger Walsh, agent

Description: View Incorporated would like to renovate the exterior of the existing building. All other aspects of the property (e.g., parking, landscaping) will remain unchanged.

The petitioner has provided a very detailed narrative that describes the proposed work, which is attached for your consideration.

The submitted plans show a wall sign on the front of the building. Signage is not specifically part of this review.

Front of Building Facing N. Rochester Street



Review criteria. As set forth in s. 100-601(c)(4) of the zoning code, the Plan Commission must evaluate the following criteria:

- a. The use or uses proposed in the development are either permitted or conditional uses in the zoning district in which the development is located.
- b. Any accessory use or uses proposed in the development shall conform to the allowable accessory uses in the zoning district in which the development is located.
- c. All submitted plans shall conform to all standards of the zoning district in which the development is located.
- d. All submitted plans shall conform to all other applicable standards of the Village Municipal Code.
- e. All submitted plans shall conform to all applicable village policies and plans, including but not limited to, the comprehensive plan, sanitary system plan and water facilities plan.
- f. The plan commission, economic development committee and historic preservation commission shall have the ability to direct architectural design to conform to a particular form and style, as specified in applicable sections of the zoning code.
- g. In addition to the minimum landscaping and greenspace required in the zoning district in which the development is located, the site plan and landscape plan shall provide suitable greenspace and landscaping to conform to the overall intent of site plan and architectural review standards.

Review procedure As set forth in the zoning code, the Plan Commission makes the final decision for projects within business zoning districts and all other nonmanufacturing zoning districts. The Plan Commission may (1) approve, (2) approve with conditions, or (3) deny the application. If approval is granted, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Potential motion for approval Approve the work as proposed as set forth in the attached resolution.

Attachments:

1. Application materials
2. Resolution 2019-23

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: 04-11-2009

ORIGINAL

FEES

(Please check one)

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

CONTACTS

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

GUIDELINES

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

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

Mail completed applications to: Village Planner
ATTN: Site Plan/Architectural Plan/Planned Unit Development
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Roger Walsh (View Incorporated)
Company: View Incorporated
Address: 211 N. Rochester St. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-4303 Fax: _____
E-Mail: viewinc@outlook.com

Roger Walsh - View Inc

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): View Incorporated; Roger Walsh
Address: 211 N. Rochester St. Front City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-4303 Fax: _____
E-Mail: viewinc@outlook.com
Present Zoning: VCO2D-Retail Tax Key No(s): MUKV
Location/Address: 211 N. Rochester St - Front
Present Use: VACANT - Intended Use: Retail - ~~planner~~ Rental
Former Print Packship location

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.

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: Tom Stelling; Jeremy Busch
Company: Stelling & Associates Architects, Ltd
Address: 181 W. Chestnut St. City: Burlington State: WI Zip: 53105
Daytime Phone: 262-763-8725 Fax: _____
E-Mail: thomas_s@stelarchit.com & jeremy_b@stelarchit.com

PROFESSIONAL ENGINEER

Name: N/A applicable
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

Name: Not applicable
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: Sub contractors or owner labor
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

04/11/2019 **Architectural Review Application: Narrative Description**

This is information related to Architectural Review only of exterior improvements to 211 N.

Rochester St. Front, Mukwonago WI, 53149. Located in the VCOZD Retail Center.

Architectural Review Requirements Summary:

Site Plan: Pre-Existing site with shared parking.

Landscape Plan: Maintain existing planting area on east (front side of building) with boxwood low height type shrubbery. (See rendering sheet with elevations)

Storm water management: Pre-existing

Building Architectural Elevations Plan: Plan provided with additional model rendering. Preliminary colors white body & white or grey trim & age appropriate appearance panel painted composite or wood doors. Matching new material and original lap siding appearance using paint colors matching available LP prefinished white and light grey color chart.

Colors: White Body, Grey Trim per LP Smartside Lap Siding Paint Chart provided.

Materials Description:

Siding: Repair and paint existing wood clapboard siding currently underneath aluminum siding on two story portions of building and replacement of non-aluminum siding with LP Lap Siding on one story additions. (Product description and historic appearance usage example provided)

LP siding to closely match age appropriate appearance and profile of existing traditional lap siding.

Approximate 4 ½" reveal. Sample provided per Planner request. LP product is available in wood grain cedar and smooth cedar appearance finishes.

(Note: Request option to replace all siding with matching LP material if needed based on wood condition)

Columns: Composite (non-vinyl) wood look or wood structural chamfered columns. Examples can be found on Fork in the Road at 215 N. Rochester St. (paintable composite) and Kay's Academy at 204 S. Rochester St., (wood)

Windows & Trim: No change to window pattern or opening dimensions except main floor ½ bath window. (not visible from street) Remove existing aluminum outer combination storm/screen units. Repair or replace wood trim as needed. Repair existing windows or replace with double hung 2 over 2 divided light pattern windows on upper level and existing single pane pattern windows on main level. All window repairs or replacement based on existing openings. Combination aluminum units to be replaced with wood storms. A fire code compliant upper window for egress is required.

(Request reduction of main floor ½ bath double hung window length. Width unchanged. Length is currently non-functional behind existing toilet placement. Not easily maintained. Not visible from street) (See south side elevation)

Exterior Doors: Replacement with exterior grade composite matching ½ light paintable paneled age appropriate doors. (See rendering)

Floor Plan: not required

Loading areas: light retail business usage. Loading area existing.

Outside storage: None

Utilities: Existing

Plan of operation: Requested exterior improvements are non-tenant specific. Location is between Fork in the Road Restaurant and Cousin's restaurants.

Other Pertinent to Review:

Signage: Rendering shows mounted sign space on front of building-(east elevation) based on current sign code. Pole sign with replaceable panels is pre-existing. Signage subject to approval by Village of tenant sign application.



Existing East Elevation Picture

SIDING: STRIP ALUMINUM SIDING. REMOVE, REPAIR OR REPLACE EXISTING WOOD SIDING AS NEEDED. (REPLACE WITH LP SIDING AS CLOSE TO ORIGINAL CLAPBOARD APPEARANCE AS POSSIBLE)

REMOVE EXISTING COMBO STORMS (BLUE TINTED)

REPLACE TWO EXISTING ENTRANCE DOORS WITH EXTERIOR 1/2 LIGHT PANEL DOORS

REMOVE EXISTING FRONT PORCH COLUMNS AND RAILING, REPLACE WITH NEW CHAMFERED POSTS.

NEW LANDSCAPING AT FRONT PORCH



Proposed Front Perspective Rendering

OPTIONAL SMALL DECORATIVE WINDOW

2 OVER 2 UPPER FLOOR WINDOWS

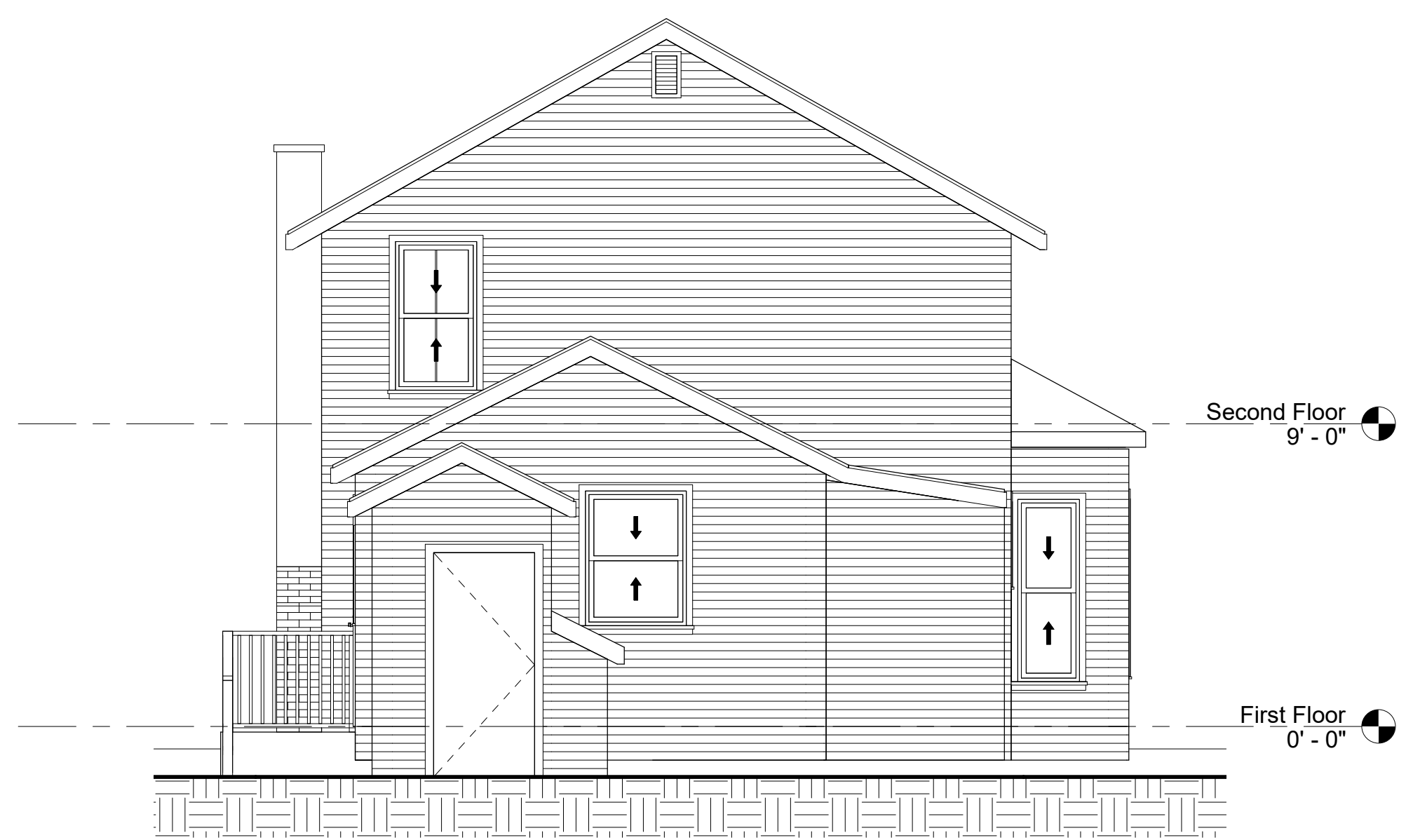
REPLACE EXISTING RAMP RAILING WITH SIMPLE SPINDLE RAILING



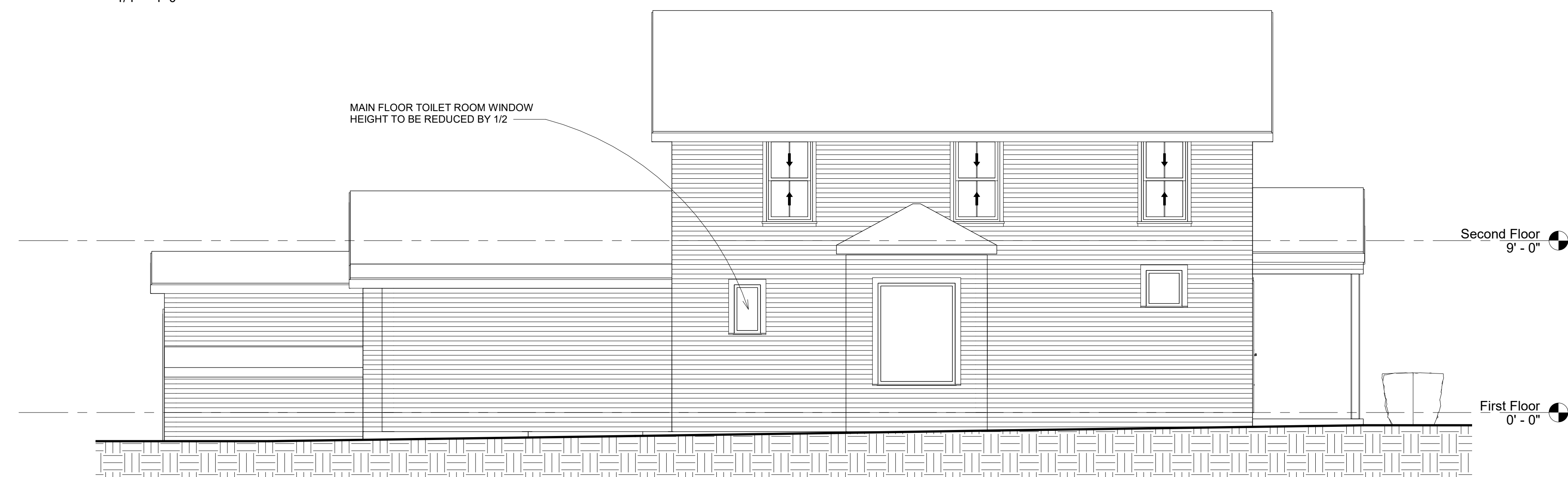
1 East
1/4" = 1'-0"



2 North
1/4" = 1'-0"



3 West
1/4" = 1'-0"



4 South
1/4" = 1'-0"

MAIN FLOOR TOILET ROOM WINDOW HEIGHT TO BE REDUCED BY 1/2

STELLING AND ASSOCIATES ARCHITECTS, LTD.
185 W. CHESTNUT STREET
BURLINGTON, WI
TEL: (262) 788-8725
FAX: (262) 788-8971
PO BOX 506

Commercial Remodel
PROJECT FOR
Roger Walsh
211 N. Rochester Street
Mukwonago, WI 53149

Proposed Perspective and Elevations

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF STELLING & ASSOCIATES ARCHITECTS, LTD AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF STELLING & ASSOCIATES ARCHITECTS, LTD.

PROGRESS DOCUMENTS
THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHOULD NOT BE UTILIZED FOR BIDDING OR CONSTRUCTION RELATED PURPOSES.

REVISIONS
ARCHITECTURAL REVIEW
4-11-19

APPROVED
DRAWN BY
JB

DATE
4-11-19

ARCHITECT
PROJECT NUMBER
18024

SHEET NUMBER
A200

Z:\CAD Project Files\2019\18024_Roger Walsh\Drawings\A2 - Elevations\18024_Roger Walsh.rvt

4/11/2019 11:16:20 AM



Prefinished LP SmartSide® Engineered Wood Lap Siding

If you're looking for a siding product that has the look of real cedar and durable without the maintenance of real wood then LP SmartSide® is a great option. One of the best features of this product is that it comes in 16 foot lengths versus the traditional 12 foot lengths of fiber cement products. What this means is that there should be less seams on the house giving a cleaner overall look to the home and in some cases can speed up the installation time. Available in three different textures including smooth, cedar and colonial bead and all three textures can be prefinished in any custom solid color you can imagine. These products are resistant to fungal decay and pests as they have all been treated to the core with LP's proprietary SmartGuard® process.

LP SmartSide® Warranty Information

LP SmartSide® Warranty (English) (<https://lpcorp.com/resources/product-literature/warranties/lp-smartside-warranty-english>)

Installation Instructions

We highly recommend that all of these products be installed by a trained professional siding installer. As a reference for the builder/installer/architect and homeowner please see the LP SmartSide® Strand Lap Siding (<https://lpcorp.com/resources/product-literature/installation-instructions/lp-smartside-strand-substrate-lap-siding-application-instructions-english>)

Coverage Information

Smooth, Cedar or Colonial Bead Texture

- 6" - 16 Boards Per 100 Sq/Ft
- 8" - 11 Boards Per 100 Sq/Ft
- 12" - 7 Boards Per 100 Sq/Ft

Note: All Sizes have a board length of 16 feet

LP SmartSide® Coverage Chart (<https://lpcorp.com/resources/product-literature/installation-instructions/lp-smartside-coverage-chart>)

Color Options

The colors shown below are our most popular colors and custom colors are available. Our stain colors carry a 15 year limited warranty while our custom solid colors have a 25 year limited warranty. If you would like to mix colors where the siding is one color and the trim, soffit and fascia boards are another we can do that as well. The choice is yours and all jobs are made to order just for you.

Why You Should Prefinish Your New LP Siding

- Five Sided Protection - our process allows us to apply paint to the front and all edges (per manufacturers requirements) for a uniform finish.

LP® SmartSide® Lap Siding

Project Summary

Download Case Study [↓ \(/media/5130/18-sms-0042-m1mp-sala-architecture-case-study-web.pdf\)](/media/5130/18-sms-0042-m1mp-sala-architecture-case-study-web.pdf)

Summary

SALA Architects, a Minneapolis-based architectural design firm, began developing artfully crafted, energy-efficient designs in 1983. Since then, they've built their reputation on translating their clients' dreams into uniquely designed structures that sit lightly on the land upon which they are built.

In Fall 2014, they started the design of a net-zero Victorian era home remodeling project in Minneapolis. Homeowners Stewart and Linda Herman purchased the 1907 home with the intent to remodel it in a way that would maintain its original, historic beauty while conserving energy through a net-zero build.

To build the home with zero net energy consumption (meaning the total amount of energy used by the building roughly equals the amount of renewable energy created on the site), the team would need to rip off the existing siding in order to replace the insulation with a more efficient system of materials resulting in a tighter, more insulated home. The resulting re-side would need to be both durable in harsh Minnesota winters and also match the look of the home's original siding. SALA Architects chose LP® SmartSide® Smooth


Texture Lap Siding to preserve the home's historic aesthetic, while assuring the durability needed to resist hail and extreme weather conditions.


Architect's
Corner
(/resources/archi-
corner)

Pro Login
(/resources/pro-
login)

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(http://www.y
GwSgooYeUz

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(http://www.l
pacific-
corporation)

 Google +
(https://plus.g

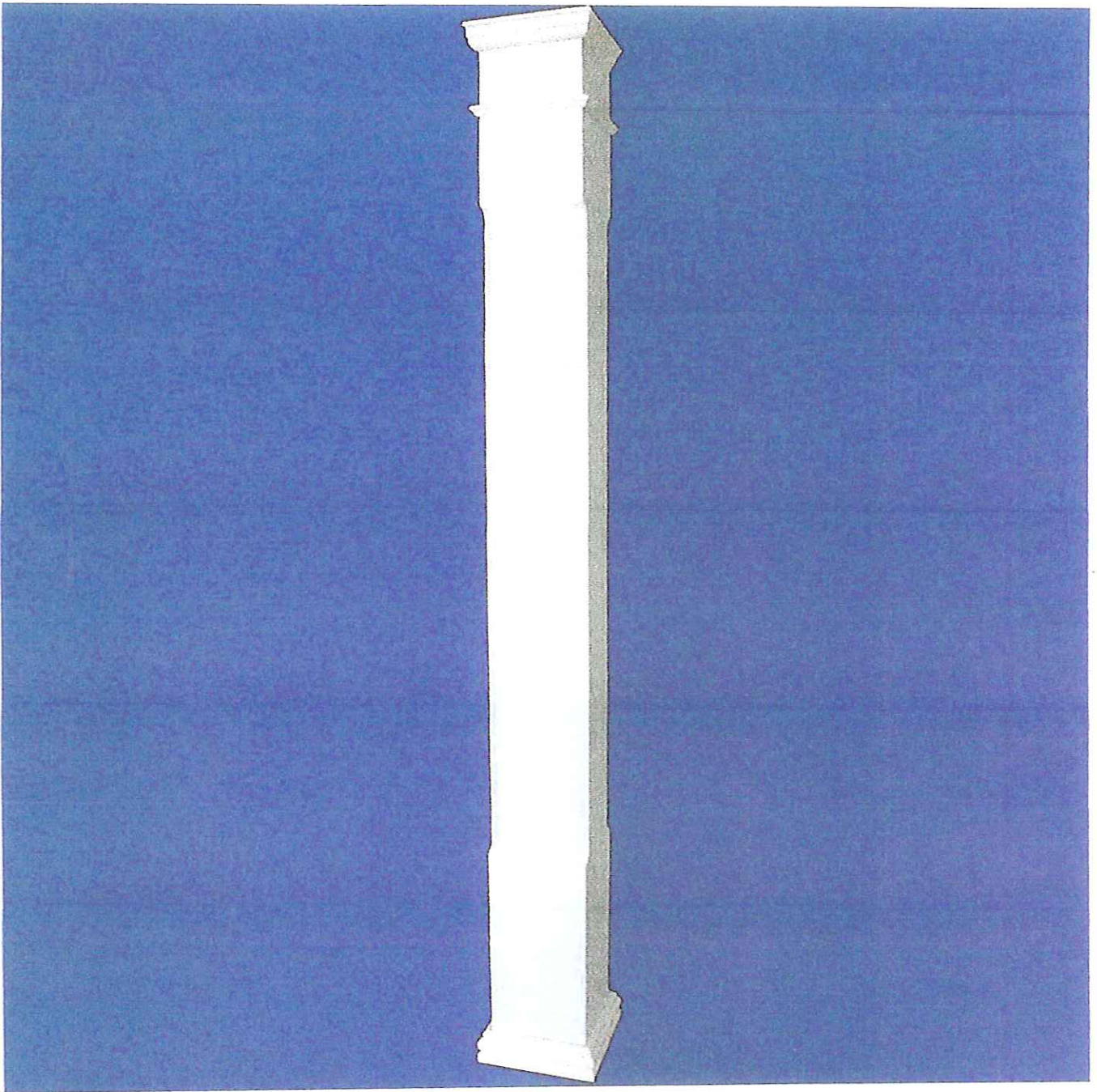
 Engineered
Wood
Twitter
(https://twitte



<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-jefferson-tan.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Jefferson Tan Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-light-gray.htm) LP® SmartSide®, Engineered Wood, Cedar Texture Lap Siding - Light Gray or Smooth Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-white.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - White Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-mindful-gray.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Mindful Gray Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-monterey-gray.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Monterey Gray Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>
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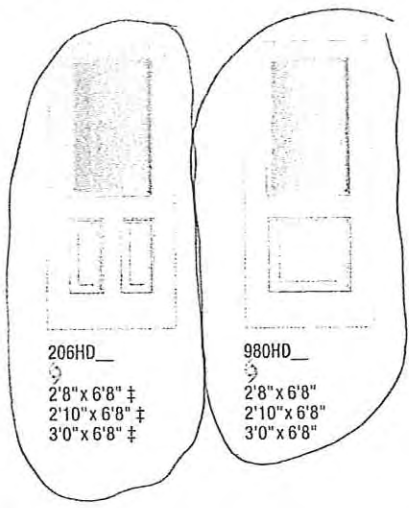


<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-mullion-gray.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Mullion Gray Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-navajo-white.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Navajo White Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-oyster-shell.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Oyster Shell Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-pelican.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Pelican Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>	<p>(https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-perfect-greige.htm) LP® SmartSide®, Engineered Wood Cedar Texture Lap Siding - Perfect Greige Available in Cedar Texture, Smooth or Colonial Bead. All products made to order.</p>
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959HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



206HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡

980HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1101_HD
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 2'10" x 6'8"
 3'0" x 6'8"



104
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



296HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



100_SL
 10" x 6'8"
 12" x 6'8" ‡
 14" x 6'8" ‡



959HD_SL
 12" x 6'8"
 14" x 6'8"



210SLHD
 12" x 6'8" ‡
 14" x 6'8" ‡



296SLHD
 12" x 6'8" ‡
 14" x 6'8" ‡

RESOLUTION 2019-23

**RESOLUTION APPROVING ARCHITECTURAL PLANS FOR A
COMMERCIAL BUILDING LOCATED AT 211 N ROCHESTER STREET**

- Draft May 8, 2019 -

WHEREAS, View Incorporated owns the property located at 211 N Rochester Street and would like to renovate the exterior of the commercial building; and

WHEREAS, the Plan Commission evaluated the property owner's request on May 13, 2019, and recommended approval subject to various conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the exterior renovations as set forth in the petitioner's application subject to the following conditions:

1. All work must be completed in substantial compliance with the application and representations made by the petitioner (and their agent) at the Plan Commission meeting on May 13, 2019.
2. Work must commence within six months of this date and continue in good faith to completion.
3. The property owner must obtain all required building permits as may be required.
4. This approval does not authorize any change to the site except to the building as set forth herein. Any previously approved site plans shall remain unchanged.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this determination shall agree to accept the same in writing.

Passed and dated this day of May 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judy A. Taubert, Village Clerk

ACCEPTANCE

This approval is accepted, and permittee agrees to abide by the terms thereof.

OWNER

By: _____
View Incorporated (Roger Walsh, agent)



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Greg Petruski, Applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Amend the Village Comprehensive Plan with regard to property off of CTH LO

Meeting: May 14, 2019 Plan Commission meeting

Property location Off of CTH LO (MUKV1979-991 and MUKV1979-992)

Property owner Jeffrey and Tammy Tekaver

Applicant Infinity Development, LLC (Greg Petruski, agent)

Zoning classification A-1

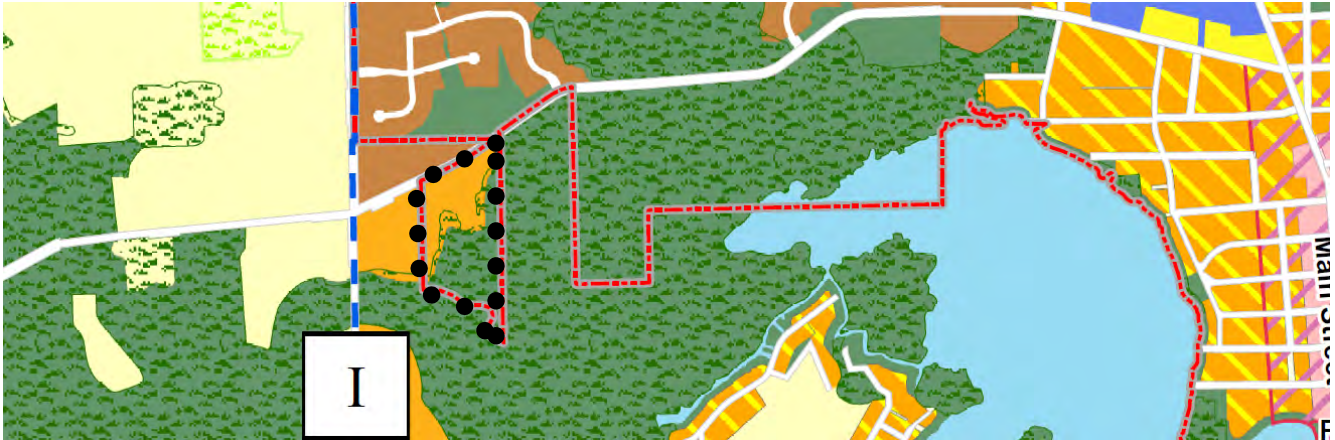
Previous review(s) The Plan Commission considered this proposal as a concept at their meeting on April 9, 2019. The staff report for that meeting is attached.

Description The Village adopted a comprehensive plan in 2009 consistent with the requirements in state statutes and has amended the plan from time to time, most recently in 2016. The plan is intended to consider the next 20 years with respect to a wide range of factors.

Infinity Development would like to acquire both of the adjoining properties to construct side-by-side residential condominiums, or a combination of attached and standalone residential condominiums.

The future land use map (Map 9) of the comprehensive plan designates that portion of the property along CTH LO as Medium Lot Single Family I (25,000 sq. ft.), light orange in the image below.

To accommodate the proposed project, that area would need to be changed to Low Density Multi-Family Residential (maximum of five dwelling units per acre).



Review procedure The Plan Commission makes a recommendation in the form of a resolution. The Village Board will conduct a public hearing and make the final decision.

As described in the resolution, the Plan Commission and/or Village Board may request additional opportunities for public participation, in addition to a required public hearing. The Plan Commission will need to determine if such additional input is needed in this instance.

Public notice Aside from being included on the meeting agenda, no other public notice is required. The public hearing with the Village Board will be noticed with a class 1 notice.

Potential motion for approval Recommend to the Village Board the approval of the proposed revision to the Village Comprehensive Plan as set forth in the resolution as drafted

Attachments:

1. Application materials
2. Staff report for concept review with the Plan Commission on April 9, 2019
3. Draft Resolution, dated May 8, 2019

Legal Description:

SW ¼, Section 27, T05N, R18E Tax Key: 1979-991, 1979-992

Overview of Adjoining Lots:

To East: Single Family Estate – John A Movrich Jr. S99 W30991 Hwy 99 Mukwonago, WI 53149

To North: Vacant Parcel – Owner Kathleen Barth W 501 Honey Creek Rd. Burlington, WI 53105

To West: Single Family Estate – Town of Mukwonago, John R Senczyszyn W309S9924 Hwy I Mukwonago, WI 53149

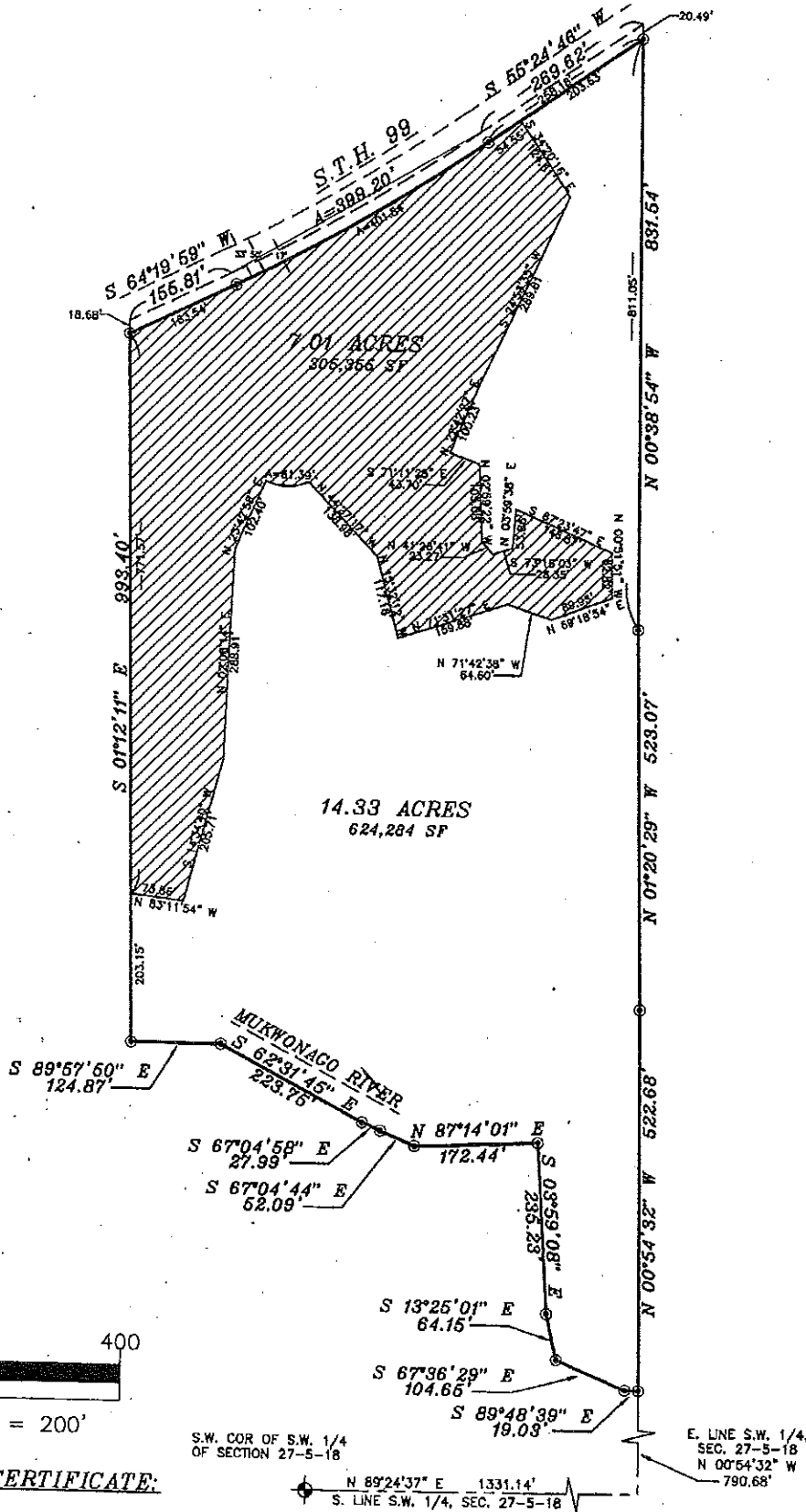
To South: Phantom Lake

Reasons & background for this request:

Greg Petrauski of Infinity Development , on behalf of owners Jeff and Tammy Tekaver is hereby requesting a land use change and amendment to the 2035 Village Comprehensive Plan approved on November 29th, 2016 for identified parcels MUKV 1979-1, Mukv 1979-2, approximately 1101 W. Eagle Lake Ave. The site is approximately 650' west of Minors Park and 650' east of

the CTH I and LO intersection. According to Waukesha GIS, the properties total 20.75 acres. The southern portion of the property is comprised of 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 on. 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 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. We as 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. Our request would 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.

PLAT OF SURVEY





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 Petruski 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.



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,

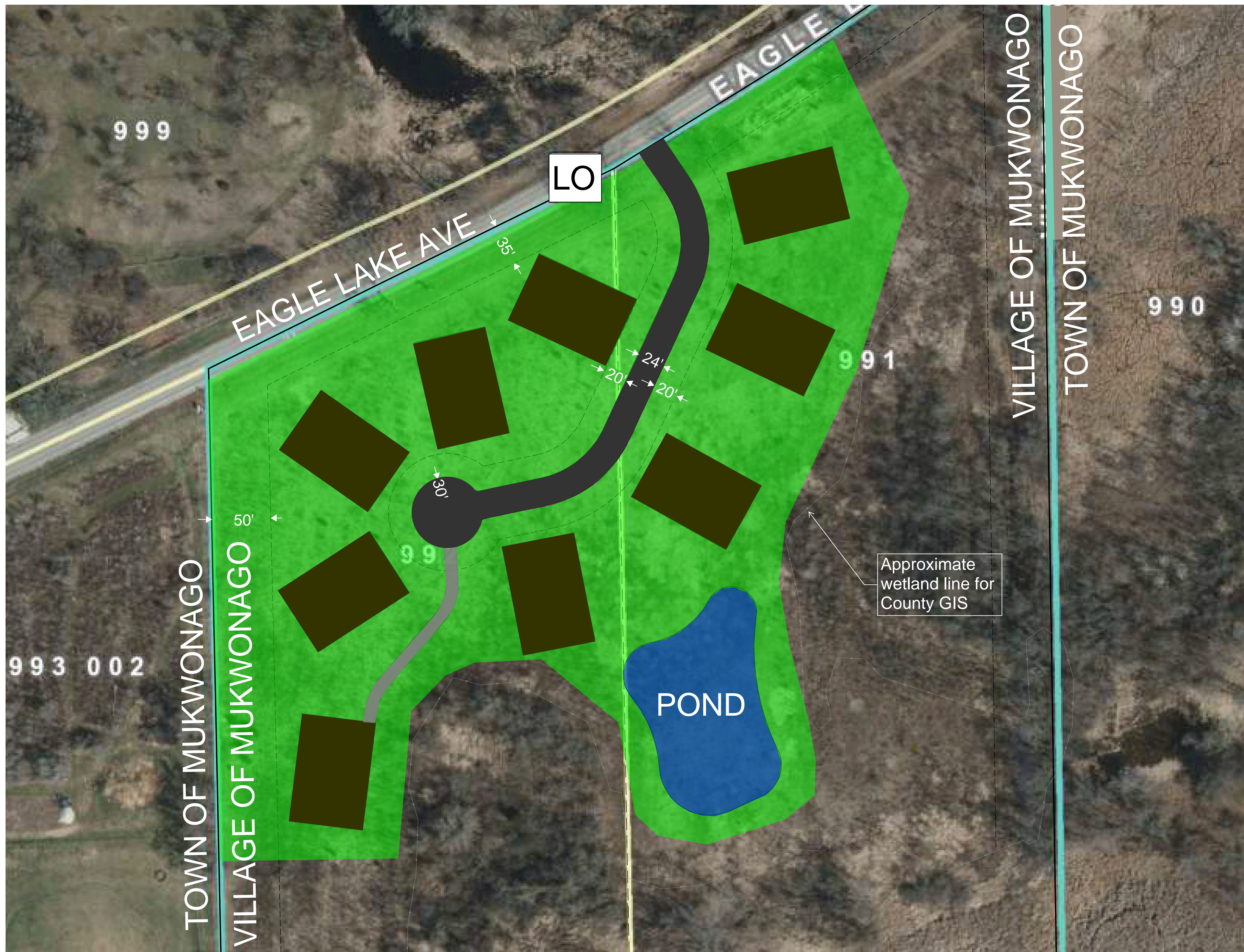
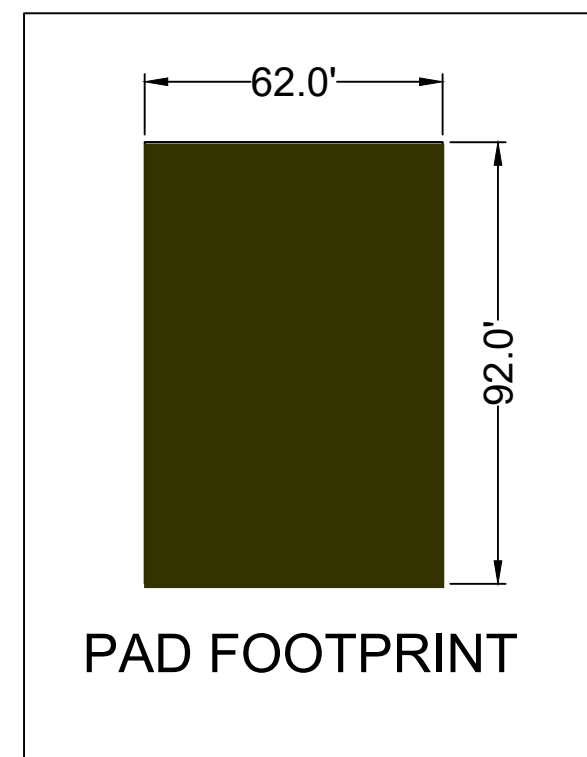
A handwritten signature in black ink, appearing to read "Bruce Kaniewski".

Bruce Kaniewski, AICP
Village Planner/Zoning Administrator

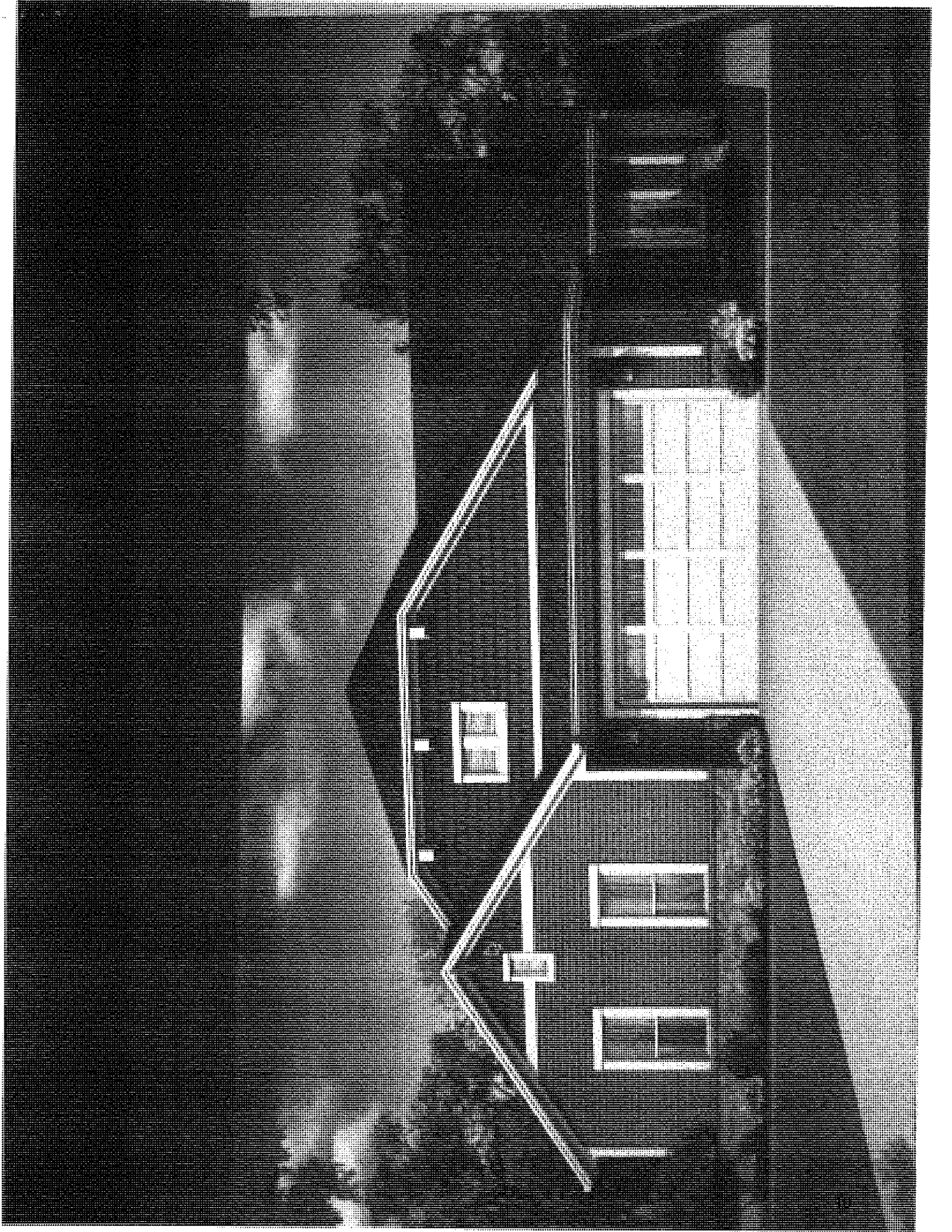
Phantom Lake Preserve Condominiums: Project Summary

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



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: 2/28/19

314119 - BK

FEES

(Please check one)

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

CONTACTS

Zoning and Planning Department

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

GUIDELINES

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

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

Mail completed applications to: Village Planner
ATTN: Site Plan/Architectural Plan/Planned Unit Development
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: 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 Ste 1170 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: 414-255-7158 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-ENGR.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 BRUNN State: WI Zip: 53151
Daytime Phone: 414 688-8911 Fax: _____
E-Mail: G.PETRAUSKI@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

Signature - Property Owner

Name & Title (PRINT)

Date

Doug Pina
Signature - Applicant

GRES PETIAUSKI, Managing Member
Name & Title (PRINT)

2/28/19
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 Raw Land 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.

PLAN COMMISSION

RESOLUTION 2019-19

- Draft May 8, 2019 -

**RESOLUTION RECOMMENDING TO THE VILLAGE BOARD A REVISION TO THE
“COMPREHENSIVE PLAN 2035” FOR THE VILLAGE OF MUKWONAGO**

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board, upon recommendation of the Village Plan Commission, adopted a comprehensive plan on October 6, 2009; and

WHEREAS, the Village Board is authorized to amend the adopted comprehensive plan from time to time, upon recommendation of the Village Plan Commission; and

WHEREAS, the Village Board adopted a public participation plan that describes the way in which Village residents and other interested parties can participate in the revision of the adopted comprehensive plan; and

WHEREAS, Infinity Development LLC (Greg Petruski, agent) has submitted a petition to the Village on behalf of a property owner to amend the future land use map (Map 9) of the adopted comprehensive plan by changing the land use classification of that area in Parcel Numbers MUKV1979991 and MUKV1979992 designated as Medium Lot Single Family I (25,000 sq. ft.) to Low Density Multi-Family Residential (maximum of five dwelling units per acre), while retaining the designation of the area shown as Primary Environmental Corridor/Open Space; and

WHEREAS, the petitioner’s request constitutes a minor amendment as set forth in the adopted public participation plan; and

WHEREAS, the Village Plan Commission at their meeting on May 14, 2019 has determined that additional opportunities for public participation (aside from the public hearing to be conducted by the Village Board) are not needed for this minor amendment owing to the limited nature of the request; and

WHEREAS, the Village Plan Commission reviewed the petitioner’s request at their meeting on May 14, 2019, and found it to be a desirable change; and

WHEREAS, the Village Plan Commission finds that the adopted comprehensive plan, with the proposed amendment, contains all required elements as required in Section 66.1001 (2) of Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of Wisconsin Statutes, the Village of Mukwonago Plan Commission recommends to the Village Board approval of the proposed change to the adopted future land use map (Map 9) as follows:

Change the land use classification of that area in Parcel Numbers MUKV1979991 and MUKV1979992 designated as Medium Lot Single Family I (25,000 sq. ft.) to Low Density Multi-Family Residential (maximum of five dwelling units per acre), while retaining the designation of the area designated as Primary Environmental Corridor/Open Space.

Dated and adopted this 14th day of May, 2019.

Fred H. Winchowky, Village President

Judith A. Taubert, Village Clerk



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Greg Petruski, Applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Amend the Village Comprehensive Plan with regard to property located at 255 E Wolf Run

Meeting: May 14, 2019 Plan Commission meeting

Property location 255 E Wolf Run (MUKV2013-995-007)

Property owner Greenwald Family Limited Partnership

Applicant Infinity Development, LLC (Greg Petruski, agent)

Zoning classification B-4

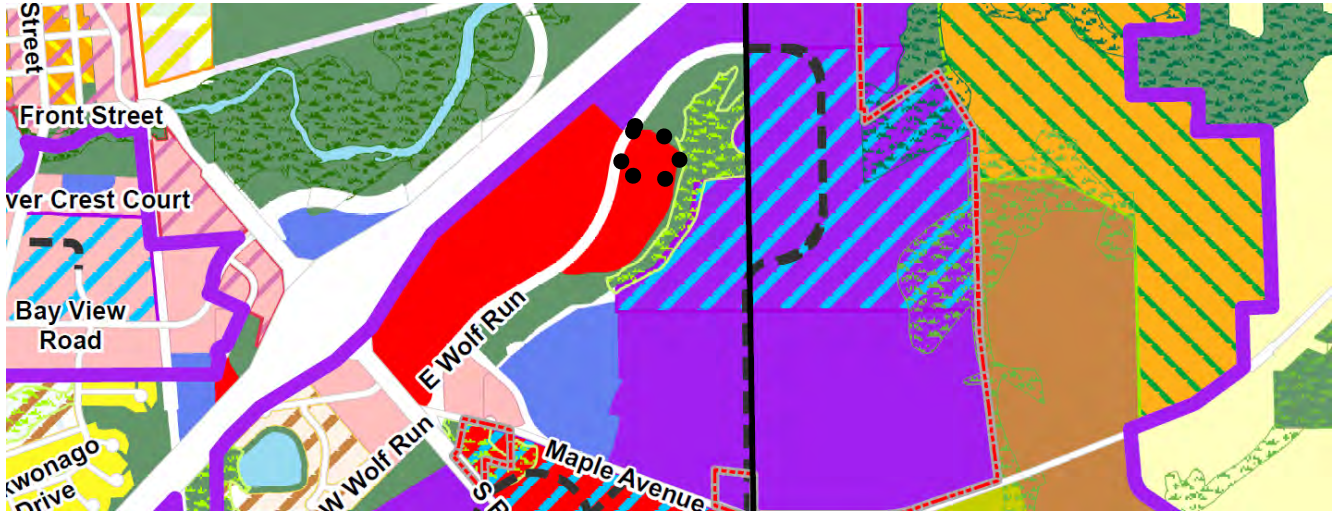
Previous review(s) The Plan Commission considered this proposal as a concept at their meeting on April 9, 2019. The staff report for that meeting is attached.

Description: The Village adopted a comprehensive plan in 2009 consistent with the requirements in state statutes and has amended the plan from time to time, most recently in 2016. The plan is intended to consider the next 20 years with respect to a wide range of factors.

The petitioner is requesting a change to the future land use map by adding a Business Mixed Use Overlay land use designation to allow the development of the property with a 3-story senior living facility in conjunction with retail facilities available to the senior occupants and a standalone business building.

If the plan is amended as requested, the developer would the need approval of the business mixed use development via a Planned Unit Development.

The location of the property is depicted with the black dotted line.



Review procedure The Plan Commission makes a recommendation in the form of a resolution. The Village Board will conduct a public hearing and make the final decision.

As described in the resolution, the Plan Commission and/or Village Board may request additional opportunities for public participation, in addition to a required public hearing. The Plan Commission will need to determine if such additional input is needed in this instance.

Public notice Aside from being included on the meeting agenda, no other public notice is required. The public hearing with the Village Board will be noticed with a class 1 notice.

Potential motion for approval Recommend to the Village Board the approval of the proposed revision to the Village Comprehensive Plan as set forth in the resolution as drafted

Attachments:

1. Application materials
2. Staff report for concept review with the Plan Commission on April 9, 2019
3. Draft Resolution, dated May 8, 2019

Legal Description:

Certified Survey Map No. 10881
Being a division of Lot 3 of Certified Survey Map No. 9638, being a part of the Northwest $\frac{1}{4}$, Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin

Overview of Adjoining Lots:

To East: Regional Stormwater Pond
To North: Vacant Land & Lynch Chevrolet 280 E Wolf Run Mukwonago, WI 53149
To West: YMCA 245 E Wolf Run Mukwonago, WI 53149
To South: Wetlands & Future Maple Centre

Reasons & background for this request:

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 2035 Village Comprehensive Plan, and thereafter approval of the business mixed use development via a Planned Unit Development.



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.



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.



The applicants and staff look forward to your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Kaniewski". The signature is written in a cursive, flowing style with a large initial "B" and "K".

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 Petruski
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 →









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: 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

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 ROSSETTE 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: 414-271-9680
E-Mail: JL.Gimbel@GRGBLAW.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: 2-754-8888 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: Taffinity Development, LLC
Address: 6090 S. ROSETTE PASS City: NEW BELL 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 2013 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").
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).

Greenwald Family Limited Partnership
by Darwin N. Greenwald, Agent.
 Signature - Property Owner

DARWIN N. GREENWALD, AGENT
 Name & Title (PRINT)

2/28/19
 Date

Greg Petrusik
 Signature - Applicant

GREG PETRUSIK, 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	

PLAN COMMISSION

RESOLUTION 2019-20

- Draft May 8, 2019 -

**RESOLUTION RECOMMENDING TO THE VILLAGE BOARD A REVISION TO THE
“COMPREHENSIVE PLAN 2035” FOR THE VILLAGE OF MUKWONAGO**

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board, upon recommendation of the Village Plan Commission, adopted a comprehensive plan on October 6, 2009; and

WHEREAS, the Village Board is authorized to amend the adopted comprehensive plan from time to time, upon recommendation of the Village Plan Commission; and

WHEREAS, the Village Board adopted a public participation plan that describes the way in which Village residents and other interested parties can participate in the revision of the adopted comprehensive plan; and

WHEREAS, Infinity Development LLC (Greg Petruski, agent) has submitted a petition to the Village on behalf of a property owner to amend the future land use map (Map 9) of the adopted comprehensive plan by adding a Business Mixed Use overlay to Parcel Number MUKV2013995007; and

WHEREAS, the petitioner’s request constitutes a minor amendment as set forth in the adopted public participation plan; and

WHEREAS, the Village Plan Commission at their meeting on May 14, 2019 has determined that additional opportunities for public participation (aside from the public hearing to be conducted by the Village Board) are not needed for this minor amendment owing to the limited nature of the request; and

WHEREAS, the Village Plan Commission reviewed the petitioner’s request at their meeting on May 14, 2019, and found it to be a desirable change; and

WHEREAS, the Village Plan Commission finds that the adopted comprehensive plan, with the proposed amendment, contains all required elements as required in Section 66.1001 (2) of Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of Wisconsin Statutes, the Village of Mukwonago Plan Commission recommends to the Village Board approval of the proposed change to the adopted future land use map (Map 9) as follows:

Add a Business Mixed Use overlay to Parcel Number MUKV2013995007.

Dated and adopted this 14th day of May, 2019.

Fred H. Winchowky, Village President

Judith A. Taubert, Village Clerk



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

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Judy Taubert, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Jerad Wegner, Village Engineer (via email); Kevin Schmidt, Police Chief (via email); Jeff Stein, Fire Chief (via email); Ron Bittner, Public Works Director (via email); Keith Ven De Laarschot, Waukesha State Bank, applicant (via email); John Theisen, applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Two-lot certified survey map (CSM) for Waukesha State Bank and Lighthouse Lubes Real Estate

Meeting: May 14, 2019 Plan Commission meeting

Property location 1160 N Rochester Street and 1146 N Rochester Street

Property owner/applicant Waukesha State Bank and Lighthouse Lubes Real Estate

Description Waukesha State Bank and Lighthouse Lubes Real Estate have submitted a proposed 2-lot certified survey map (CSM) to create two parcels located at 1160 N Rochester Street and 1146 N Rochester Street that would replace the condominium agreement.

The northern part of the subject property was initially developed by Waukesha State Bank. In 2015, Waukesha State Bank and Lighthouse Lubes Real Estate, LLC worked together to create a condominium for the property (WSB Mukwonago Condominium) with the intent of further developing the property southern part of the lot for a quick lube service, retail space, with a drive-up service window. As part of that effort, the subject property was rezoned from Community Business (B-3) district to General Business (B-2) district and a conditional use was approved for the drive-up service.

Both of the property owners have determined that the condominium is unnecessary and that fee simple ownership is preferred. The proposal is to establish that fee simple ownership by the removal of the property from the Condominium by recording of the Removal Instrument, the recording of a certified survey map, and then the recording of deeds to both Waukesha State Bank and Lighthouse Lubes Real Estate, LLC.

The current cross access between the properties will be preserved by the recording of a cross-access easement. The petitioner has drafted a cross-access easement, and removal instrument (for the condominium). Both will be recorded at the Waukesha County register of deeds office when the CSM is recorded.

As set forth in Resolution 2015-31, the village granted the conditional use for the drive-up window subject to eleven conditions. The second condition states as follows:

2. Prior to the start of any site construction or issuance of any required building permits, Waukesha State Bank shall provide the Village of Mukwonago Zoning Administrator with a copy of the recorded Condominium Plat, along with any terms and restrictions of the plat. *Said Condominium Plat shall prohibit any division of the land by a Plat of Subdivision or a*

Certified Survey Map, except with an amendment of this Conditional Use approval. In addition, the Condominium Plat shall indicate the full use of all parking spaces and drive aisles across the entire property by any user or customer of the businesses on the entire property. (emphasis added)

If approval of the CSM is granted, Lubes Real Estate, LLC will need to submit a petition to the village to amend the conditional use approval granted in 2015, and obtain approval of the same.

Zoning The subject property is currently zoned B-2 (General Business). Both of the proposed lots comply with the minimum lot area requirements, setback requirement, and other dimensional standards. There is no open space along the common lot line, but is allowed in that there is a shared access agreement covering the two lots.

Review by Village Engineer The Village Engineer has reviewed the proposed certified survey map and has some minor comments which can be addressed during the preparation of the final certified survey map (attached).

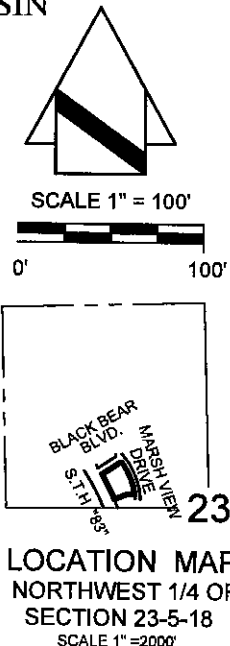
Potential motion recommending approval: Recommend approval to the Village Board subject to the conditions of as set forth in the draft Resolution 2019-21

Attachments:

1. Application materials with certified survey map dated April 24, 2019
2. Cross-access easement agreement
3. Removal instrument WSB Mukwonago Condominium
4. Correspondence from Christopher J. Ruetten, P.L.S., dated May 8, 2019
5. Draft Resolution 2019-21

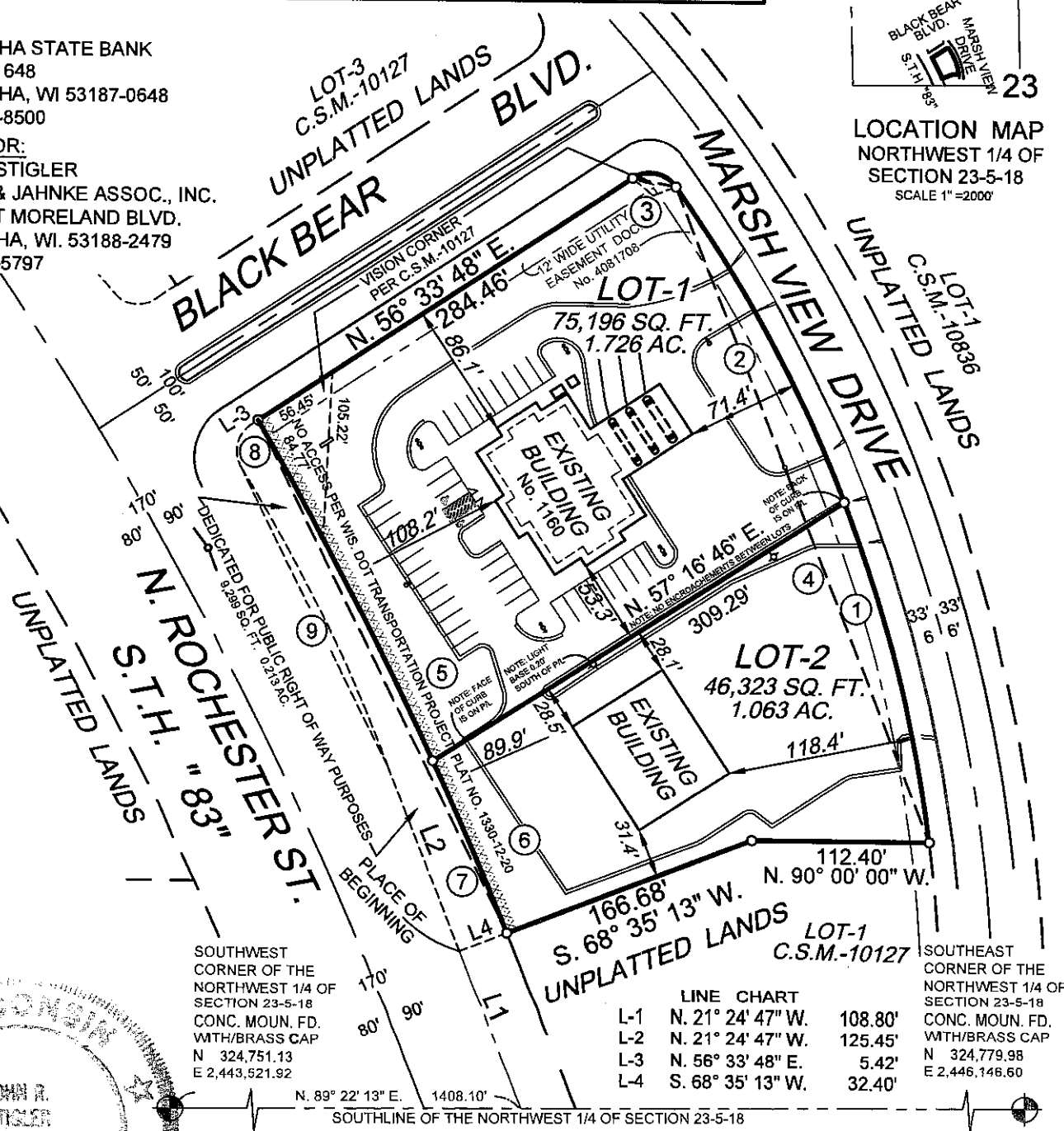
CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 3
Being a Redivision of Lot 2 of Certified Survey Map No. 10127 and being part of the
Southeast Quarter (SE ¼) and Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of
Section 23, Town 5 North, Range 18 East
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE								
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT IN	TANGENT OUT	EXTERNAL LEN
1	223.15'	920.00'	222.60'	N14° 17' 07"W	13° 53' 50"	N7° 20' 11.85"W	N21° 14' 01.85"W	112.124
2	226.66'	920.00'	226.09'	N28° 17' 30"W	14° 06' 57"	N21° 14' 01.85"W	N35° 20' 58.87"W	113.906
3	30.81'	20.00'	27.86'	N79° 28' 56"W	88° 16' 41"	N35° 18' 35.42"W	S56° 24' 43.42"W	19.408
4	449.81'	920.00'	445.34'	N21° 20' 35"W	28° 00' 47"	N7° 20' 11.85"W	N35° 20' 58.87"W	229.493
5	242.04'	2590.00'	241.95'	N27° 29' 46"W	5° 21' 16"	N24° 49' 08.17"W	N30° 10' 24.05"W	121.109
6	119.29'	2590.00'	119.28'	N23° 29' 58"W	2° 38' 20"	N22° 10' 48.05"W	N24° 49' 08.17"W	59.655
7	362.23'	1290.00'	361.04'	N26° 10' 36"W	16° 05' 18"	N18° 07' 56.89"W	N34° 13' 15.20"W	182.313
8	31.03'	20.00'	28.01'	S12° 00' 07"W	88° 53' 39"	S56° 28' 55.93"W	S32° 28' 42.93"E	19.618
9	211.42'	1020.60'	211.04'	N26° 24' 42"W	11° 52' 08"	N20° 28' 38.07"W	N32° 20' 45.93"W	106.089



OWNER:
WAUKESHA STATE BANK
P.O. BOX 648
WAUKESHA, WI 53187-0648
(262) 549-8500

SURVEYOR:
JOHN R. STIGLER
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
(262) 542-5797



WISCONSIN
JOHN R. STIGLER
S-1820
WAUKESHA, WI

John R. Stigler
JOHN R. STIGLER - Wis Reg. No. S - 1820
DATED THIS 24th DAY OF APRIL, 2019

LINE CHART

L-1	N. 21° 24' 47" W.	108.80'
L-2	N. 21° 24' 47" W.	125.45'
L-3	N. 56° 33' 48" E.	5.42'
L-4	S. 68° 35' 13" W.	32.40'

REFERENCE BEARING: South line of the Northwest 1/4 of Section 23, T5N, R18E has a has a bearing of North 89° 22' 13" East, based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-27) and all bearing are referenced to grid North

- LEGEND:
- -IRON PIPE 24" x 1" DIA. (PLACED) 1.13+ LBS. PER LIN. FT.
 - -IRON PIPE (FOUND)
 - ⊙ -CONC. MON. W/BRASS CAP

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 3


Being a Redivision of Lot 2 of Certified Survey Map No. 10127 and being part of the Southeast Quarter (SE ¼) and Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 23, Town 5 North, Range 18 East
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

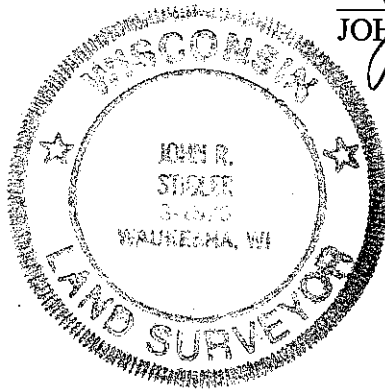
SURVEYOR'S CERTIFICATE:

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

Commencing at the southwest corner of the Northwest Quarter (NW ¼) of said Section 23; thence North 89°22'13" East along the south line of the Northwest Quarter (NW ¼) of said Section 23, 1408.10 feet; thence North 21°24'47" West 108.80 feet along the former east right-of-way line of N. Rochester Street (STH "83"); thence North 68°35'13" East 32.40 feet to the place of beginning and the east right-of-way line of N. Rochester Street (STH "83"); thence Northerly 362.23 feet along the arc of a curve of radius, 1290.00 feet curve center lies to the west, chord bears North 26°10'36" West 351.04 feet to the easterly right-of-way line of Black Bear Blvd; thence North 56°33'48" East 284.46 feet; thence easterly 30.81 feet along the arc of a curve, center lies to the south, chord bears North 79°26'56" West 27.86 feet; thence southeasterly 449.81 feet along the west right-of-way line of Marsh View Drive and the arc of a curve of radius 920.00 feet, curve center lies to the west, chord bears South 21°20'35" East 445.34 feet to the southeast corner of Lot 2 of Certified Survey Map No. 10127; thence North 90°00'00" West 112.40 feet along the south line of said Lot 2; thence South 68°35'13" West 166.68 feet along said southerly line to the place of beginning. Containing 121,519 square feet or 2.7896 acres of land.

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


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



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this _____ day of _____, 2019.

My commission expires July 5, 2019.

PETER MUEHL – NOTARY PUBLIC

OWNER: WAUKESHA STATE BANK

Instrument drafted by John R. Stigler

P.S. Mukwonago 1061

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 3
Being a Redivision of Lot 2 of Certified Survey Map No. 10127 and being part of the
Southeast Quarter (SE ¼) and Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of
Section 23, Town 5 North, Range 18 East
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE:

As owner, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Mukwonago

WAUKESHA STATE BANK

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named _____, to me known to be the owner of WAUKESHA STATE BANK who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

VILLAGE PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Village of Mukwonago, this _____ day of _____, 2019.

FRED WINCHOWKY – PRESIDENT

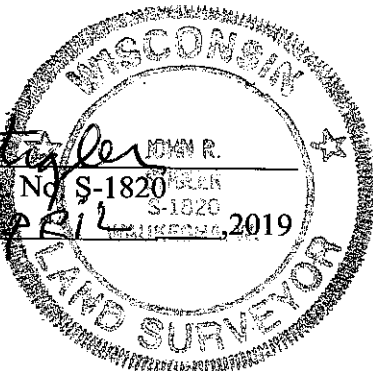
JUDITH TAUBERT – SECRETARY

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Mukwonago this _____ day of _____, 2019.

FRED WINCHOWKY – CHAIRMAN

JUDITH TAUBERT – VILLAGE CLERK

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 25TH day of APRIL, 2019


OWNER: WAUKESHA STATE BANK

Instrument drafted by John R. Stigler

P.S. Mukwonago 1061

**CROSS ACCESS EASEMENT
AGREEMENT**

DOCUMENT NO.

This Cross-Access Easement Agreement (the "Agreement") is made as of the ____ day of April, 2019 between WAUKESHA STATE BANK ("WSB") and LIGHTHOUSE LUBES REAL ESTATE, LLC ("Lighthouse").

RECITALS:

1. WSB is the owner of certain real property located in the Village of Mukwonago, Waukesha County, State of Wisconsin, known as 1160 North Rochester Street, Mukwonago, Wisconsin and more particularly described in Exhibit A attached hereto ("WSB Parcel");

2. Lighthouse is the owner of certain real property located in the Village of Mukwonago, Waukesha County, State of Wisconsin, known as 1146 North Rochester Street, Mukwonago, Wisconsin and more particularly described in Exhibit B attached hereto ("Lighthouse Parcel");

3. The WSB Parcel and Lighthouse Parcel are immediately adjacent and contiguous to each other;

4. The WSB Parcel and the Lighthouse Parcel were previously part of a condominium and in order to facilitate the removal of both Parcels from the condominium, to provide for an orderly flow of customers to each Parcel, and to remain compliant with the rules and requirements of the Village of Mukwonago, the parties wish to grant to the other an easement across the paved portion of each Parcel, for pedestrian and vehicular ingress and egress between and across the Parcels and out to Marshview Drive.

NOW, THEREFORE, in consideration of the matters recited above, together with the mutual promises, covenants and conditions set forth hereafter, the parties agree as follows:

1. Grant of Easements. Each party grants and conveys to the other party, for the benefit of the other's Parcel, a perpetual, non-exclusive right and easement for pedestrian ingress and egress across each Parcel for entry and exit from Marshview Drive.

2. Purposes. The easement created under this Agreement may be used by each party and their respective tenants, employees, customers and invitees for pedestrian and vehicular ingress and egress from Marshview Drive.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Attorney Daniel J. Habeck
Cramer, Multhauf & Hammes, LLP
P.O. Box 558
Waukesha, WI 53187

Parcel Identification Number

3. Covenant Running with the Land. This Agreement and the easements, covenants, duties and obligations created herein shall run with the land with respect to both the WSB Parcel and Lighthouse Parcel, and shall be binding upon, and shall inure to the benefit of each party and to their respective successors and assigns.

4. Obstructions. No party hereto shall restrict, obstruct or otherwise interfere with the parties' rights to use such areas for the purposes described herein.

5. Term/No Termination. This Agreement shall commence upon the date first written above and shall continue in perpetuity. The parties, for themselves and on behalf of their successors and assigns, hereby expressly agree that any provision of law or equity to the contrary notwithstanding, in the event of any default hereunder, this Agreement and the obligations and rights hereunder shall remain in effect and any rights herein will not be terminated, nor shall the benefits of this Agreement be withheld from any party by reason of any default by such party, it being the express understanding and intention of the parties hereto that this Agreement shall continue in effect throughout its term notwithstanding any default by any party hereto. Notwithstanding the foregoing, this Agreement and the rights and obligations contained herein may be terminated in a writing signed by all of the then owners of WSB Parcel and Lighthouse Parcel.

6. Enforcement of Agreement. The parties shall have the right to enforce their respective rights and obligations under this Agreement in any manner provided for by law or in equity, including without limitation a suit for damages or injunctive relief.

7. Governing Law; No Jury; Fee Shifting. This Agreement shall be subject to and governed by the laws of the State of Wisconsin. Any litigation arising in connection with this Agreement shall be conducted in only the Circuit Court for Waukesha County, Wisconsin. There will be no trial by jury. The prevailing party in any such action will recover its reasonable attorney's fees and costs.

8. Waiver. No delay or omission by any of the parties obligated hereunder to exercise any right or power accruing upon a non-compliance or failure of performance by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by any such party hereunder of any of the covenants, conditions or agreements hereof to be performed by another shall not be construed to be a waiver of any succeeding default hereunder or any other covenant, condition or agreement herein contained.

9. Partial Invalidity. If any provision, or any portion thereof, of this Agreement, or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof, to any other persons or circumstance shall not be affected thereby and each of such provisions of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

10. Amendments to be in Writing. No amendment shall be effective to add to, change, modify, waive or discharge this Agreement in whole or in part, unless such agreement is in writing and signed by the then owner of the WS Parcel and the Lighthouse Parcel.

11. Conveyance. Upon either party's conveyance of all of its interest in its respective Parcel, the transferring party shall be relieved of any further liability under this Agreement arising on or after the date of transfer and such transferee shall be deemed to have assumed all obligations of the transferor hereunder arising on and after the date of transfer.

EXECUTED as of the date first written above.

LIGHTHOUSE LUBES REAL ESTATE, LLC

WAUKESHA STATE BANK

By: _____

By: _____

Print: _____

Print: _____

Title: _____

Title: _____

STATE OF WISCONSIN)
)SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of April, 2019 the above-named _____, in the above-stated capacity for Lighthouse Lubes Real Estate, LLC, to me known to be the person who executed the foregoing document in such capacity.

Notary Public, State of Wisconsin
My commission: _____

STATE OF WISCONSIN)
)SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of April, 2019 the above-named _____, in the above-stated capacity for Waukesha State Bank, to me known to be the person who executed the foregoing document in such capacity.

Notary Public, State of Wisconsin
My commission: _____

This document was drafted by and upon recording should be returned to:
Attorney Daniel J. Habeck
Cramer, Multhauf & Hammes, LLP
1601 East Racine Avenue, Suite 200
P.O. Box 558
Waukesha, WI 53187
P: 262.542.4278

CONSENT OF MORTGAGEE OF LIGHTHOUSE PARCEL

U.S. Bank National Association, being the holder of a mortgage against the Lighthouse Parcel, consents to the above Agreement and agrees that its interest in the Lighthouse Parcel shall be subject to the terms of the Agreement.

U.S. BANK NATIONAL ASSOCIATION

By: _____

Print: _____

Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF _____

This instrument was acknowledged before me on _____, 2019 by _____, in the above-stated capacity for U.S. Bank National Association.

Notary Public, State of Wisconsin

My commission: _____

DRAFT

EXHIBIT A

WSB Parcel Legal Description

Lot 1 of Certified Survey Map No. _____, being part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on May ____, 2019, in Volume ____ of Certified Survey Maps, on Pages _____, as Document No. _____.

DRAFT

EXHIBIT B

Lighthouse Parcel Legal Description

Lot 2 of Certified Survey Map No. _____, being part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on May ____, 2019, in Volume ____ of Certified Survey Maps, on Pages _____, as Document No. _____.

DRAFT

Document Number	<p style="text-align: center;">REMOVAL INSTRUMENT WSB MUKWONAGO CONDOMINIUM</p> <p style="text-align: center;">Title of Document</p>
<p>THIS REMOVAL INSTRUMENT DOES NOT PASS OWNERSHIP INTERESTS IN REAL ESTATE AND IS NOT A "CONVEYANCE" SUBJECT TO RETURN OR FEE UNDER WIS. STAT. S. 77.21(1).</p>	
<p>THIS REMOVAL INSTRUMENT FOR WSB MUKWONAGO CONDOMINIUM is entered into on _____, 2019, by and among the undersigned owners of all of the units within WSB Mukwonago Condominium (the "Condominium").</p>	<p>Recording Area Name and Return Address Daniel J. Habeck Cramer, Multhaupt & Hammes, LLP Suite 200 1601 East Racine Avenue P.O. Box 558 Waukesha, WI 53187-0558 Parcel Identification Number (PIN) MUKV 1962-990-005 MUKV 1962-990-006</p>

RECITALS

- A. The Condominium was created by the Declaration of Condominium dated December 31, 2015 and recorded January 7, 2016 with the Waukesha County Register of Deeds as Document No. 4185839 (the "Declaration") and by an accompanying condominium plat (the "Plat").
- B. The Declaration and Plat provide that the Condominium consists of the land legally described on the attached Exhibit A, together with all easements, rights, and appurtenances pertaining thereto (the "Property").
- C. The undersigned own all of the units within the Condominium and wish to remove all of the Property from the Condominium in accordance with section 703.28 of the Wisconsin Statutes.
- D. The removal pursuant to this Removal Instrument is part of an overall transaction where following the removal, the Condominium Property will be divided by Certified Survey Map and each of the undersigned will take the property that had formerly been their unit in the Condominium by deed.

REMOVAL INSTRUMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned agree that upon the recording of this Removal Instrument:

- (1) All of the Property shall be removed from the Condominium and from the provisions of chapter 703 of the Wisconsin Statutes,

(2) Until recording of the Certified Survey Map and deeds as described above, each of the undersigned shall own an undivided interest as tenants in common in the Property, provided however that each of the undersigned shall have sole right title and interest in and to the buildings and improvements and lands located within their former unit in the Condominium, and no claim, lien or encumbrance by or thru the other owner shall be permitted or shall attach to such buildings, improvements or lands.

(3) The undersigned intend this Removal Instrument to be the removal instrument referred to in section 703.28(1) of the Wisconsin Statutes.

IN WITNESS WHEREOF, the undersigned have executed this Removal Instrument as of the date first above written.

Waukesha State Bank

By: _____

Print: _____

Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF WAUKESHA) ss.

Personally came before me, this _____ day of _____, 2019, _____, who executed the above instrument and acknowledged the same.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

CONSENT OF MORTGAGEE

U.S. Bank National Association, being the holder of a mortgage against Unit 2 of the Condominium, consents to the Removal Instrument set forth above and agrees that its lien will continue only against the building, improvements, and land that was formerly Unit 2 owned by Lighthouse Lubes Real Estate, LLC, and will not attach to the building, improvements, and land that was formerly Unit 1 owned by Waukesha State Bank.

U.S. Bank National Association

By: _____

Print: _____

Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF WAUKESHA)

ss.

Personally came before me this _____ day of _____, 2019, _____, the
_____ of _____, who executed the above instrument and
acknowledged the same.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

This document was drafted by:
Attorney Daniel J. Habeck
CRAMER, MULTHAUF & HAMMES, LLP
1601 East Racine Avenue • Suite 200
P.O. Box 558
Waukesha, WI 53187-0558
(262) 542-4278
djh@cmhlaw.com

EXHIBIT A
(Legal Description)

Unit No. 1 and 2 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as WSB MUKWONAGO CONDOMINIUM created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on January 7, 2016 in the Office of the Register of Deeds for Waukesha County, Wisconsin as Document No. 4185839, and by Amendments thereto. Said units located in the Village of Mukwonago, County of Waukesha, State of Wisconsin.

DRAFT

May 8, 2019

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

Re: Waukesha State Bank CSM Review dated April 24, 2019

Dear Mr. Winchowky,

Pursuant to the Village of Mukwonago's request, we have completed our review of the Certified Survey Map dated March 26, 2109. This review is for the compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236 and the Village of Mukwonago Code of Ordinances Chapter 45

1. Per Wisconsin Administrative Code Chapter A-E 7- No comments.
2. Per Wisconsin Statute Chapter 236.20 (2)- Where the exterior boundary lines show bearings or lengths which vary from those recorded, "recorded as" bearings and distances shall be shown. Some of the bearings and distances listed on the curve table are different from those recorded on CSM 10127, particularly along Marsh View Drive.
3. Per Wisconsin Statute Chapter 236.20 (3)(d) – The names of adjoining streets, and subdivisions shown in their proper location underscored by a dotted or dashed line.
4. Per the Village of Mukwonago Village Ordinances Chapter 45-94 (9)(10) - This requirement calls for contours and potential soil borings It is our opinion that this map with the existing facilities is fine, and that this requirement be waived.
 - The adjacent properties are labeled as Unplatted Lands and as CSM's.

Mr. Tim Schwecke, AICP
Waukesha State Bank CSM Review dated March 26, 2019
May 8, 2019
Page 2

Thank you for allowing us to be of service. If you have any questions, please contact our office.

Very truly yours,

RUEKERT & MIELKE, INC.



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

CJR:jkc

cc: John Weidl, Village of Mukwonago
Judith A Taubert, Village of Mukwonago
Tim Schwecke, AICP, Town of Mukwonago
Mark G. Blum, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.
File

RESOLUTION 2019-21

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR WAUKESHA
STATE BANK AND LIGHTHOUSE LUBES REAL ESTATE, LLC**

- Draft May 8, 2019 -

WHEREAS, pursuant to Article IV of the Land Division Ordinance, an application for a 2-Lot Certified Survey Map was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, for two existing businesses located at 1160 N Rochester Street and 1146 N Rochester Street; and

WHEREAS, the Certified Survey Map has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the 2-Lot certified survey map dated April 24, 2019, prepared by John Stigler, Public Land Surveyor, and submitted by the Village of Mukwonago.

NOW, THEREFORE, BE IT FURTHER RESOLVED approval of the Certified Survey Map shall be subject to the following conditions:

1. Prior to Village officials signing of the certified survey map, Lubes Real Estate, LLC must submit a petition to the Village of Mukwonago to amend the conditional use approval granted in 2015, and obtain approval of the same.
2. Prior to Village officials signing of the certified survey map, the petitioner must comply with all recommendations of the Village Engineer as set forth in their review.
3. The cross-access easement agreement, as approved by the Village Attorney, is recorded at the Waukesha County register of deeds office.
4. The removal instrument, as approved by the Village Attorney, is recorded at the Waukesha County register of deeds office.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this Certified Survey Map, shall agree to accept the same in writing.

Passed and dated this ____ day of May 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk