

Village of Mukwonago  
**REGULAR VILLAGE BOARD MEETING**  
Notice of Meeting and Agenda  
**Wednesday, May 15, 2019**

Time: **6:30 p.m.**  
Place: **Mukwonago Municipal Building/Community Room, 440 River Crest Court**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Announcement of closed sessions pursuant to Wis. Stat. **§19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*) for discussion and possible action regarding Lis Pendens, Jurisdictional offer and award of damages for the acquisition of lands from the Greenwald Family Limited Partnership, pursuant to Wis. Stat. **19.85(1)(g)** (*Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved*) discussion of the Haase House zoning issues and pursuant to Wis. Stat. **§19.85(1)(c)** (*Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility*) regarding the hiring of the Community Planner position and discussing the goals for the Village Administrator for 2019
5. Comments from the Public  
*The purpose of this section is to allow the non-elected general public the opportunity to address the Board on any subject of concern that is not the topic of a current or previous Public Hearing before the Village Board. If you wish to be heard, the Village Board 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 must sign the Comments from the Public Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room. The Board will only receive comments during Public Comment. The Public Comment portion of the meeting is scheduled for a total of 15 minutes in length but will end sooner if the Village President has determined that there is no one else present who still wishes to speak.*
6. Consent Agenda  
*All items listed are considered routine and/or have been unanimously recommended by the Committee of the Whole and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent agenda and be considered on the regular agenda.*
  - A. Approval of minutes of the April 17, 2019 regular meeting
  - B. 1) Vouchers payable batches
    - a. Payments batch AP-05-2019-1 - \$724,792.09
    - b. Payments batch WE-04-2019 - \$41,645.42
    - c. Payments batch US-04-2019 - \$18,296.08
  - 2) Approve the Purchase Requisition to Core & Main for parts for the Water Dept of \$63,490.
  - 3) Authorize Finance Chair to review and approve an additional AP batch in May

outside of the regular process.

- C. 1) Approve the Change of Agent for the Kwik Trip #282 to Valerie Brezgel
- 2) Approve the Temporary Class "B" fermented malt beverages and Class "B" wine for St James Theater Play at 812 E Veterans Way
- 3) Approve the Special Event Permit for Lions Club 2019 Summerfeste June 13 – 16, 2019
- 4) Approve the Special Event Permit for American Legion Post #375 – 2019 Maxwell Street Days; June 8-9, July 20-21, August 17-18 and September 14-15
- D. 1) Recommendation to reject the sole bidder's bid and reopen the bid process.
- 2) Approval for rerouting of the River Parks Subdivision Sanitary Sewer down Holz Parkway
- 3) Approval to award Well 5 Iron Filter addition project to Staab Construction Corp for the sum of \$1,517,000
- 4) Approve the M.O.P.S. site Phase 1 ESA agreement from Terracon for \$2,200
- E. 1) Change the July COW meeting to July 2, 2019

## 7. Committee/Commission Business

*Discussion and Possible Action on the Following Items*

### A. Finance

- 1) Payments batch LIBAP 4-2019 - \$13,770.11
- 2) Payments batch M 04-2019 - \$326,654.17
- 3) Payments batch AP 05-2019-2 - \$437,571.62
- 4) Payments batch M-TAX 5-2019 – \$628,330.62
- 5) Payments batch M 05-2019 - \$166,361.14

## 8. New Business

*Discussion and Possible Action on the Following Items*

### A. Finance

- 1) Recommendation to have the Village Attorney prepare a draft to amend Ordinance 78-2 (c) to reflect the collection of taxes on real property and Improvements on leased land from 3 installments under W.S.A 74.12 to 2 installments under W.S. A 11.
- 2) 2018 Financial Statements- Auditor's Report, TID #5 Report, 2018 Report- Communication to Those Charged with Governance and Management

### B. Public Works

- 1) Approval of the Acknowledgement Agreement amending the Developer's Agreement with Super Products LLC regarding the Village's acceptance of the excess topsoil
- 2) Approve Purchase Requisition for Solar Radio-controlled PED crossing lights from TAPCO for \$6,923.90
- 3) Modifying the assessment roll for additional parcels that received benefit from the extension of Village infrastructure to Chapman Farms Boulevard with 3 different special assessment options

### C. Planning

- 1) Approve Ordinance XXX being considered for the Planned Unit Development for 915 Main Street; MUKV 2010-977, MUKV 2009-965-001, MUKV 2009-965-002
- 2) **Resolution 2019-22** to approve the Historic Preservation review for property located

at 402 Grand Avenue; MUKV 1973- 047; Regina Westemeier, applicant

- 3) **Resolution 2019-24** a resolution to approve the 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
- 4) **Resolution 2019-23** a resolution to approve the Architectural Review for property at 211 N. Rochester Street; MUKV 1976-089; View Incorporated (Roger Walsh, agent), applicant
- 5) **Resolution 2019-19** a resolution to approve Amending the Village Comprehensive Plan and Rezone to Construct Condominium Residential Units on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Avenue (CTH LO); MUKV1979-991 and MUKV 1979-992
- 6) **Resolution 2019-20** To approve Amending the Village Comprehensive Plan to allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on behalf of Greg Petruski, approximately 255 E. Wolf Run; MUKV 2013-995-007
- 7) **Resolution 2019-21** a resolution to approve 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

D. Protective Services

- 1) Recommendation signing a letter of intent to start construction on Pumper-Tender to take delivery and pay for 2021

E. Village Attorney

- 1) Discussion and possible action regarding **Ordinance 960** an ordinance to revise Sec. 2-147. Composition of the **Ordinance 958** of the Downtown Development Committee

F. Village Administrator

- 1) There will be a training conducted at the Village Hall for all Elected Officials and staff who regularly deal with the public on June 14<sup>th</sup> 8am – 3pm. The Village Hall will be closed to the public. If you are interested, please let Intern, Makenzee know.

G. Village President

- 1) Additional appointments for Village Committees and Boards:

Library:

Diane Magolen – Village Member  
Eric Brill – Village Trustee Member

Downtown Development Committee:

Eliza Pautz- Regular Voting Member-2021  
Karl Kettner- Regular Voting Member-2021

Amended Appointments: Ray Goodden- Non-Voting Member- 2021  
Scott Reeves – Voting Member – 2020

Protective Services:

Jay Vermeulen – Alternate

Fire Commission:

Lee Hau- Regular Member

9. Convene into closed sessions pursuant to Wis. Stat. **§19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*) for discussion and possible action regarding Lis Pendens, Jurisdictional offer and award of damages for the acquisition of lands from the Greenwald Family Limited Partnership, pursuant to Wis. Stat. **19.85 (1)(g)** (*Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved*) discussion of the Haase House zoning issues and pursuant to Wis. Stat. **§19.85(1)(c)** (*Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility*) regarding the hiring of the Community Planner position and discussing the goals for the Village Administrator for 2019
10. Reconvene into open session pursuant to Wis. Stats. **§19.85(2)** for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda
11. 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 REGULAR VILLAGE BOARD MEETING**

### **Wednesday, April 17, 2019**

#### **Call to Order**

Village President Fred Winchowky called the meeting to order at 6:34 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

#### **Roll Call**

Board Members present: Jim Decker  
Darlene Johnson  
Roger Walsh  
Eric Brill  
Jay Vermeulen  
Jason Wamser  
Fred Winchowky, Village President

Also present: Ron Bittner, Public Works Director  
Mark Blum, Village Attorney  
Becca Alonge, Village Engineer  
Judith Taubert, Clerk-Treasurer  
Diana Doherty, Finance Director  
Dave Brown, Utilities Director  
Robert Harley, Supervisor of Inspections  
Kevin Schmidt, Police Chief  
John Weidl, Administrator/Economic Development Director

#### **Pledge of Allegiance**

The Village Board recited the Pledge of Allegiance.

#### **Announcement of closed sessions**

President Winchowky announced the Board will convene into closed sessions later in the meeting pursuant to Wis. Stat. **19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*) for discussion of offer submitted by Touch Pad Electronics

#### **Comments from the Public**

**Barbara Church, W1187 Beach Road, East Troy-** Read a statement in support of the Haase House.

**Natalie Nachreiner, W238S6825 State Rd 164, Waukesha-** Read a statement of how Haase House has helped her

**Ryan Kramer, 508 E. Rochester St., Mukwonago-** Mom spoke on his behalf how Haase House has helped him live on his own.

**Julie Cyra, W4812 St. Rd. 20, East Troy-** Spoke how it is important that Haase House is located in a residential area not business.

**Judi Weyer, 1300 Riverton Dr.-** Spoke how the Haase House has helped her daughter.

**Mark Penzkover, 659 Plank Road-** Read a statement thanking the Village for everything. He enjoyed being a Trustee for the Village and working with everyone.

**Fred Winchowky, Village President, presented Mark with a plaque for the Village's great appreciation for his nine years as a dedicated Trustee.**

## **Minutes**

Motion by Decker/Johnson to approve the minutes for March 20, regular Village Board meeting and the April 3, 2019 Special Village Board meeting carried.

## **New Business**

### **Finance Committee**

#### **Vouchers payable batches**

Motion by Vermeulen/Decker to approve the Payments batch AP 04-2019-2- \$368,468.37 carried.

### **Planning Commission**

#### **Resolution 2019-017**

Motion by Decker/Johnson to adopt **Resolution 2019-017** a resolution to approve the extraterritorial review of a certified survey map within the Town of Mukwonago, Rob and Melissa Sund, Owners carried.

#### **Resolution 2019-018**

Motion by Decker/Vermeulen to adopt **Resolution 2019-018** a resolution to approve the Planned Unit Development Plan for the Maple Centre Development as a conditional use carried. Johnson recused herself and stepped out.

### **Public Works**

#### **Eric Warden's request to not defer the cost of additional erosion control inspections**

Motion by Decker/Johnson to defer the additional cost for erosion control inspections carried.

#### **McKenzie Drive Sewer Up-sizing**

Information only. No action taken

### **Village President**

Arbor Day Proclamation – To proclaim April 26, 2019 as Arbor Day in the Village of Mukwonago

Motion by Johnson/Decker to approve the Arbor Day Proclamation that proclaims April 26, 2019 as Arbor Day in the Village of Mukwonago carried

### **2019 Appointments to the Boards and Committees by the Village President**

Finance Chair-Jay Vermeulen, Health and Recreation Chair-James Decker, Judicial Chair-Roger Walsh, Personnel Chair-Darlene Johnson, Protective Services Chair-Eric Brill, Public Works Chair- Jason Wamser

Plan Commission - Board Member- Jason Wamser, Citizen Member-Joe Abruzzo

Board of Appeals – Regular Member- Jack Dexter, Regular Member- Don Fischer

Fire Commission – Citizen Member – Penny Grant

Police Commission – Regular Member – Karl Kettner, Regular Member- Robert Douglas

Library Board – Regular Member- Mark Penzkover, Regular Member- Sandy Kaufman,  
Regular Member- Jerry Gasser

Downtown Development Committee – Regular Member – Roger Walsh, Regular Member  
Ray Gooden, Regular Member – David Stockwell, Non-voting Member-  
Douglas Yeager, Non-voting Member-Sandra Kulik, Non-voting Member-  
Scott Reeves, Non-voting Member-Village Planner

Board of Review – Village President Winchowky, Clerk-Treasurer Taubert, Board Member  
Roger Walsh, Board Member Jason Wamser and Board Member Eric Brill

Motion by Vermeulen/Decker to approve the 2019 Appointments to the Boards and  
Committees by the Village President carried

### **Convene into Closed Session**

Motion by Decker/Johnson to convene into closed sessions at 7:35 p.m. pursuant to Wis.  
**19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of  
public funds, or conducting other specified public business, whenever competitive or bargaining  
reasons require a closed session*) for discussion of offer submitted by Touch Pad Electronics

Motion by Decker/Johnson to adjourn closed session and reconvene into open session at  
7:57 p.m. pursuant to Wis. Stats. **§19.85(2)** for possible additional discussion and/or action  
concerning any matter discussed in closed session and/or any unfinished item remaining on  
the agenda carried unanimously upon roll call vote.

Closed Session items pursuant to Wis. **§19.85(1)(e)** (*Deliberating or negotiating the  
purchasing of public properties, the investing of public funds, or conducting other specified  
public business, whenever competitive or bargaining reasons require a closed session*)  
regarding the offer submitted by Touch Pad Electronics

Motion by Wamser/Decker to approve the purchase and sale agreement with Touch Pad  
Electronics condition to the attorneys review carried.

### **Adjournment**

Meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Judith A. Taubert  
Clerk-Treasurer

# VILLAGE OF MUKWONAGO

04/26/19 10:27 AM

Page 1

## Payments

Current Period: April 2019

Batch Name	LIBAP 4-2019	User Dollar Amt	\$13,770.11		
	Payments	Computer Dollar Amt	\$13,770.11		
			\$0.00	In Balance	
Refer	23338 AMERICA AQUARIA				
Cash Payment	E 440-5511-5310 Outside Services	MARCH FISH TANK MAINT			\$85.00
Invoice	22087 3/28/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$85.00
Refer	23339 BAKER & TAYLOR INC.				
Cash Payment	E 440-5700-5328 Books	BOOKS			\$5,991.48
Invoice	MARCH2019 3/31/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$5,991.48
Refer	23340 BRODART				
Cash Payment	E 440-5700-5328 Books	BOOKS			\$919.84
Invoice	MARCH2019 3/31/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$919.84
Refer	23341 CENTER POINT LARGE PRINT				
Cash Payment	E 440-5700-5328 Books	BOOKS			\$21.75
Invoice	1673420 3/8/2019				
Cash Payment	E 440-5700-5328 Books	BOOKS			\$25.87
Invoice	1677116 3/19/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$47.62
Refer	23342 CLEAN MATS				
Cash Payment	E 440-5511-5311 Supplies	MATS & DUSTERS			\$76.40
Invoice	47321 4/12/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$76.40
Refer	23343 ENVISIONVARE, INC				
Cash Payment	E 440-5511-5220 Contractual Services	MOBILE PRINT SERV			\$725.00
Invoice	41191 3/29/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$725.00
Refer	23344 FRISCH LAURA				
Cash Payment	E 440-5511-5332 Mileage	MILEAGE			\$37.12
Invoice	MARCH2019 3/29/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$37.12
Refer	23345 GALE/CENGAGE LEARNING				
Cash Payment	E 440-5700-5328 Books	BOOKS			\$267.70
Invoice	MARCH2019 3/31/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$267.70
Refer	23346 KANN BOB				
Cash Payment	E 440-5511-5331 Programming	WOMAN SUFFRAGE BATTLE			\$250.00
Invoice	05232019 3/19/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$250.00
Refer	23347 MICHALIK MICHELLE				
Cash Payment	E 440-5511-5332 Mileage	MILEAGE OUTREACH			\$17.98
Invoice	MARCH2019 4/4/2019				

# VILLAGE OF MUKWONAGO

04/26/19 10:27 AM

Page 2

## Payments

Current Period: April 2019

Transaction Date	4/26/2019	Citizens	111000	Total	\$17.98
Refer	23348	MICROMARKETING LLC	-		
Cash Payment	E 440-5700-5329	AV Material	CD BOOKS		\$80.59
Invoice	762673	3/21/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$80.59
Refer	23349	MIDWEST TAPE	-		
Cash Payment	E 440-5700-5329	AV Material	CD BOOKS		\$1,184.64
Invoice	MARCH2019	3/31/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$1,184.64
Refer	23350	MUELLER AMY	-		
Cash Payment	E 440-5511-5331	Programming	APRIL SHAKE RATTLE & ROLL		\$125.00
Invoice	42019	4/18/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$125.00
Refer	23351	MUREN SHAWNA	-		
Cash Payment	E 440-5511-5331	Programming	CHAIR YOGA/MAY&JUNE		\$200.00
Invoice	MAY/JUNE	4/25/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$200.00
Refer	23352	OFFICE COPYING EQUIPMENT	-		
Cash Payment	E 440-5511-5310	Outside Services	3/12/19-4/11/2019		\$422.63
Invoice	AR82767	4/12/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$422.63
Refer	23353	PENKALSKI TAMMY	-		
Cash Payment	E 440-5511-5332	Mileage	CIRC SUPERVISOR MTG		\$17.63
Invoice	MARCH2019	3/31/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$17.63
Refer	23354	PONASIK JEFF	-		
Cash Payment	E 440-5511-5331	Programming	TAI CHI/MAY&JUNE		\$120.00
Invoice	562019	4/25/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$120.00
Refer	23355	QUILL CORPORATION	-		
Cash Payment	E 440-5511-5311	Supplies	CLEANING SUPPLIES		\$339.19
Invoice	6550055	4/11/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$339.19
Refer	23356	RICOH AMERICAS CORPORATION	-		
Cash Payment	E 440-5511-5310	Outside Services	12/26/18-0325-2019		\$505.79
Invoice	5056204095	3/21/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$505.79
Refer	23357	THE APPPOINTED HOUSEWIFE	-		
Cash Payment	E 440-5511-5310	Outside Services	03/15/2019-04/28/2019		\$675.00
Invoice		4/12/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$675.00
Refer	23358	UNIQUE MANAGEMENT	-		
Cash Payment	E 440-5511-5310	Outside Services	PLACEMENTS		\$17.90
Invoice	551362	4/1/2019			

# VILLAGE OF MUKWONAGO

04/26/19 10:27 AM

Page 3

23

## Payments

Current Period: April 2019

Transaction Date	4/26/2019	Citizens	111000	Total	\$17.90
Refer	23359 WIDOWSKI JENNIFER				
Cash Payment	E 440-5511-5331 Programming	SOAP MAKING			\$100.00
Invoice	4/16/2019				
Cash Payment	E 440-5511-5331 Programming	HERB PROGRAM			\$100.00
Invoice	4/16/2019				
Transaction Date	4/26/2019	Citizens	111000	Total	\$200.00
Refer	23360 JOHNSON CONTROLS SECURITY				
Cash Payment	E 440-5511-5220 Contractual Services	5/1/19-7/31/19			\$1,463.60
Invoice	32364949	4/6/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$1,463.60

### Fund Summary

	111000 Citizens
440 LIBRARY FUND	\$13,770.11
	\$13,770.11

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$13,770.11
Total	\$13,770.11

Reviewed 4-26-19  
Diane Johnson  
Ch# 27342 - 27364



# VILLAGE OF MUKWONAGO

04/30/19 11:01 AM

Page 1

## Payments

Current Period: April 2019

Batch Name	M 04-2019	User Dollar Amt	\$326,654.17		
	Payments	Computer Dollar Amt	\$326,654.17		
			\$0.00	In Balance	
Refer	23238	CEOL CAIRDE	Ck# 027007	3/4/2019	
Cash Payment	E 440-5511-5331	Programming	IRISH BAND		\$200.00
Invoice	MARCH19	4/4/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$200.00
Refer	23239	VANTAGEPOINT TRANSFER AGEN	Ck# 027251	4/5/2019	
Cash Payment	G 100-215250	Deferred Compensation	ICMA PD 04052019		\$2,243.11
Invoice	04052019	4/5/2019			
Cash Payment	G 150-215250	Deferred Compensation	ICMA PD 04052019		\$7.04
Invoice	04052019	4/5/2019			
Cash Payment	G 440-215250	Deferred Compensation	ICMA PD 04052019		\$443.14
Invoice	04052019	4/5/2019			
Cash Payment	G 500-215250	Deferred Compensation	ICMA PD 04052019		\$41.42
Invoice	04052019	4/5/2019			
Cash Payment	G 610-215250	Deferred Compensation	ICMA PD 04052019		\$240.18
Invoice	04052019	4/5/2019			
Cash Payment	G 620-215250	Deferred Compensation	ICMA PD 04052019		\$306.87
Invoice	04052019	4/5/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$3,281.76
Refer	23240	SMITH JEFFREY OR LISA	Ck# 027252	4/9/2019	
Cash Payment	G 100-233200	Reimburse Warrants/Partial	KOUNIK CIT DD8009V905		\$25.00
Invoice	APRIL19	4/9/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$25.00
Refer	23241	GATEWAY TECHNICAL COLLEGE	Ck# 027254	4/9/2019	
Cash Payment	G 720-246300	Gateway College Tax	1ST QTR LOTTERY CREDIT		\$177.53
Invoice	1STQTR19	4/9/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$177.53
Refer	23242	EAST TROY SCHOOL DISTRICT	Ck# 027255	4/9/2019	
Cash Payment	G 720-246200	East Troy School Tax	1ST QTR LOTTERY CREDIT		\$1,970.80
Invoice	1ST QTR19	4/9/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$1,970.80
Refer	23243	WAUKESHA CTY TREASURER	Ck# 027256	4/9/2019	
Cash Payment	G 720-243100	Waukesha County Tax	1ST QTR LOTTERY CREDIT		\$28,175.87
Invoice	1STQTR19	4/9/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$28,175.87
Refer	23244	MUKWONAGO AREA SCHOOLS	Ck# 027258	4/9/2019	
Cash Payment	G 720-246000	Mukwonago School Tax	WAUK 1ST QTR LOTTERY CREDIT		\$118,580.70
Invoice	1STQTR19	4/8/2019			
Cash Payment	G 720-246000	Mukwonago School Tax	WALWORTH 1ST QTR LOTTER CREDIT		\$54.37
Invoice	1STQTR19	4/8/2019			
Transaction Date	4/16/2019	Citizens	111000	Total	\$118,635.07
Refer	23245	PHANTOM LAKES MGMT DISTRIC	Ck# 027259	4/9/2019	
Cash Payment	G 720-245000	Phantom Lakes Mgt District	1ST QTR LOTTERY CREDIT		\$545.00
Invoice	1STRQTR19	4/9/2019			



# VILLAGE OF MUKWONAGO

04/30/19 11:01 AM

Page 2

## Payments

Current Period: April 2019

Transaction Date	4/16/2019	Citizens	111000	<b>Total</b>	<b>\$545.00</b>
Refer	23246	WE ENERGIES	Ck# 027260	4/12/2019	
Cash Payment	E 250-5700-5764	Cable/Electric Capital Ex	LIGHTING WORK REQUEST		\$15,537.55
Invoice	4219927	4/12/2019			
Cash Payment	E 250-5700-5764	Cable/Electric Capital Ex	LIGHTING WORK REQUEST		\$26,908.34
Invoice	4323985	4/12/2019			
Transaction Date	4/16/2019	Citizens	111000	<b>Total</b>	<b>\$42,445.89</b>
Refer	23293	GREAT WEST RETIREMENT SERV	Ck# 006289	4/2/2019	
Cash Payment	G 100-215250	Deferred Compensation	457 DED		\$589.75
Invoice	PD04052019	4/8/2019			
Cash Payment	G 150-215250	Deferred Compensation	457 DED		\$115.00
Invoice	PD04052019	4/8/2019			
Cash Payment	G 500-215250	Deferred Compensation	457 DED		\$31.25
Invoice	PD04052019	4/8/2019			
Cash Payment	G 610-215250	Deferred Compensation	457 DED		\$100.00
Invoice	PD04052019	4/8/2019			
Cash Payment	G 620-215250	Deferred Compensation	457 DED		\$100.00
Invoice	PD04052019	4/8/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$936.00</b>
Refer	23294	TASC	Ck# 006290	4/11/2019	
Cash Payment	E 620-8400-8560	Misc General Expense	HRA 04012019-06302019		\$14.25
Invoice	1485672	3/25/2019			
Cash Payment	E 610-6920-6930	Misc General Expenses	HRA 04012019-06302019		\$28.50
Invoice	1485672	3/25/2019			
Cash Payment	E 440-5511-5399	Other	HRA 04012019-06302019		\$57.00
Invoice	1485672	3/25/2019			
Cash Payment	E 150-5221-5399	Other	HRA 04012019-06302019		\$42.75
Invoice	1485672	3/25/2019			
Cash Payment	E 100-5241-5399	Other	HRA 04012019-06302019		\$14.25
Invoice	1485672	3/25/2019			
Cash Payment	E 100-5211-5399	Other	HRA 04012019-06302019		\$114.00
Invoice	1485672	3/25/2019			
Cash Payment	E 100-5212-5399	Other	HRA 04012019-06302019		\$99.75
Invoice	1485672	3/25/2019			
Cash Payment	E 100-5213-5159	Other Fringe Benefits	HRA 04012019-06302019		\$14.25
Invoice	1485672	3/25/2019			
Cash Payment	E 100-5142-5399	Other	HRA 04012019-06302019		\$42.75
Invoice	1485672	3/25/2019			
Cash Payment	E 100-5323-5311	Supplies	HRA 04012019-06302019		\$42.75
Invoice	1485672	3/25/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$470.25</b>
Refer	23295	TASC	Ck# 006291	4/11/2019	
Cash Payment	E 620-8400-8560	Misc General Expense	FLEX 04012019-06302019		\$70.20
Invoice	1484347	3/25/2019			
Cash Payment	E 610-6920-6930	Misc General Expenses	FLEX 04012019-06302019		\$87.75
Invoice	1484347	3/25/2019			
Cash Payment	E 440-5511-5399	Other	FLEX 04012019-06302019		\$105.30
Invoice	1484347	3/25/2019			

# VILLAGE OF MUKWONAGO

04/30/19 11:01 AM

Page 3

## Payments

Current Period: April 2019

Cash Payment	E 150-5221-5399 Other	FLEX 04012019-06302019		\$140.40
Invoice	1484347 3/25/2019			
Cash Payment	E 100-5241-5399 Other	FLEX 04012019-06302019		\$35.10
Invoice	1484347 3/25/2019			
Cash Payment	E 100-5211-5399 Other	FLEX 04012019-06302019		\$210.60
Invoice	1484347 3/25/2019			
Cash Payment	E 100-5212-5399 Other	FLEX 04012019-06302019		\$210.60
Invoice	1484347 3/25/2019			
Cash Payment	E 100-5213-5311 Supplies	FLEX 04012019-06302019		\$35.10
Invoice	1484347 3/25/2019			
Cash Payment	E 100-5142-5399 Other	FLEX 04012019-06302019		\$140.40
Invoice	1484347 3/25/2019			
Cash Payment	E 100-5323-5311 Supplies	FLEX 04012019-06302019		\$175.50
Invoice	1484347 3/25/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$1,210.95
Refer	23296 PAYROLLDATA.COM	Ck# 006294	4/19/2019	
Cash Payment	E 100-5142-5399 Other	APRIL PROCESSING FEE		\$224.80
Invoice	139608 4/5/2019			
Cash Payment	E 150-5221-5219 Professional Services	APRIL PROCESSING FEE		\$224.80
Invoice	139608 4/5/2019			
Cash Payment	E 440-5511-5399 Other	APRIL PROCESSING FEE		\$224.80
Invoice	139608 4/5/2019			
Cash Payment	E 610-6920-6930 Misc General Expenses	APRIL PROCESSING FEE		\$224.80
Invoice	139608 4/5/2019			
Cash Payment	E 620-8400-8560 Misc General Expense	APRIL PROCESSING FEE		\$224.80
Invoice	139608 4/5/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$1,124.00
Refer	23297 MINNESOTA LIFE INSURANCE	Ck# 027261	4/17/2019	
Cash Payment	G 100-215301 Life Insurance Payable	MAY 2019 PREMIUM		\$1,174.42
Invoice	MAY2019 4/17/2019			
Cash Payment	G 150-215301 Life Insurance Payable	MAY 2019 PREMIUM		\$91.29
Invoice	MAY2019 4/17/2019			
Cash Payment	G 440-215301 Life Insurance Payable	MAY 2019 PREMIUM		\$163.12
Invoice	MAY2019 4/17/2019			
Cash Payment	G 500-215301 Life Insurance Payable	MAY 2019 PREMIUM		\$1.53
Invoice	MAY2019 4/17/2019			
Cash Payment	G 610-215301 Life Insurance Payable	MAY 2019 PREMIUM		\$74.82
Invoice	MAY2019 4/17/2019			
Cash Payment	G 620-215301 Life Insurance Payable	MAY 2019 PREMIUM		\$68.56
Invoice	MAY2019 4/17/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$1,573.74
Refer	23298 VANTAGEPOINT TRANSFER AGEN	Ck# 027262	4/17/2019	
Cash Payment	G 100-215250 Deferred Compensation	DEF COMP PD 04192019		\$2,875.36
Invoice	119335 4/17/2019			
Cash Payment	G 150-215250 Deferred Compensation	DEF COMP PD 04192019		\$3.87
Invoice	119335 4/17/2019			
Cash Payment	G 440-215250 Deferred Compensation	DEF COMP PD 04192019		\$454.73
Invoice	119335 4/17/2019			

# VILLAGE OF MUKWONAGO

04/30/19 11:01 AM

Page 4

## Payments

Current Period: April 2019

Cash Payment	G 610-215250 Deferred Compensation	DEF COMP PD 04192019		\$212.81
Invoice	119335	4/17/2019		
Cash Payment	G 620-215250 Deferred Compensation	DEF COMP PD 04192019		\$338.26
Invoice	119335	4/17/2019		
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$3,885.03
Refer	23299	EMPLOYEE TRUST FUNDS	Ck# 006292	4/23/2019
Cash Payment	G 100-215300 Health Insurance Payable	APRIL HEALTH INS		\$45,138.92
Invoice	APRIL2019	4/23/2019		
Cash Payment	G 150-215300 Health Insurance Payable	APRIL HEALTH INS		\$7,083.84
Invoice	APRIL2019	4/23/2019		
Cash Payment	G 440-215300 Health Insurance Payable	APRIL HEALTH INS		\$6,428.91
Invoice	APRIL2019	4/23/2019		
Cash Payment	G 500-215300 Health Insurance Payable	APRIL HEALTH INS		\$326.22
Invoice	APRIL2019	4/23/2019		
Cash Payment	G 610-215300 Health Insurance Payable	APRIL HEALTH INS		\$3,542.86
Invoice	APRIL2019	4/23/2019		
Cash Payment	G 620-215300 Health Insurance Payable	APRIL HEALTH INS		\$4,687.55
Invoice	APRIL2019	4/23/2019		
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$67,208.30
Refer	23300	GREAT WEST RETIREMENT SERV	Ck# 006293	4/18/2019
Cash Payment	G 100-215250 Deferred Compensation	457 DED		\$617.25
Invoice	PD04192019	4/18/2019		
Cash Payment	G 150-215250 Deferred Compensation	457 DED		\$118.75
Invoice	PD04192019	4/18/2019		
Cash Payment	G 610-215250 Deferred Compensation	457 DED		\$100.00
Invoice	PD04192019	4/18/2019		
Cash Payment	G 620-215250 Deferred Compensation	457 DED		\$100.00
Invoice	PD04192019	4/18/2019		
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$936.00
Refer	23301	WI RETIREMENT SYSTEM	Ck# 006295	4/30/2019
Cash Payment	G 100-215200 Retirement	MARCH RETIREMENT		\$26,592.15
Invoice	MARCH2019	4/30/2019		
Cash Payment	G 150-215200 Retirement	MARCH RETIREMENT		\$6,482.75
Invoice	MARCH2019	4/30/2019		
Cash Payment	G 440-215200 Retirement	MARCH RETIREMENT		\$5,233.90
Invoice	MARCH2019	4/30/2019		
Cash Payment	G 500-215200 Retirement	MARCH RETIREMENT		\$72.80
Invoice	MARCH2019	4/30/2019		
Cash Payment	G 610-215200 Retirement	MARCH RETIREMENT		\$2,169.46
Invoice	MARCH2019	4/30/2019		
Cash Payment	G 620-215200 Retirement	MARCH RETIREMENT		\$2,186.38
Invoice	MARCH2019	4/30/2019		
Cash Payment	G 100-215200 Retirement	MARCH RETIREMENT		-\$0.08
Invoice	MARCH2019	4/30/2019		
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b> \$42,737.36
Refer	23302	PROHEALTH CARE	Ck# 027336	4/19/2019
Cash Payment	E 100-5212-5219 Professional Services	BLOOD DRAW		\$35.00
Invoice	201903	4/19/2019		

# VILLAGE OF MUKWONAGO

04/30/19 11:01 AM

Page 5

## Payments

Current Period: April 2019

Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$35.00</b>
Refer	23303	<i>CENTRAL OFFICE SYSTEMS</i>	<u>Ck# 027337 4/22/2019</u>		
Cash Payment	E 150-5221-5311	Supplies	COPIES		\$100.98
Invoice	195630-2	2/13/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$100.98</b>
Refer	23304	<i>WI DEPT OF REVENUE QTRLY TA</i>	<u>Ck# 006296 4/22/2019</u>		
Cash Payment	E 440-5511-5399	Other	LIBRARY COPIES		\$71.65
Invoice	1QTR2019	4/22/2019			
Cash Payment	E 440-5511-5399	Other	LIBRARY FAXES		\$15.74
Invoice	1QTR2019	4/22/2019			
Cash Payment	E 440-5511-5399	Other	LIBRARY BOOK SALES		\$61.81
Invoice	1QTR2019	4/22/2019			
Cash Payment	R 100-4820-4850	Park Rental	PARK RENTAL		\$138.05
Invoice	1QTR2019	4/22/2019			
Cash Payment	E 100-5160-5399	Other	VILLAGE HALL RENTAL		\$19.51
Invoice	1QTR2019	4/22/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$306.76</b>
Refer	23305	<i>WALWORTH CTY TREASURER</i>	<u>Ck# 027253 4/9/2019</u>		
Cash Payment	G 720-243110	Walworth County Tax	LOTTERY CREDIT		\$860.80
Invoice		4/8/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$860.80</b>
Refer	23306	<i>W C T C</i>	<u>Ck# 027257 4/9/2019</u>		
Cash Payment	G 720-246100	Waukesha Tech College Ta	LOTTERY CREDIT		\$5,397.10
Invoice		4/8/2019			
Transaction Date	4/23/2019	Citizens	111000	<b>Total</b>	<b>\$5,397.10</b>
Refer	23333	<i>VILLAGE OF MUKWONAGO MRA</i>	<u>Ck# 027341 4/23/2019</u>		
Cash Payment	G 100-215350	Flexible Spending Contributi	APRIL 2019 FSA MEDICAL		\$1,568.86
Invoice	APRIL2019	4/23/2019			
Cash Payment	G 150-215350	Flexible Spending Contributi	APRIL 2019 FSA MEDICAL		\$280.78
Invoice	APRIL2019	4/23/2019			
Cash Payment	G 440-215350	Flexible Spending Contributi	APRIL 2019 FSA MEDICAL		\$71.30
Invoice	APRIL2019	4/23/2019			
Cash Payment	G 620-215350	Flexible Spending Contributi	APRIL 2019 FSA MEDICAL		\$2.88
Invoice	APRIL2019	4/23/2019			
Transaction Date	4/24/2019	Citizens	111000	<b>Total</b>	<b>\$1,923.82</b>
Refer	23334	<i>MUKWONAGO PROFESSIONAL FI</i>	<u>Ck# 027340 4/23/2019</u>		
Cash Payment	G 150-215500	Union Dues Payable	APRIL UNION DUES		\$265.00
Invoice	APRIL2019	4/23/2019			
Transaction Date	4/24/2019	Citizens	111000	<b>Total</b>	<b>\$265.00</b>
Refer	23335	<i>MUKWONAGO PROFESSIONAL PO</i>	<u>Ck# 027339 4/23/2019</u>		
Cash Payment	G 100-215500	Union Dues Payable	APRIL UNION DUES		\$520.00
Invoice	APRIL2019	4/23/2019			
Transaction Date	4/24/2019	Citizens	111000	<b>Total</b>	<b>\$520.00</b>
Refer	23336	<i>AFLAC</i>	<u>Ck# 027338 4/23/2019</u>		
Cash Payment	G 100-215302	Supplemental Insurance Pa	APRIL 2019 AFLAC		\$349.10
Invoice	APRIL2019	4/23/2019			

# VILLAGE OF MUKWONAGO

04/30/19 11:01 AM

Page 6

## Payments

Current Period: April 2019

Cash Payment	G 150-215302 Supplemental Insurance Pa	APRIL 2019 AFLAC			\$255.56
Invoice	APRIL2019	4/23/2019			
Cash Payment	G 610-215302 Supplemental Insurance Pa	APRIL 2019 AFLAC			\$50.74
Invoice	APRIL2019	4/23/2019			
Cash Payment	G 620-215302 Supplemental Insurance Pa	APRIL 2019 AFLAC			\$50.76
Invoice	APRIL2019	4/23/2019			
Transaction Date	4/24/2019	Citizens	111000	Total	\$706.16
Refer	23337 HASLER MAILING SOLUTIONS	Ck# 006299	4/25/2019		
Cash Payment	E 100-5142-5315 Postage	POSTAGE			\$1,000.00
Invoice	APRIL2019	4/25/2019			
Transaction Date	4/26/2019	Citizens	111000	Total	\$1,000.00

### Fund Summary

	111000 Citizens
100 GENERAL FUND	\$84,246.25
150 FIRE/AMBULANCE FUND	\$15,212.81
250 TID #5	\$42,445.89
440 LIBRARY FUND	\$13,531.40
500 STORM WATER UTILITY	\$473.22
610 WATER UTILITY FUND	\$6,831.92
620 SEWER UTILITY FUND	\$8,150.51
720 TAX ESCROW AGENCY FUND	\$155,762.17
	\$326,654.17

Pre-Written Checks	\$326,654.17
Checks to be Generated by the Computer	\$0.00
Total	\$326,654.17

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 1

## Payments

Current Period: May 2019

Batch Name	AP 5-2019-2	User Dollar Amt	\$437,571.62		
	Payments	Computer Dollar Amt	\$437,571.62		
			\$0.00	In Balance	
Refer	23363	AIRGAS NORTH CENTRAL	-		
Cash Payment	E 150-5231-5311	Supplies	OXYGEN		\$576.89
Invoice	9087980745	4/23/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$576.89
Refer	23364	ALPHACARD	-		
Cash Payment	E 100-5213-5311	Supplies	BLANK ID CARDS		\$23.62
Invoice	6268153	4/22/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$23.62
Refer	23365	AMERICAN POWER, INC	-		
Cash Payment	E 100-5324-5395	Repairs & Maintenance	SPARK PLUG/FUEL TREATMENT		\$30.51
Invoice	97708	4/19/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$30.51
Refer	23366	ASSOCIATED APPRAISAL	-		
Cash Payment	E 100-5153-5219	Professional Services	PROF SERV MAY 2019		\$1,397.57
Invoice	142141	5/1/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$1,397.57
Refer	23367	AUGUST WINTER	-		
Cash Payment	G 620-000105	CIP-WWTP Upgrade	DIGESTER PYMT 8		\$161,630.00
Invoice	PYMT8	4/30/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$161,630.00
Refer	23368	AVMATS ENGINE SUPPORT	-		
Cash Payment	E 620-8010-8330	Maint-Treatment/Dispos	FUEL NOZZLE ASSY		\$561.48
Invoice	AT119-00506	4/25/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$561.48
Refer	23369	BK PLANNING STRATEGIES	-		
Cash Payment	E 100-5632-5219	Professional Services	PLAN SERV - GENL		\$3,808.50
Invoice	M0819-2019	4/25/2019			
Cash Payment	E 240-5632-5219	Professional Services	TID 4 PLANNING		\$83.00
Invoice	M0820-2019	4/25/2019			
Cash Payment	G 100-211400	Billable Disbursements	915 MAIN ST/ERKAMAA		\$75.00
Invoice	M0821-2019	4/25/2019			
Cash Payment	G 100-211425	Developer Escrow	CHAPMAN FARM FINAL PLAT		\$697.42
Invoice	M0822-2019	4/25/2019	Project D00021		
Cash Payment	G 100-211425	Developer Escrow	MAPLE CENTRE		\$1,400.00
Invoice	M0823-2019	4/25/2019	Project D00030		
Cash Payment	G 100-211425	Developer Escrow	MEADOWLAND TOWNHOMES		\$316.25
Invoice	M0824-2019	4/25/2019	Project D00025		
Cash Payment	G 100-211425	Developer Escrow	PROHEALTH PK LOT ADDITIN		\$117.00
Invoice	M0825-2019	4/25/2019	Project D00027		
Cash Payment	G 100-211400	Billable Disbursements	RIVERVIEW PLAZA		\$41.50
Invoice	M0826-2019	4/25/2019			
Cash Payment	E 100-5632-5219	Professional Services	SUND EXTRATERRITORIAL CSM		\$158.50
Invoice	M0827-2019	4/25/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 2

## Payments

Current Period: May 2019

Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	<b>\$6,697.17</b>
Refer	23370 BS&A	-			
Cash Payment	E 430-5700-5718 Village-wide Capital Ben	SOFTWARE			\$30,870.00
Invoice	123840 4/24/2019				
Cash Payment	E 610-6920-6923 Outside Services Employ	SOFTWARE			\$3,667.50
Invoice	123840 4/24/2019				
Cash Payment	E 620-8400-8520 Outside Services Employ	SOFTWARE			\$3,667.50
Invoice	123840 4/24/2019				
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	<b>\$38,205.00</b>
Refer	23371 BOUND TREE MEDICAL	-			
Cash Payment	E 150-5231-5311 Supplies	CONTROL-CRIC TRAINING KIT			\$101.99
Invoice	83185769 4/23/2019				
Cash Payment	E 150-5231-5311 Supplies	RETURN			-\$21.11
Invoice	CM14220 3/13/2018				
Cash Payment	E 150-5231-5311 Supplies	RETURN			-\$30.00
Invoice	CM15425 5/10/2018				
Cash Payment	E 150-5231-5311 Supplies	RETURN			-\$8.89
Invoice	25916 10/26/2019				
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	<b>\$41.99</b>
Refer	23372 CENTRALOFFICE SYSTEMS	-			
Cash Payment	E 100-5142-5312 Printing	2ND QTR COPIES			\$79.27
Invoice	IN200718 4/30/2019				
Cash Payment	E 150-5221-5311 Supplies	2ND QTR COPIES			\$73.61
Invoice	IN200718 4/30/2019				
Cash Payment	E 220-5140-5312 Printing	2ND QTR COPIES			\$5.66
Invoice	IN200718 4/30/2019				
Cash Payment	E 410-5140-5312 Printing	2ND QTR COPIES			\$11.32
Invoice	IN200718 4/30/2019				
Cash Payment	E 440-5511-5312 Printing	2ND QTR COPIES			\$28.31
Invoice	IN200718 4/30/2019				
Cash Payment	E 500-5140-5312 Printing	2ND QTR COPIES			\$5.66
Invoice	IN200718 4/30/2019				
Cash Payment	E 610-6920-6930 Misc General Expenses	2ND QTR COPIES			\$186.85
Invoice	IN200718 4/30/2019				
Cash Payment	E 620-8400-8560 Misc General Expense	2ND QTR COPIES			\$175.53
Invoice	IN200718 4/30/2019				
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	<b>\$566.21</b>
Refer	23373 CENTURYLINK	-			
Cash Payment	E 100-5142-5225 Telephone	PHONE CLERK			\$72.87
Invoice	04/21-5/20 4/24/2019				
Cash Payment	E 100-5211-5225 Telephone	PHONE POLICE			\$53.24
Invoice	04/21-5/20 4/24/2019				
Cash Payment	E 100-5323-5225 Telephone	PHONE DPW			\$90.39
Invoice	04/21-5/20 4/24/2019				
Cash Payment	E 100-5512-5225 Telephone	PHONE MUSEUM			\$113.41
Invoice	04/21-5/20 4/24/2019				
Cash Payment	E 440-5511-5225 Telephone	PHONE LIBRARY			\$110.84
Invoice	04/21-5/20 4/24/2019				

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 3

## Payments

Current Period: May 2019

Cash Payment	E 610-6920-6921 Office Supplies & Expen	PHONE WATER			\$97.41
Invoice	04/21-5/20	4/24/2019			
Cash Payment	E 620-8400-8510 Office Supplies & Expen	PHONE SEWER			\$31.46
Invoice	04/21-5/20	4/24/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$569.62
Refer	23374 CINTAS	-			
Cash Payment	E 100-5323-5311 Supplies	LAUNDRY SERVICE			\$75.58
Invoice	4020748986	4/25/2019			
Cash Payment	E 610-6920-6930 Misc General Expenses	LAUNDRY SERVICE			\$38.92
Invoice	4020748937	4/25/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	LAUNDRY SERVICE			\$38.92
Invoice	4020748937	4/25/2019			
Cash Payment	E 610-6920-6930 Misc General Expenses	LAUNDRY SERVICE			\$39.25
Invoice	4021237443	5/3/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	LAUNDRY SERVICE			\$39.25
Invoice	4021237443	5/3/2019			
Cash Payment	E 100-5323-5311 Supplies	LAUNDRY SERVICE			\$88.74
Invoice	4021237472	5/3/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$320.66
Refer	23375 CONSOLIDATED PLASTICS	-			
Cash Payment	E 620-8010-8260 Other Chemicals	8OZ CLEAR W/M JAR			\$112.69
Invoice	7770549	4/23/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$112.69
Refer	23376 CORE & MAIN LP	-			
Cash Payment	E 610-6452-6652 Maintenance-Services	METER SUPPLIES			\$469.00
Invoice	K410059	4/23/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$469.00
Refer	23378 COREY OIL, LTD	-			
Cash Payment	E 100-5324-5351 Motor Fuel & Oil	OIL/GAS MIX			\$282.79
Invoice	130592	4/23/2001			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$282.79
Refer	23379 CUMMINS SALES AND SERVICE	-			
Cash Payment	E 610-6200-6625 Maintenance-Pumping	HOUSING LAMP			\$115.84
Invoice	F2-89409	4/18/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$115.84
Refer	23380 DAVID FORJAN OVERHEAD DOOR	-			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	REPAIR DOOR OPENER			\$440.00
Invoice		4/26/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$440.00
Refer	23381 DOMINION VOTING SYSTEMS	-			
Cash Payment	E 100-5144-5219 Professional Services	ANNUAL LIC/WARRANTY FEE			\$463.00
Invoice	DVS128486	4/29/2019			
Transaction Date	5/3/2019	Citizens	111000	<b>Total</b>	\$463.00
Refer	23382 EMERGENCY MEDICAL PRODUCT	-			
Cash Payment	E 150-5231-5311 Supplies	AMBO SUPPLIES			\$896.20
Invoice	2068910	4/30/2019			



# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 4

## Payments

Current Period: May 2019

Cash Payment	E 150-5231-5311 Supplies	AMBO SUPPLIES			\$355.12
Invoice	2067709	4/24/2019			
Cash Payment	E 150-5231-5311 Supplies	AMBO SUPPLIES			-\$97.17
Invoice	039803	2/25/2019			
Cash Payment	E 150-5231-5311 Supplies	AMBO SUPPLIES			-\$22.07
Invoice	100166	2/16/2018			
Transaction Date	5/3/2019	Citizens	111000	Total	\$1,132.08
Refer	23383	ENVIRONMENT CONTROL	-		
Cash Payment	E 100-5160-5219 Professional Services	MONTHLY MAINTENANCE			\$530.00
Invoice	10129-613	5/1/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$530.00
Refer	23384	ENVIRONMENTAL CONSULTING &	-		
Cash Payment	E 620-8010-8260 Other Chemicals	WET TEST 04162019			\$1,450.00
Invoice	3516	4/24/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$1,450.00
Refer	23385	EXCEL BUILDING SERVICES	-		
Cash Payment	E 100-5211-5394 Bldg Repairs & Maintena	MAY 2019 CLEANIN G SERV			\$975.00
Invoice	3320	5/1/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$975.00
Refer	23386	FASTENAL COMPANY	-		
Cash Payment	E 620-8010-8270 Operation Supply/Expen	BUTT CONN			\$10.48
Invoice	WIMUK76734	4/15/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	58 PC TP&ROND DIE SET			\$179.68
Invoice	WIMUK76733	4/15/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	SPRING PIN			\$3.01
Invoice	WIMUK76883	4/24/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	SHT W ROLL			\$13.68
Invoice	WIMUK76940	4/26/2019			
Transaction Date	5/3/2019	Citizens	111000	Total	\$206.85
Refer	23314	GALLS INC	-		
Cash Payment	E 100-5211-5346 Clothing Allowance	UNIFORM ALLOW SCHMIDT			\$78.93
Invoice	012496115	4/15/2019			
Cash Payment	E 100-5211-5346 Clothing Allowance	UNIFORM ALLOW SCHMIDT			\$83.33
Invoice	012484938	4/15/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$162.26
Refer	23315	GARDEN MART/THE	-		
Cash Payment	E 100-5521-5311 Supplies	BURLAP/SAND			\$38.80
Invoice	81336	4/17/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$38.80
Refer	23316	GENESEE AGGREGATE CORP	-		
Cash Payment	E 100-5323-5311 Supplies	PEA GRAVEL			\$92.12
Invoice	6842	4/22/2019			
Cash Payment	E 100-5323-5311 Supplies	HAULING CHRG			\$95.00
Invoice	T6842	4/22/2019			
Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	TORPEDO SAND			\$161.50
Invoice	6843	4/22/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 5

## Payments

Current Period: May 2019

Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	HAULING CHRG			\$107.66
Invoice	T6843	4/22/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$456.28
Refer	23317	GRAINGER	-		
Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	EPOXY/PUTTY			\$251.94
Invoice	9154084124	4/23/2019			
Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	PNEU WEAR			\$152.69
Invoice	9156777840	4/25/2019			
Cash Payment	E 610-6200-6623 Operation Supply/Exp-P	LINE V MECHNAICAL			\$85.22
Invoice	9156650800	4/25/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$489.85
Refer	23318	GUNDERSON EXCAVATING, INC	-		
Cash Payment	E 240-5700-5821 Improvements	DEMO - 915 MAIN ST			\$52,350.00
Invoice	9092	4/29/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$52,350.00
Refer	23319	HAHN ACE HARDEWARE	-		
Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	CLAMP/COUPLE			\$5.91
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	FASTNERS			\$6.20
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 610-6310-6635 Maintenance-Water Trea	FASTNERS/MINERAL SPIRITS			\$20.38
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 150-5221-5311 Supplies	MOPHEAD			\$7.19
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	BATTERY			\$8.98
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 100-5521-5311 Supplies	BRUSH CLNR/SARGENT KEY			\$18.76
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	MULTI TOOL/THINNER			\$44.05
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 100-5521-5311 Supplies	MISC SUPPLIES			\$9.88
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 100-5323-5311 Supplies	DRILL SCREW/FENDER WASH			\$25.18
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	COVER BOX/HEADLIGHT/ELECT TAPE			\$109.53
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 620-8010-8270 Operation Supply/Expen	PAINT TAPE			\$11.69
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 440-5511-5311 Supplies	CASTER/HOSE			\$16.72
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 150-5223-5311 Supplies	COUPLING/NIPPLE/TORCH KIT			\$49.11
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 100-5521-5311 Supplies	GRAND CONNECTOR			\$15.29
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 100-5521-5311 Supplies	LABOR			\$7.20
Invoice	APRIL2019	4/28/2019			
Cash Payment	E 100-5521-5311 Supplies	BOLT SET/GASKET TOILET			\$17.07
Invoice	APRIL2019	4/28/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 6

## Payments

Current Period: May 2019

Cash Payment	E 100-5611-5311 Supplies	FILM POLY BLACK/TWINE		\$17.98
Invoice	APRIL2019	4/28/2019		
Cash Payment	E 100-5521-5311 Supplies	HOSE/FLOOR SQUGEE		\$57.58
Invoice	APRIL2019	4/28/2019		
Cash Payment	E 100-5160-5311 Supplies	BATTERY		\$11.99
Invoice	APRIL2019	4/28/2019		
Cash Payment	E 620-8010-8270 Operation Supply/Expen	BULBS/GAS CAN/TRIMMER HEAD		\$58.66
Invoice	APRIL2019	4/28/2019		
Cash Payment	E 100-5521-5311 Supplies	PADLOCK		\$5.39
Invoice	APRIL2019	4/28/2019		
Cash Payment	E 440-5511-5311 Supplies	GARDENING SUPPLIES		\$212.00
Invoice	APRIL2019	4/28/2019		
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b> \$736.74
Refer	23320	HAWKINS WATER TREATMENT	-	
Cash Payment	E 620-8010-8250 Sludge Conditioning Che	CHEMICALS		\$2,028.60
Invoice	4487619	4/24/2019		
Cash Payment	E 620-8010-8250 Sludge Conditioning Che	CHEMICALS		\$108.00
Invoice	4485247	4/24/2019		
Cash Payment	E 610-6300-6631 Chemicals	CHEMICALS		\$2,864.76
Invoice	4484516	4/24/2019		
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b> \$5,001.36
Refer	23321	HIGGINS TOWER SERVICE INCE	-	
Cash Payment	E 610-6200-6625 Maintenance-Pumping	SCADA UPGRADE		\$2,938.20
Invoice	19-49040	4/23/2019		
Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	SCADA UPGRADE		\$2,938.20
Invoice	19-49040	4/23/2019		
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b> \$5,876.40
Refer	23322	HIPPENMEYER, REILLY	-	
Cash Payment	E 100-5130-5219 Professional Services	MISC MATTERS		\$2,012.50
Invoice	47787	5/3/2019		
Cash Payment	E 610-6920-6923 Outside Services Employ	UTILITIES		\$43.75
Invoice	47778	5/3/2019		
Cash Payment	E 620-8400-8520 Outside Services Employ	UTILITIES		\$43.75
Invoice	47778	5/3/2019		
Cash Payment	G 100-211425 Developer Escrow	FAIRWINDS SUBDIVISION		\$35.00
Invoice	47779	5/3/2019	Project D00007	
Cash Payment	G 100-211425 Developer Escrow	MINORS SUBDIVISION		\$210.00
Invoice	47780	5/3/2019	Project D00010	
Cash Payment	G 100-211425 Developer Escrow	TERONOMY (DEBACK)		\$122.50
Invoice	47781	5/3/2019	Project D00030	
Cash Payment	G 100-211425 Developer Escrow	MAIN APTS		\$227.50
Invoice	47782	5/3/2019	Project D00031	
Cash Payment	G 100-211425 Developer Escrow	TID 5 SUPER PRODUCTS		\$175.00
Invoice	47784	5/3/2019	Project TID504	
Cash Payment	G 100-211400 Billable Disbursements	IDC		\$70.00
Invoice	47783	5/3/2019		
Cash Payment	E 100-5130-5219 Professional Services	CHR HANSEN		\$280.00
Invoice	47786	5/3/2019		

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 7

## Payments

Current Period: May 2019

Cash Payment	E 100-5130-5219 Professional Services	PROSECUTION			\$1,125.00
Invoice	47776	5/3/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$4,345.00
Refer	23323	HOOPSTER PERFORMANCE INC	-		
Cash Payment	E 430-5700-5711 Police Dept Capital Equi	NEW SQUAD GRAPHICS			\$750.00
Invoice	4828	4/15/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$750.00
Refer	23324	HORN OIL	-		
Cash Payment	E 100-5212-5351 Motor Fuel & Oil	FUEL POLICE			\$2,406.97
Invoice	APRIL2019	5/6/2019			
Cash Payment	E 100-5241-5351 Motor Fuel & Oil	FUEL INSPECTION			\$108.27
Invoice	APRIL2019	5/6/2019			
Cash Payment	E 100-5324-5351 Motor Fuel & Oil	FUEL DPW			\$1,575.41
Invoice	APRIL2019	5/6/2019			
Cash Payment	E 150-5222-5351 Motor Fuel & Oil	FUEL FIRE			\$868.79
Invoice	APRIL2019	5/6/2019			
Cash Payment	E 150-5222-5351 Motor Fuel & Oil	FUEL AMBULANCE			\$1,660.72
Invoice	APRIL2019	5/6/2019			
Cash Payment	E 610-6920-6933 Transportation Expenses	FUEL WATER			\$286.11
Invoice	APRIL2019	5/6/2019			
Cash Payment	E 620-8010-8280 Transportation Expense	FUEL SEWER			\$620.01
Invoice	APRIL2019	5/6/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$7,526.28
Refer	23325	JCH WATER METER TESTING	-		
Cash Payment	E 610-6453-6653 Maintenance-Meters	WATER METER TESTING (2)			\$600.00
Invoice	21013	4/24/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$600.00
Refer	23326	JOHNS DISPOSAL	-		
Cash Payment	E 410-5140-5220 Contractual Services	CONTRACTED GARBAGE/RECYCL			\$22,869.00
Invoice	281471	4/26/2019			
Cash Payment	E 410-5140-5310 Outside Services	CONTRACTED GARBAGE/RECYCL			\$16,008.30
Invoice	281471	4/26/2019			
Cash Payment	E 410-5140-5219 Professional Services	CONTRACTED GARBAGE/RECYCL			\$2,947.56
Invoice	281471	4/26/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$41,824.86
Refer	23327	JOHNSON SAND & GRAVEL INC	-		
Cash Payment	E 100-5521-5311 Supplies	SCREENINGS			\$463.62
Invoice	81376	4/6/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$463.62
Refer	23328	KETTLE MORAIN PEST CONTRO	-		
Cash Payment	E 100-5211-5394 Bldg Repairs & Maintena	OUTSIDE/GARAGE/BREAKROOM TREATMENT			\$55.00
Invoice		4/24/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$55.00
Refer	23329	M&M CONTROL SERVICE INC	-		
Cash Payment	E 620-8010-8320 Maintenance-Lift Station	TEFLON DIAPHRAGM			\$551.80
Invoice	193038	4/26/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 8

## Payments

Current Period: May 2019

Cash Payment	E 620-8010-8330 Maint-Treatment/Dispos	TEFLON DIAPHRAGM			\$1,084.52
Invoice	193077	4/29/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$1,636.32
Refer	23330	MAILFINANCE	-		
Cash Payment	E 100-5142-5315 Postage		02/27/19-05/26/19		\$65.62
Invoice	N7700128	4/25/2019			
Cash Payment	E 150-5221-5311 Supplies		02/27/19-05/26/19		\$60.93
Invoice	N7700128	4/25/2019			
Cash Payment	E 220-5140-5315 Postage		02/24/19-05/26/19		\$4.69
Invoice	N7700128	4/25/2019			
Cash Payment	E 410-5140-5315 Postage		02/27/19-05/26/19		\$9.37
Invoice	N7700128	4/25/2019			
Cash Payment	E 440-5511-5315 Postage		02/27/19-05/26/19		\$23.43
Invoice	N7700128	4/25/2019			
Cash Payment	E 500-5140-5315 Postage		02/27/19-05/26/19		\$4.69
Invoice	N7700128	4/25/2019			
Cash Payment	E 610-6920-6930 Misc General Expenses		02/27/19-05/26/19		\$154.67
Invoice	N7700128	4/25/2019			
Cash Payment	E 620-8400-8560 Misc General Expense		02/27/19-05/26/19		\$145.29
Invoice	N7700128	4/25/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$468.69
Refer	23331	MESSAGEUS.COM	-		
Cash Payment	E 620-8400-8510 Office Supplies & Expen	PH SERV			\$6.67
Invoice	190900127	4/17/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$6.67
Refer	23332	NORTHERN LAKE SERVICE	-		
Cash Payment	E 620-8010-8260 Other Chemicals	CHEMICALS			\$276.00
Invoice	353953	4/24/2019			
Cash Payment	E 620-8010-8255 Dry Sludge Hauling	CHEMICALS			\$572.45
Invoice	354302	4/30/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$848.45
Refer	23333	OLSEN SAFETY EQUIPMENT	-		
Cash Payment	E 620-8010-8270 Operation Supply/Expen	GLOVES/RESP CLEAN WIPES			\$42.85
Invoice	0365134	4/25/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$42.85
Refer	23334	PARAGON DEVELOPMENT	-		
Cash Payment	E 100-5323-5311 Supplies	LAPTOP			\$926.00
Invoice	1096441	4/24/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$926.00
Refer	23335	PETTY CASH	-		
Cash Payment	E 100-5211-5315 Postage	POSTAGE			\$14.35
Invoice		4/28/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$14.35
Refer	23336	POMPS TIRE SERVICE, INC	-		
Cash Payment	E 100-5212-5395 Repairs & Maintenance	TIRES (8)			\$1,036.08
Invoice	60175552	4/16/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 9

## Payments

Current Period: May 2019

Cash Payment	E 150-5222-5395 Repairs & Maintenance	TIRES (4)			\$606.28
Invoice	60177085	4/30/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$1,642.36
Refer	23337	PORT-A-JOHN, INC	-		
Cash Payment	E 100-5521-5311 Supplies	CANOE LAUNCH			\$86.00
Invoice	1298686	5/1/2019			
Cash Payment	E 100-5521-5311 Supplies	MINIWAUKAN			\$86.00
Invoice	1298687	5/1/2019			
Cash Payment	E 100-5521-5311 Supplies	MINIWAUKAN			\$258.00
Invoice	1298688	5/1/2019			
Cash Payment	E 100-5521-5311 Supplies	MINORS PARK			\$172.00
Invoice	1298689	5/1/2019			
Cash Payment	E 100-5521-5311 Supplies	MINORS PARK			\$86.00
Invoice	1298690	5/1/2019			
Cash Payment	E 100-5521-5311 Supplies	ROSEWOOD PK			\$86.00
Invoice	1298691	5/1/2019			
Cash Payment	E 100-5521-5311 Supplies	WASHINGTON PK			\$86.00
Invoice	1298692	5/1/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$860.00
Refer	23338	PRAXAIR DISTRIBUTION	-		
Cash Payment	E 620-8010-8270 Operation Supply/Expen	CYLINDER RENTAL			\$29.74
Invoice	88944594	4/22/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$29.74
Refer	23339	PROHEALTH CARE MEDICAL	-		
Cash Payment	E 100-5323-5311 Supplies	TESTING PETERSON/WILHARMS			\$96.00
Invoice	298722	5/1/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$96.00
Refer	23340	PROVEN POWER INC	-		
Cash Payment	E 100-5324-5395 Repairs & Maintenance	PARTS			\$209.53
Invoice	02-295519	4/18/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$209.53
Refer	23341	QUILL CORPORATION	-		
Cash Payment	E 100-5142-5311 Supplies	PAPER			\$19.59
Invoice	6910140	4/26/2019			
Cash Payment	E 150-5221-5311 Supplies	PAPER			\$18.19
Invoice	6910140	4/26/2019			
Cash Payment	E 220-5140-5311 Supplies	PAPER			\$1.40
Invoice	6910140	4/26/2019			
Cash Payment	E 410-5140-5311 Supplies	PAPER			\$2.80
Invoice	6910140	4/26/2019			
Cash Payment	E 440-5511-5311 Supplies	PAPER			\$7.00
Invoice	6910140	4/26/2019			
Cash Payment	E 500-5140-5311 Supplies	PAPER			\$1.40
Invoice	6910140	4/26/2019			
Cash Payment	E 610-6920-6921 Office Supplies & Expen	PAPER			\$46.19
Invoice	6910140	4/26/2019			
Cash Payment	E 620-8300-8400 Operation Supply/Expen	PAPER			\$43.39
Invoice	6910140	4/26/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 10

## Payments

Current Period: May 2019

Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$139.96</b>
Refer	23342	SCAN GROUP	-		
Cash Payment	E 100-5142-5311 Supplies	WINDOW ENVELOPES			\$110.88
Invoice	191127	4/24/2019			
Cash Payment	E 150-5221-5311 Supplies	WINDOW ENVELOPES			\$102.96
Invoice	191127	4/24/2019			
Cash Payment	E 220-5140-5311 Supplies	WINDOW ENVELOPES			\$7.92
Invoice	191127	4/24/2019			
Cash Payment	E 410-5140-5311 Supplies	WINDOW ENVELOPES			\$15.84
Invoice	191127	4/24/2019			
Cash Payment	E 440-5511-5311 Supplies	WINDOW ENVELOPES			\$39.60
Invoice	191127	4/24/2019			
Cash Payment	E 500-5140-5311 Supplies	WINDOW ENVELOPES			\$7.92
Invoice	191127	4/24/2019			
Cash Payment	E 610-6920-6921 Office Supplies & Expen	WINDOW ENVELOPES			\$261.36
Invoice	191127	4/24/2019			
Cash Payment	E 620-8400-8510 Office Supplies & Expen	WINDOW ENVELOPES			\$245.52
Invoice	191127	4/24/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$792.00</b>
Refer	23343	SHERWIN-WILLIAMS	-		
Cash Payment	E 100-5521-5311 Supplies	STRIPE/WHITE			\$247.00
Invoice	0707-1	4/25/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$247.00</b>
Refer	23344	SHRED-IT USA	-		
Cash Payment	E 100-5211-5394 Bldg Repairs & Maintena	SHRED SERV			\$53.50
Invoice	8127130720	4/22/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$53.50</b>
Refer	23345	SUBURBAN LABORATORIES	-		
Cash Payment	E 610-6300-6632 Operation Supply/Exp-Tr	COLIFORM TEST			\$156.00
Invoice	165116	4/30/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$156.00</b>
Refer	23346	SUSTAINABLE WILDLIFE HABITAT	-		
Cash Payment	E 340-5890-5806 Donated Fund Expenditu	TREES			\$1,125.00
Invoice	2524652	4/11/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$1,125.00</b>
Refer	23347	TOWN OF MUKWONAGO	-		
Cash Payment	R 100-4300-4355 Police Department Grant	O/T COST GRANT ENFORCEMENT			\$1,130.44
Invoice	JAN19	5/6/2019			
Cash Payment	R 100-4300-4355 Police Department Grant	O/T COST GRANT ENFORCEMENT			\$236.48
Invoice	FEB19	5/6/2019			
Cash Payment	R 100-4300-4355 Police Department Grant	O/T COST GRANT ENFORCEMENT			\$855.76
Invoice	MAR19	5/6/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$2,222.68</b>
Refer	23348	TREASURER STATE OF WI	-		
Cash Payment	G 100-242400 Court Fees due to State	APRIL 19 JAIL FINES			\$6,521.51
Invoice	APRIL2019	5/2/2019			



# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 11

## Payments

Current Period: May 2019

Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$6,521.51</b>
Refer	23349	<i>TREES ON THE MOVE</i>	-		
Cash Payment	E 340-5890-5806 Donated Fund Expenditu	2"MAPLES (16)			\$4,999.04
Invoice	1902-A	4/8/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$4,999.04</b>
Refer	23350	<i>TRILOGY CONSULTING</i>	-		
Cash Payment	E 610-6920-6923 Outside Services Employ	GENL UTILITY CONSULTING			\$247.50
Invoice	863	4/29/2019			
Cash Payment	E 620-8400-8520 Outside Services Employ	GENL UTILITY CONSULTING			\$220.00
Invoice	863	4/29/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$467.50</b>
Refer	23351	<i>VANGUARD COMPUTERS INC</i>	-		
Cash Payment	E 150-5700-5721 Fire Administration	LAPTOPS (2)			\$1,173.79
Invoice	47639	4/9/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$1,173.79</b>
Refer	23352	<i>VELOCITY</i>	-		
Cash Payment	E 610-6200-6625 Maintenance-Pumping	IT SUPPORT - 01/03-04/05			\$693.75
Invoice	20190018	4/22/2019			
Cash Payment	E 620-8030-5310 Outside Services	IT SUPPORT - 01/03-04/05			\$693.75
Invoice	20190018	4/22/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$1,387.50</b>
Refer	23353	<i>VILLAGE OF EAGLE</i>	-		
Cash Payment	R 100-4300-4355 Police Department Grant	O/T COST GRANT ENFORCEMENT			\$86.48
Invoice	MARCH19	5/6/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$86.48</b>
Refer	23354	<i>VILLAGE OF MUKWONAGO</i>	-		
Cash Payment	G 720-250015 Due to Fire/Ambulance	MONTHLY FIRE DEPT TAX			\$18,207.00
Invoice	MAY2019	5/6/2019			
Cash Payment	E 610-6920-6408 Taxes - Village	MONTHLY WATER UTIL TAX			\$30,667.00
Invoice	MAY2019	5/6/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$48,874.00</b>
Refer	23355	<i>W C T C FIRING RANGE</i>	-		
Cash Payment	E 100-5215-5335 Training & Travel	RANGE RENTAL FEE			\$140.00
Invoice		4/30/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$140.00</b>
Refer	23356	<i>WACHTEL TREE SCIENCE INC</i>	-		
Cash Payment	E 100-5611-5219 Professional Services	STAFF FORESTRY TRAINING			\$4,050.00
Invoice	50373	4/25/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$4,050.00</b>
Refer	23357	<i>WALWORTH CTY CLERK</i>	-		
Cash Payment	E 100-5144-5311 Supplies	APRIL ELECTION			\$271.85
Invoice		4/17/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$271.85</b>
Refer	23358	<i>WATER WELL SOLUTIONS</i>	-		



# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 12

## Payments

Current Period: May 2019

Cash Payment	E 610-6210-6625 Maintenance-Pumping	VAL MATIC REBUILD KIT			\$406.00
Invoice	474812	4/16/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$406.00
Refer	23359	WAUKESHA CTY TREASURER	-		
Cash Payment	E 100-5144-5312 Printing	CLK1 - BALLOTS			\$227.99
Invoice	2019-0000023	4/25/2019			
Cash Payment	E 100-5212-5219 Professional Services	EPR1 - LABOR			\$96.72
Invoice	2018-00000190	9/8/2018			
Transaction Date	5/6/2019	Citizens	111000	Total	\$324.71
Refer	23360	TREASURER WAUKESHA COUNTY	-		
Cash Payment	G 100-243240 Waukesha County Court Fe	APRIL CTY JAIL FINES			\$2,131.00
Invoice	APRIL19	5/2/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$2,131.00
Refer	23361	WALWORTH CTY TREASURER	-		
Cash Payment	G 100-243250 Walworth County Court Fee	APRIL CTY JAIL FINES			\$100.00
Invoice	APRIL19	5/2/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$100.00
Refer	23362	WI DEPT OF JUSTICE CIB	-		
Cash Payment	E 150-5221-5219 Professional Services	G3385			\$10.00
Invoice	APRIL2019	5/1/2019			
Cash Payment	E 100-5211-5219 Professional Services	L6812T			\$77.00
Invoice	APRIL2019	5/1/2019			
Cash Payment	G 100-242205 WI DOJ - Background Chec	LI6812t			\$21.00
Invoice	APRIL2019	5/1/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$108.00
Refer	23363	WISCONSIN IMAGING	-		
Cash Payment	E 100-5211-5219 Professional Services	PD COPIES			\$100.00
Invoice	AR34029	4/25/2019			
Cash Payment	E 620-8400-8510 Office Supplies & Expen	UTILITY COPIES			\$48.75
Invoice	AR33820	4/22/2019			
Transaction Date	5/6/2019	Citizens	111000	Total	\$148.75
Refer	23364	WI RURAL WATER ASSOCIATION	-		
Cash Payment	E 620-8400-8541 Educational/Training Exp	REFRESHER TRAINING			\$165.28
Invoice	3677	4/22/2019			
Cash Payment	E 100-5323-5335 Training & Travel	REFRESHER TRAINING			\$82.64
Invoice	3677	4/22/2019			
Cash Payment	E 100-5323-5335 Training & Travel	CONTROL AWARENESS TRAINING			\$92.90
Invoice	3684	4/26/2019			
Cash Payment	E 620-8400-8520 Outside Services Employ	PROTECTIVE EQUIP TRAINING			\$169.89
Invoice	3690	5/1/2019			
Cash Payment	E 100-5323-5335 Training & Travel	PROTECTIVE EQUIP TRAINING			\$113.26
Invoice	3690				
Transaction Date	5/6/2019	Citizens	111000	Total	\$623.97
Refer	23365	5 ALARM FIRE & SAFETY	-		
Cash Payment	E 150-5222-5311 Supplies	BREAKAWAY VEST			\$120.00
Invoice	186952-1	5/3/2019			

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 13

## Payments

Current Period: May 2019

Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$120.00</b>
Refer	23366	AIR ONE	-		
Cash Payment	E 150-5700-5713	Fire Dept Capital Equip	NOZZLE W PISTOL GRIP (6)		\$1,696.00
Invoice	143479	4/24/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$1,696.00</b>
Refer	23367	BSN SPORTS	-		
Cash Payment	E 100-5521-5311	Supplies	PICKBALL NET		\$179.99
Invoice	905141748	4/25/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$179.99</b>
Refer	23368	BUELOW, VETTER, BUIKEMA, OLS	-		
Cash Payment	E 100-5111-5219	Professional Services	GENL VILL MATTERS VB		\$6,165.50
Invoice	2488.00018	5/3/2019			
Cash Payment	E 100-5111-5219	Professional Services	GENL VILL MATTERS VB		\$572.50
Invoice	2488.00099-5/3	5/3/2019			
Cash Payment	E 100-5141-5219	Professional Services	GENL VILL MATTERS ADMIN		\$291.50
Invoice	24488.05458	5/3/2019			
Cash Payment	E 100-5211-5219	Professional Services	GENL POLICE MATTERS		\$171.00
Invoice	24488.13079-5/3	5/3/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$7,200.50</b>
Refer	23369	MUSKEGO/CITY OF	-		
Cash Payment	R 100-4300-4355	Police Department Grant	O/T COST GRANT ENFORCEMENT		\$1,141.00
Invoice	JAN2019	5/6/2019			
Cash Payment	R 100-4300-4355	Police Department Grant	O/T COST GRANT ENFORCEMENT		\$494.84
Invoice	FEB2019	5/6/2019			
Cash Payment	R 100-4300-4352	State Aid - Police Trainin	O/T COST GRANT ENFORCEMENT		\$1,287.68
Invoice	MAR2019	5/6/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$2,923.52</b>
Refer	23370	EBIX	-		
Cash Payment	E 150-5231-5219	Professional Services	MFD DNG		\$2,968.10
Invoice	9505	4/30/2019			
Cash Payment	E 150-5231-5219	Professional Services	MFD OTHER		\$1,677.89
Invoice	9505	4/30/2019			
Transaction Date	5/6/2019	Citizens	111000	<b>Total</b>	<b>\$4,645.99</b>

# VILLAGE OF MUKWONAGO

05/07/19 8:51 AM

Page 14

## Payments

Current Period: May 2019

### Fund Summary

	111000 Citizens
100 GENERAL FUND	\$50,609.02
150 FIRE/AMBULANCE FUND	\$12,844.52
220 TID#3 - GENERAL	\$19.67
240 TID#4	\$52,433.00
340 VILLAGE DESIGNATED FUND	\$6,124.04
410 RECYCLING FUND	\$41,864.19
430 CAPITAL EQUIPMENT FUND	\$31,620.00
440 LIBRARY FUND	\$437.90
500 STORM WATER UTILITY	\$19.67
610 WATER UTILITY FUND	\$44,085.66
620 SEWER UTILITY FUND	\$179,306.95
720 TAX ESCROW AGENCY FUND	\$18,207.00
	<hr/>
	\$437,571.62

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	<hr/> \$437,571.62
Total	<hr/> \$437,571.62

# VILLAGE OF MUKWONAGO

05/08/19 3:16 PM

Page 1

## Payments

Current Period: May 2019

Batch Name	M-TAX 5-2019	User Dollar Amt	\$628,330.62		
	Payments	Computer Dollar Amt	\$628,330.62		
			\$0.00	In Balance	
Refer	22824 EAST TROY SCHOOL DISTRICT	-			
Cash Payment	G 720-246200 East Troy School Tax	MAY TAX 2019 SETTLEMENT			\$8,782.50
	Invoice MAY 2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$8,782.50
Refer	22825 GATEWAY TECHNICAL COLLEGE	-			
Cash Payment	G 720-246300 Gateway College Tax	MAY TAX 2019 SETTLEMENT			\$791.13
	Invoice MAY 2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$791.13
Refer	22826 PHANTOM LAKES MGMT DISTRICT	-			
Cash Payment	G 720-245000 Phantom Lakes Mgt District	MAY TAX 2019 SETTLEMENT			\$2,193.88
	Invoice MAY 2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$2,193.88
Refer	22827 MUKWONAGO AREA SCHOOLS	-			
Cash Payment	G 720-246000 Mukwonago School Tax	WAUKESHA COUNTY MAY TAX SETTLEMENT 2019			\$477,339.01
	Invoice MAY 2019				
Cash Payment	G 720-246000 Mukwonago School Tax	WALWORTH COUNTY MAY TAX SETTLEMENT 2019			\$242.27
	Invoice MAY 2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$477,581.28
Refer	22828 W C T C	-			
Cash Payment	G 720-246100 Waukesha Tech College Ta	MAY TAX 2019 SETTLEMENT			\$21,725.67
	Invoice MAY 2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$21,725.67
Refer	22829 WALWORTH CTY TREASURER	-			
Cash Payment	G 720-243110 Walworth County Tax	COUNTY-MAY TAX SETTLEMENT 2019			\$3,430.77
	Invoice MAY 2019 5/10/2019				
Cash Payment	G 720-243100 Waukesha County Tax	CDEB MAY TAX SETTLEMENT 2019			\$405.12
	Invoice MAY 2019 5/10/2019				
Cash Payment	G 720-242200 State Taxes	STATE MAY TAX SETTLEMENT 2019			\$0.12
	Invoice MAY 2019 5/10/2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$3,836.01
Refer	22830 TREASURER WAUKESHA COUNTY	-			
Cash Payment	G 720-243100 Waukesha County Tax	MAY TAX SETTLEMENT 2019			\$113,420.15
	Invoice MAY 2019				
Transaction Date	5/8/2019	Citizens	111000	Total	\$113,420.15

**VILLAGE OF MUKWONAGO**  
**Payments**

05/08/19 3:16 PM  
Page 2

**Current Period: May 2019**

---

**Fund Summary**

	111000 Citizens
720 TAX ESCROW AGENCY FUND	<u>\$628,330.62</u>
	\$628,330.62

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	<u>\$628,330.62</u>
Total	\$628,330.62

# VILLAGE OF MUKWONAGO

05/08/19 4:26 PM

Page 1

## Payments

Current Period: May 2019

Batch Name	M 5-2019	User Dollar Amt	\$166,361.14	
	Payments	Computer Dollar Amt	\$166,361.14	
			\$0.00	In Balance
Refer	23361	GREAT WEST RETIREMENT SERV	Ck# 006300	5/3/2019
Cash Payment	G 100-215250	Deferred Compensation	457 DED PD05032019	\$621.00
Invoice	PD05032019	5/3/2019		
Cash Payment	G 150-215250	Deferred Compensation	457 DED PD05032019	\$115.00
Invoice	PD05032019	5/3/2019		
Cash Payment	G 610-215250	Deferred Compensation	457 DED PD05032019	\$100.00
Invoice	PD05032019	5/3/2019		
Cash Payment	G 620-215250	Deferred Compensation	457 DED PD05032019	\$100.00
Invoice	PD05032019	5/3/2019		
Transaction Date	5/1/2019	Citizens	111000	Total \$936.00
Refer	23362	VANTAGEPOINT TRANSFER AGEN	Ck# 027365	5/3/2019
Cash Payment	G 100-215250	Deferred Compensation	ICMA DED PD 05032019	\$2,884.12
Invoice	PD05032019	5/3/2019		
Cash Payment	G 440-215250	Deferred Compensation	ICMA DED PD 05032019	\$443.14
Invoice	PD05032019	5/3/2019		
Cash Payment	G 610-215250	Deferred Compensation	ICMA DED PD 05032019	\$247.24
Invoice	PD05032019	5/3/2019		
Cash Payment	G 620-215250	Deferred Compensation	ICMA DED PD 05032019	\$220.64
Invoice	PD05032019	5/3/2019		
Transaction Date	5/1/2019	Citizens	111000	Total \$3,795.14
Refer	23371	AUGUST WINTER & SONS INC	Ck# 027515	5/17/2019
Cash Payment	G 620-000105	CIP-WWTP Upgrade	DIGESTER PYMT 8	\$161,630.00
Invoice	PYMT8	5/3/2019		
Transaction Date	5/7/2019	Citizens	111000	Total \$161,630.00

### Fund Summary

	111000 Citizens
100 GENERAL FUND	\$3,505.12
150 FIRE/AMBULANCE FUND	\$115.00
440 LIBRARY FUND	\$443.14
610 WATER UTILITY FUND	\$347.24
620 SEWER UTILITY FUND	\$161,950.64
	\$166,361.14

Pre-Written Checks	\$166,361.14
Checks to be Generated by the Computer	\$0.00
Total	\$166,361.14

## **Vouchers Payable Cover Sheet**

Payments batch LIBAP 4-2019	\$ 13,770.11
Payments batch M 04-2019	\$326,654.17
Payments batch AP 05-2019-2	\$437,571.62
Payments batch M-TAX 5-2019	\$628,330.62
Payments batch M 05-2019	\$166,361.14
Total for board approval:	\$1,572,687.66



# Village of Mukwonago

## AGENDA ITEM REQUEST FORM

Committee/Board:	Finance
Topic:	Property Tax Installments – Proposed Change
From:	Diana Doherty
Department:	Finance
Presenter:	Diana Doherty
Date of Committee Action (if required):	
Date of Village Board Action (if required):	

### Information

**Background Information/Rationale:** Wisconsin statutes (74.11 and 74.12) allow the collection of taxes on real property and improvements on leased land in either 2 or 3 installments. Our current Village Ordinance, section 78-2(c), specifies 3 installments for the collection of these taxes, where the 1<sup>st</sup> installment of at least 33% is due by January 31; the 2<sup>nd</sup> installment of at least 33% is due by April 30 and the balance of the tax is due by July 31<sup>st</sup>.

I am proposing the Village Board consider changing the ordinance to the 2 installment option where the 1<sup>st</sup> installment of at least 50% is due by January 31 and the balance of the tax is due by July 31<sup>st</sup>.

Our switch to new financial software and the resulting changes to our procedures are prompting us to evaluate all of our processes, workflows, and cross-training efforts. Though not a difficult process, tax collections can be time-consuming due to the volume of transactions. The timing of the due dates often coincides with other processing deadlines and results in activities or initiatives being delayed. Eliminating the April 30<sup>th</sup> installment helps to alleviate that issue.

Also in the spirit of process improvement, at some point in the future we may want to consider an arrangement with Waukesha County to collect our property taxes. In order to do that, they would require that we follow the statute for 2 installments. We'd be ahead of the game if we decide to amend the ordinance now.

#### Key Issues for Consideration:

- This change will affect residents who opt to pay in installments. They will have to pay at least 50% by January 31<sup>st</sup> instead of 33% which is the current requirement. Under either option, the balance of the taxes would be due on July 31<sup>st</sup>.
- We would need to have the ordinance amended by August 15<sup>th</sup> of this year in order to implement the change for the 2020 tax year, the 1<sup>st</sup> installment of which would be due January 31, 2021. It won't impact anyone until 18 months in the future so residents will have plenty of time to be notified and prepare for the change.

**Fiscal Impact (If any):** This proposal is a process consideration which saves money indirectly. The requirement to collect at least 50% by January 31<sup>st</sup> could result in some additional interest income revenue for the Village.

**Requested Action by Committee/Board:** Have Village Attorney prepare a draft to amend Ordinance 78-2(c) to reflect the collection of taxes on real property and improvements on leased land from 3 installments under W.S.A 74.12 to 2 installments under W.S.A 11.

### Attachments





## Village of Mukwonago

---

### AGENDA ITEM REQUEST FORM

Committee/Board: Village Board  
Topic: Super Products Developers Agreement  
From: Ron Bittner  
Department: Public Works  
Presenter: Ron Bittner  
Date of Committee Action  
(if required):  
Date of Village Board Action (if required): 5/15/19

---

### Information

**Subject:** Acknowledgement Agreement to revise the Super Products Developers Agreement.

**Background Information/Rationale:** The topsoil removal process affected the quality and the timing of removal conflicted with phase 2 street construction. The contractor responsible for site grading proposed disposing of the material off site.

**Key Issues for Consideration:** Paragraph 1.4 in the Super Products Developers Agreement provides for the Village to accept excess topsoil from the site. The Acknowledgement Agreement releases the Village from that requirement allowing the construction contractor to dispose of the material.

**Fiscal Impact (If any):** None

**Requested Action by Committee/Board:** We are requesting the Village Board approve the Acknowledgement Agreement amending the Developers Agreement with Super Products LLC regarding the Village's acceptance of the excess topsoil.

---

### Attachments

Acknowledgement Agreement

---

## **ACKNOWLEDGEMENT AGREEMENT**

This Acknowledgement Agreement (hereinafter referred to as the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between Super Products, LLC (hereinafter referred to as the "Developer") and the Village of Mukwonago, a Wisconsin municipal corporation (hereinafter referred to as the "Village"); and

### **R E C I T A L S**

**WHEREAS**, the Village and Developer have entered into a Developer Guaranty Agreement, which Agreement was recorded with the Walworth County Register of Deeds as Document No. 982435 on February 8, 2019; and

**WHEREAS**, said Agreement provided in Paragraph 1.4 as follows:

"Prior to closing of the Property pursuant to the Purchase Agreement, the Village will remove the excess topsoil located on the Property ("Stockpile") to a location on the Village's adjacent lands in the Industrial Park (but not on the Property) as may be mutually agreeable to Developer and the Village (the "Stockpile Location")."

**WHEREAS**, the Developer has entered into an agreement with a third party for the removal of the topsoil without cost to the Developer.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants set forth herein, the parties do hereby covenant and agree as follows:

In light of the fact that a user for the topsoil to be stockpiled for the development of the property, the parties agree that the Village shall be released of its obligation pursuant to Paragraph 1.4 of the Developer Agreement recorded on February 8, 2019, to remove the excess topsoil located on the property and to stockpile it at a mutually agreeable location.

All of the other remaining terms and conditions of the Developer Agreement are hereby ratified and affirmed.

To the extent that the Developer Agreement and this Acknowledgement Agreement are inconsistent, the terms of this Acknowledgement Agreement shall apply.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019, by:

**VILLAGE:**  
Village of Mukwonago

**VILLAGE:**  
Village of Mukwonago

By: \_\_\_\_\_  
Fred Winchowky, President

By: \_\_\_\_\_  
Judith Taubert, Deputy Clerk/Treasurer

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF WAUKESHA    )

Personally came before me, this \_\_\_\_ day of \_\_\_\_\_, 2019, the above-named Fred Winchowky and Judith Taubert, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission is permanent/expires: \_\_\_\_\_

**DEVELOPER:**  
Super Products, LLC

**DEVELOPER:**  
Super Products, LLC

By: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF \_\_\_\_\_    )

Personally came before me, this \_\_\_\_ day of \_\_\_\_\_, 2019, the above-named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission is permanent/expires: \_\_\_\_\_

# VILLAGE OF MUKWONAGO PURCHASE REQUISITION

PLEASE TYPE OR PRINT IN INK CLEARLY ON THIS FORM

<b>DATE:</b>	5/6/2019	<b>NUMBER:</b>	
--------------	----------	----------------	--

<b>VENDOR NAME &amp; ADDRESS:</b>	<b>SHIP TO:</b>
TAPCO 5100 W. Brown Deer Rd. Brown Deer, WI 53223	DPW 630 East Veterans Way Mukwonago, WI 53149

<b>DEPT NAME:</b>	<b>SUGGESTED VENDOR</b>	<b>AUTHORIZED SIGNATURE</b>
DPW	TAPCO	<i>[Signature]</i>

<b>BUDGETED ITEM?</b>	Yes	<b>BUDGETED SOURCE:</b>	
-----------------------	-----	-------------------------	--

ITEM	QTY	DESCRIPTION	UNIT PRICE	AMOUNT	ACCT #
		1 Set RRFB Solar Radio-controlled PED crossing lights		\$6,923. <del>90</del>	480-5700-5399
		<b>TOTAL</b>		<b>\$6,923.<del>90</del></b>	

FINANCE COMMITTEE USE ONLY	
<b>APPROVED (COMMITTEE INITIALS):</b>	
<b>DATE:</b>	
SPECIAL INSTRUCTIONS	



# SALES QUOTE

## Customer Copy

Number	Q1907499
Date	4/26/2019
Page	1

5100 West Brown Deer Road • Brown Deer, WI 53223  
Phone (800) 236-0112 • tapconet.com • Fax (800) 444-0331

Sell To Cust. C253	Village Of Mukwonago Ron Bittner P O Box 206 Mukwonago, WI 53149 USA			Ship To Cust.	Village Of Mukwonago 440 Rivercrest Mukwonago, WI 53149 USA	
Customer PO #		Expires	Slsp	Terms	Freight	Ship Via
RRFB		5/26/2019	Aaron Guilbault	Net 30 DAYS	PREPAID	BEST RATE

Item	Description	Quantity	UM	Price	Extension
600448	RRFB, Solar 20/44, Radio, TOP, DS, Amber, PB-NOLED, H/T Pole X2	1	EA	6,175.00	\$6,175.00
500146	12V RRFB Radio WW+S	2	Each		
101620-NOLED	Push Button Bulldog Add-On Option Kit	2	Each		
136761	RRFB - Amber Light Bar, Dimmable -	4	Each		
136760	Wire Harness, Dimmable RRFB, 10' of Cable	4	Each		
138079	Bracket Mounting Kit,RRFB,Universal,	4	Each		
373-05075	W11-2,30"x30"x.080 DG3 FYG,Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow-Green Sign	4	EA	109.87	\$439.48
373-01759	W16-7PL,24"x12" DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	2	EA	37.81	\$75.62
373-01757	W16-7PR,24"x12" DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	2	EA	37.81	\$75.62
1603-00002	Post,Square,2"x2"x12' 12 Gauge Full Punched Galvanized Steel	2	EA	56.95	\$113.90
1603-00008	Post,Square,2.25"x2.25"x3' 12 Gauge Galvanized Anchor Full Punched Galvanized Steel	2	EA	18.95	\$37.90
1603-00013	Bolt,Corner Bolt for for 2.5" Square Posts or smaller	2	EA	0.71	\$1.42
3177-00001	Nut,5/16-18 Heavy Hex Jam Nut	2	EA	0.10	\$0.20
373-00694	Hardware,Standard Mounting,3"x5/16" Set of 2 bolts, nuts and flat washers	4	ST	1.19	\$4.76

Furnish only quote. Installation is not included.  
Solar powered equipment requires no shading or obstructions

Shipment within \_\_\_\_\_  
Acceptance By \_\_\_\_\_  
Date \_\_\_\_\_  
By \_\_\_\_\_

Merchandise	Freight	Tax	Total
\$6,923.90	\$0.00	\$0.00	\$6,923.90

For terms and conditions, please visit: <http://www.tapconet.com/terms-and-conditions>



# SALES QUOTE

5100 West Brown Deer Road • Brown Deer, WI 53223  
 Phone (800) 236-0112 • tapconet.com • Fax (800) 444-0331

## Customer Copy

Number	Q1907499
Date	4/26/2019
Page	2

Sell To Cust. C253	Village Of Mukwonago Ron Bittner P O Box 206 Mukwonago, WI 53149 USA			Ship To Cust.	Village Of Mukwonago 440 Rivercrest Mukwonago, WI 53149 USA	
Customer PO #		Expires	Slsp	Terms	Freight	Ship Via
RRFB		5/26/2019	Aaron Guilbault	Net 30 DAYS	PREPAID	BEST RATE

Item	Description	Quantity	UM	Price	Extension
------	-------------	----------	----	-------	-----------

Shipment within \_\_\_\_\_  
 Acceptance By \_\_\_\_\_  
 Date \_\_\_\_\_  
 By \_\_\_\_\_

Merchandise	Freight	Tax	Total
\$6,923.90	\$0.00	\$0.00	\$6,923.90

For terms and conditions, please visit: <http://www.tapconet.com/terms-and-conditions>





# Village of Mukwonago

## AGENDA ITEM REQUEST FORM

Committee/Board: Public Works/Village Board  
Topic: Chapman Farms Assessment  
From: Jerad Wegner  
Department: Public Works  
Presenter: Jerad Wegner  
Date of Committee Action (if required):  
Date of Village Board Action (if required): May 15, 2019

---

### Information

**Subject:** We have reviewed the Chapman Farms assessment roll and have determined that there are additional parcels that receive benefit of having Village infrastructure extended to Chapman Farms Boulevard. We're focusing on who benefits from these improvements and charging them in a fair, equitable manner.

**Background Information/Rationale:** Upon further review of the infrastructure improvements at Chapman Farms Boulevard, there are additional parcels that benefit from being adjacent to or in the area of the sewer and water. The Village could consider to include these parcels with their assessment roll.

**Key Issues for Consideration:** The parcels that are adjacent to the sewer and water can be assessed per the linear feet of exposure across their parcel. In addition, the parcels that are in the area may be assessed on a per area basis.

**Fiscal Impact (If any):** The attachments detail the breakdown of the total assessments and the cost to the Village comparison from the original assessment roll to the proposed alternative.

**Requested Action by Committee/Board:** Recommendation to modify the assessment roll for parcels that received benefit from the extension of Village infrastructure to Chapman Farms Boulevard and utilize a per linear foot basis for parcels that are adjacent to the Village infrastructure and a per area basis for parcels that are located in the immediate area.

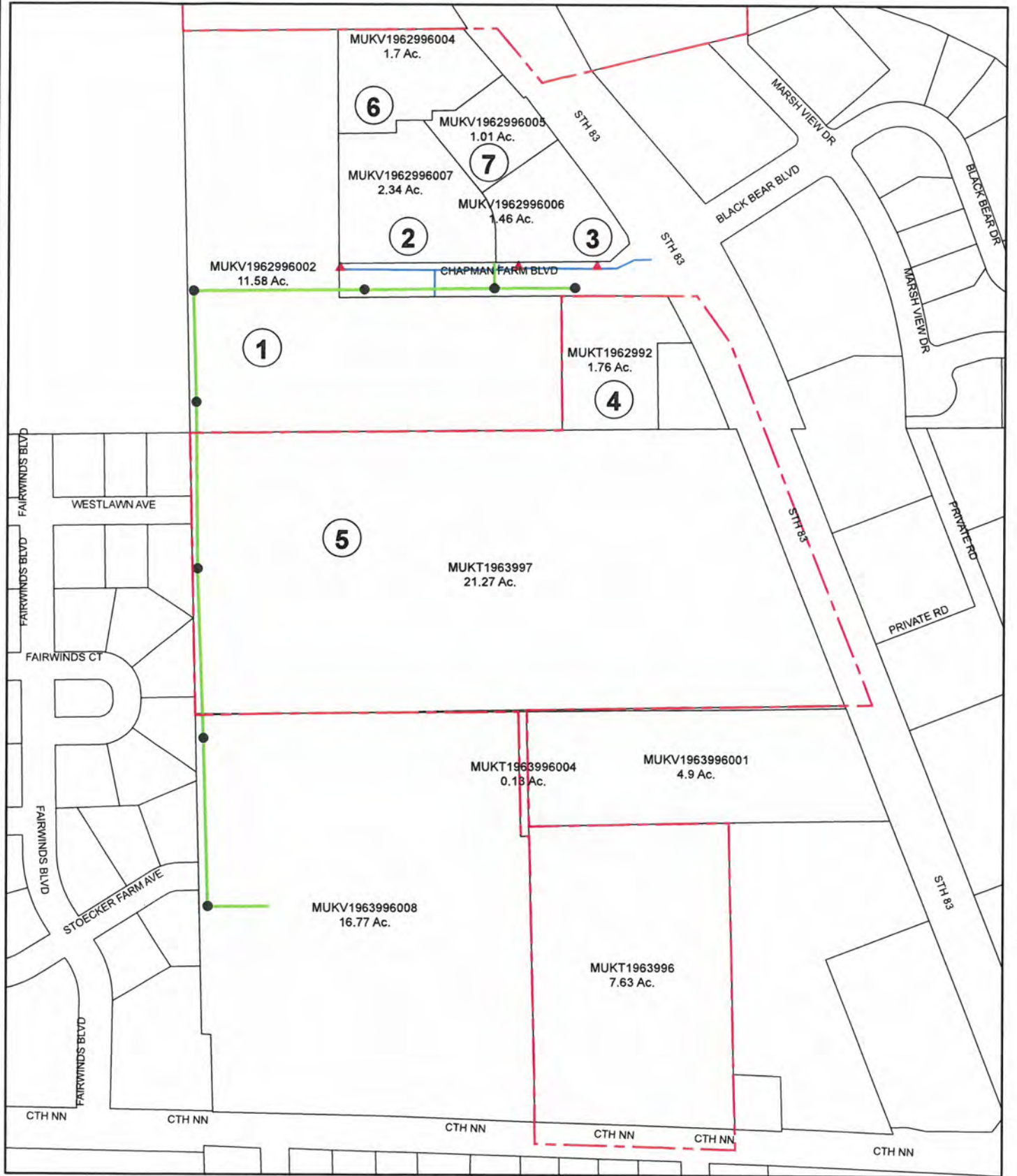
---

### Attachments

Summary of Chapman Farm Special Assessment Options  
Parcel Location Maps

---

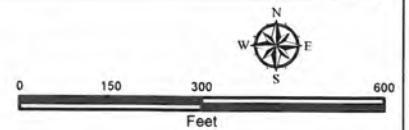
I:\Projects\12\_Mukwonago\92136\Parcels.mxd



### Legend

- Sanitary Manhole
- ▲ Hydrant
- Sanitary Force Main
- Water Main
- Sanitary Gravity Main
- Hydrant Lead
- - - 2018 Corporate Limits

### Special Assessment Properties Exhibit







To: John S. Weidel, Village Administrator/Director of Economic Development  
From: Jerad Wegner and Edward Maxwell, Ruekert & Mielke  
Date: May 9, 2019  
Re: Summary of Chapman Farm Special Assessment Options

The Village has three options for how to special assess the Chapman Farm projects. Option 1 assesses seven parcels for improvements and does not include the traffic signal system. Option 1 is the full draft engineer's report, dated April 15, 2019, that the Village most recently reviewed. After discussions with Village staff and among R/M staff about which parcels benefit from the improvements, two other options were created.

Option 2 assesses eight parcels for improvements, adding the eighth parcel because it lies adjacent to a sanitary sewer main and benefits from it. It also assesses for the traffic signal system because several parcels cannot access the highway without it. Thus, these parcels are receiving a special benefit from the system.

Option 3 assesses ten parcels, adding two more parcels because they will benefit from the sanitary sewer main when it is extended north. Since these two parcels do not border a sanitary main right now, Option 3 assesses sanitary main for all parcels on an area basis rather than a linear-foot basis. This option also includes the traffic signal system.

The financial impact to the Village is summarized in Figure One below.

Figure One

Option	Amount Assessed	Cost to Village	Total
1	\$ 1,047,820	\$ 613,985	\$ 1,661,805
2	1,440,292	221,514	1,661,805
3	1,440,292	221,514	1,661,805

Options 2 and 3 recover more cost for the Village than Option 1 due to assessing for the traffic signal system. Adding this cost increases the proportional share of engineering and financing fees. This change yields a difference of almost \$400,000 of cost recovery for the Village.

While there is no cost difference to the Village between Options 2 and 3, there is a difference for the parcels. The ways the costs are split among the parcels is summarized in Figure Two.

Figure Two

Special Assessment Charges			
Parcel	Option 1	Option 2	Option 3
1	\$ 401,623	\$ 530,033	\$ 433,627
2	146,232	213,979	201,555
3	92,498	134,767	127,016
4	136,380	199,795	187,592
5	98,913	74,314	28,338
6	107,153	156,370	147,345
7	65,020	94,261	88,899
8		36,772	114,899
9			96,886
10			14,136
Total	\$ 1,047,820	\$ 1,440,292	\$ 1,440,292

Costs increase for parcels 1-7 from Option 1 to Option 2 because of including the traffic signal system. Costs decrease for parcels 1-7 from Option 2 to Option 3 because the cost of the sanitary sewer is now shared among more parcels, and it is calculated on an area basis. The maps that follow show the parcels in question. The rolls that follow for all the options show a detailed breakdown of what costs each parcel is being charged.

R/M recommends Option 3 because it best captures the benefits provided to all the parcels. Since Chapman Farm Boulevard will serve as the access point to State Highway 83, parcels that benefit from that connection should be assessed for the traffic signal system. Since parcels 9 and 10 will benefit from a sanitary sewer main extension, they should be assessed for the sanitary sewer main. The area assessment allows all the relevant parcels to be charged for this benefit.





## Village of Mukwonago

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

## Office of the Village Planner

[www.villageofmukwonago.com](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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)

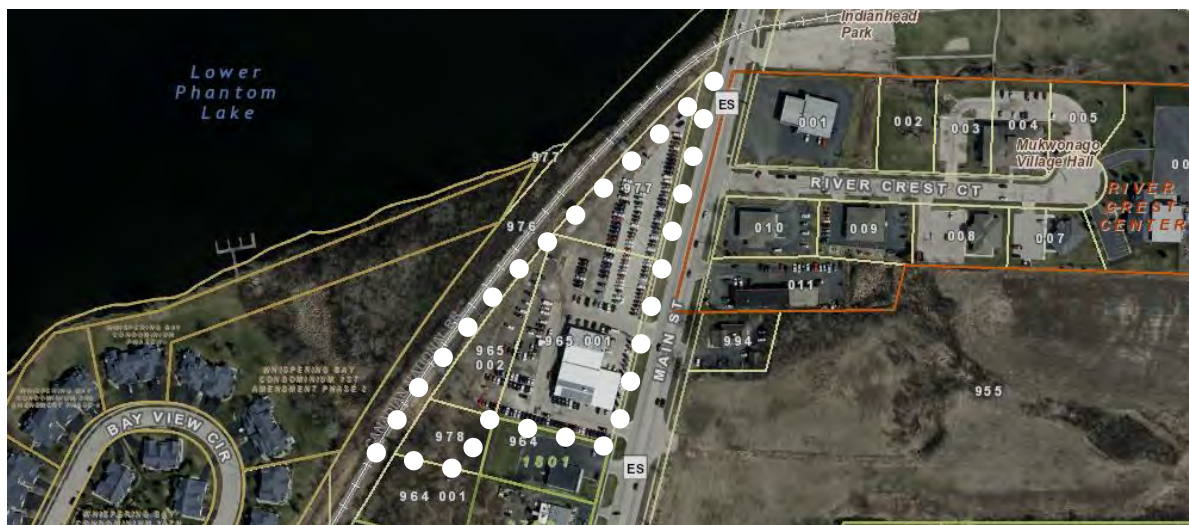
Current zoning B-2, General Business District

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.
- (f) 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.
- (g) 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.
- (h) 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**

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

## 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](mailto:planner@villageofmukwonago.com).

Judith A. Taubert  
Clerk-Treasurer

To be published: May 4 and May 7, 2019

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

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](mailto: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. Pudenko, P.E., Trio Engineering  
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.  
File





































- TAN BRICK
- 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



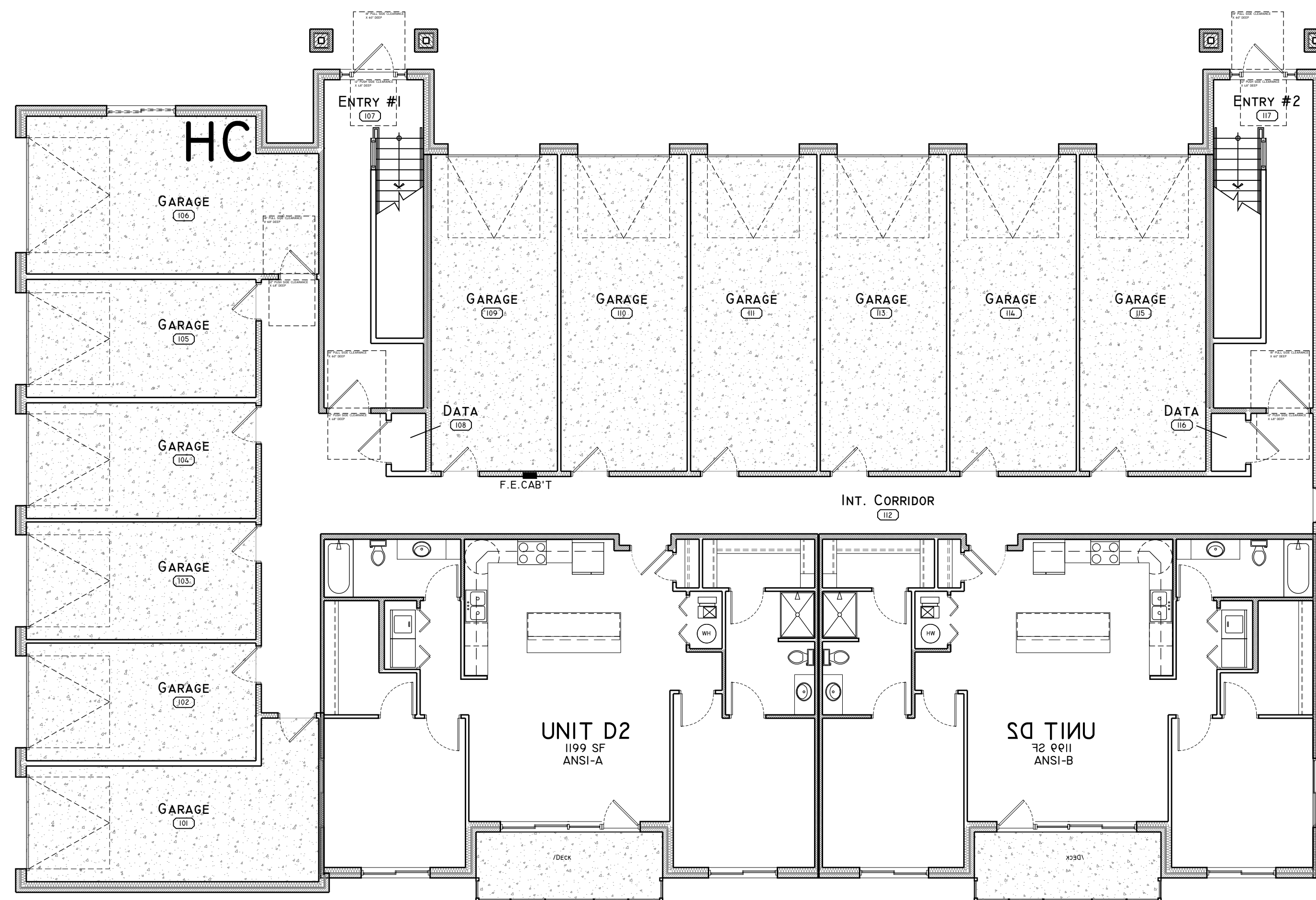




- TAN BRICK
- BRONZE SMOOTH OVERHEAD DOOR
- ALUMINUM STOREFRONT ENTRY
- STONE
- VINYL WINDOWS
- BRONZE METAL OR ALUMINUM RAILING
- 6" LAP CEMENT BOARD SIDING
- CEMENT BOARD PANEL W/ BATTEN SIDING
- ASPHALT SHINGLES
- 4" LAP CEMENT BOARD SIDING



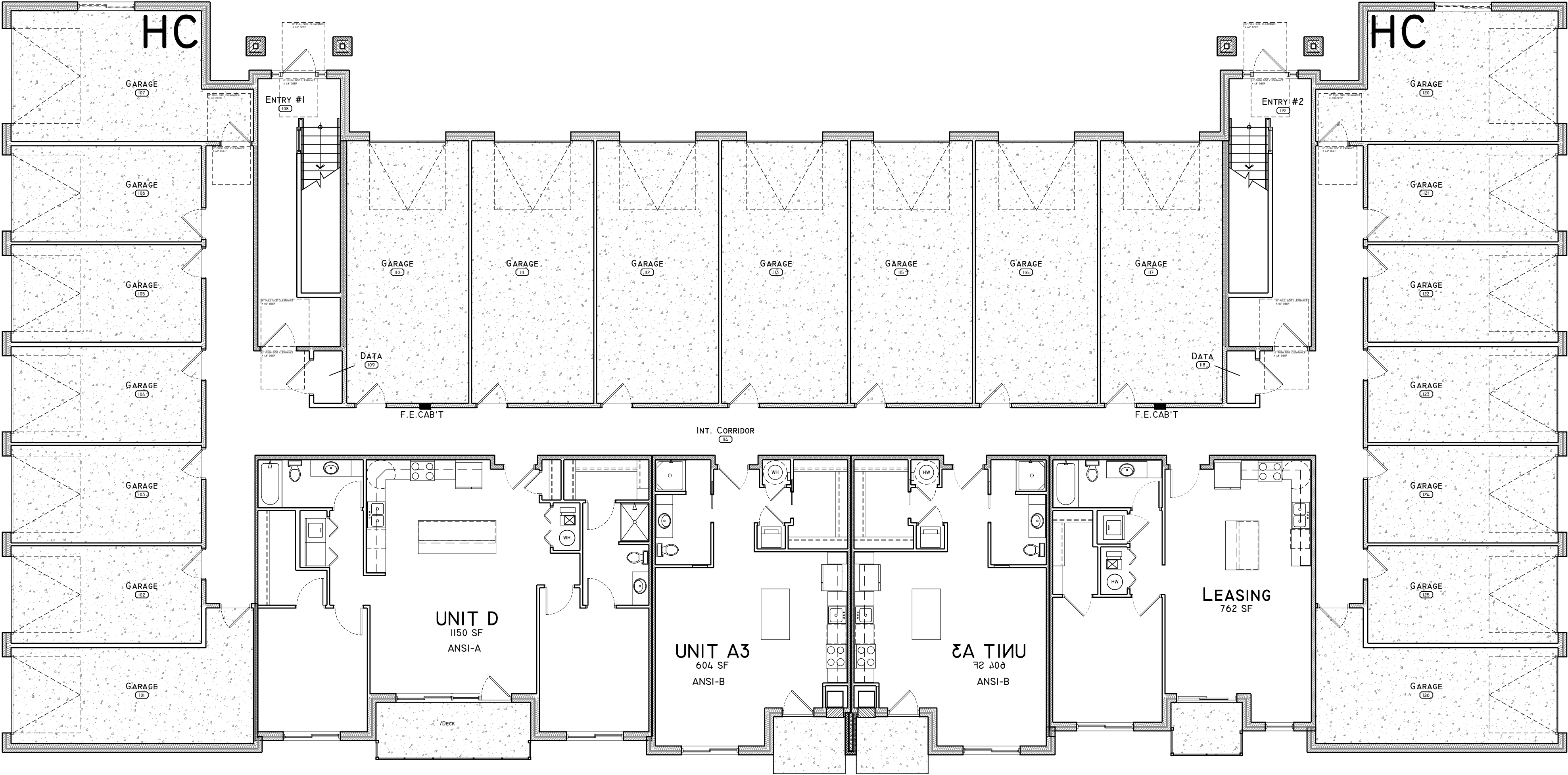




MAIN LEVEL PLAN

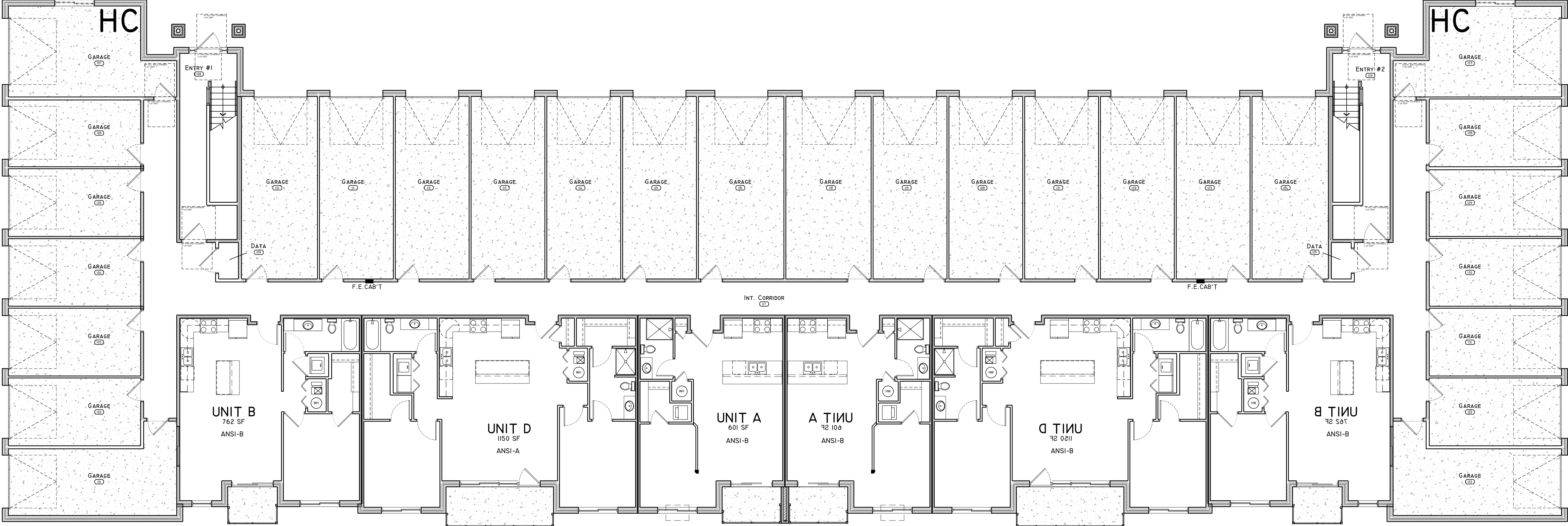
1/8"=1'-0"

0 4 8



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

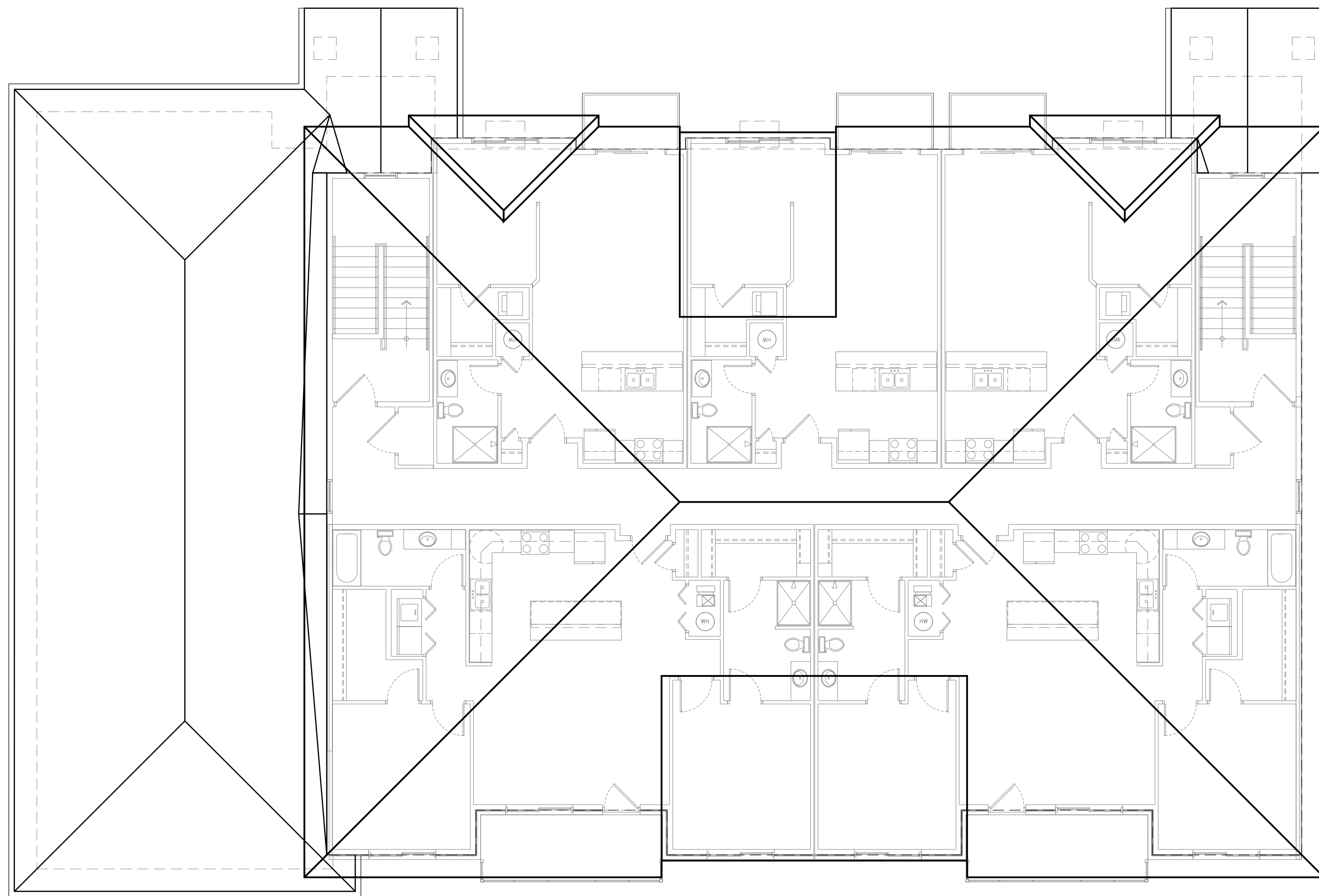




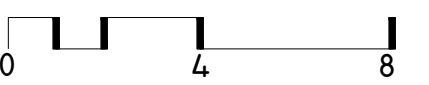
MAIN LEVEL PLAN

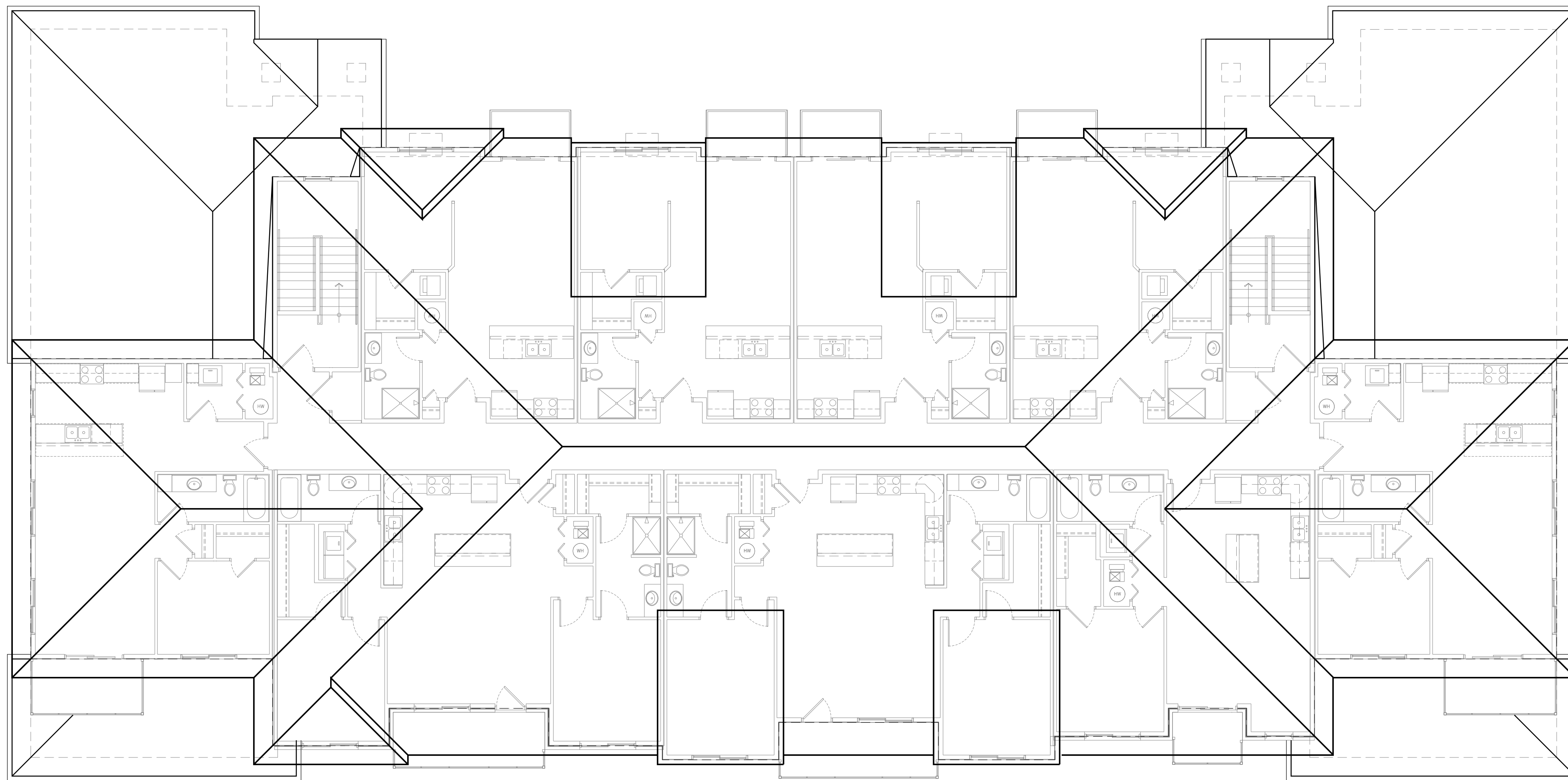
1/8"=1'-0"

0 4 8

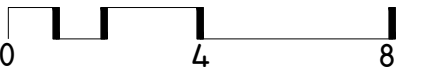


Roof PLAN  
1/8"=1'-0"

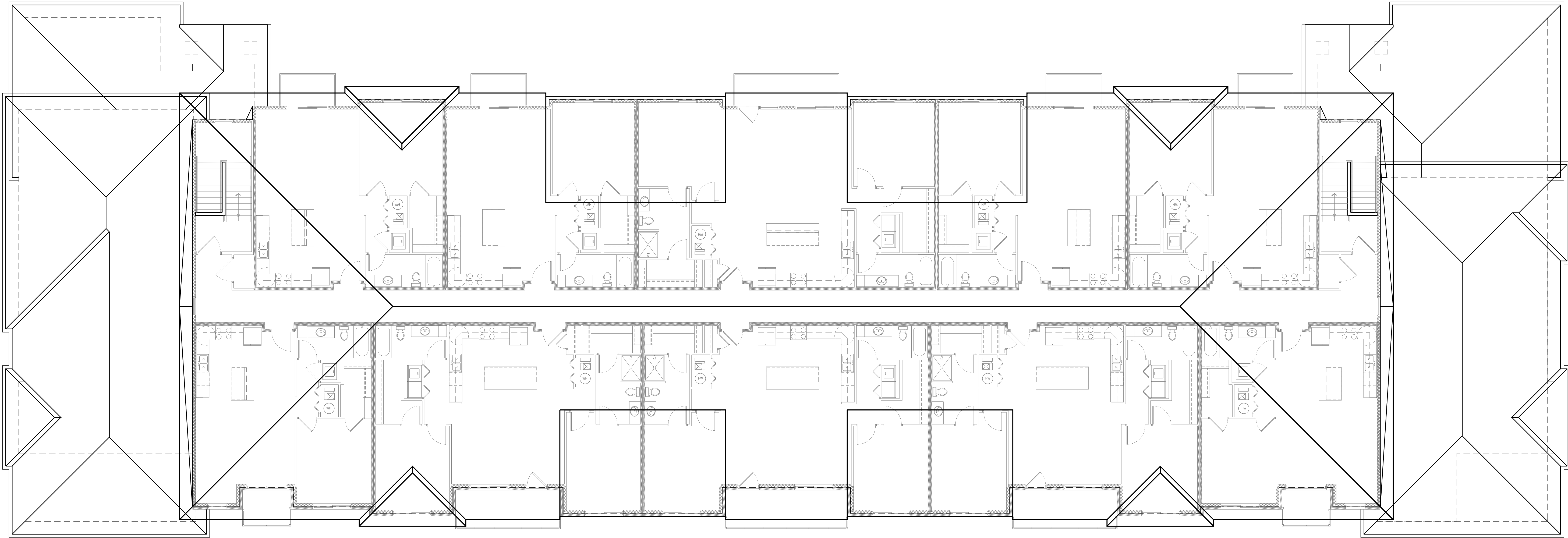




Roof Plan  
1/8"=1'-0"







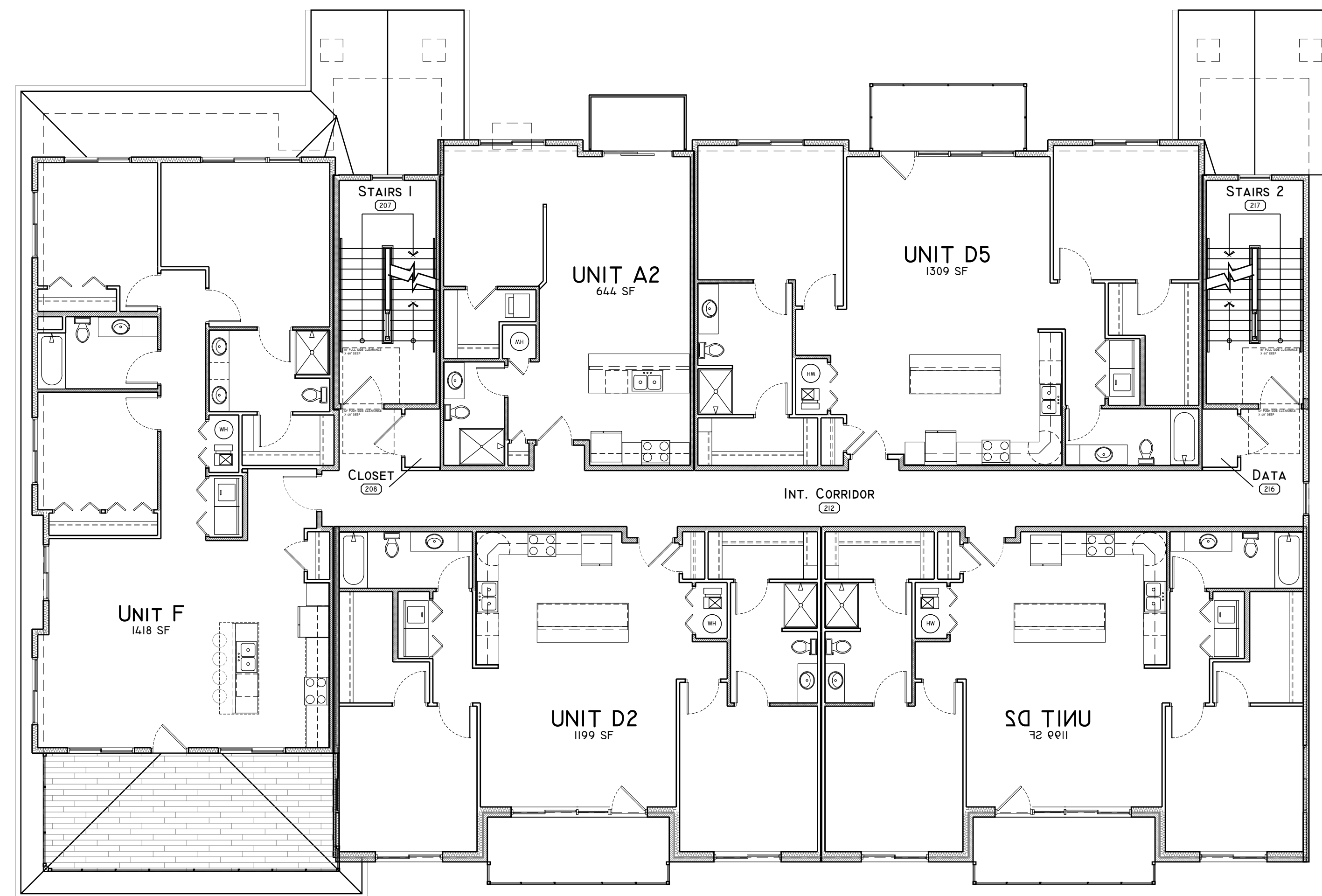
Roof Plan

1/8"=1'-0"

0

4

8

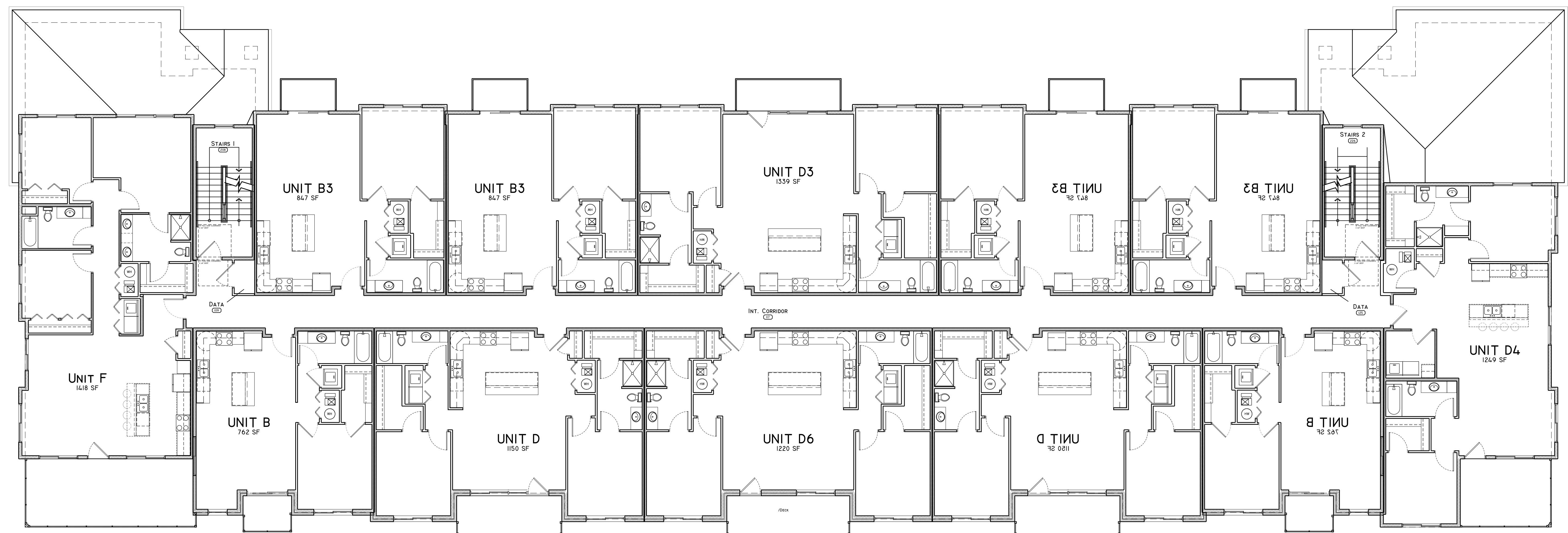


SECOND LEVEL PLAN  
1/8"=1'-0"  
0 4 8



SECOND LEVEL PLAN  
1/8"=1'-0"  
0 4 8

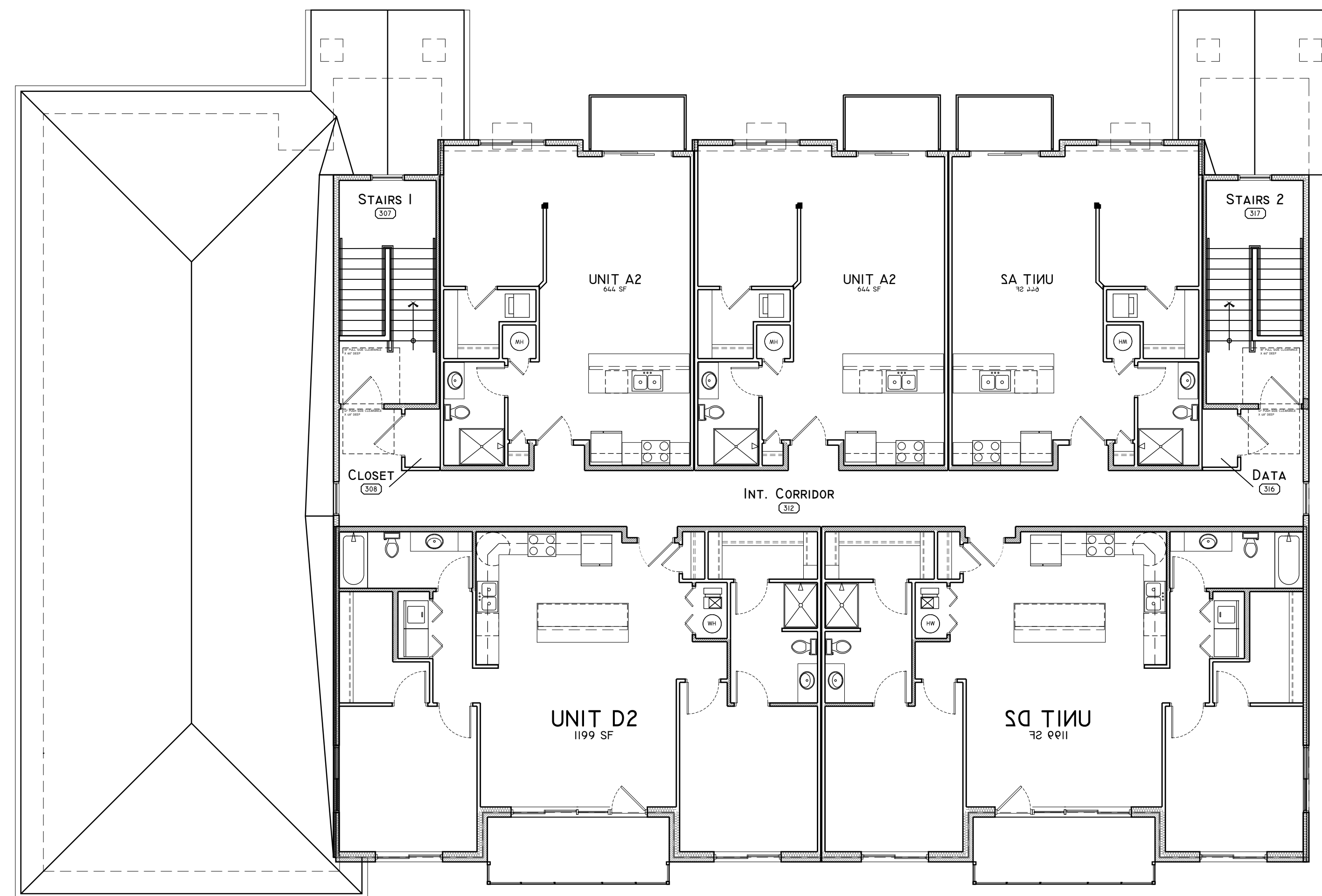




SECOND LEVEL PLAN

1/8"=1'-0"

0 4 8

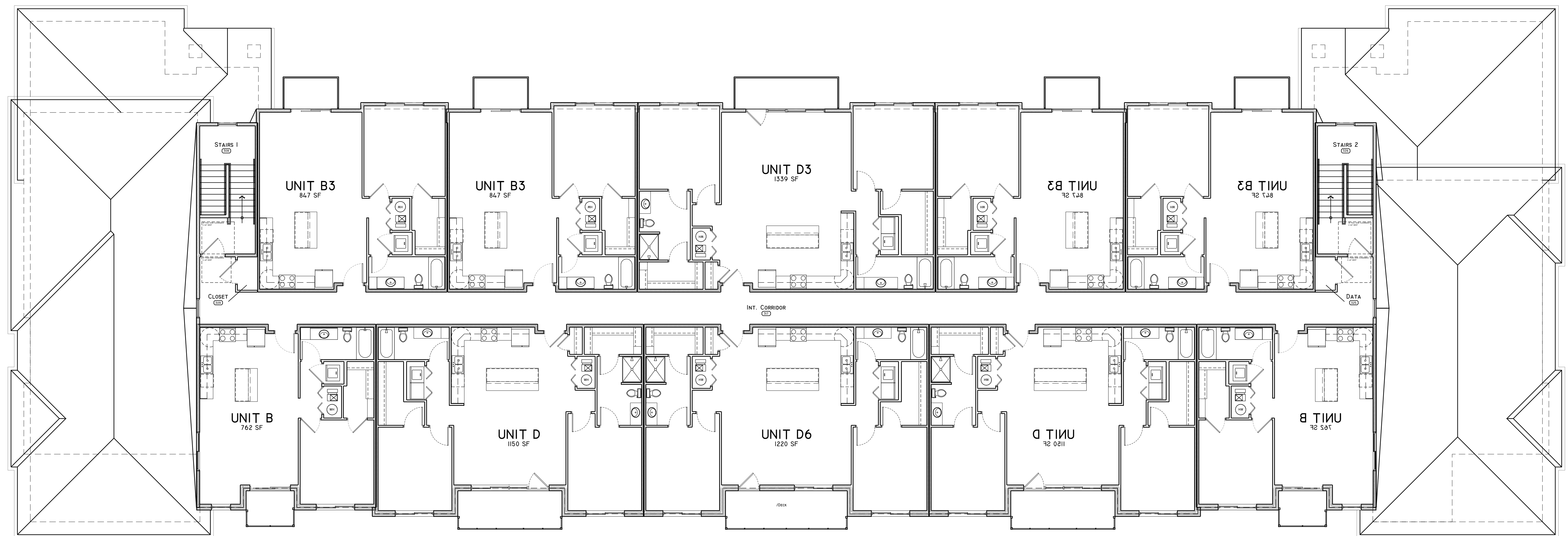


THIRD LEVEL PLAN  
1/8"=1'-0"  
0 4 8

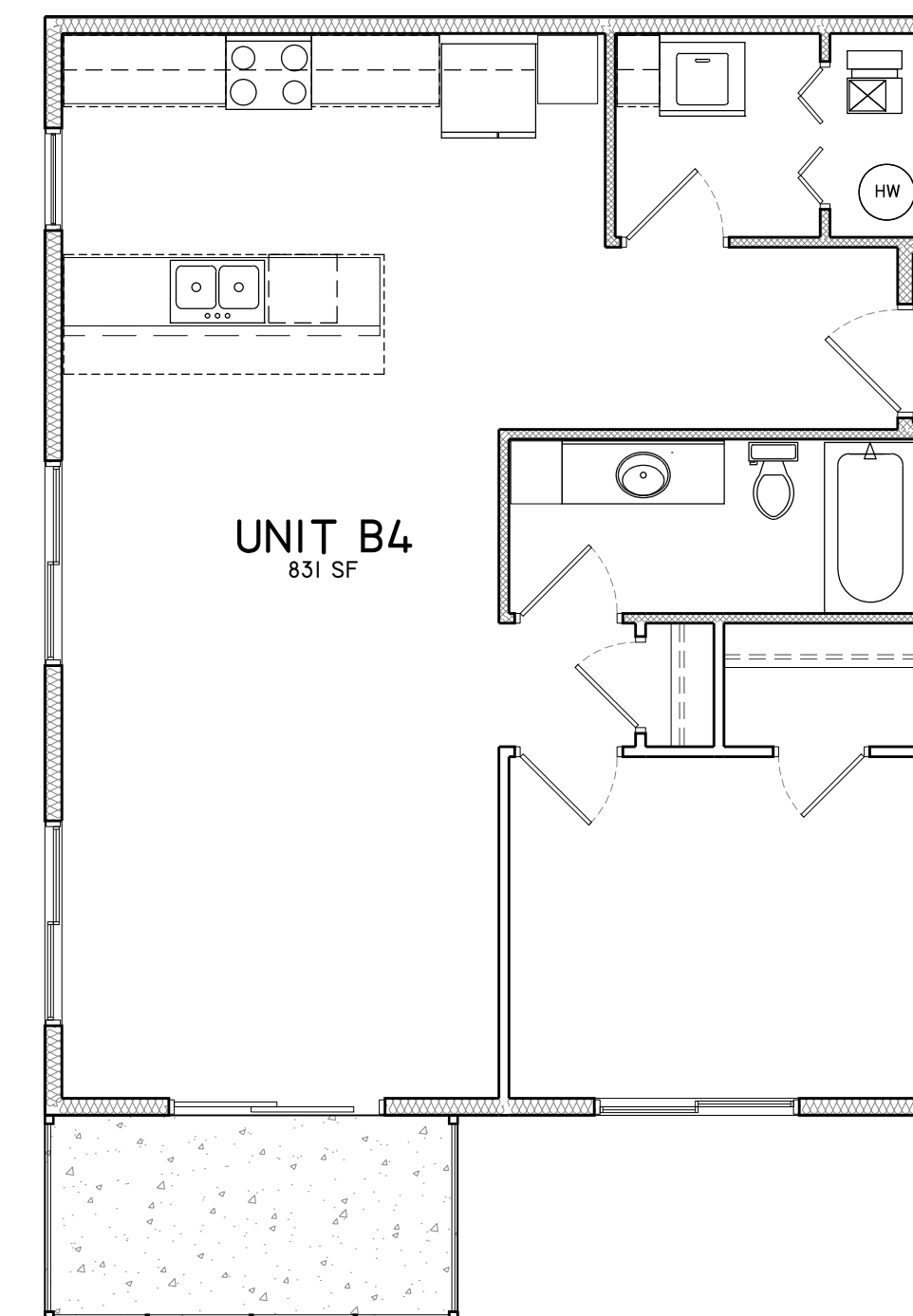
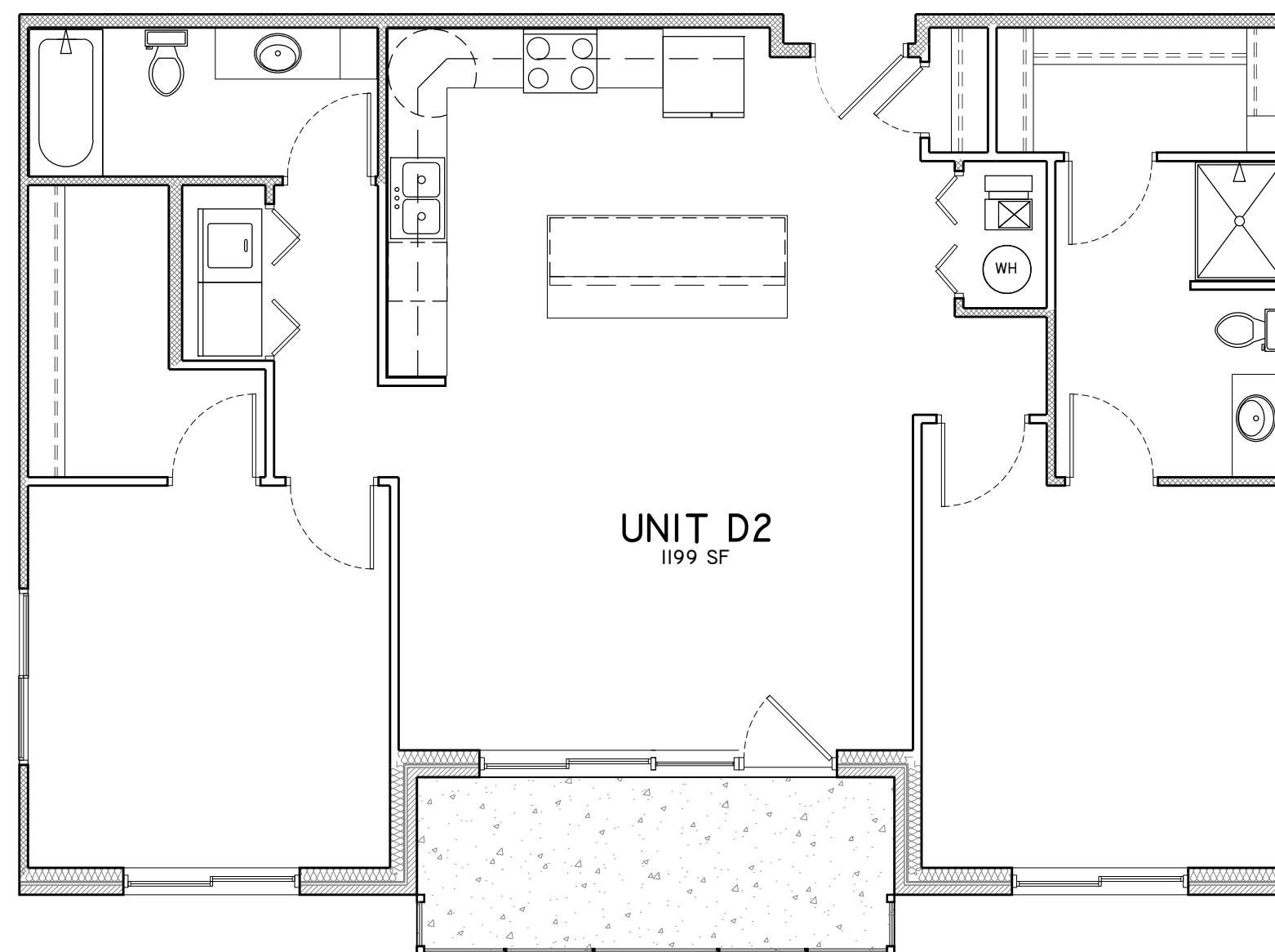
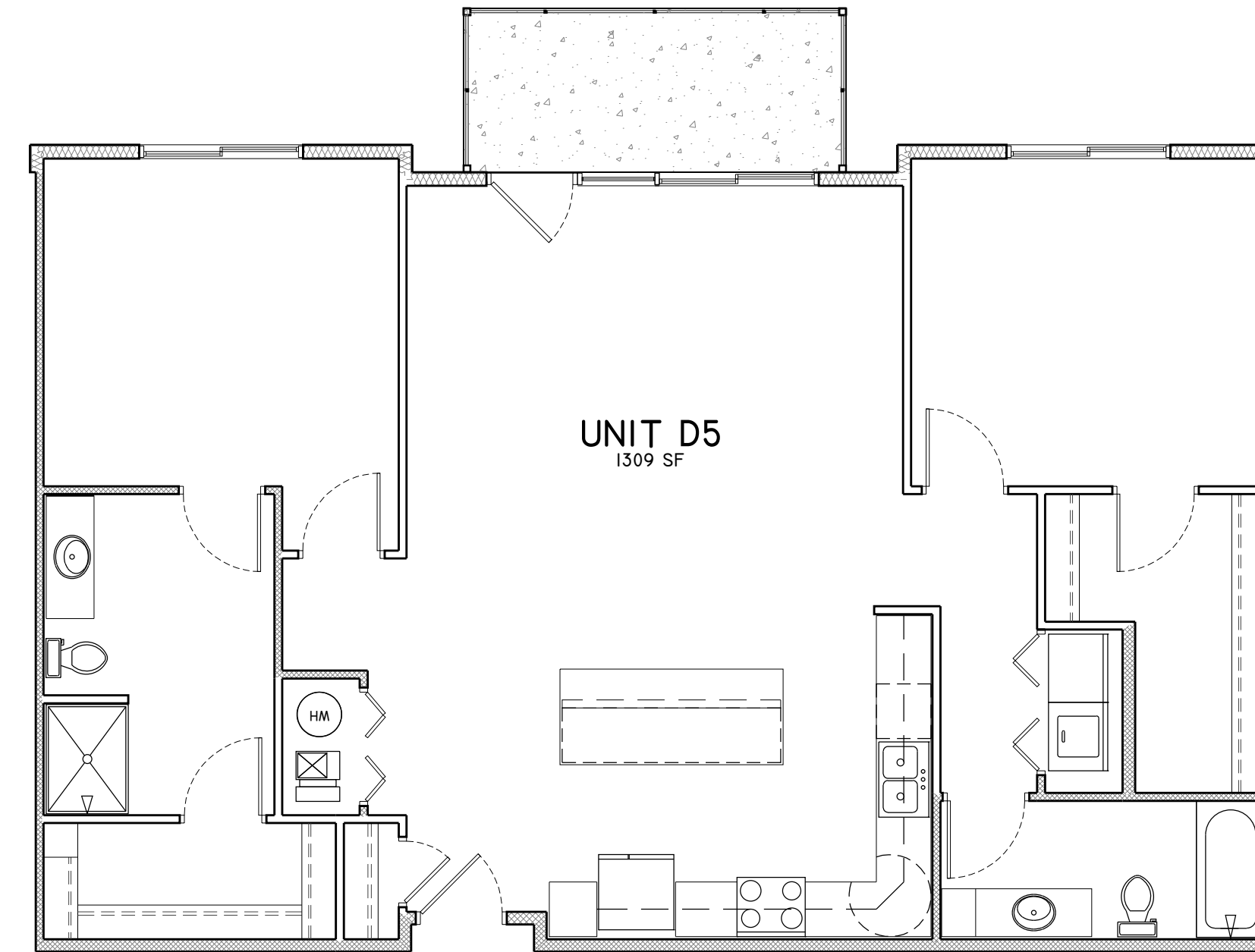
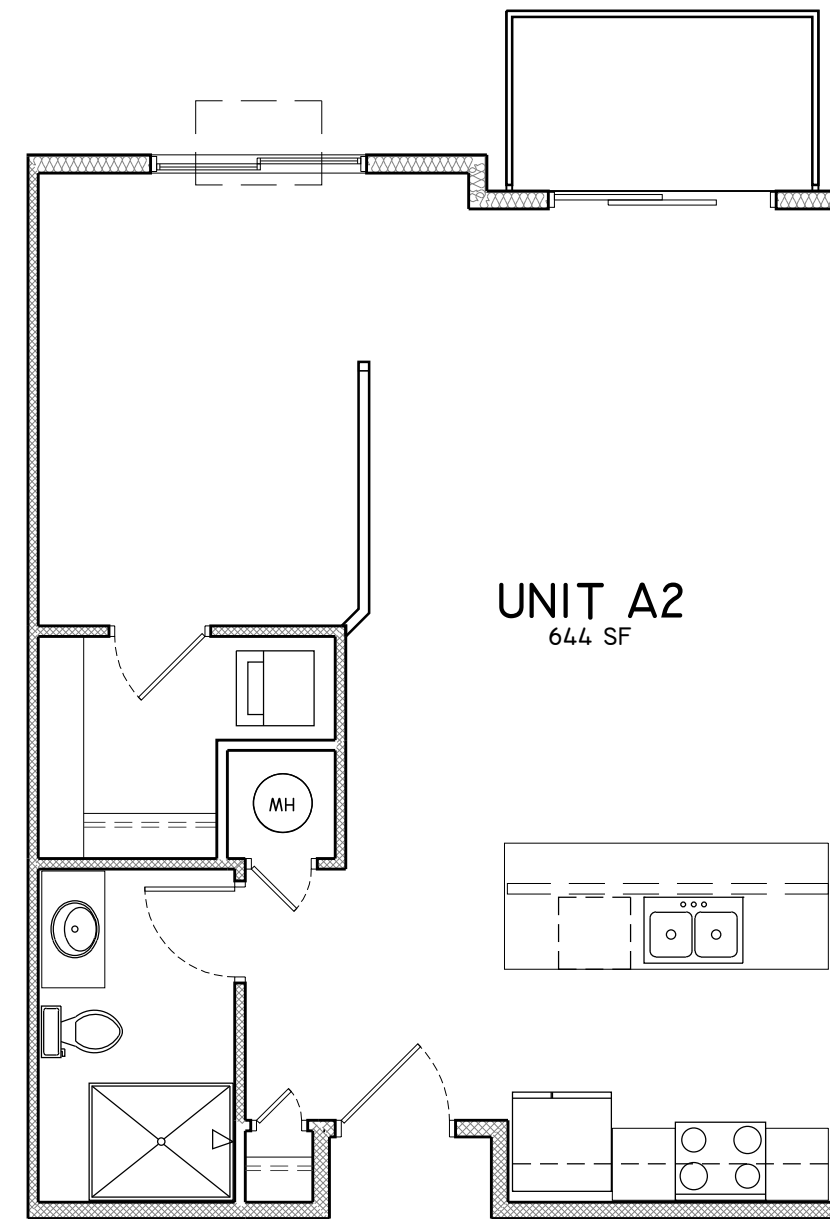
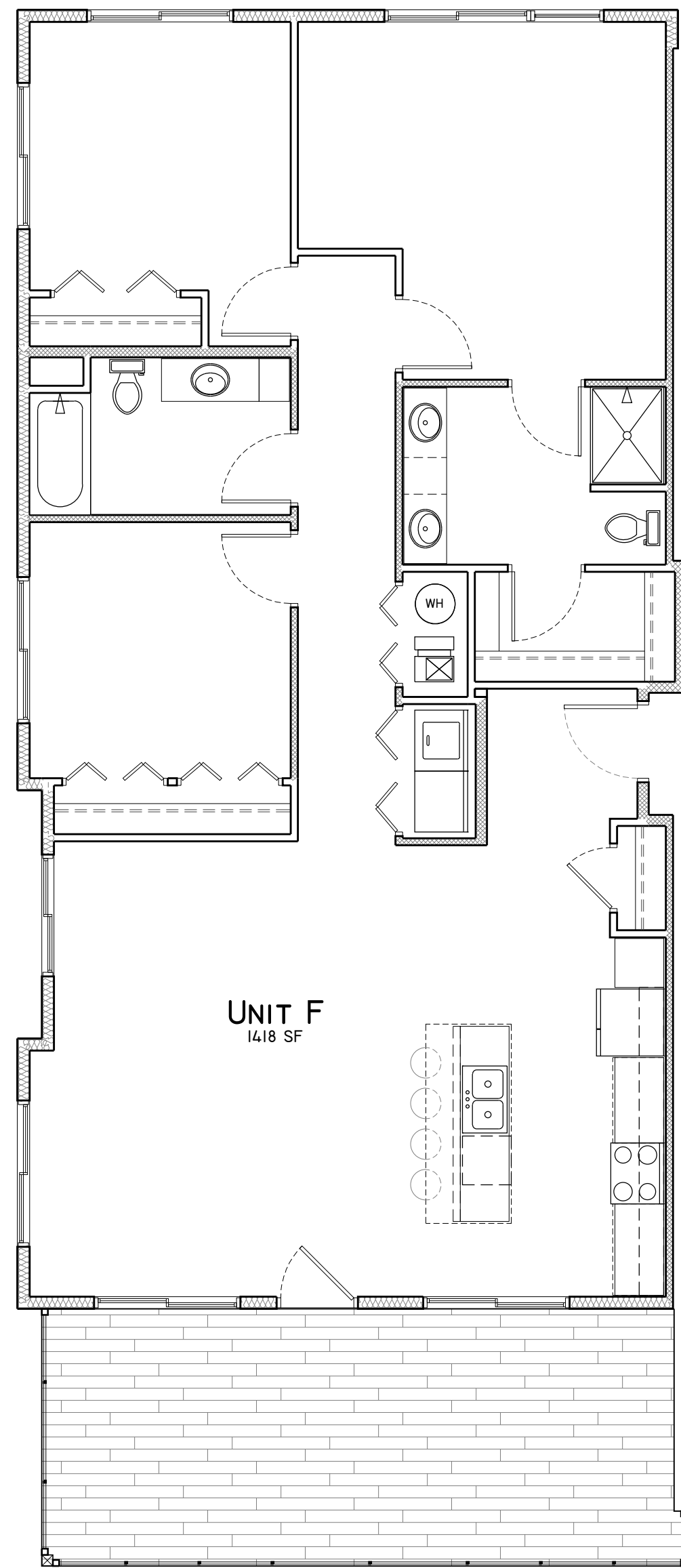




THIRD LEVEL PLAN  
1/8"=1'-0"  
0 4 8

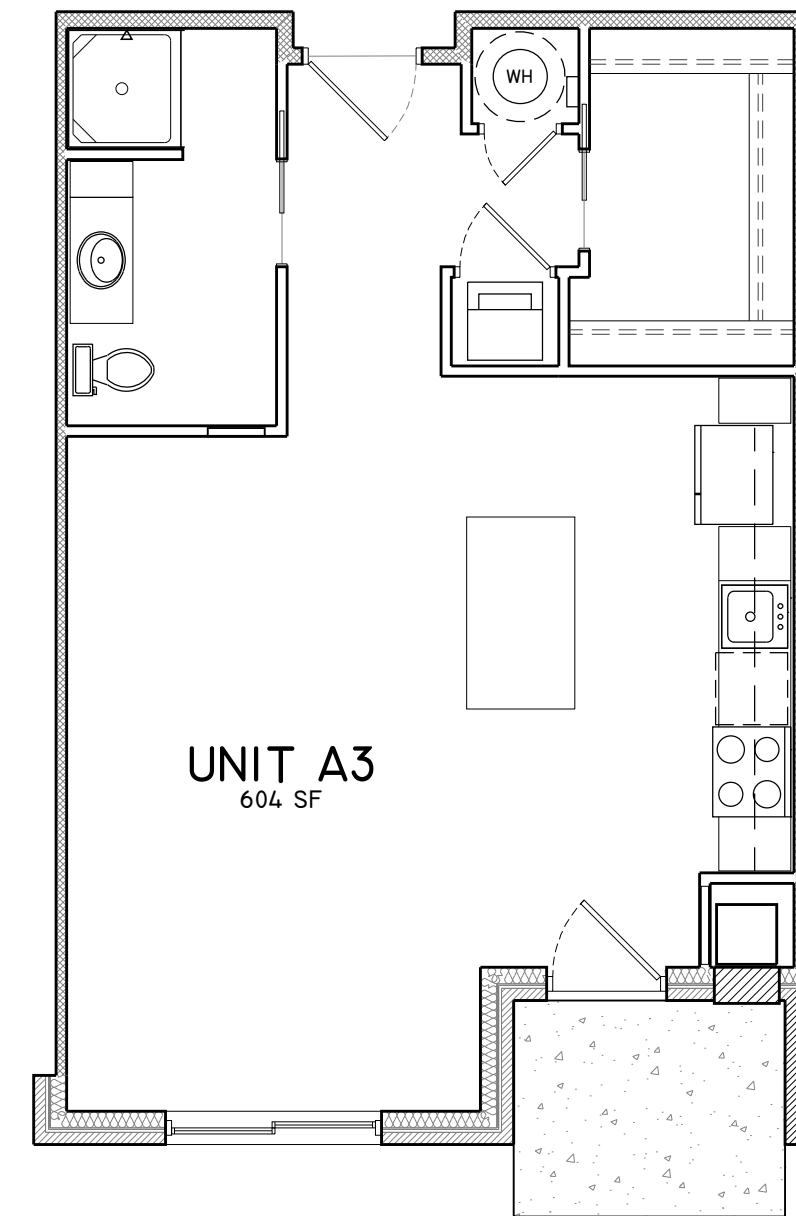
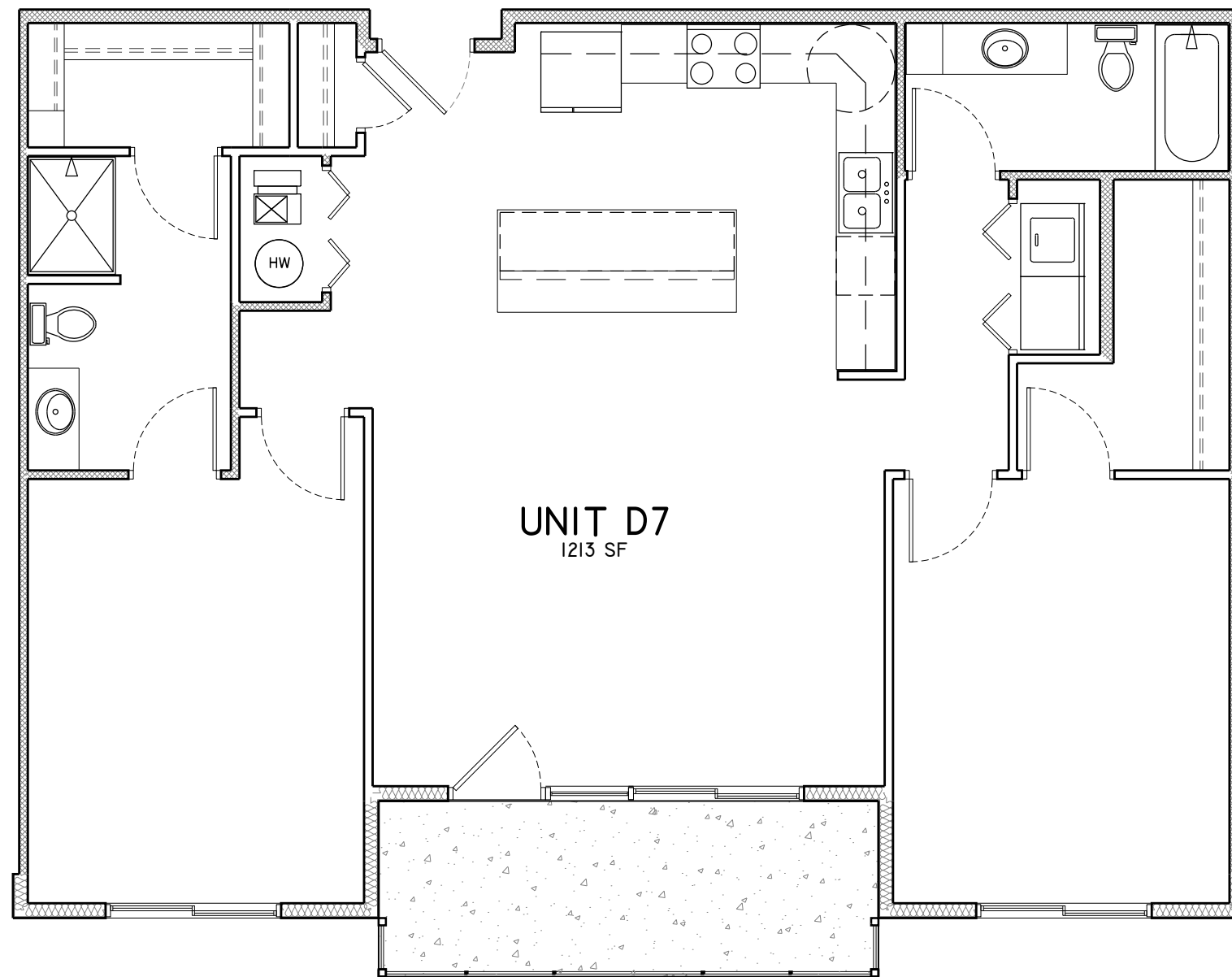
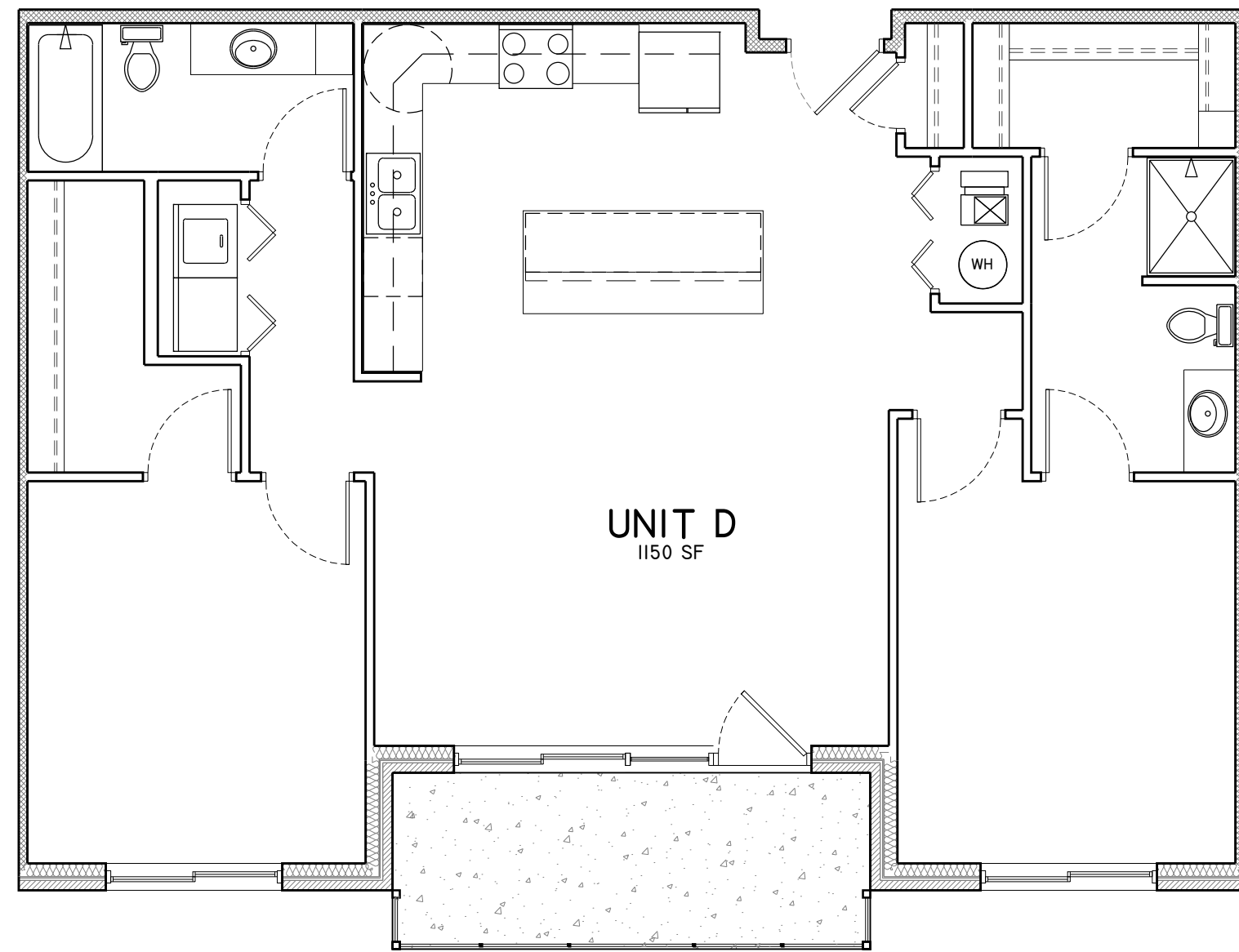
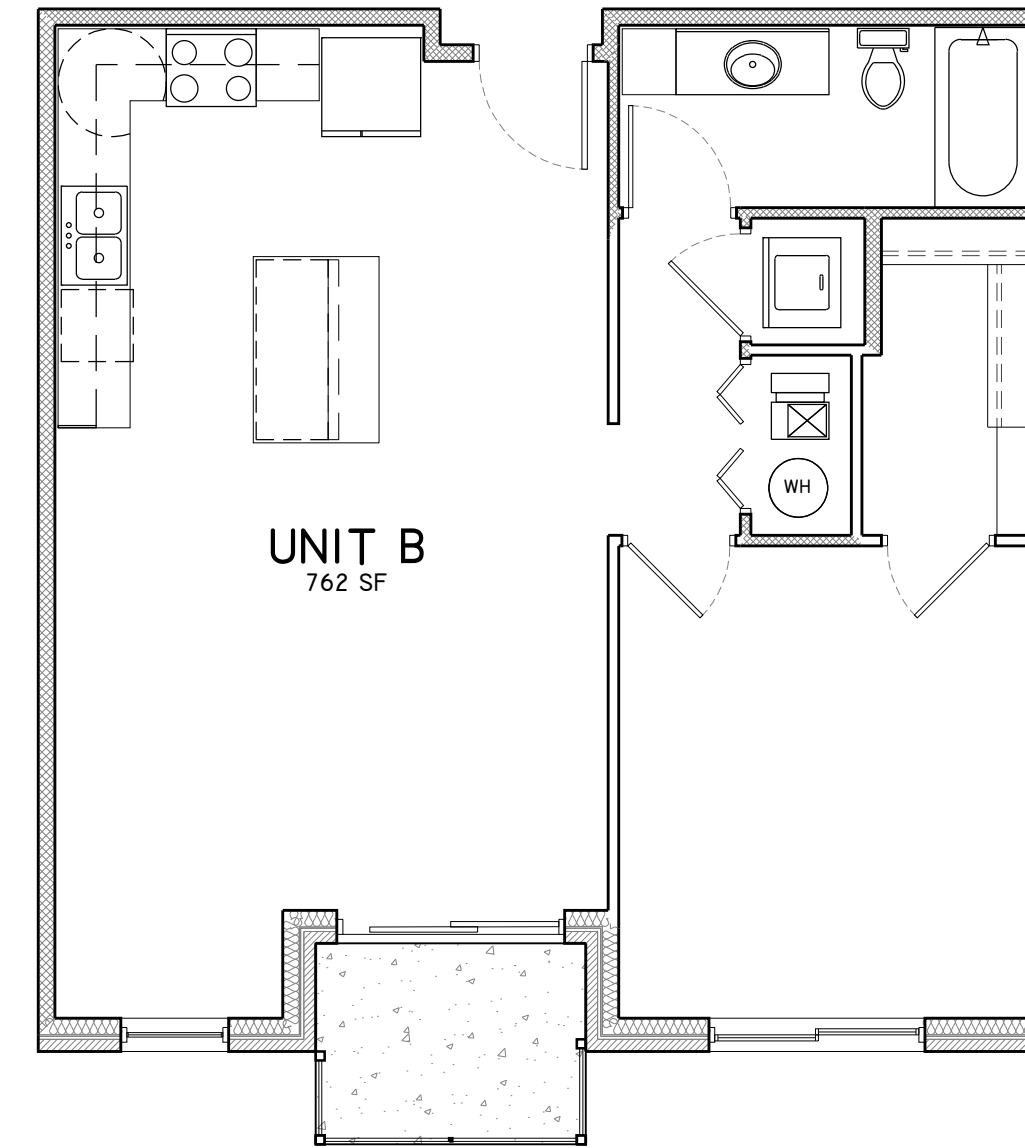
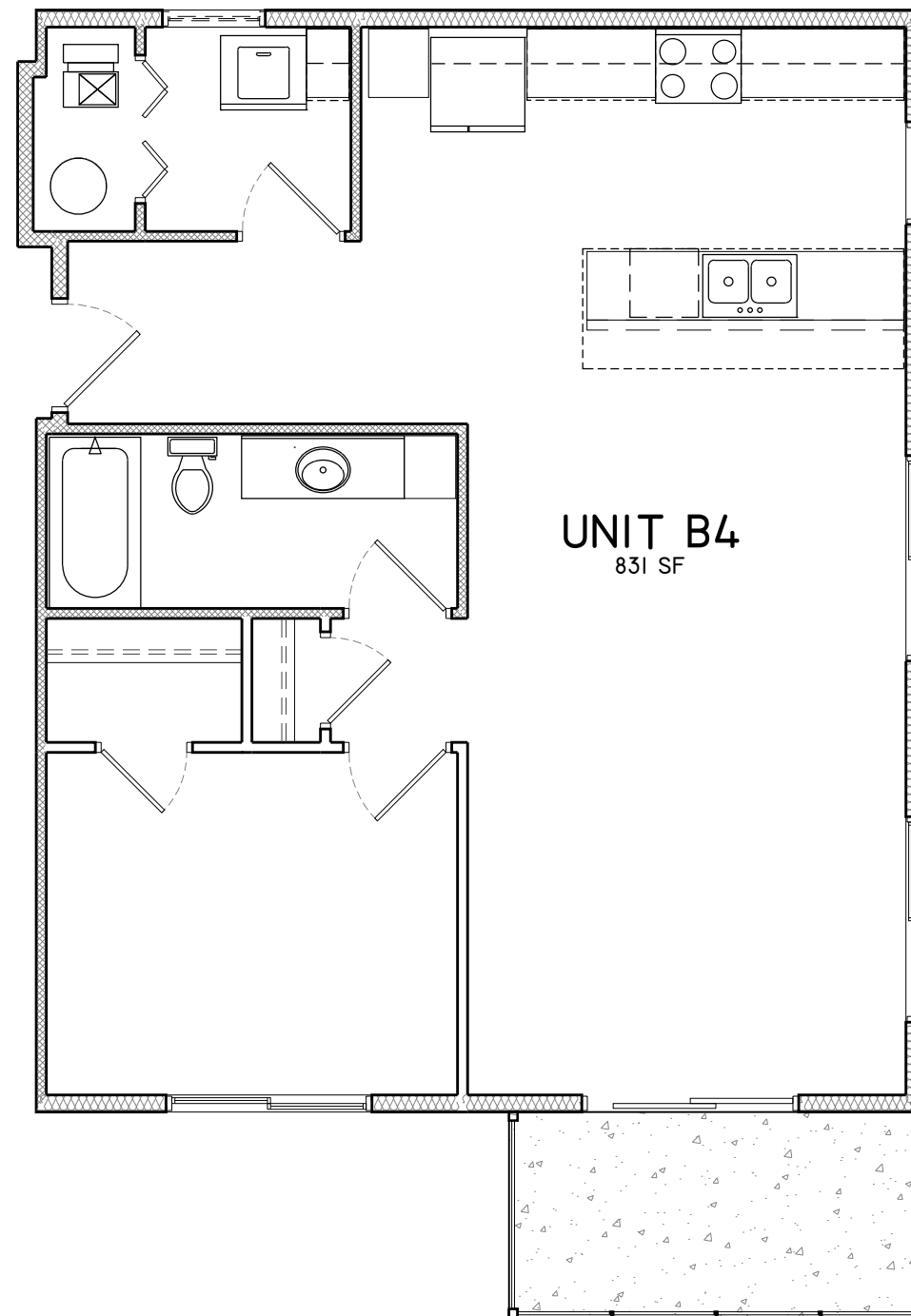
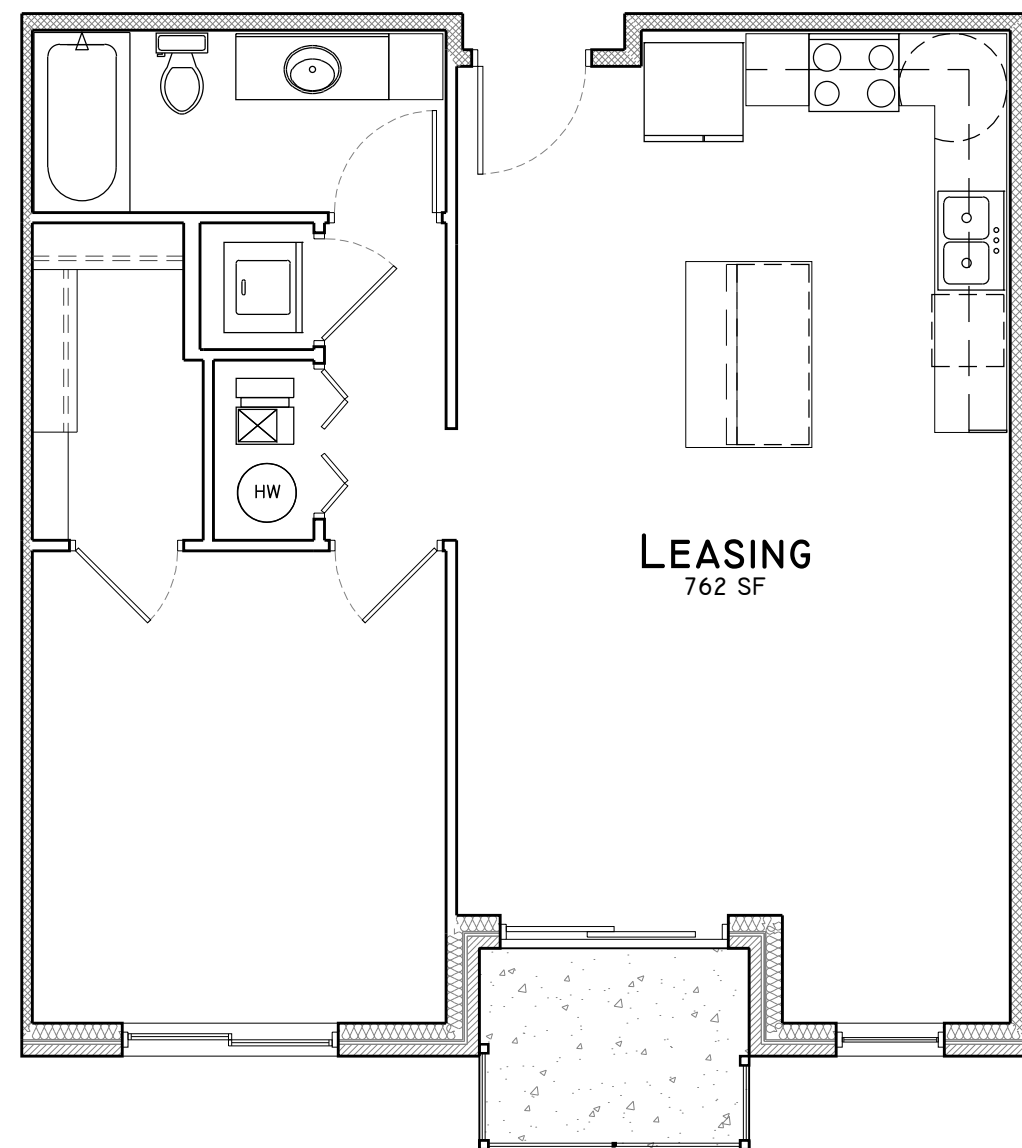
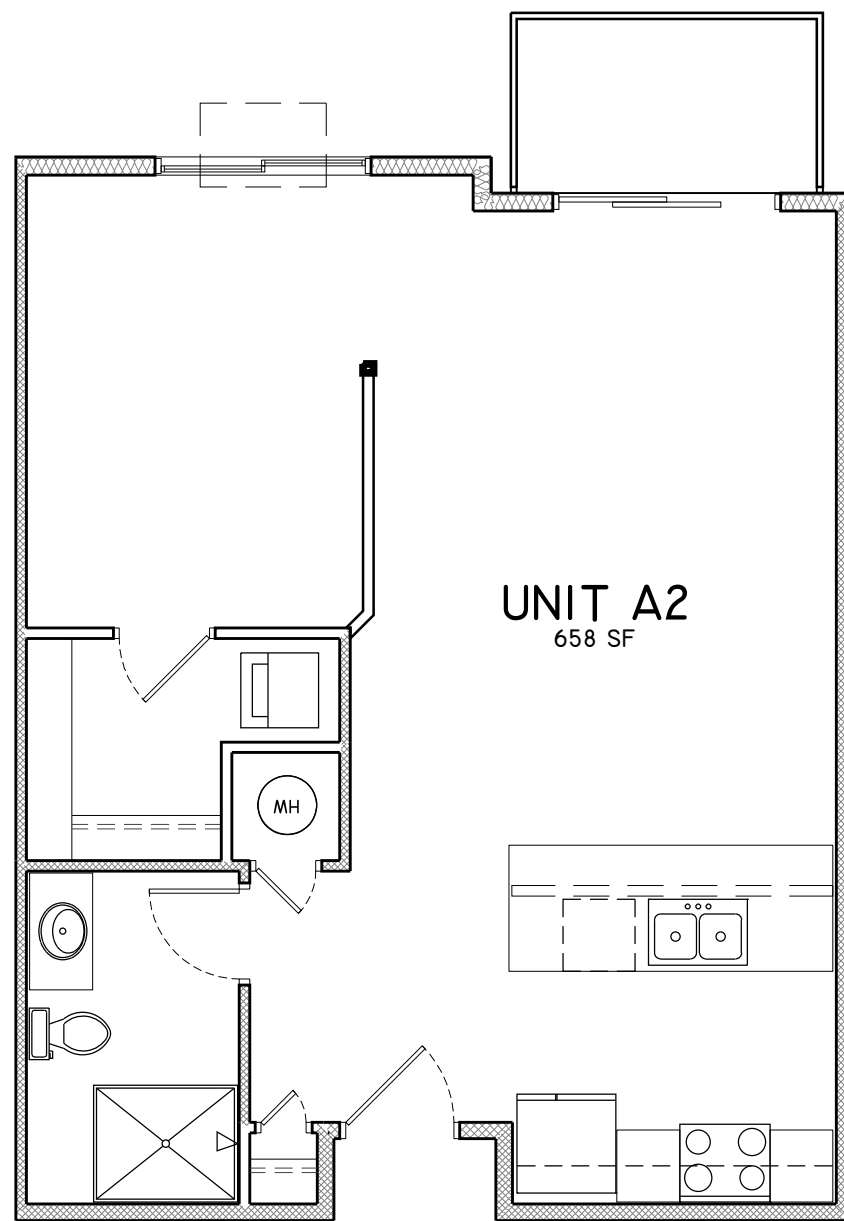


THIRD LEVEL PLAN  
1/8"=1'-0"  
0 4 8



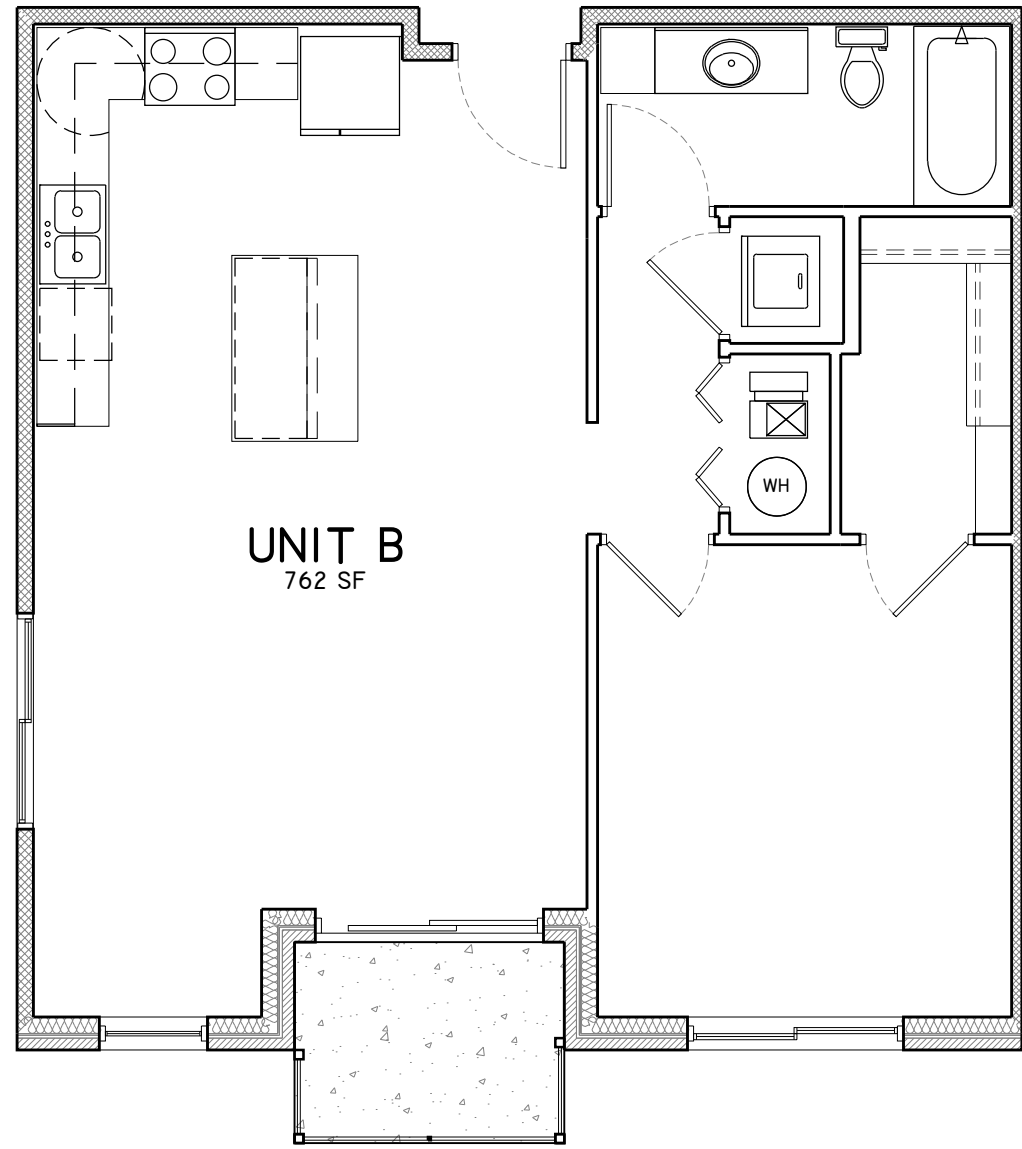
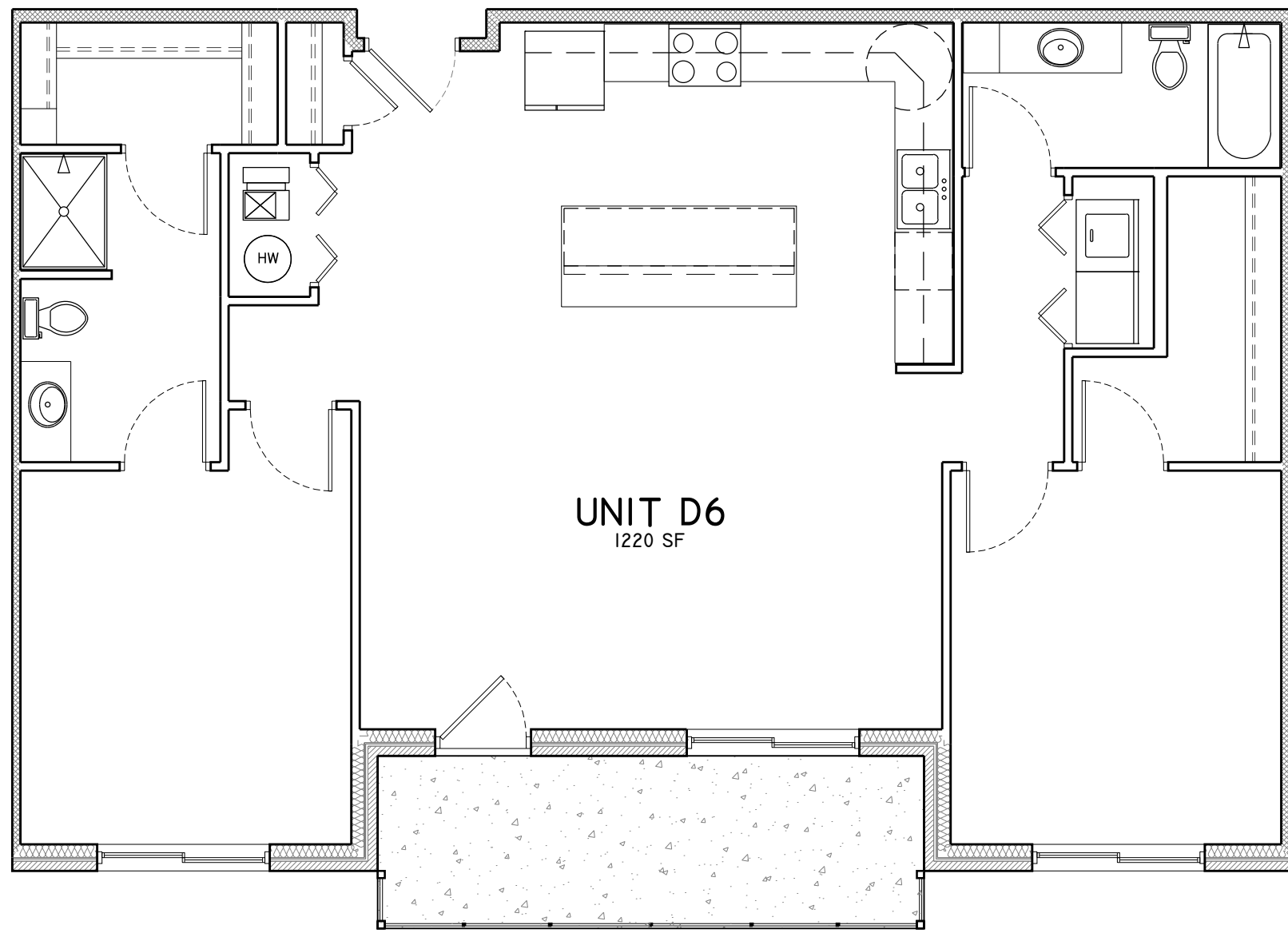
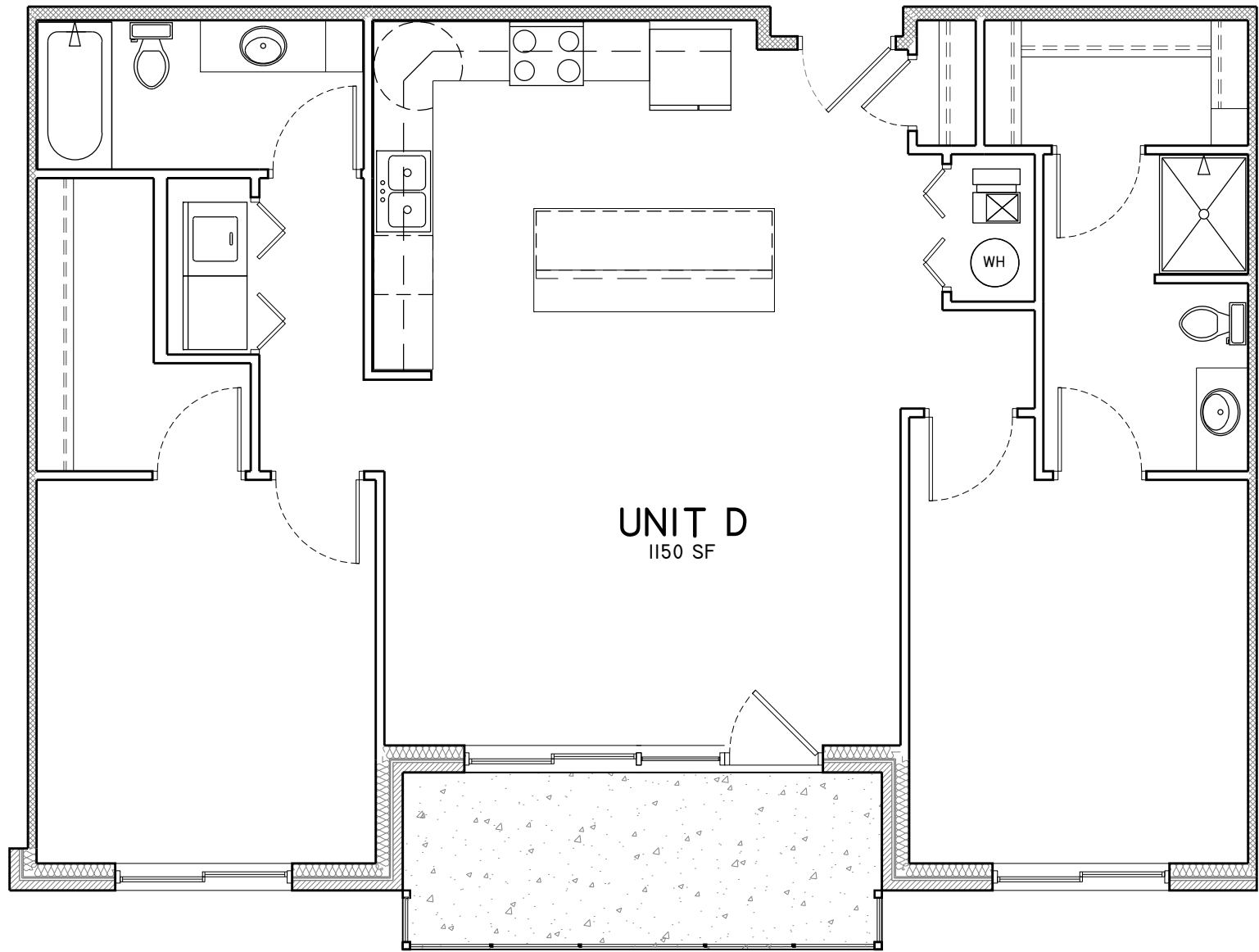
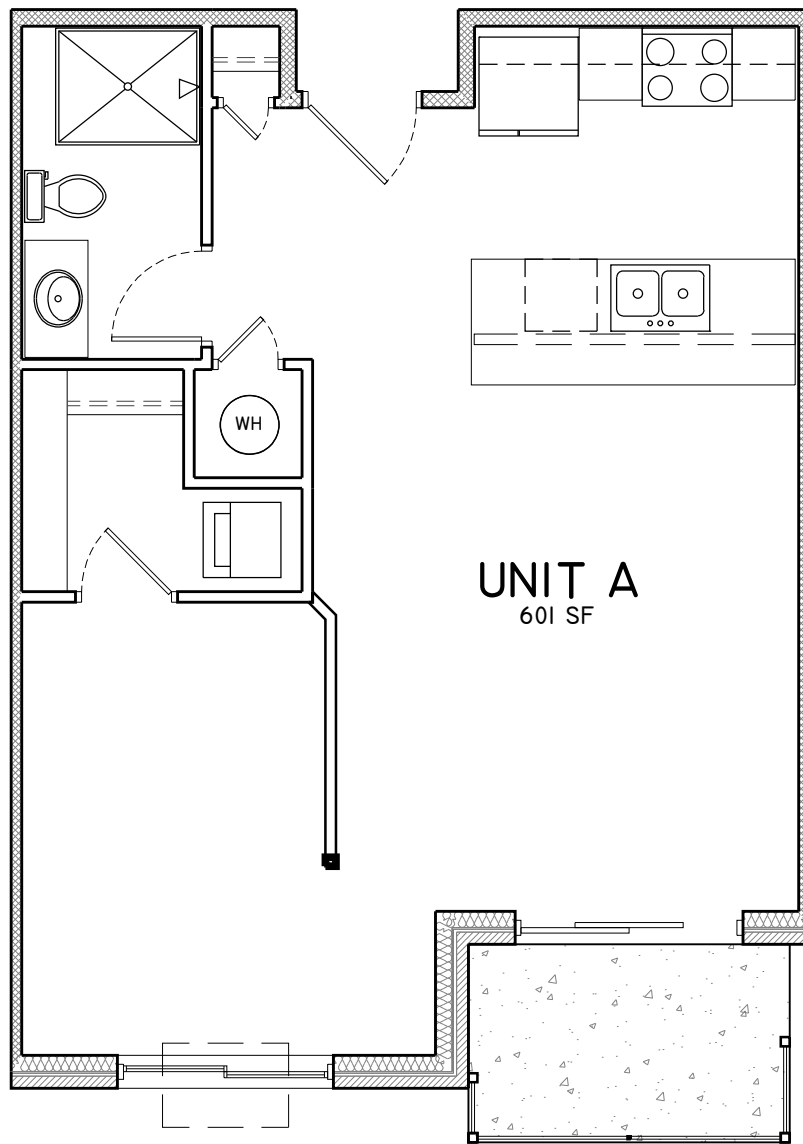
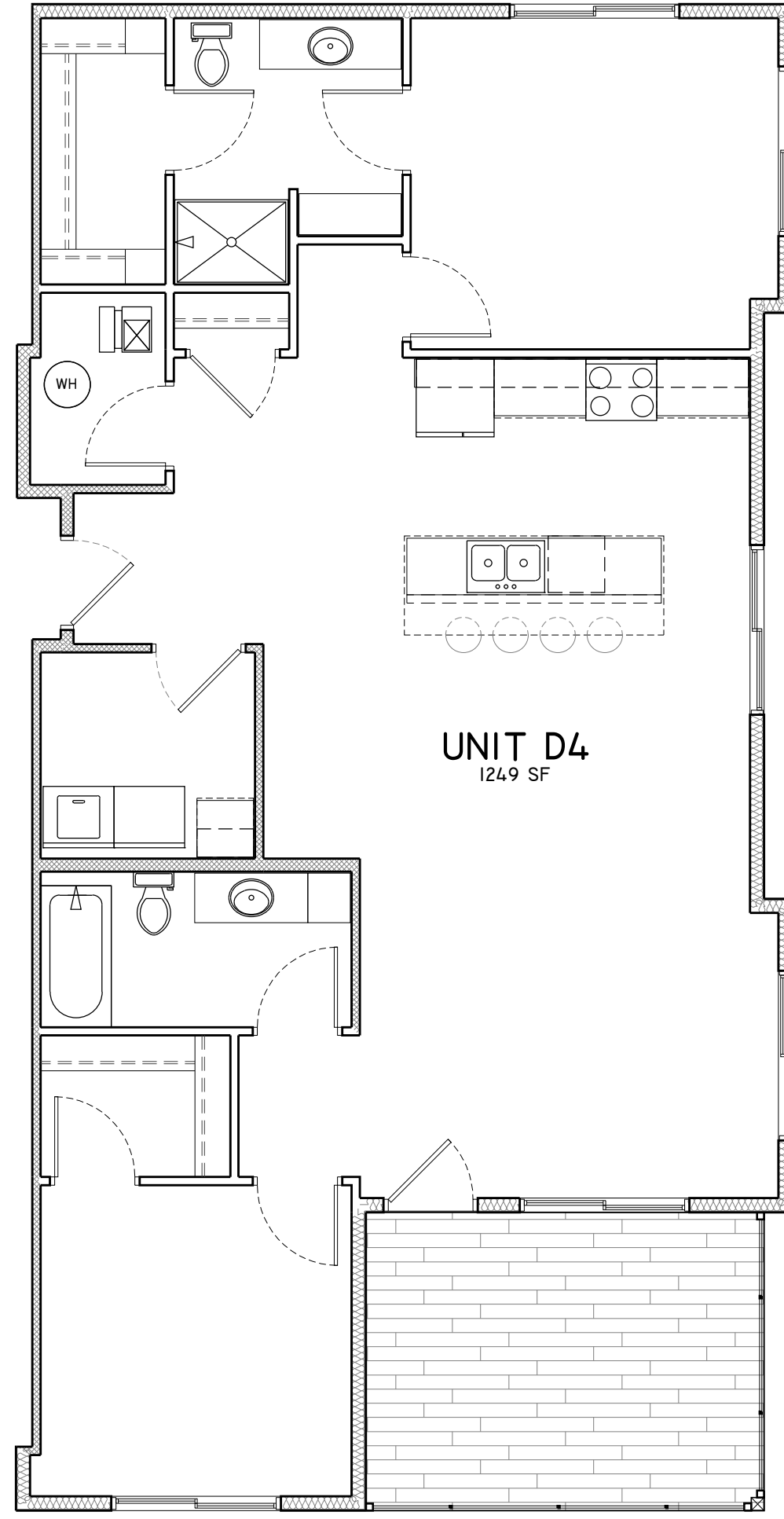
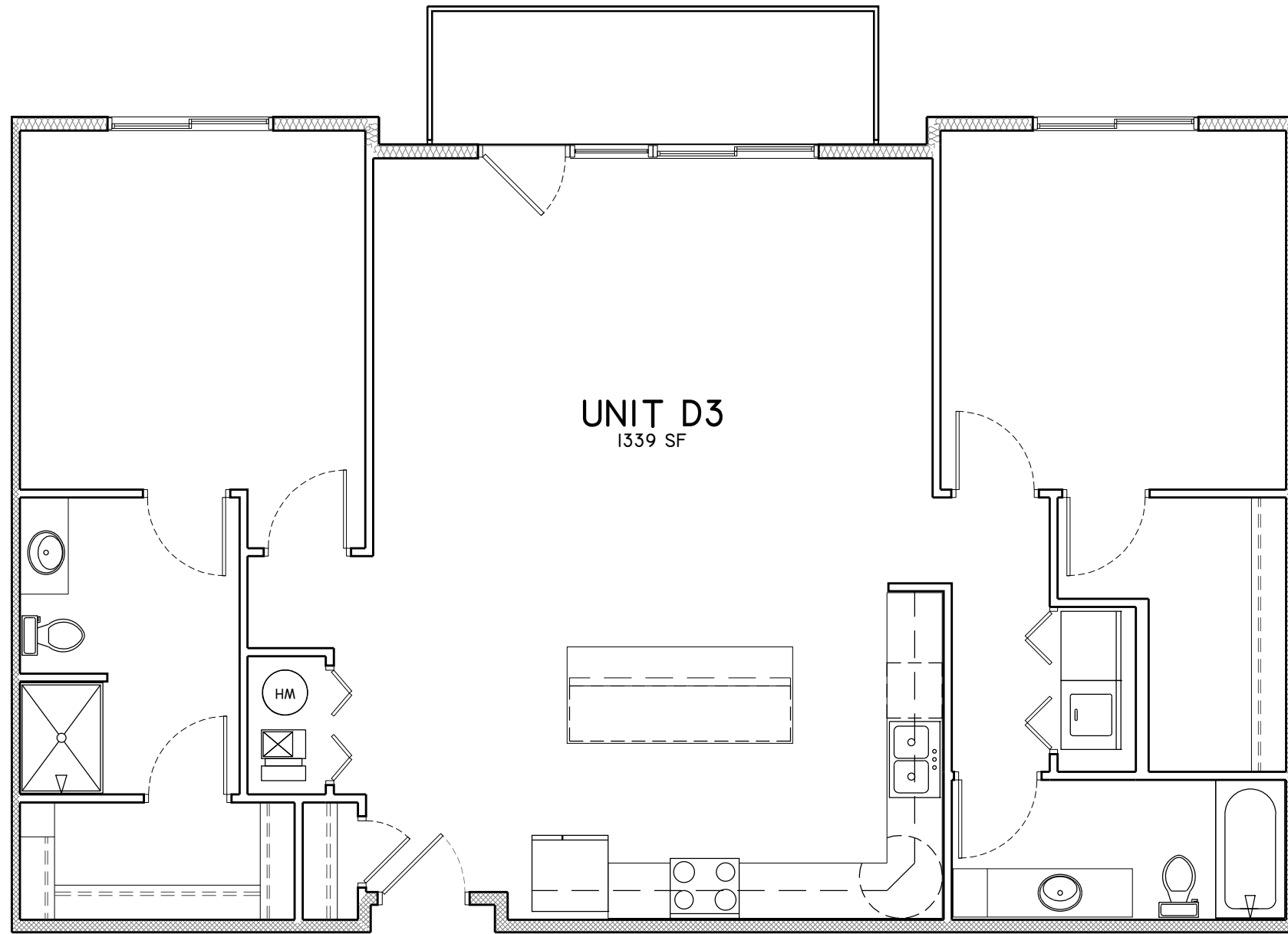
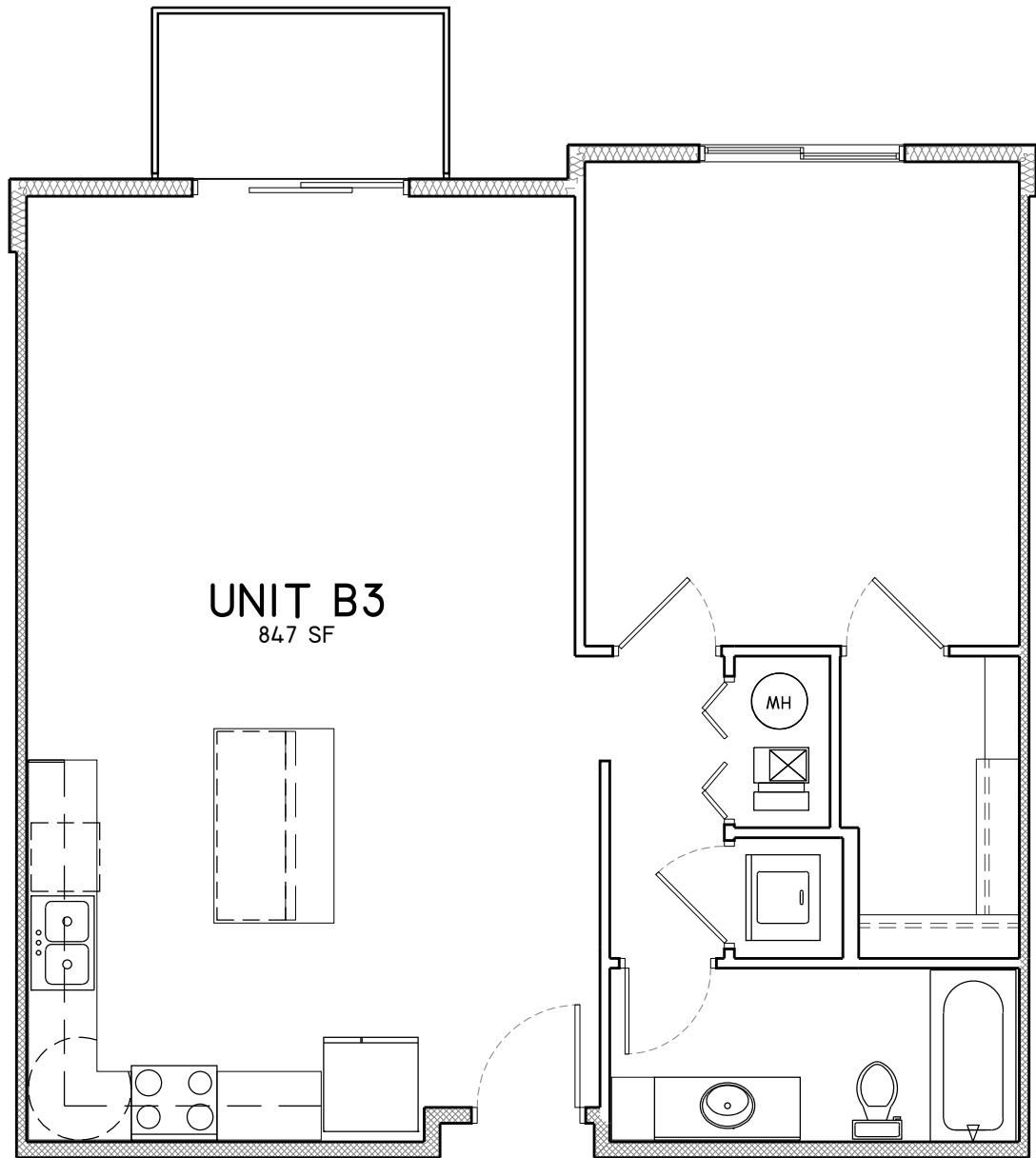
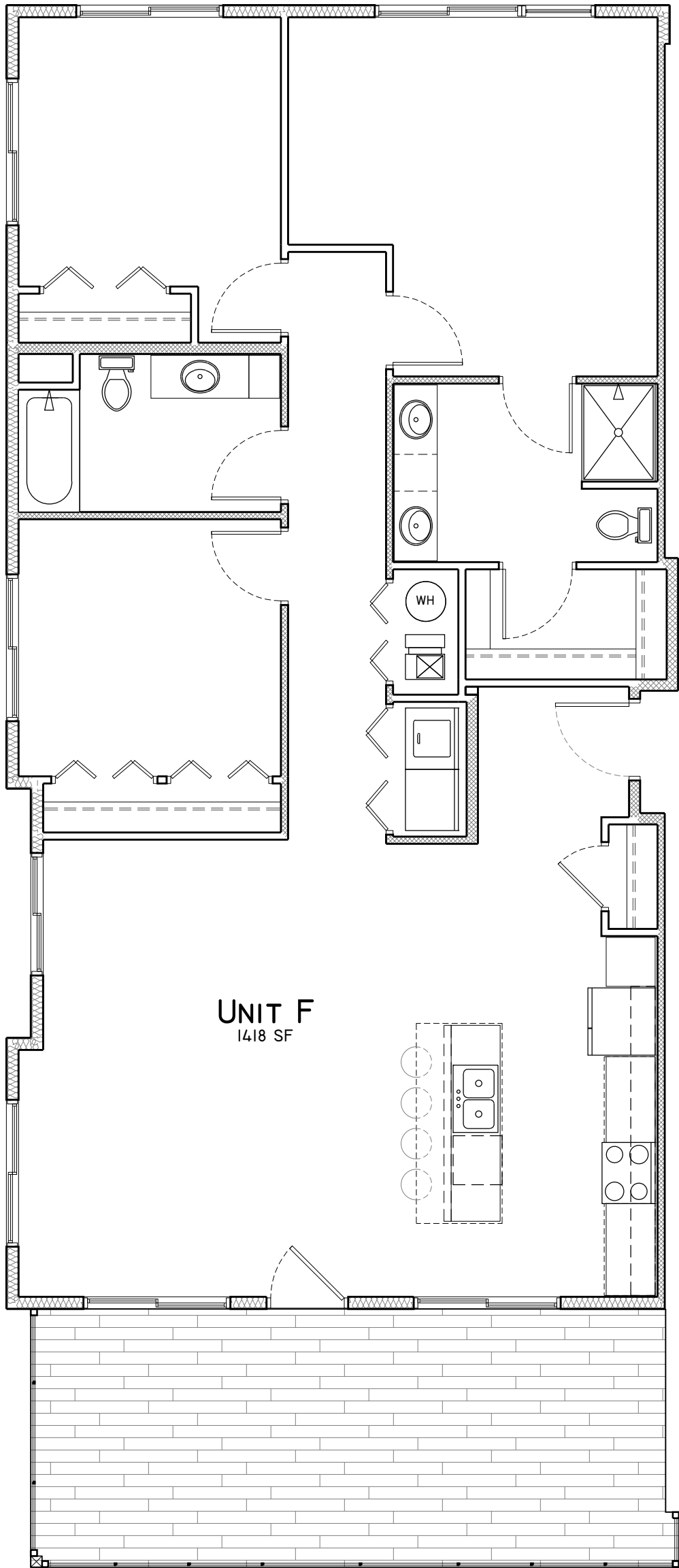
ENLARGED UNIT PLANS  
3/16"=1'-0"  
0 2 4





## ENLARGED UNIT PLANS

3/16"=1'-0"  
0 2 4



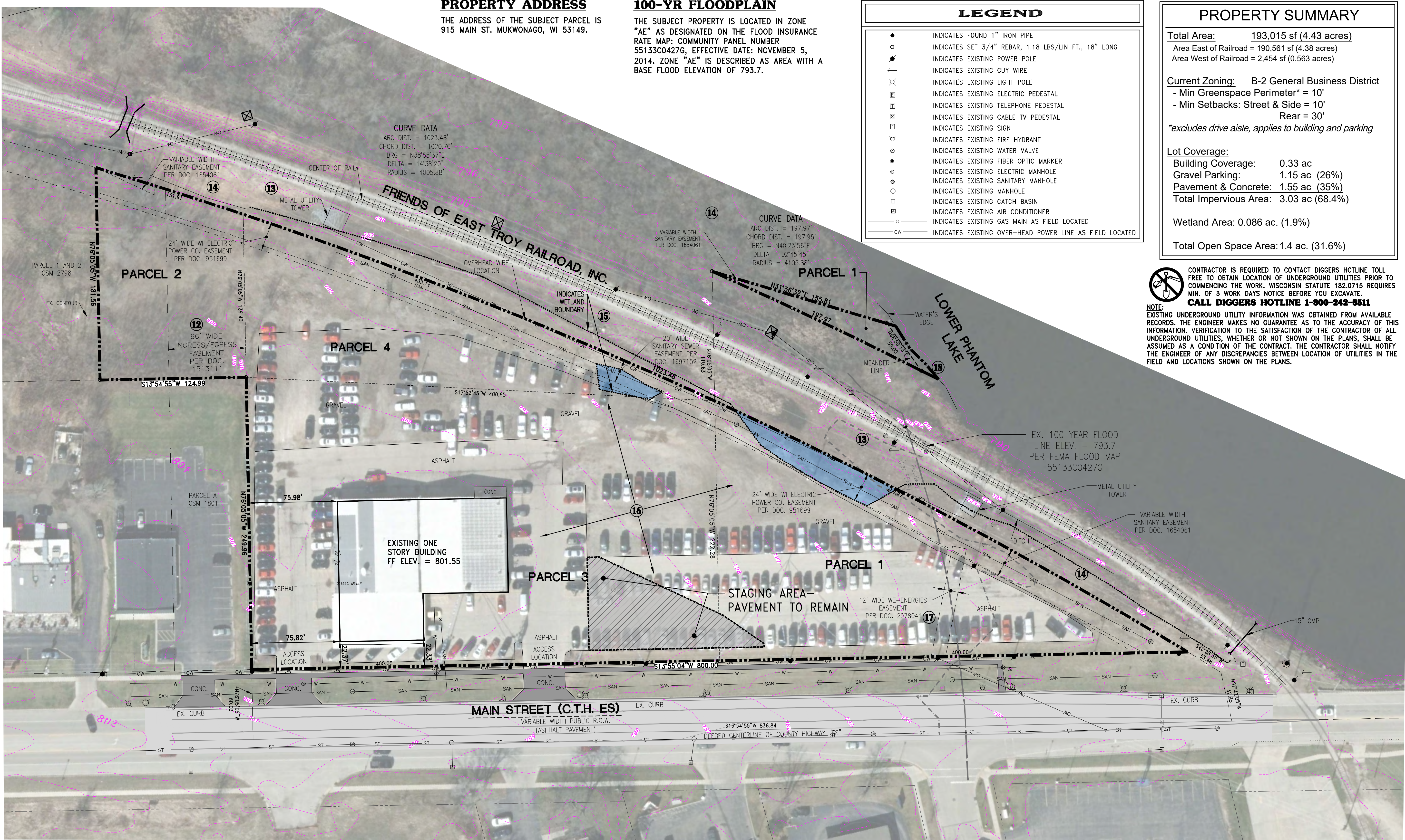
ENLARGED UNIT PLANS

3/16"=1'-0"

0 2 4



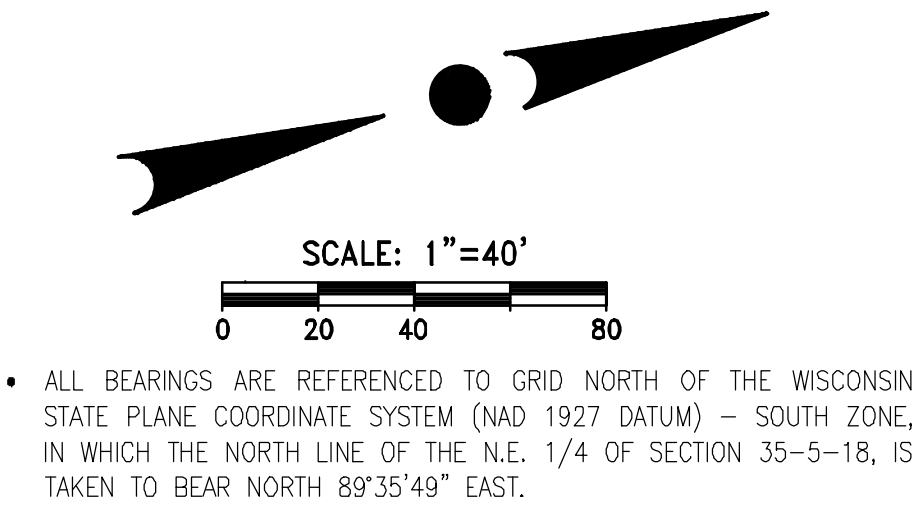
X:\H\1000\1059\19006-01\PRELIMINARY\PRELIM SITE CIVIL\_MUKWONAGO\_2019-04-11.DWG



- 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 448, 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)



### 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 1-800-242-6511**

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.

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

### REVISION HISTORY

DATE	DESCRIPTION
04/11/19	Preliminary Civil Set

**DATE:**  
**APRIL 11, 2018**

**JOB NUMBER:**  
**19006-1059**

### DESCRIPTION:

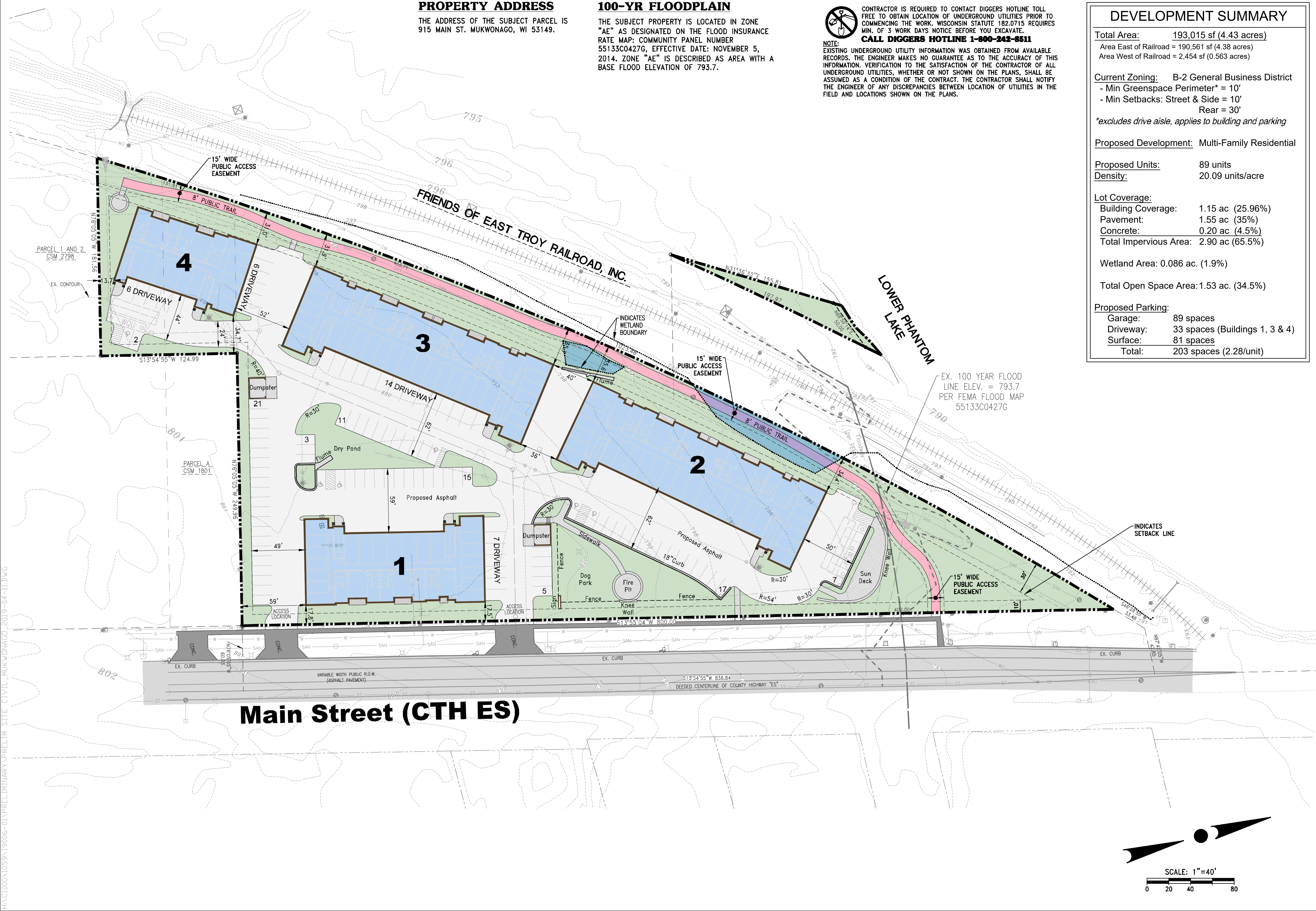
**Existing  
Site Plan**

### SHEET

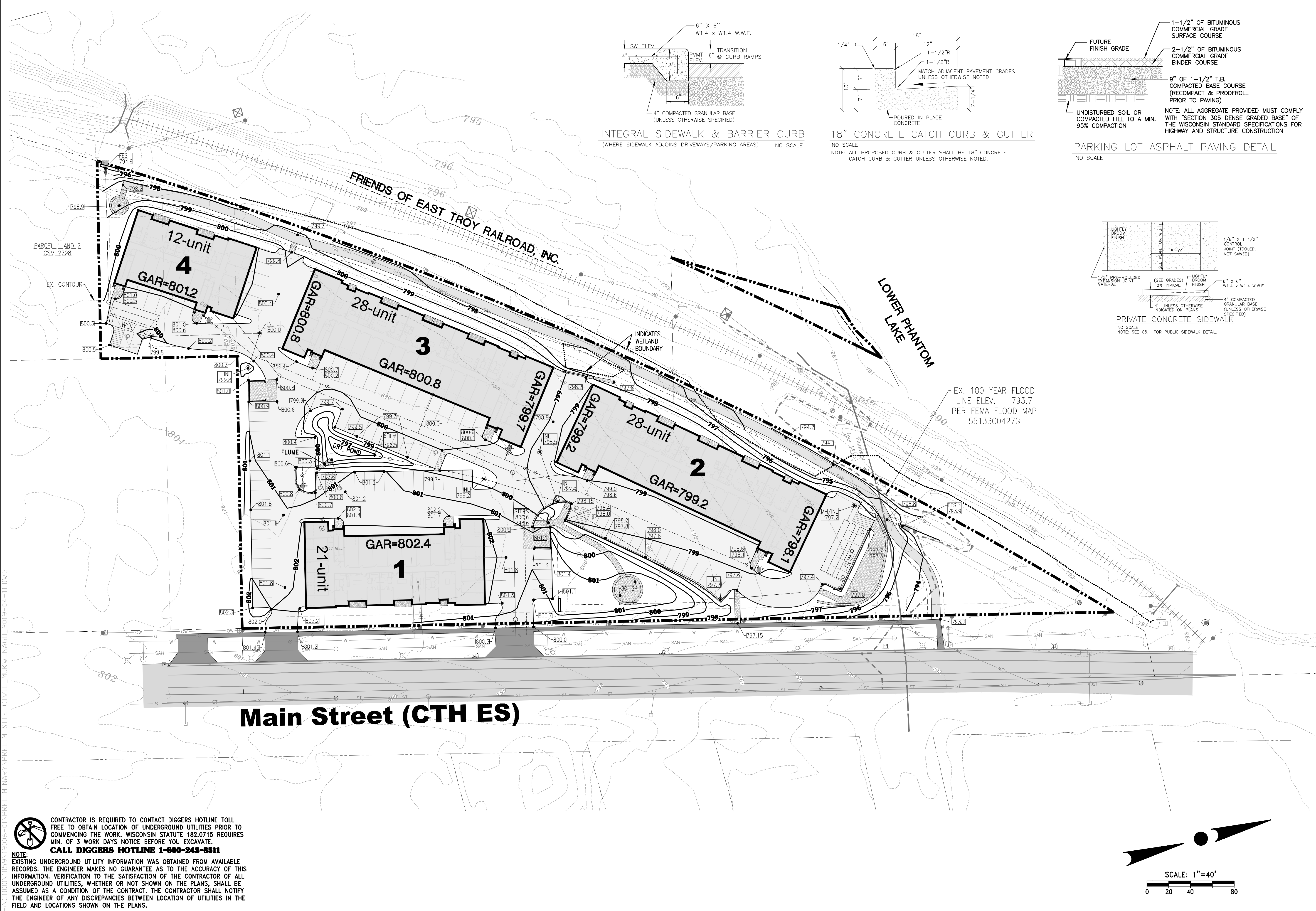
**1 OF 4**



H:\G1000\1059\19006-01\PRELIMINARY\PRELIM SITE CIVIL\_MUKWONAGO\_2019-04-11.DWG





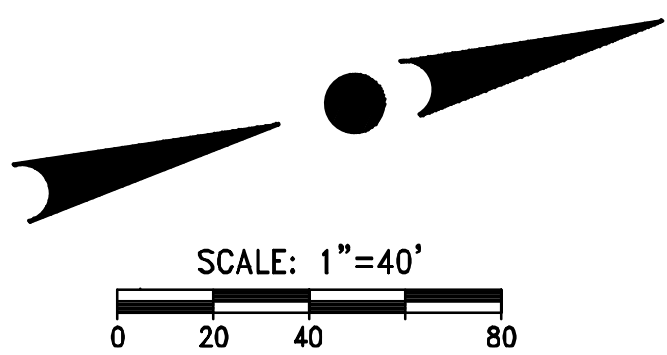


H:\X1000\1059\19006-01\PRELIMINARY\PRELIM SITE CIVIL\_MUKWONAGO\_2019-04-11.DWG



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.



WISCONSIN

JOSHUA D. PUDELKO

E-39420

WAUWATOSA, WI

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

CIVIL ENGINEERING

TRIO

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 82533

LINCOLN, NE 68501-2533

REVISION HISTORY	
DATE	DESCRIPTION
04/11/19	Preliminary Civil Set

**DATE:**  
APRIL 11, 2018

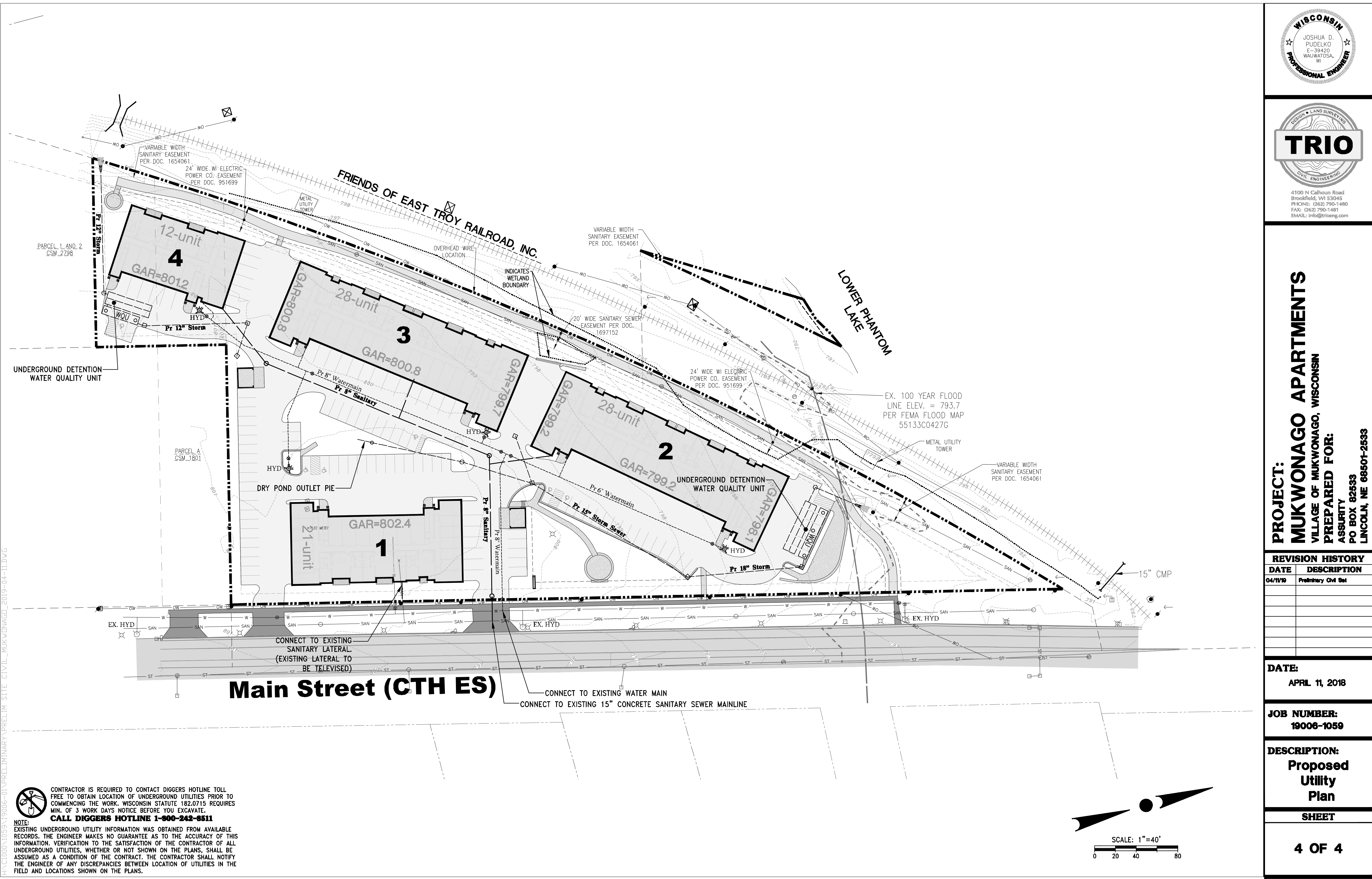
**JOB NUMBER:**  
19006-1059

**DESCRIPTION:**  
Proposed  
Grading  
Plan

**SHEET**

**3 OF 4**





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 1-800-242-8811**

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.



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 82533  
LINCOLN, NE 68501-2533

REVISION HISTORY	
DATE	DESCRIPTION
04/11/19	Preliminary Civil Set

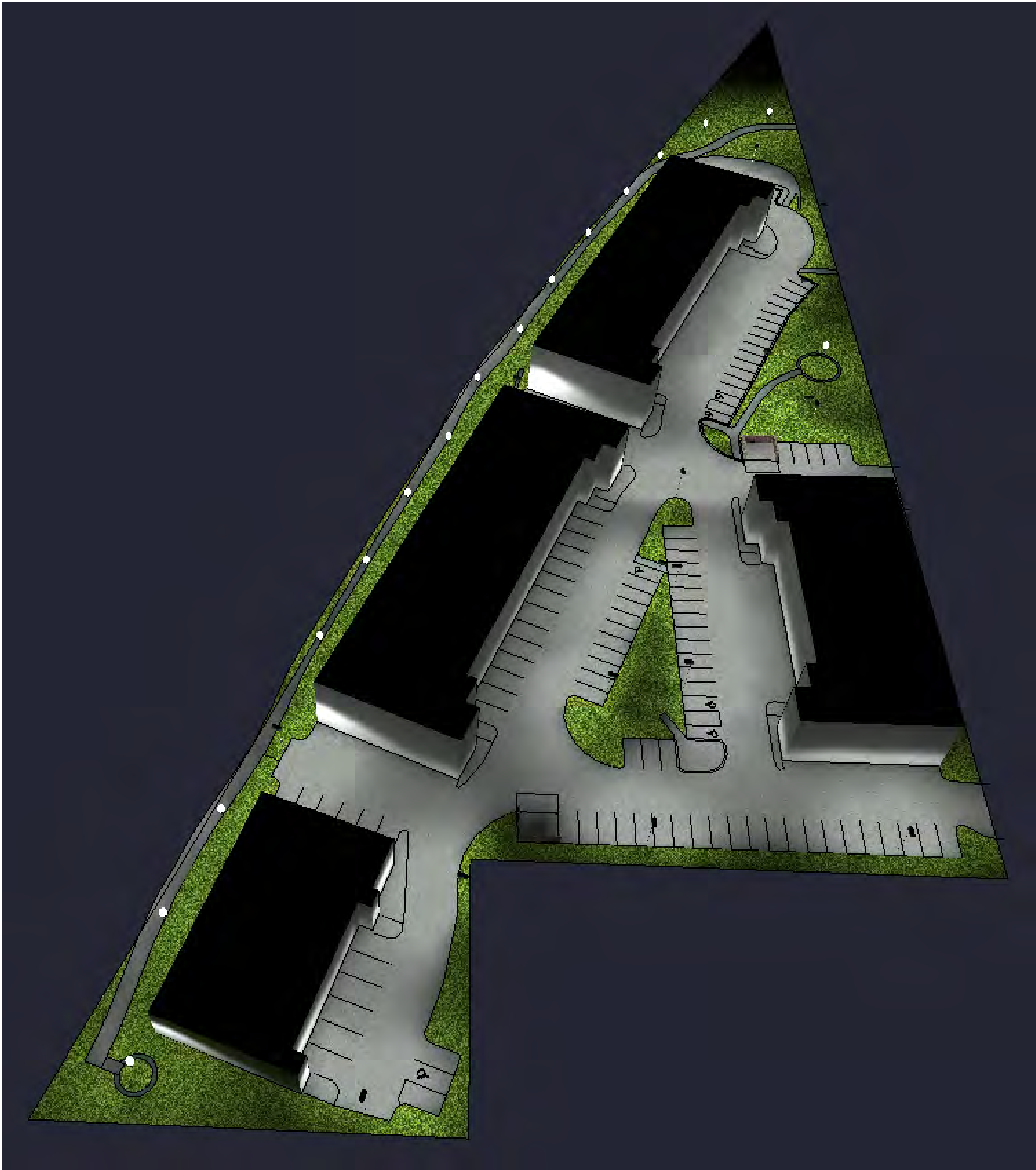
**DATE:**  
APRIL 11, 2018

**JOB NUMBER:**  
19006-1059

**DESCRIPTION:**  
Proposed  
Utility  
Plan

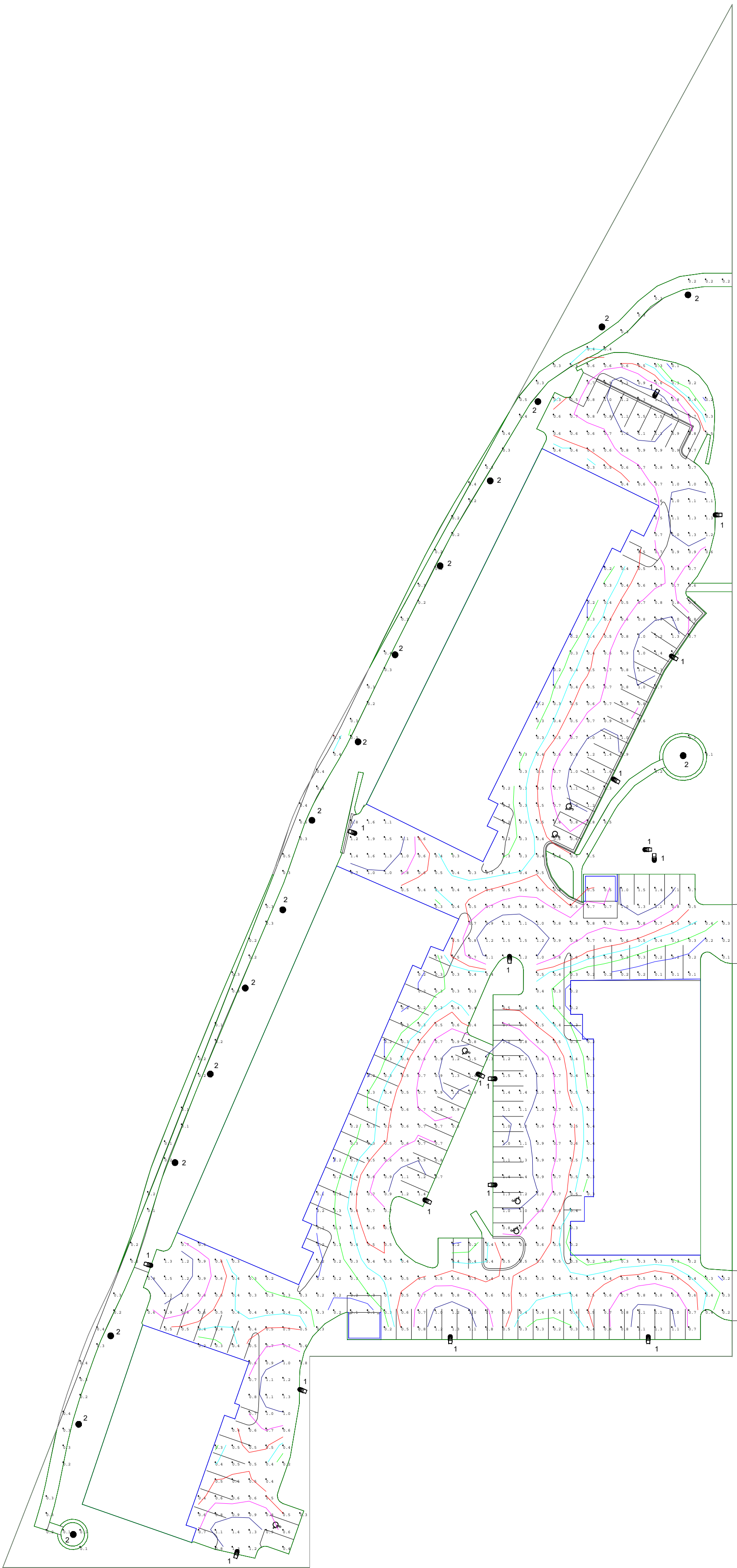
**SHEET**

**4 OF 4**



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
<b>DMS50</b>			<b>T</b>				
<b>DMS50</b>	<b>4000K</b>	<b>3000K</b>	<b>T</b>	<b>ACDR</b> Acrylic globe	<b>Globe</b>	<b>120 120V</b>	<b>AST<sup>3</sup></b> Pre-set, progressive start-up
Domus	35W32LED4K	35W32LED3K			LE2A <sup>6</sup> Type II (ASYM) with globe	208 208V	<b>CLO<sup>3</sup></b> Pre-set, manage lumen depreciation
	55W32LED4K	55W32LED3K			LE3A <sup>6</sup> Type III (ASYM) with globe	240 240V	<b>DALI<sup>3</sup></b> Pre-set, compatible with the DALI control system
	55W48LED4K	55W48LED3K			LE4A <sup>6</sup> Type IV (ASYM) with globe	277 277V	<b>OTL<sup>3</sup></b> Pre-set to signal end of life of the lamp
	70W64LED4K	70W64LED3K			<b>Sag lens</b>	347 347V	<b>DMG</b> 0-10V
	72W32LED4K	72W32LED3K			LE2S Type II (ASYM) Sag glass lens	480 480V	<b>CDMGP<sup>3</sup></b> Dimming level set by user
	80W48LED4K	<b>80W48LED3K</b>			LE3S Type III (ASYM) Sag glass lens		<b>CDMGE25<sup>3</sup></b> 8 hrs. 25% reduction
	90W80LED4K	90W80LED3K			LE4S Type IV (ASYM) Sag glass lens		<b>CDMGE50<sup>3</sup></b> 8 hrs. 50% reduction
	108W48LED4K	108W48LED3K			LE5S <sup>1</sup> Type V (SYMM) Sag glass lens		<b>CDMGE75<sup>3</sup></b> 8 hrs. 75% reduction
	110W64LED4K	110W64LED3K			<b>Flat lens</b>		<b>CDMGM25<sup>3</sup></b> 6 hrs. 25% reduction
	135W80LED4K	135W80LED3K			LE2F Type II (ASYM) Flat glass lens		<b>CDMGM50<sup>3</sup></b> 6 hrs. 50% reduction
	145W64LED4K	145W64LED3K			LE3F Type III (ASYM) Flat glass lens		<b>CDMGM75<sup>3</sup></b> 6 hrs. 75% reduction
	180W80LED4K	180W80LED3K			<b>LE4F</b> Type IV (ASYM) Flat glass lens		<b>CDMGS25<sup>3</sup></b> 4 hrs. 25% reduction
					LE5F <sup>1</sup> Type V (SYMM) Flat glass lens		<b>CDMGS50<sup>3</sup></b> 4 hrs. 50% reduction
							<b>CDMGS75<sup>3</sup></b> 4 hrs. 75% reduction

### Ordering guide (continued)

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

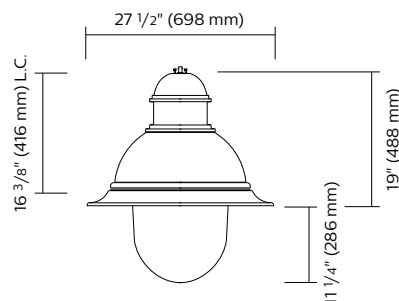
## Urban Luminaire

# TYPE 1

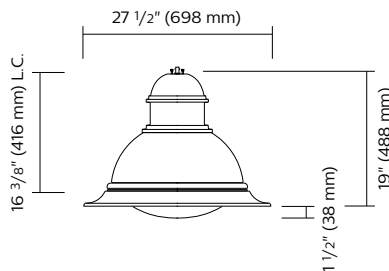
### Dimensions

EPA: 1.35 ft<sup>2</sup> max.

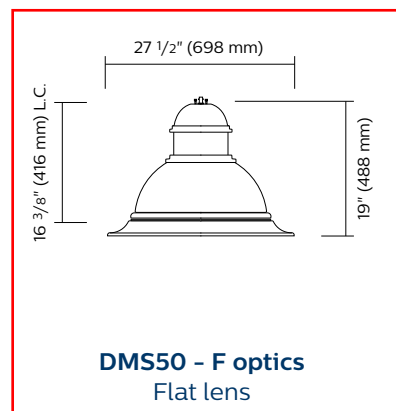
Weight: 42 lbs (19.1kg) max.



**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. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L <sub>70</sub> Hours	L <sub>70</sub> 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

Flat lens					Type LE2F			Type LE3F			Type LE4F			Type LE5F		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	Color Temp.	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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 <sup>1</sup>	Color Temp.	Type LE2F			Type LE3F			Type LE4F			Type LE5F		
					Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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 <sup>1</sup>	Color Temp.	Type LE2S			Type LE3S			Type LE4S			Type LE5S		
					Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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 <sup>1</sup>	Color Temp.	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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 / LEsS:** 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

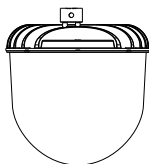
## Urban Luminaire

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.

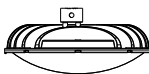


**LE2A** - Type II (ASYM) with globe (ACDR)

**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.



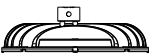
**LE2S** - Type II (ASYM) Sag glass lens

**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.

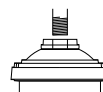
Ordering Code	Scenario	Dimming Time	Dimming Level
CDMG525	Safety	4 hours	25% power dimming
CDMG550	Safety	4 hours	50% power dimming
CDMG575	Safety	4 hours	75% power dimming
CDMG25	Median	6 hours	25% power dimming
CDMG50	Median	6 hours	50% power dimming
CDMG75	Median	6 hours	75% power dimming
CDMGE25	Economy	8 hours	25% power dimming
CDMGE50	Economy	8 hours	50% power dimming
CDMGE75	Economy	8 hours	75% power dimming

#### Surge protector

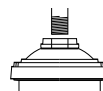
Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model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

#### Luminaire adaptor

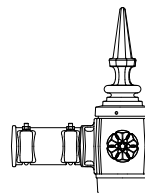
**MA1:** The luminaire is suspended by means of a mounting adaptor with a 1¼" (32mm) NPT threaded hole accepting a threaded tube from the mounting. Retrofit adaptor for existing mounting.



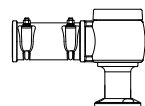
**MA2:** 1½" (38mm) NPT threaded hole accepting threaded tube from the mounting. Retrofit adaptor for existing mounting.



**SMA:** The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1⅝" to 2⅜" (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 1⅝" to 2⅜" (41 to 60mm) and is adjustable to more or less 5°.



# DMS50 Domus LED Pendant

## Urban Luminaire

TYPE 1

### Specifications (continued):

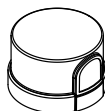
#### Luminaire options

**BO:** Bridge and Overpass

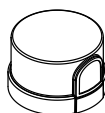
**HS:** House side shield

**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.



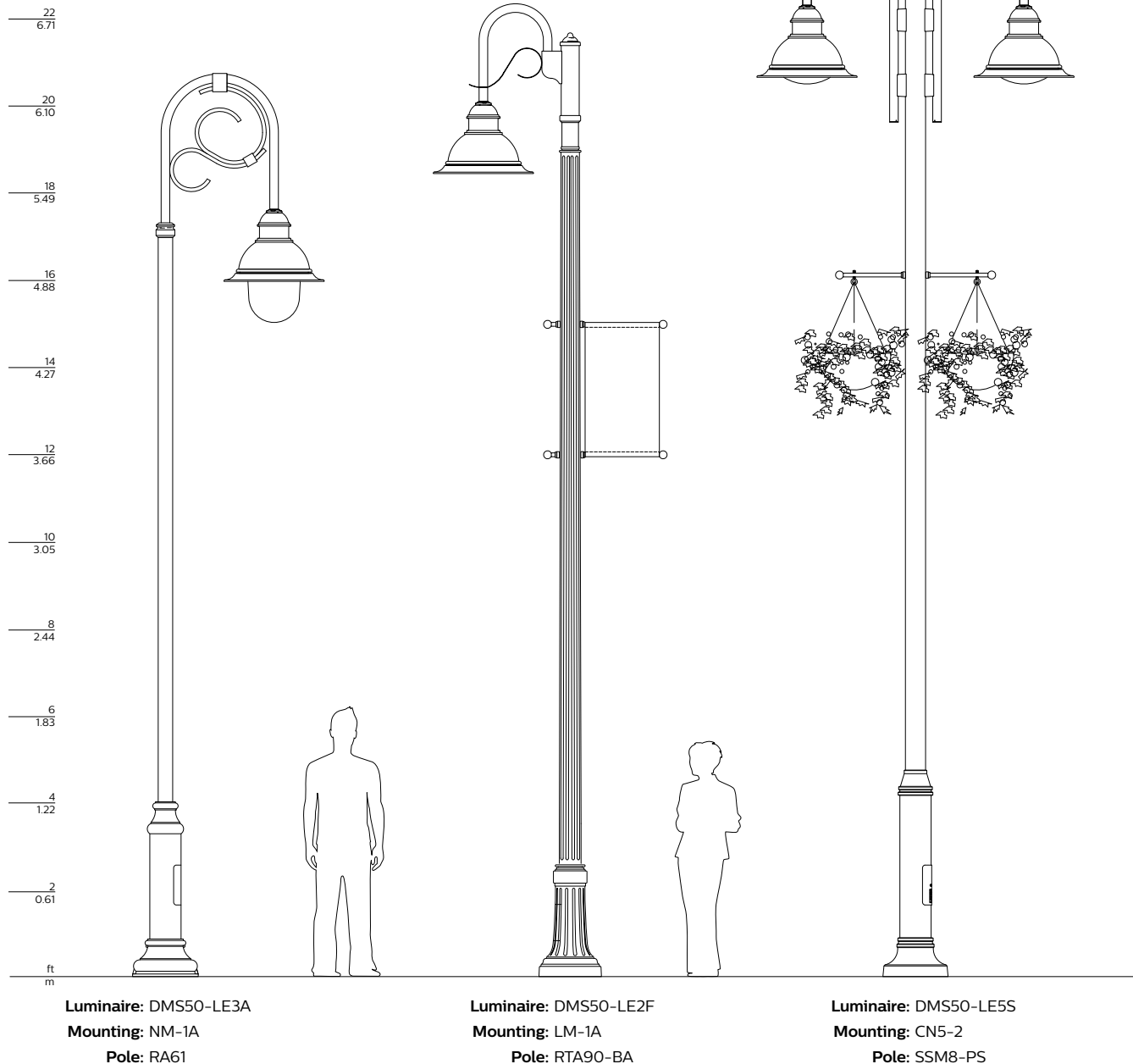
# DMS50 Domus LED Pendant

## 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.

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

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Cat.No: \_\_\_\_\_

Type: \_\_\_\_\_

Lamps: \_\_\_\_\_ Qty: \_\_\_\_\_

Notes: \_\_\_\_\_

### 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
<b>DMS60</b>		<b>T</b>				
<b>DMS60</b> Domus	<b>4000K</b> 35W32LED4K 55W32LED4K 55W48LED4K 72W32LED4K 80W48LED4K  <b>3000K</b> 35W32LED3K 55W32LED3K 55W48LED3K 72W32LED3K 80W48LED3K	<b>T</b>	<b>ACDR</b> Acrylic globe	<b>Globe</b> LE2A <sup>4</sup> Type II (ASYM) with globe LE3A <sup>4</sup> Type III (ASYM) with globe LE4A <sup>4</sup> Type IV (ASYM) with globe  <b>Sag lens</b> LE2S Type II (ASYM) Sag glass lens LE3S Type III (ASYM) Sag glass lens LE4S Type IV (ASYM) Sag glass lens LE5S <sup>1</sup> Type V (SYMM) Sag glass lens  <b>Flat lens</b> LE2F Type II (ASYM) Flat glass lens LE3F Type III (ASYM) Flat glass lens LE4F Type IV (ASYM) Flat glass lens LE5F <sup>1</sup> Type V (SYMM) Flat glass lens	<b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V	<b>AST</b> <sup>2</sup> Pre-set, progressive start-up <b>CLO</b> <sup>2</sup> Pre-set, manage lumen depreciation <b>DALI</b> <sup>2</sup> Pre-set, compatible with the DALI control system <b>OTL</b> <sup>2</sup> Pre-set to signal end of life of the lamp <b>DMG</b> 0-10V <b>CDMGP</b> <sup>2</sup> Dimming level set by user <b>CDMGE25</b> <sup>2</sup> 8 hrs. 25% reduction <b>CDMGE50</b> <sup>2</sup> 8 hrs. 50% reduction <b>CDMGE75</b> <sup>2</sup> 8 hrs. 75% reduction <b>CDMGM25</b> <sup>2</sup> 6 hrs. 25% reduction <b>CDMGM50</b> <sup>2</sup> 6 hrs. 50% reduction <b>CDMGM75</b> <sup>2</sup> 6 hrs. 75% reduction <b>CDMGS25</b> <sup>2</sup> 4 hrs. 25% reduction <b>CDMGS50</b> <sup>2</sup> 4 hrs. 50% reduction <b>CDMGS75</b> <sup>2</sup> 4 hrs. 75% reduction

### Ordering guide (continued)

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

### 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

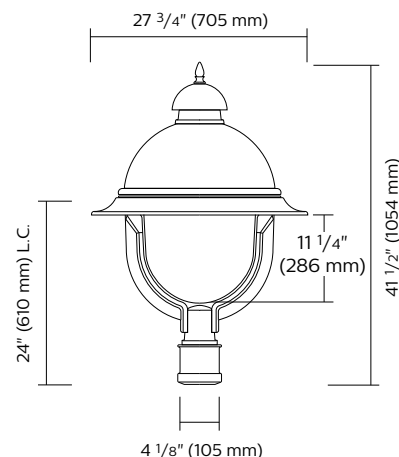
## Urban Luminaire

TYPE 2

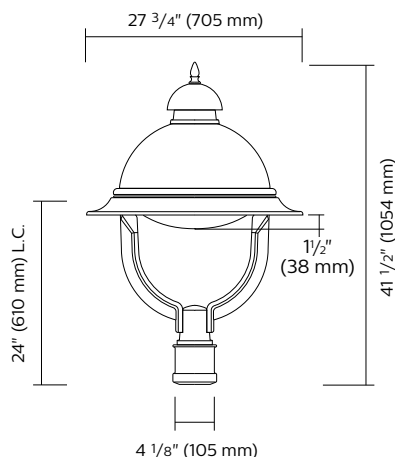
### Dimensions

EPA: 2.6 ft<sup>2</sup> max.

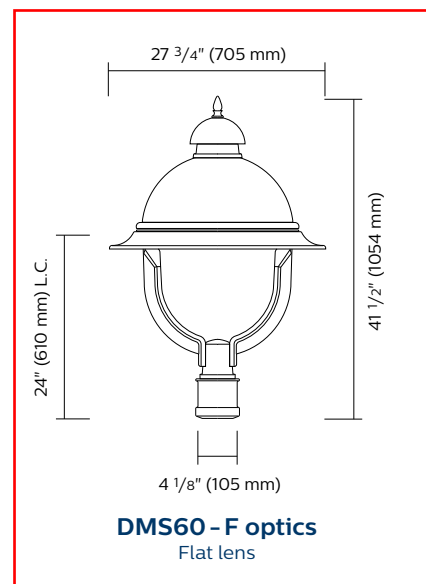
Weight: 40 lbs (18.2kg) max.



**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. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L <sub>70</sub> Hours	L <sub>70</sub> 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 <sup>1</sup>	Color Temp.	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	Color Temp.	Type LE2S			Type LE3S			Type LE4S			Type LE5S		
					Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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)

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	Color Temp.	Type LE2A			Type LE3A			Type LE4A		
					Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	Color Temp.	Type LE2F			Type LE3F			Type LE4F			Type LE5F		
					Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	Color Temp.	Type LE2S			Type LE3S			Type LE4S			Type LE5S		
					Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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 <sup>1</sup>	Color Temp.	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	Efficacy (LPW)	BUG Rating	Delivered Lumens <sup>2</sup>	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

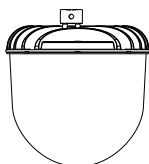
## Urban Luminaire

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.

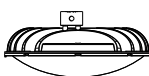


**LE2A** - Type II (ASYM) with globe (ACDR)

**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.



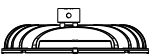
**LE2S** - Type II (ASYM) Sag glass lens

**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
CDMG25	Median	6 hours	25% power dimming
CDMG50	Median	6 hours	50% power dimming
CDMG75	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.

#### 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

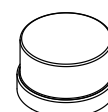
**HS:** House side shield

**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

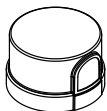
## Urban Luminaire

TYPE 2

### Specifications (continued):

#### Luminaire options (continued)

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

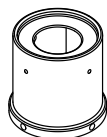


**RC:** Receptacle 3 pins

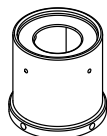


**SP2:** Integral surge protector

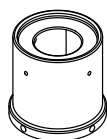
**TN2.875:** 2-7/8" dia. Tenon adaptor



**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

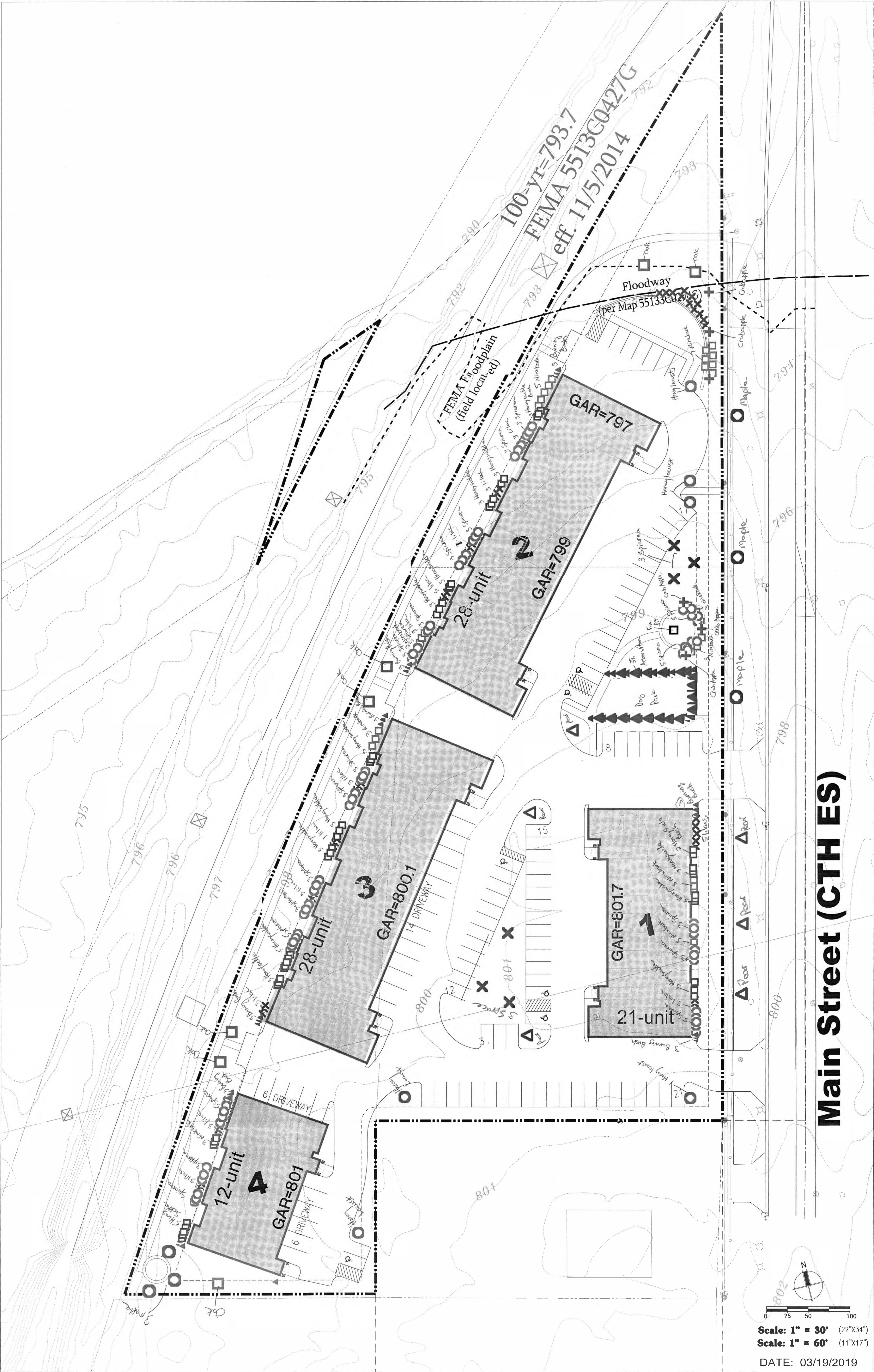
Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

#### Certifications and Compliance

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







# Main Street (CTH ES)





## Village of Mukwonago

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

## Office of the Village Planner

[www.villageofmukwonago.com](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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



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

4/7/19 (1)  
of 5

## 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](mailto:planner@villageofmukwonago.com)

##### Inspection Department

Contact: Robert Harley  
Phone: (262) 363-6419  
Fax: (262) 363-6425  
Email: [bharley@villageofmukwonago.com](mailto: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](mailto: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

4/17/19(2)  
of 5

**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: 5103 W 37879 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: P.O. 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)  
of 5

## 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 on site 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](mailto: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)  
8f5

## CERTIFICATION

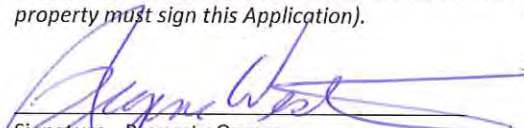
Applicant hereby certifies that:

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

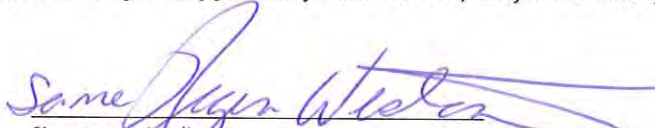
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing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

Regina 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

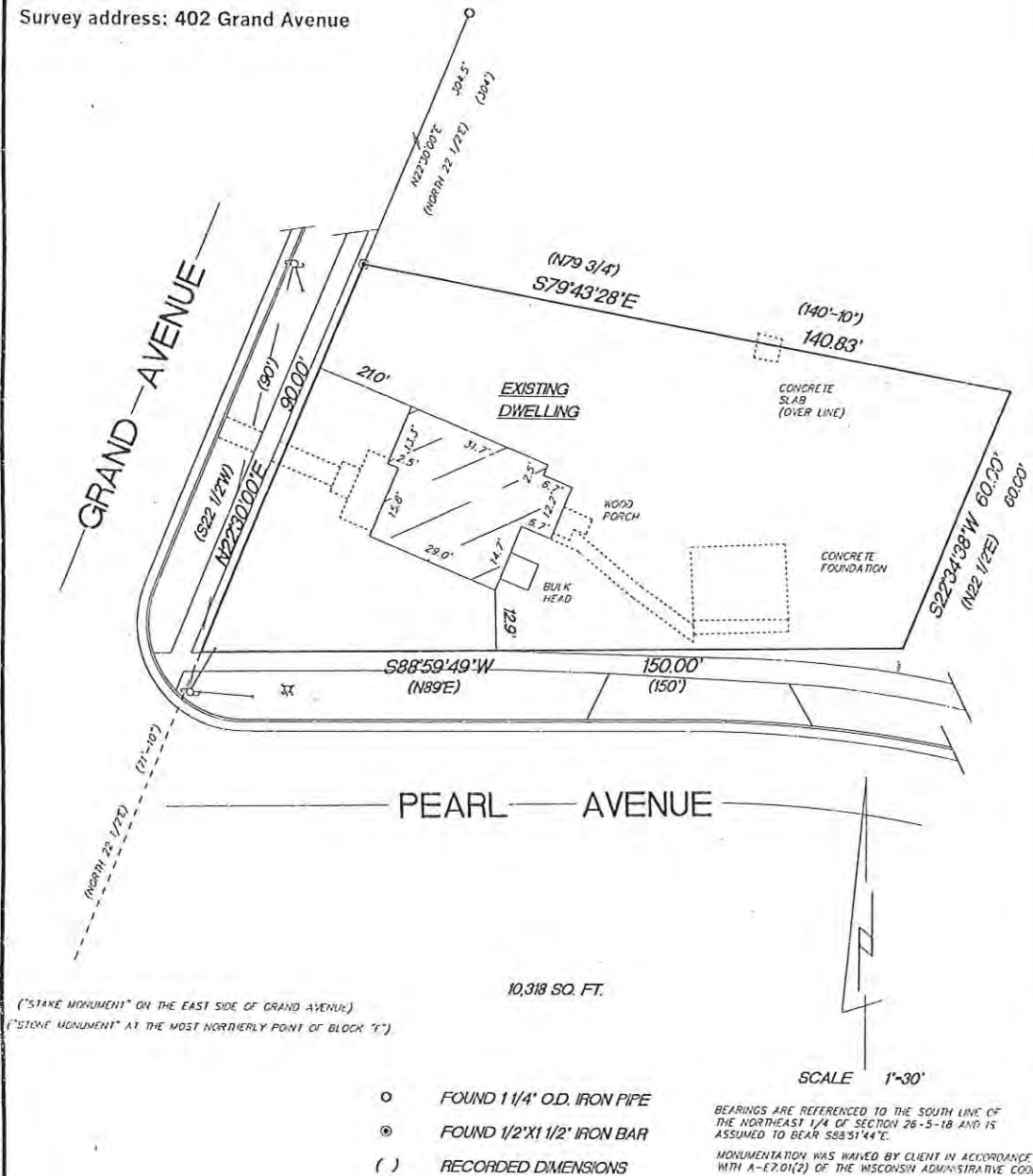
- ② Rear elevation porch window will be filled in with existing on site stone block.
- ③ Right elevation far right opening will be finished with existing on site stone block.

# Plat of Survey

All that part of Block "E", in H.A. Youman's Addition to the Village of Mukwonago, in the Northeast Section 26, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a stake monument on the East line of Grand Avenue 71 feet and 10: North 22 1/2 degrees from the Stone Monument at the most Northerly point of Block "F" in said H.A. Youman's Addition, and thence running North 89 degrees East on the North line of Street 150 feet; thence North 22 1/2 degrees East parallel to Grand Avenue 60 feet; thence North 79 3/4 degrees 140 feet and 10" to the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue 90 feet to the place of beginning.

Surveyed for: Regina Westemeier

Survey address: 402 Grand Avenue



"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments if any"

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

KETTLE MORaine SURVEYING INC.  
S75 W36245 Wilton Road  
Eagle Wisconsin 53119  
P.O. Box 357  
(262) 594-3484  
kettlemorainesurvey.com  
Terrance E. Pisarek R.L.S.



THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

8/5/14  
DATE

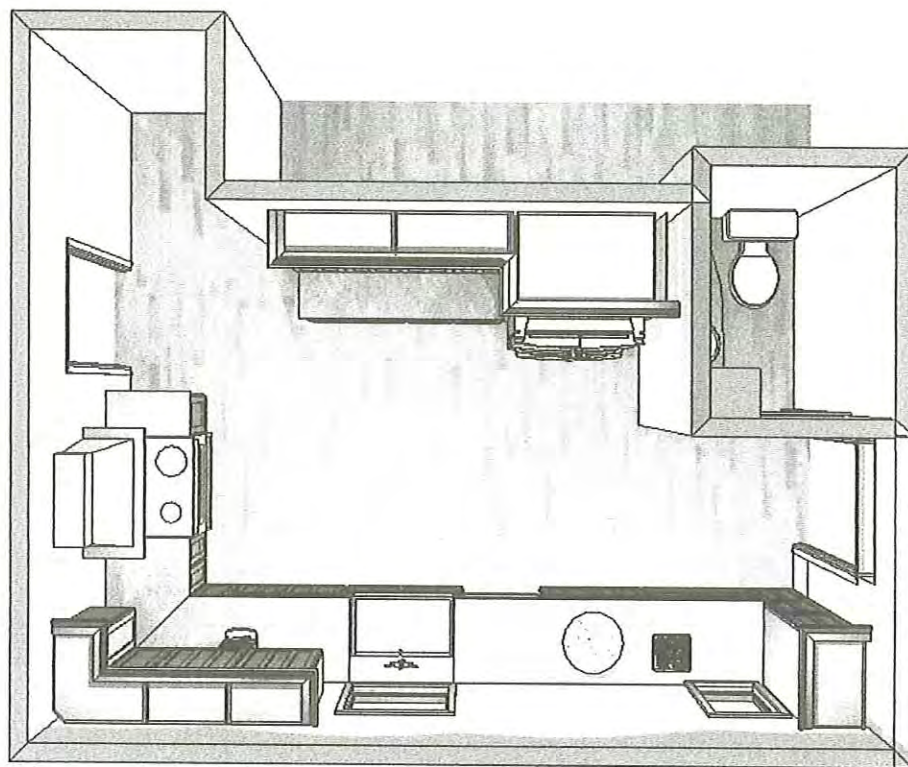
TEP  
FIELD WORK BY

TEP  
DRAWN BY

14070  
JOB NUMBER



Kitchen  
Interior View



WESTEMEIER RESIDENCE  
402 Grand Avenue  
Mukwonago, WI 53149

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](mailto:scott@beckwith-design.com)  
WEB SITE: [www.beckwith-design.com](http://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	PAGE: 1 OF PAGE: 2
DESIGN BY: Scott Beckwith	
SCALE: 1/4" = 1'-0"	

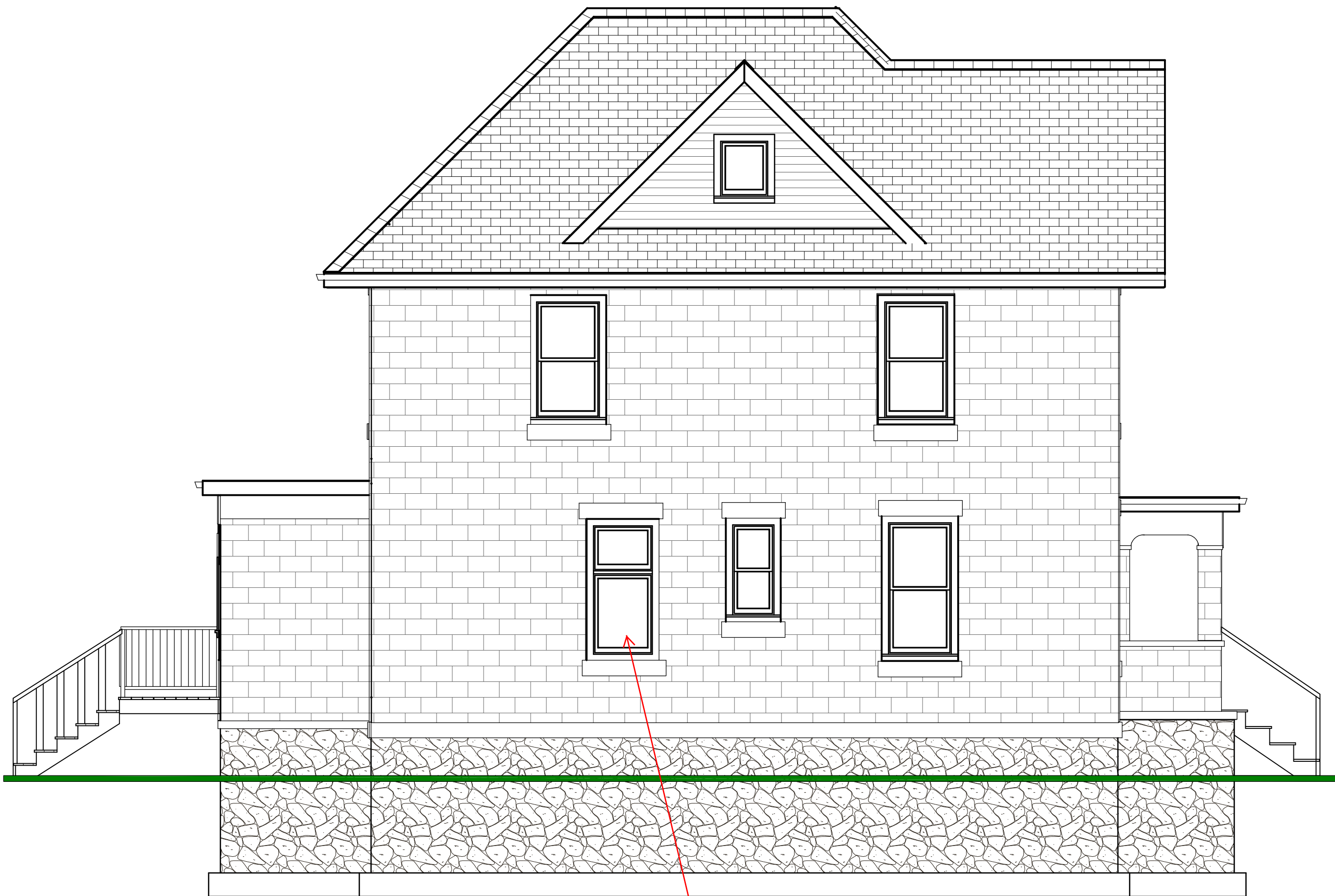
(C) COPYRIGHT 2013-2015 BECKWITH-DESIGN, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT, IDEAS AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY OF BECKWITH-DESIGN, LLC. AND ARE NOT TO BE USED WHOLE OR IN PART WITH OUT THE WRITTEN CONSENT OF BECKWITH-DESIGN, LLC.



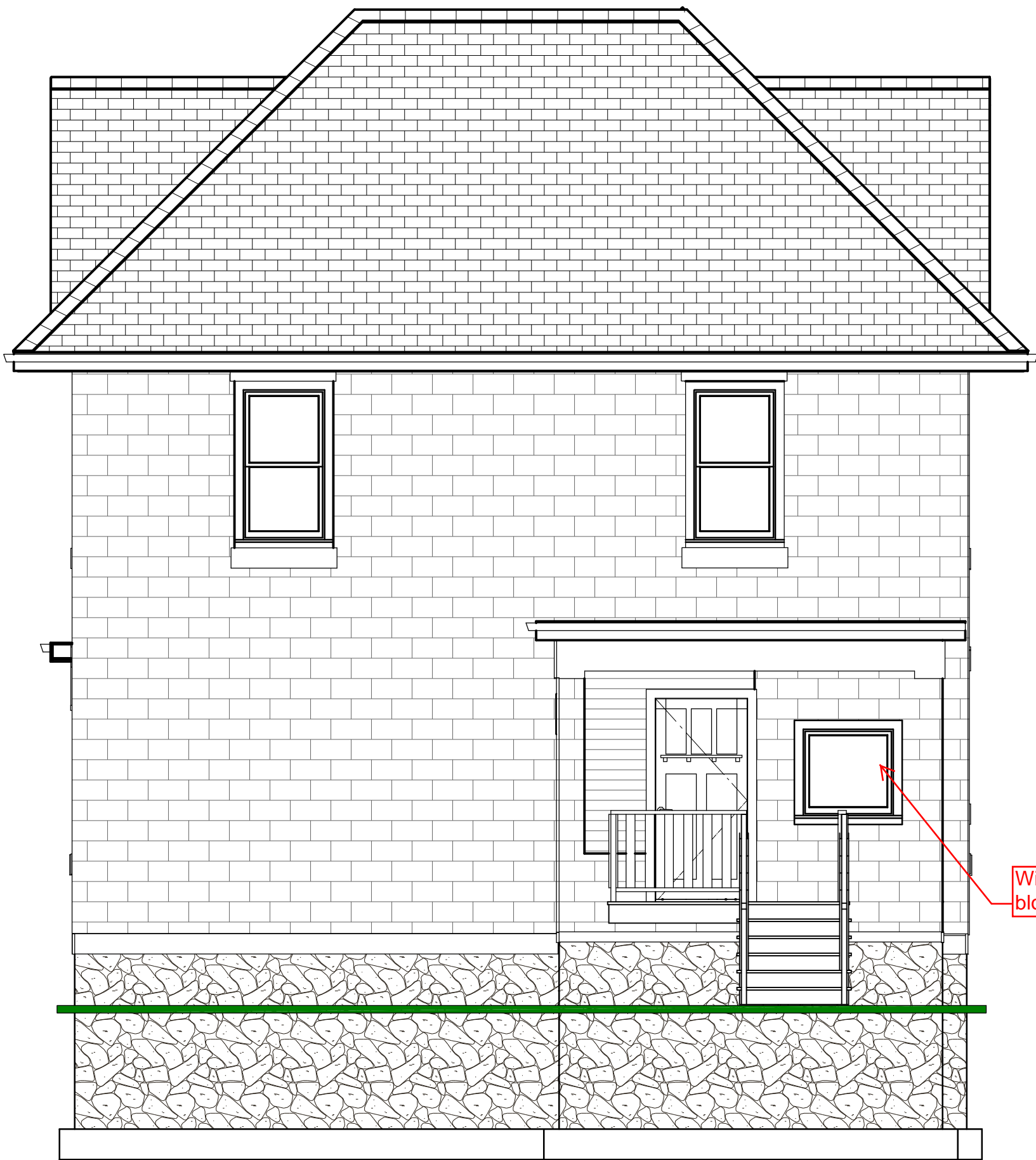
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



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

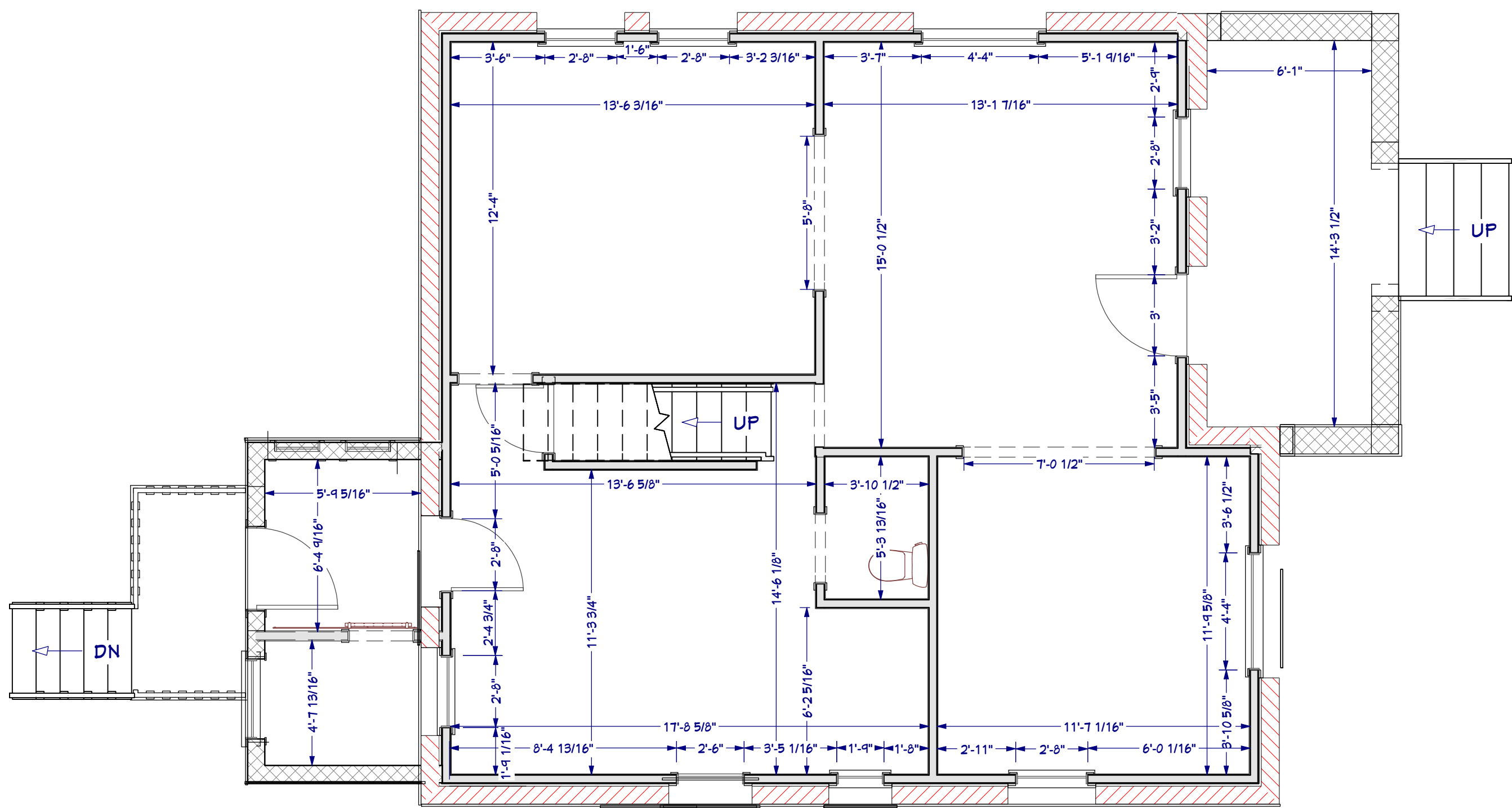


LEFT ELEVATION  
SCALE: 1/4"=1'-0"

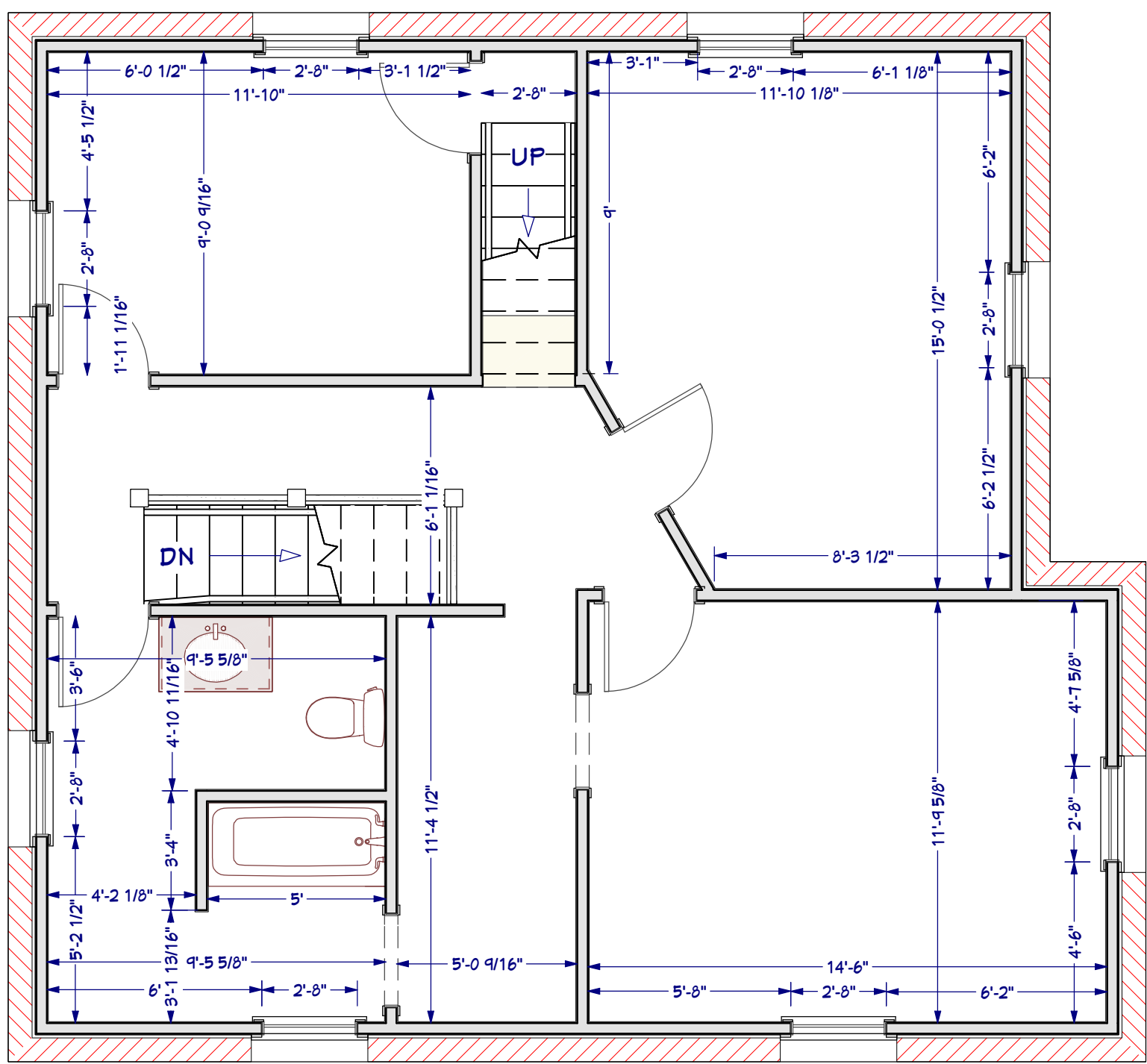


REAR ELEVATION  
SCALE: 1/4"=1'-0"





FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

WESTEMEIER RESIDENCE  
402 Grand Avenue  
Mukwonago, WI 53149

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](mailto:scott@beckwith-design.com)  
WEB SITE: [www.beckwith-design.com](http://www.beckwith-design.com)

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

**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

**RESOLUTION 2019-022**

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

**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 14, 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 15<sup>th</sup> 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

**RESOLUTION 2019-024**

**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 15<sup>th</sup> 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: \_\_\_\_\_





Office of the Village Planner

[www.villageofmukwonago.com](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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

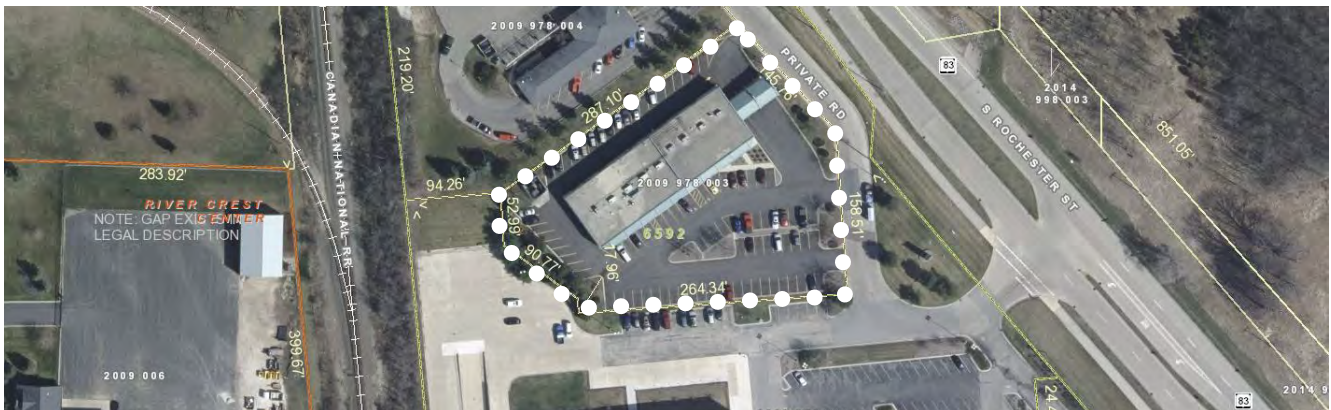
Meeting: May 14, 2019 Plan Commission meeting

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.

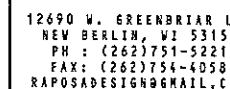
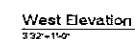
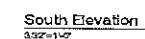
Review procedure As set forth in the zoning code, the Plan Commission makes the final decision for projects within business zoning districts and all other nonmanufacturing zoning districts. The Plan Commission may (1) approve, (2) approve with conditions, or (3) deny the application. If approval is granted,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



COPYRIGHT RAPOSA DESIGN, 2017. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF RAPOSA DESIGN. THE CLIENT AGREES TO INDEMNIFY AND HOLD RAPOSA DESIGN HARMLESS FROM ALL DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN RAPOSA DESIGN OR FROM ANY REUSE OF THE DRAWINGS OR DATA IN THE PRIOR WRITTEN CONSENT OF RAPOSA DESIGN.

## Riverview Plaza Addition

827 S. Rochester St.  
Mukwonago, WI

SHEET TITLE  
ELEVATIONS &  
WALL SECTIONS

DATE OF ISSUE 12/12/17

[illegible]

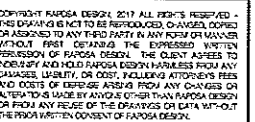
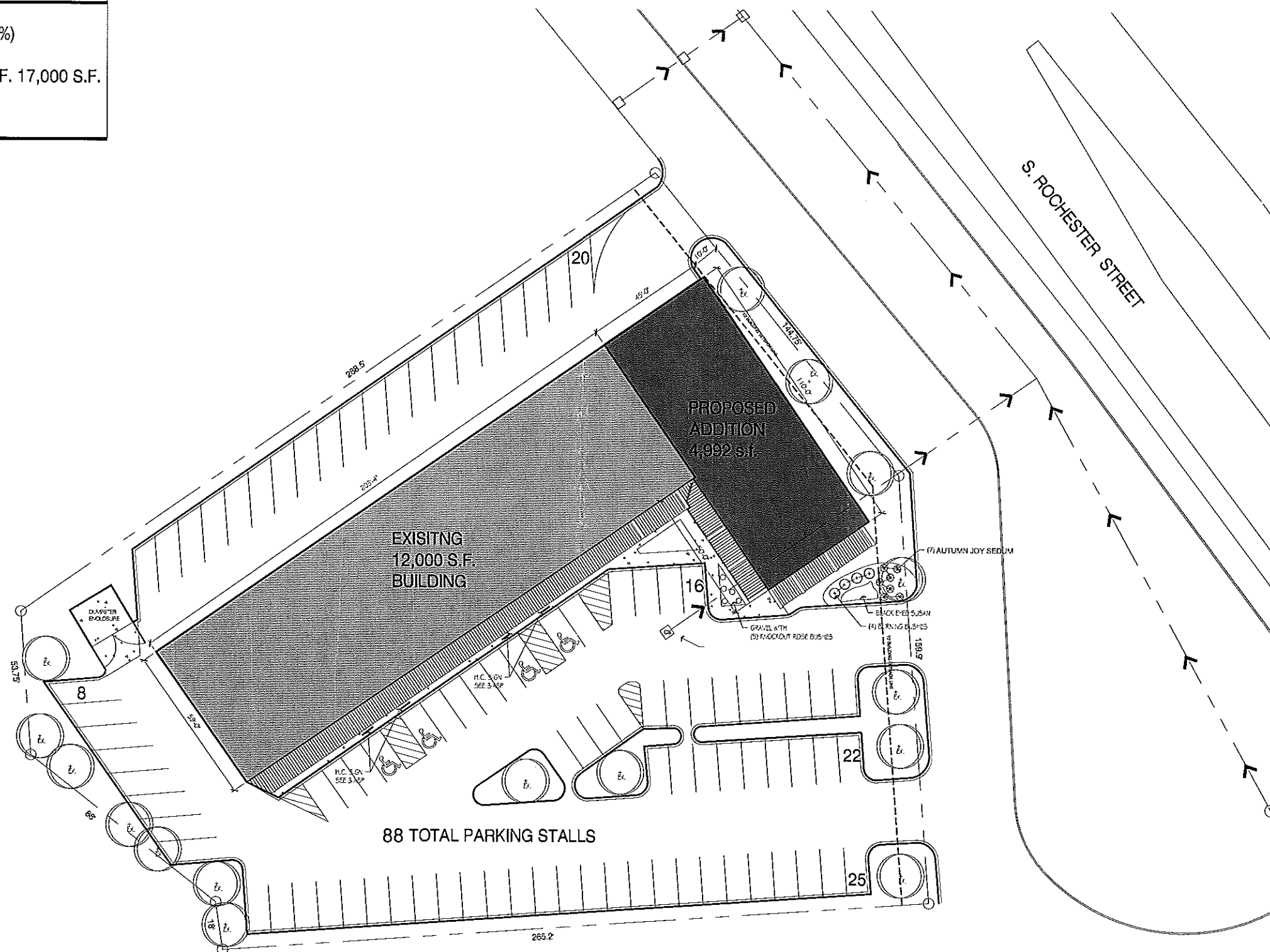
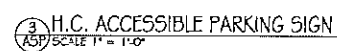
JOB:	RD
DRAWN:	
CHECKED:	
DATE:	1

SHEET:

A2



SITE AREA 65,940.8 S.F. - 1.513 ACRES  
GREEN SPACE 10,847.1 - .249 ACRES (16.4%)  
F.A.R 16,992 S.F. (26%)  
REQUIRED PARKING - 4 STALLS PER 1,000 S.F. 17,000 S.F.  
68 STALLS REQUIRED  
88 PARKING STALLS PROVIDED



**Riverview Plaza Addition**  
827 S. Rochester St.  
Mukwonago, WI

Proposed Site Plan

DATE OF ISSUE 12/2/17

[illegible]

DOS:	RD154.17
DRAWN:	RJR
CHECKED:	RJR
DATE:	12/02/17

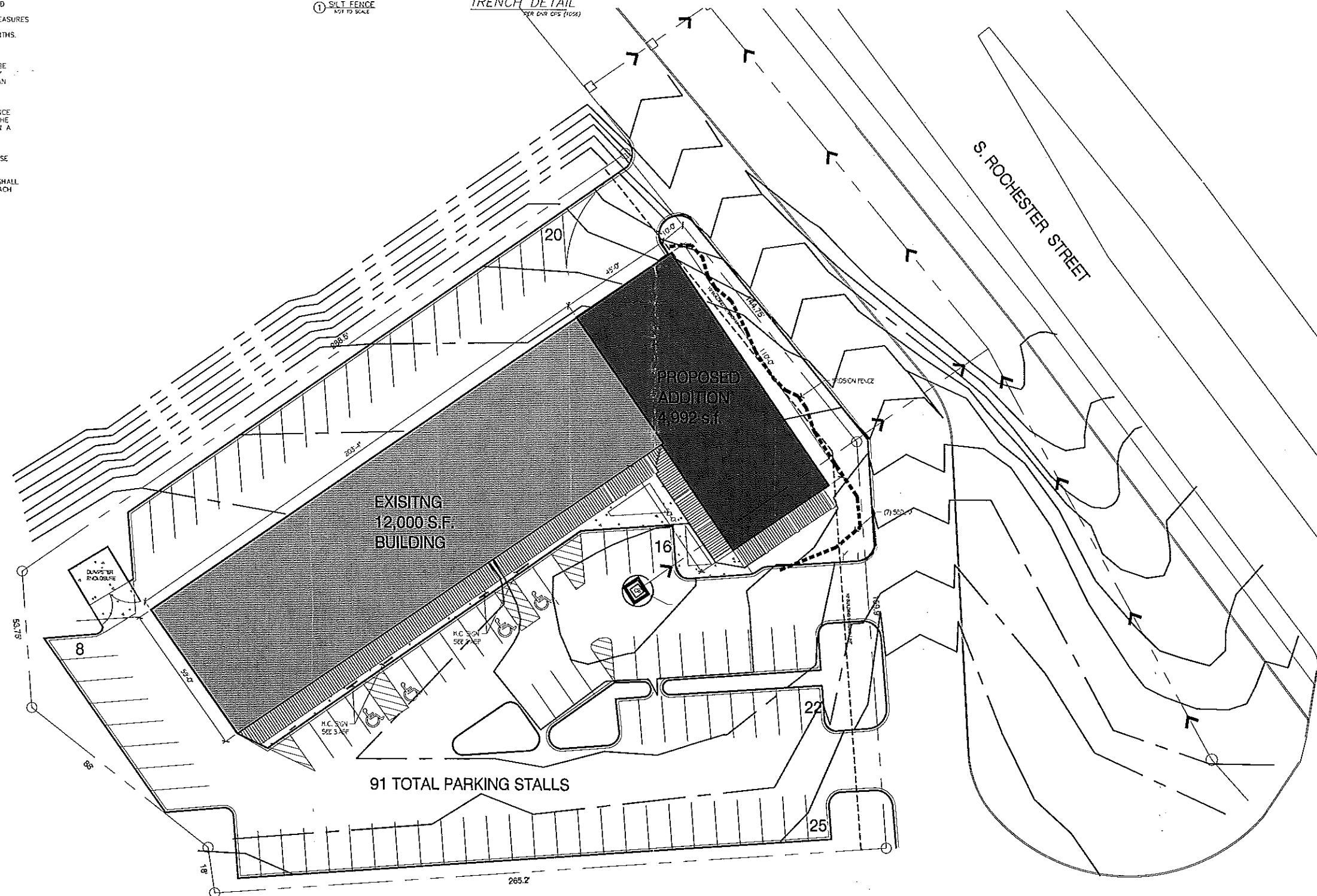
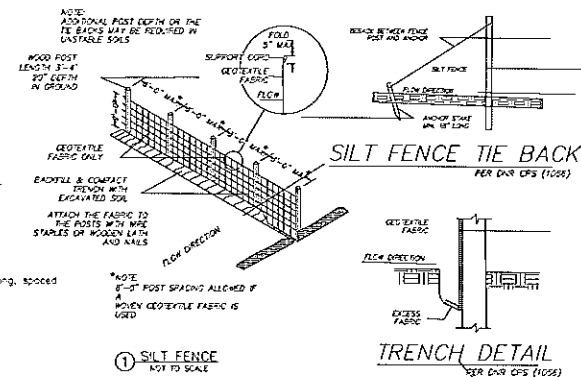
SHEET:  
ASP

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. INSTALL CONSTRUCTION EXIT.
5. STRIP AND STOCKPILE TOP SOIL FROM SEDIMENTATION BASIN ONLY.
6. CONSTRUCT SEDIMENTATION BASIN WITH OUTLET.
7. SEED AND MULCH ALL SIDE SLOPES ON BASINS, USE EROSION MATINGS.
8. STRIP AND STOCK PILE TOPSOIL FOR REST OF SITE. SURROUND PILE WITH SILT FENCE. TEMPORARY SEED PILE.
9. ROUGH GRADE SITE PER PREVIOUS PAVEMENT SPECIFICATIONS.
10. PROVIDE TEMPORARY SEEDING FOR ANY DISTURBED AREA LEFT UNDISTURBED FOR 7 DAYS OR MORE.
11. INSTALL PROPOSED UTILITY.
12. BEGIN BULDOZER CONSTRUCTION.
13. INSTALL RIP RAP OR FABRIC AT ALL STORM SEWER OUTFALLS, RILET GRADE SCENES AND INLET BARRIERS.
14. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
15. INSTALL BASE COURSE OF ASPHALT PAVEMENT PER MANUFACTURERS SPECIFICATIONS.
16. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
17. IF SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
18. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

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

SLT FENCE CONSTRUCTION SPECIFICATIONS  
PER DNR OPS (1056)

1. Construction will fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
2. Locate posts per DNR GPS (1056)
3. When joints are necessary, refer to DNR GPS (1056)
4. Filter fabric to be of nylon, polyester, polyurethane or equivalent yarn with extra strength - 50 LB/in. x (minimum) - and with a flow rate of at least 60 g/gal. ft./min. The fabric should contain ultraviolet ray inhibitors and stabilizers.
5. The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4' x 8' trench.
6. The filter fabric shall be stapled and/or nailed to the upstate side of the posts.
7. Post to be 1 1/8" x 1/8" Hickory or oak, 3 feet long, spaced at 3 feet apart.
8. Use wire reinforcement in unobstructed minor seeps, ditches or diversions.



12690 W. GREENBRIAR LN.  
NEW BERLIN, WI 53151  
PH : (262)751-5221  
FAX: (262)754-4058  
RAPOSA@DESIGN@GMAIL.COM

COPYRIGHT RAPOSA DESIGN, 2017. ALL RIGHTS RESERVED -  
 THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED  
 OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER  
 WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN  
 PERMISSION OF RAPOSA DESIGN. THE CLIENT AGREES TO  
 INDEMNIFY AND HOLD RAPOSA DESIGN HARMLESS FROM ANY  
 DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES  
 AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR  
 ALTERATIONS MADE BY ANYONE OTHER THAN RAPOSA DESIGN  
 OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT  
 THE PRIOR WRITTEN CONSENT OF RAPOSA DESIGN.

**Riverview Plaza Addition**  
827 S. Rochester St.  
Mukwonago, WI

SHEET TITLE

Erosion Control & Grading

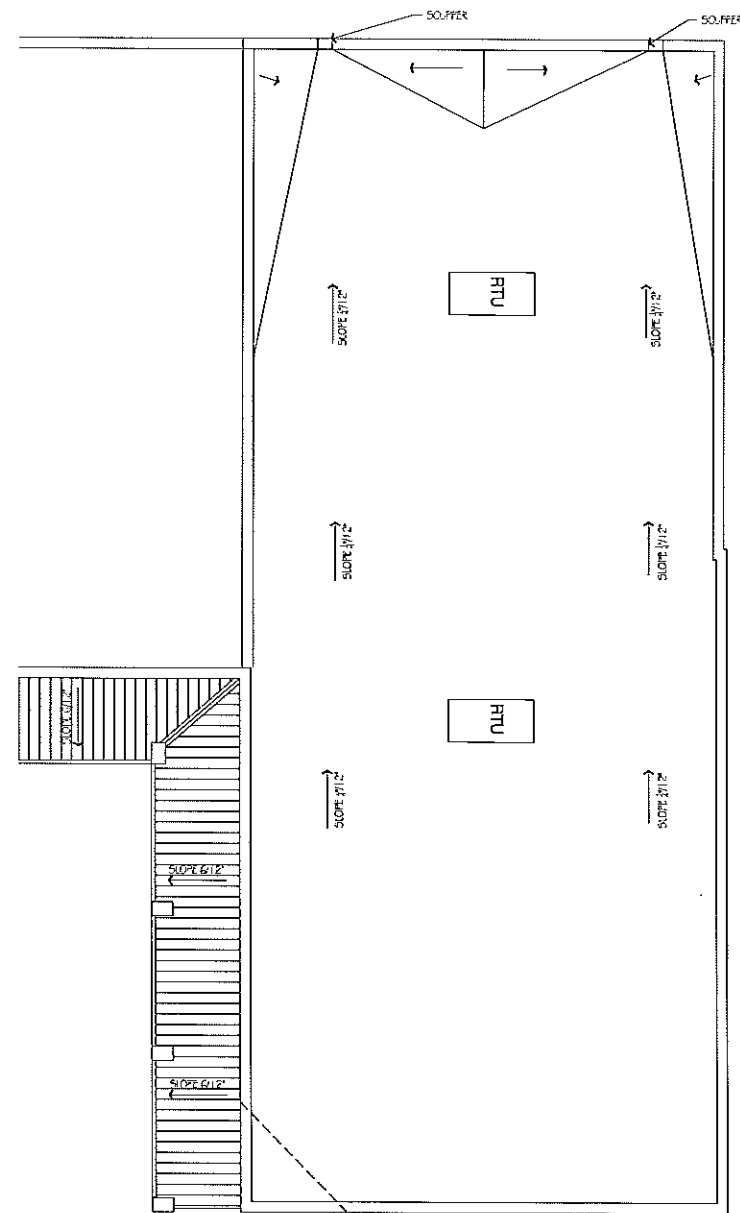
DATE OF ISSUE 12/12/17

[illegible]

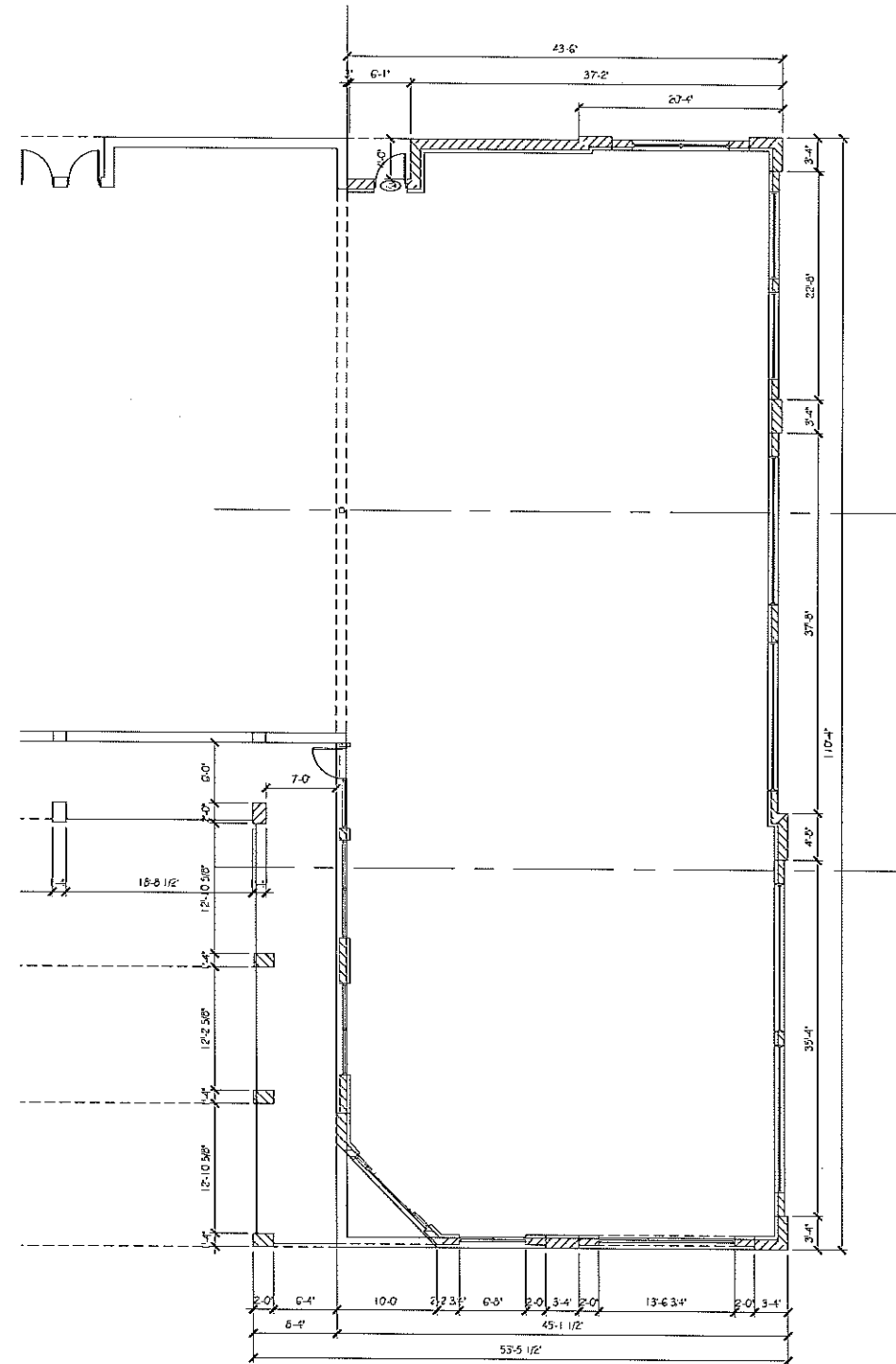
JOB: RD154.17  
DRAWN: R/R  
CHECKED: R/R  
DATE: 12/02/17

SHEET:  
ECP

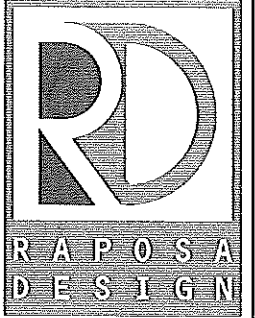




Roof Plan  
1/8"=1'-0"



Floor Plan  
1/8"=1'-0"



12690 W. GREENBRIAR LN.  
NEW BERLIN, WI 53151  
PH : (262)751-5221  
FAX: (262)754-4058  
RAPOSADESIGN@GMAIL.COM

COPYRIGHT RAPOSA DESIGN, 2017 ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF RAPOSA DESIGN. THE CLIENT AGREES TO INDEMNIFY AND HOLD RAPOSA DESIGN HARMLESS FROM ANY CAUSES, DAMAGES, LIABILITY, OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN RAPOSA DESIGN OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE EXPRESSED WRITTEN CONSENT OF RAPOSA DESIGN.

# Riverview Plaza Addition

827 S. Rochester St.  
Mukwonago, WI

SHEET TITLE  
Floor Plan, Roof Plan  
& Schedules

DATE OF ISSUE 12/2/17

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RDY154.17  
DRAWN: RLR  
CHECKED: RLR  
DATE: 12/02/17

SHEET:

A1



NOTES

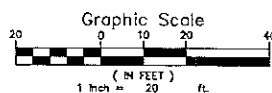
1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DOCKERS HOLDINGS AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION XE. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN & ZONE AREAS ARE SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55133C04A276, WITH A DATE OF IDENTIFICATION OF 11/05/2014, IN COMMUNITY NO. 550485, VILLAGE OF MUKWAGONAGO, WHICH IS THE COUNCIL IN WHICH THE SUBJECT PROPERTY IS SITUATED.
4. PROJECT BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP FOUND AT SE 1/4 CORNER OF THE NE 1/4 SECTION 35-9-18, EL. = 826.61.
5. SITE BENCHMARK - NORTHWEST FLANGE BOLT OF HYDRANT AS SHOWN HEREON, EL. = 826.61.
6. ELEVATIONS BASED ON INFORMATION FROM SWF&C AND ARE AT NGVD 1929 VERTICAL DATUM.
7. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WISCONSIN COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83+2011).

PLAT OF SURVEY  
FOR  
RIVERVIEW PLAZA ADDITION  
B27 S. ROCHESTER STREET  
WUKWONAGO, MT. 53149

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

MARCH 19, 2019  
DATE

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





## **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](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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: 04-11-2019

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: VC020-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](mailto: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  
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

OPTIONAL SMALL DECORATIVE WINDOW

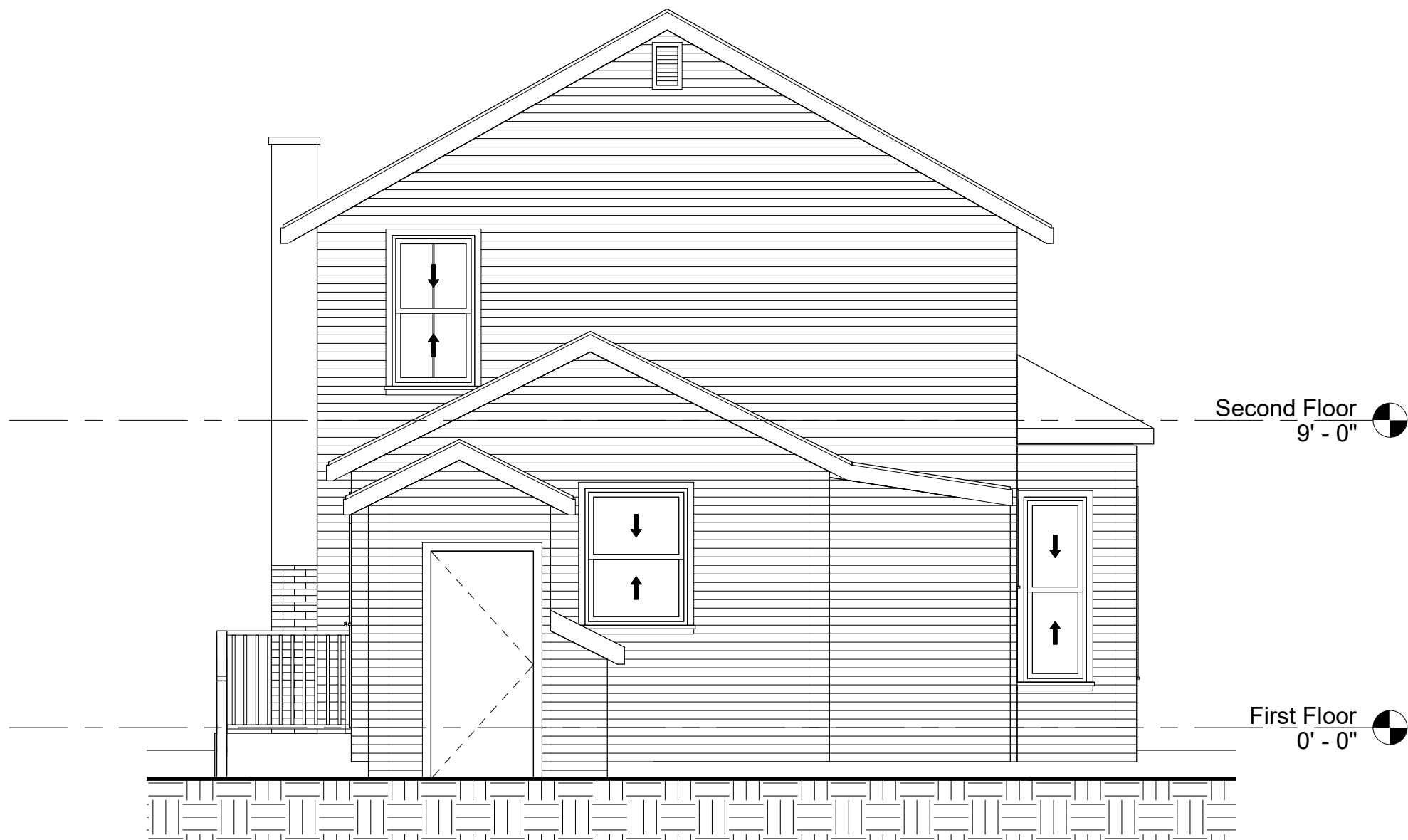
2 OVER 2 UPPER FLOOR WINDOWS

REPLACE EXISTING RAMP RAILING WITH SIMPLE SPINDLE RAILING

Proposed Front Perspective Rendering



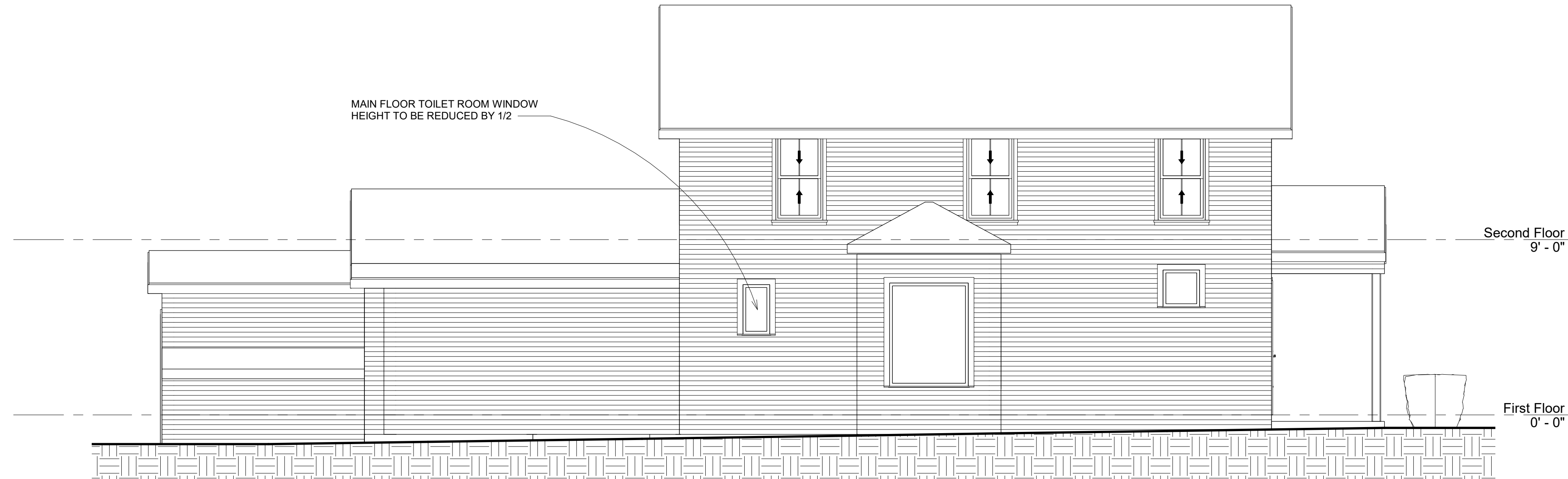
1 East  
1/4" = 1'-0"



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



2 North  
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.

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







# 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)

### 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)

### Follow us on social



Facebook  
(https://www



Twitter  
(http://www.t



YouTube  
(http://www.y  
GwSgooYeUz



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



Google +  
(https://plus.g



Engineered  
Wood  
Twitter  
(https://twitte



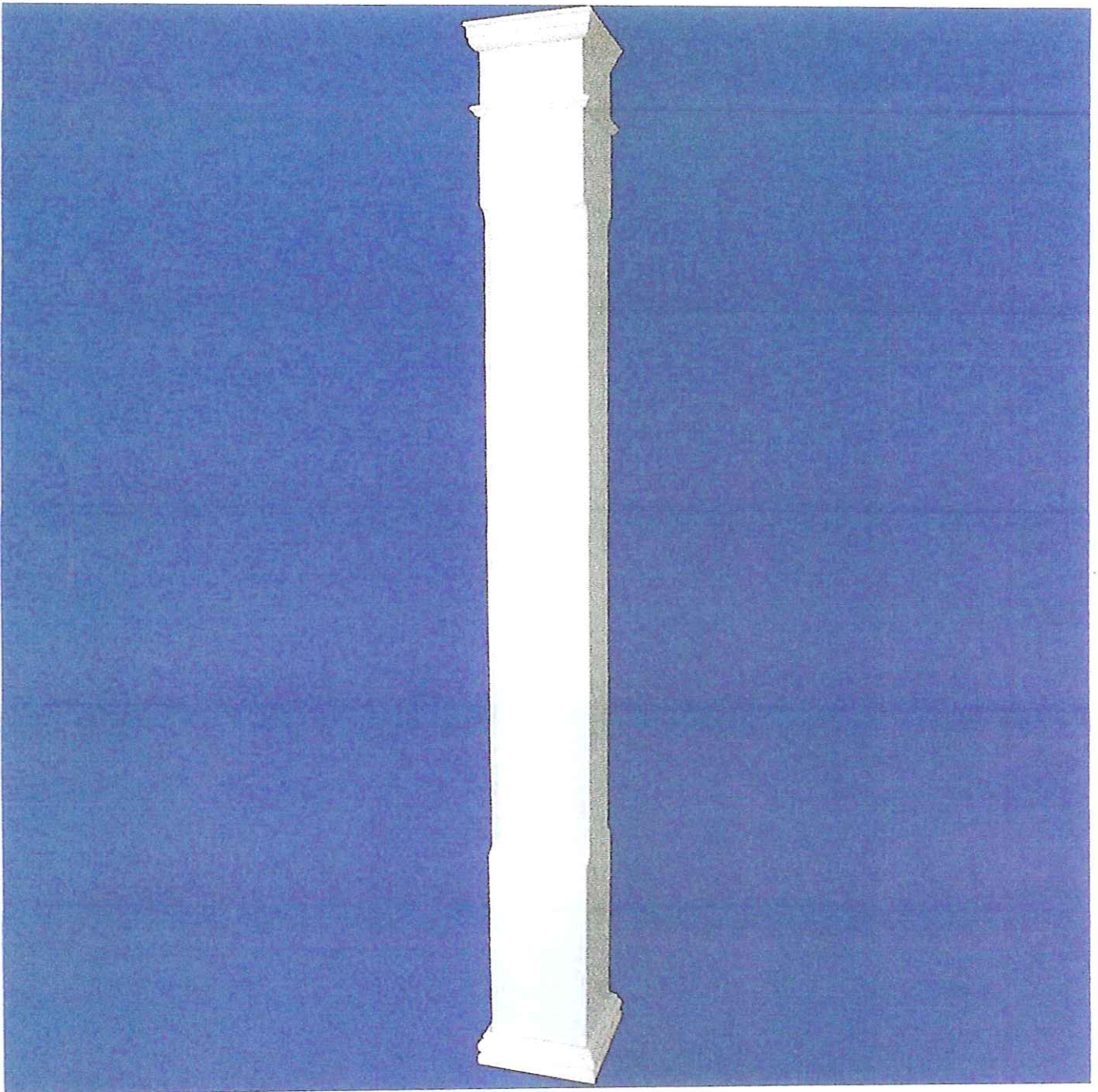


<p>(<a href="https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-jefferson-tan.htm">https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-jefferson-tan.htm</a>)          LP® SmartSide®,          Engineered Wood Cedar          Texture Lap Siding -          Jefferson Tan         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



<p>(<a href="https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-mullion-gray.htm">https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-mullion-gray.htm</a>)          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>(<a href="https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-navajo-white.htm">https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-navajo-white.htm</a>)          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>(<a href="https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-oyster-shell.htm">https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-oyster-shell.htm</a>)          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>(<a href="https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-pelican.htm">https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-pelican.htm</a>)          LP® SmartSide®,          Engineered Wood Cedar          Texture Lap Siding -          Pelican          Available in Cedar          Texture, Smooth or          Colonial Bead. All          products made to          order.</p>	<p>(<a href="https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-perfect-greige.htm">https://www.legacyprefinishing.com/lp-smartside-siding-p/lp-lap-perfect-greige.htm</a>)          LP® SmartSide®,          Engineered Wood Cedar          Texture Lap Siding -          Perfect Greige          Available in Cedar          Texture, Smooth or          Colonial Bead. All          products made to          order.</p>
--	--	--	---	--

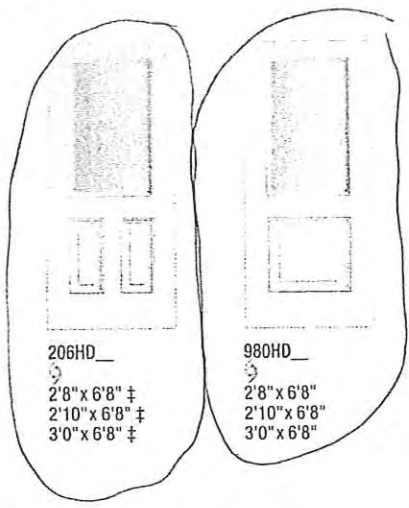








959HD  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"



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  
2'8" x 6'8"  
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)

**RESOLUTION 2019-023**

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

**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 14, 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 15<sup>th</sup> 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)

**RESOLUTION 2019-019**

**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 15<sup>th</sup> 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](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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 Petrauski, 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 Petrauski, 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

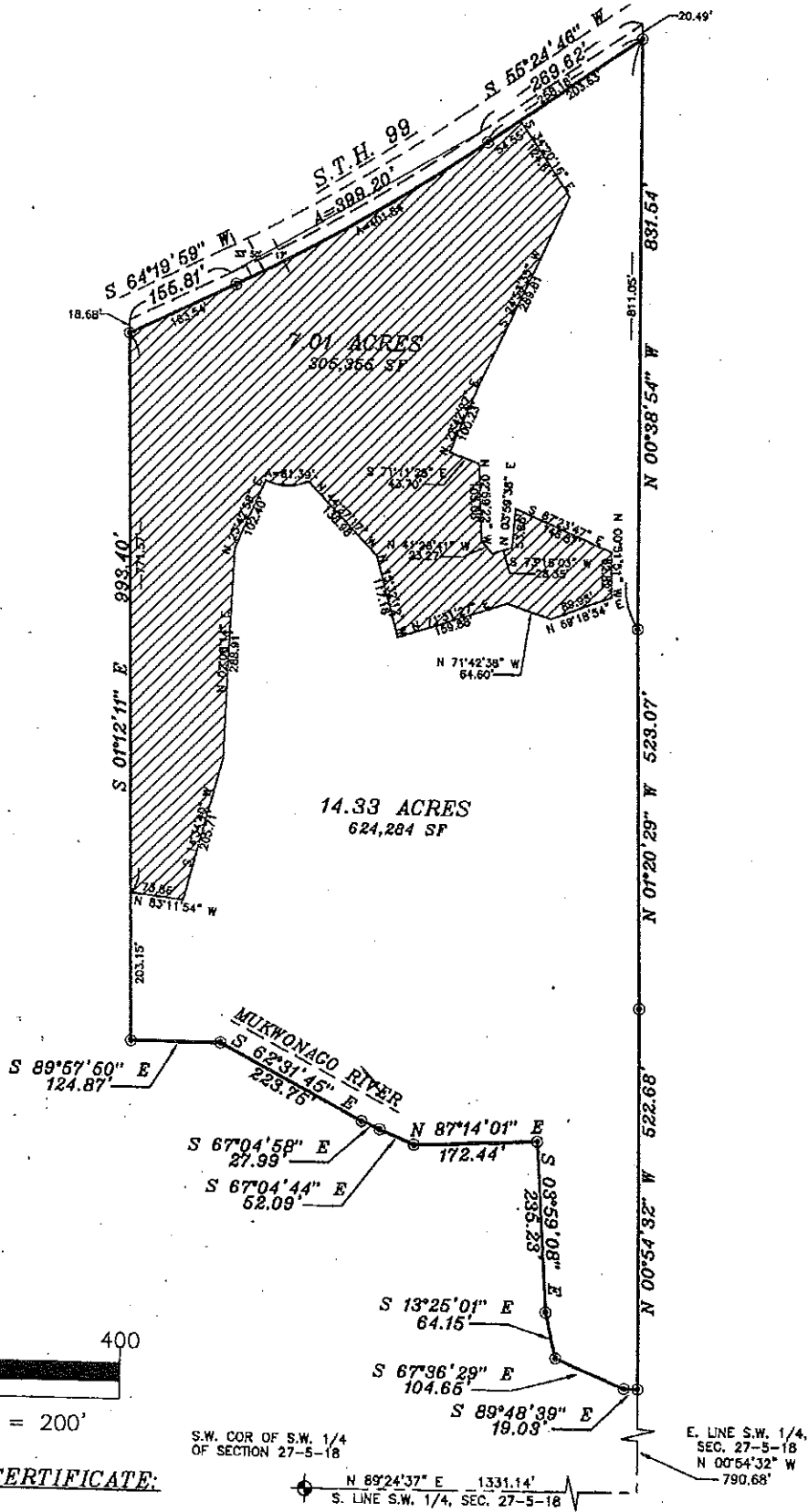
Reasons & background for this request:

Greg Petruski 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 29<sup>th</sup>, 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



SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY OF WAUKESHA)

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THERE OF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT  
OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE

PREPARED BY:

**LAND TECH ENGINEERING, INC.**

LAND PLANNING • ENGINEERING CONSULTING

720 INDUSTRIAL COURT, SUITE B, HARTLAND, WI 53029  
(262) 367-7599





## Village of Mukwonago

## Office of the Village Planner

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

[www.villageofmukwonago.com](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com)

March 5, 2019

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

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

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

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



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



### **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,

Bruce Kaniewski, AICP  
Village Planner/Zoning Administrator

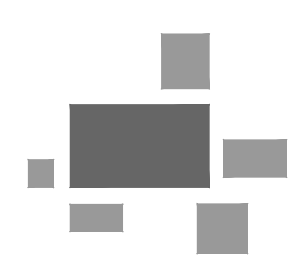
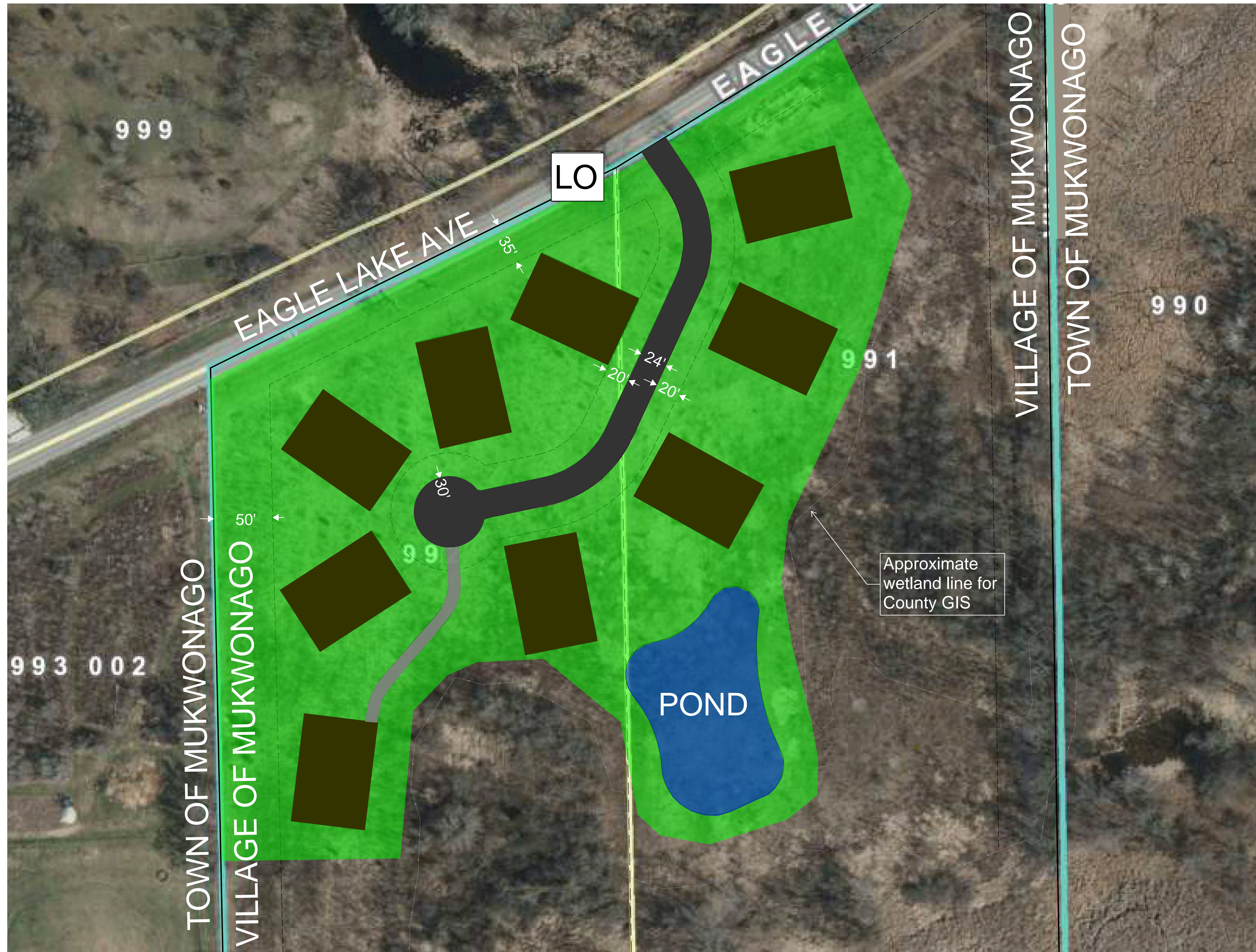
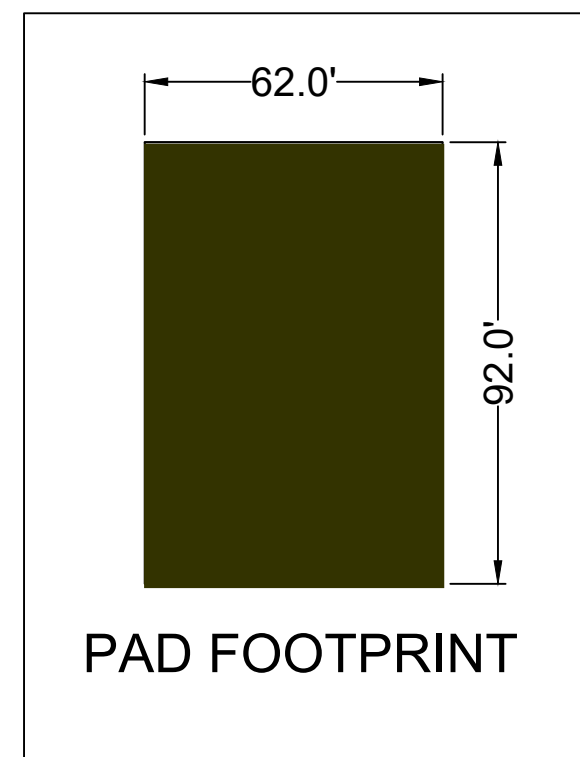


## Phantom Lake Preserve Condominiums: Project Summary

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

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





# PHANTOM LAKE PRESERVE - CONCEPT PLAN

PINNACLE ENGINEERING GROUP

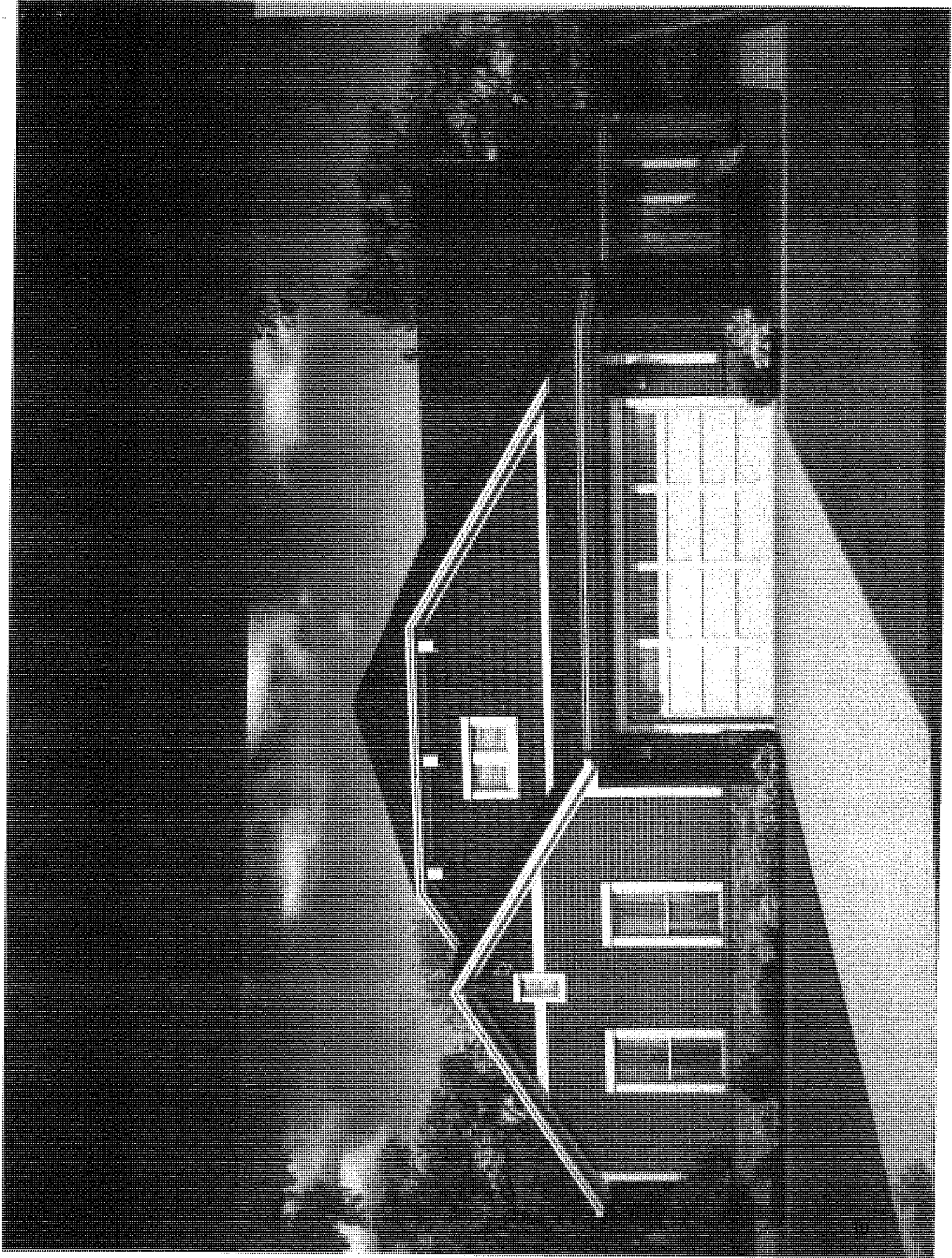
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

03/04/2019

PEGJOB# 1578.00





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

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

Date Submitted: 2/28/19

**FEES**

314119 - BIK

(Please check one)

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

**CONTACTS**

**Zoning and Planning Department**

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

**GUIDELINES**

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

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

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

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

**APPLICANT (Full Legal Name)**

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



**APPLICANT IS REPRESENTED BY (Full Legal Name)**

Name: Josh Gimbel, J.D.  
Company: Gimbel, Reilly, Guerin & Brown  
Address: 330 E. Kilbourn 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. 76<sup>th</sup> St. City: West Allis State: WI Zip: 53214  
Daytime Phone: 414-255-7458 Fax: \_\_\_\_\_  
E-Mail: PMIEIER8003@AOL.COM

**PROFESSIONAL ENGINEER**

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

**REGISTERED SURVEYOR**

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

**CONTRACTOR**

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

## CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Tammy Tekaver  
Signature - Property Owner

Tammy Tekaver, Owner  
Name & Title (PRINT)

2/28/19  
Date

Dan P...  
Signature - Applicant

GRIS PETIAUSKI, Managing Member  
Name & Title (PRINT)

2/28/19  
Date

\_\_\_\_\_  
Signature - Property Owner

\_\_\_\_\_  
Name & Title (PRINT)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature - Applicant's Representative

\_\_\_\_\_  
Name & Title (PRINT)

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	



## PROPERTY INFORMATION

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

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

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

### Application:

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

### Other Documents:

- ☒ Five(5) complete sets of Application and materials, in addition to the original, for Village of Mukwonago review.
- ☒ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
- ☒ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☒ Any additional information as determined by Village staff.

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

**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 14<sup>th</sup> day of May, 2019.

---

Fred H. Winchowky, Village President

---

Judith A. Taubert, Village Clerk

**RESOLUTION 2019-020**

**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 15<sup>th</sup> 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](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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 Petrauski, 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 Petrauski, agent)

Zoning classification B-4

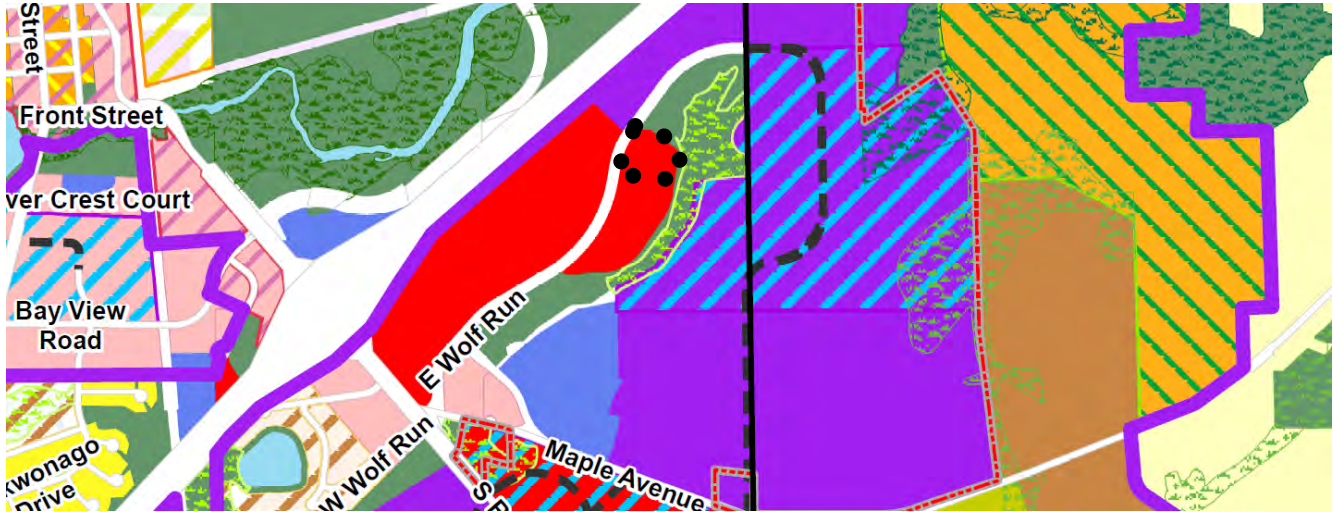
Previous review(s) The Plan Commission considered this proposal as a concept at their meeting on April 9, 2019. The staff report for that meeting is attached.

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 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 dark ink, appearing to read "Bruce Kaniewski". The signature is written in a cursive, flowing style with a large initial "B" and a long, sweeping underline.

Bruce Kaniewski, AICP  
Village Planner/Zoning Administrator



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

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

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

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

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

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

Greg Petrauski  
GreatLife Communities



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

TOTAL: 112KGSF,  
140 units

° PARKING UNDERGROUND  
FOR RESIDENTS,  
SURFACE PARKING  
FOR VISITORS

° ACTIVE  
COURTYARD  
W/ PERIMETER  
WALKING PATH

° CENTRALIZED  
AMENITIES

← EAST WOLF RUN →

YMCA →

PROPERTY LINE

POTENTIAL  
PROPOSED  
ROADWAY

PHASE 2

ACTIVE  
COURTYARD

CENTRAL  
AMENITIES

PHASE 1













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 ROSETTE PASS City: NEW BERLIN State: WI Zip: 53151  
Daytime Phone: 414-688-8911 Fax: \_\_\_\_\_  
E-Mail: G.Petrauski@hotmail.com



**APPLICANT IS REPRESENTED BY (Full Legal Name)**

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

**ARCHITECT**

Name: MATT RINKA  
Company: Rinka.com  
Address: 156 N. MILWAUKEE ST STE 250 City: MILWAUKEE State: WI Zip: 53202  
Daytime Phone: 414-431-8101 Fax: -  
E-Mail: MATINKA@RINKA.COM

**PROFESSIONAL ENGINEER**

Name: AARON KOCH  
Company: Pinnacle Engineering Group  
Address: 15850 W. BLUEMOUND RD City: BROOKFIELD State: WI Zip: 53005  
Daytime Phone: 262-754-8888 Fax: -  
E-Mail: AEKoch@Pinnacle-Eng.com

**REGISTERED SURVEYOR**

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

**CONTRACTOR**

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

## PROPERTY INFORMATION

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

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

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

### Application:

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

### Other Documents:

- ☒ Five(5) complete sets of Application and materials, in addition to the original, for Village of Mukwonago review.
- ☒ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
- ☒ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to [planner@villageofmukwonago.com](mailto: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

Signature - Property Owner

Name & Title (PRINT)

Date

Greg Petrucic

Signature - Applicant

GREG PETRUCIC, 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	

**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 14<sup>th</sup> day of May, 2019.

---

Fred H. Winchowky, Village President

---

Judith A. Taubert, Village Clerk



**RESOLUTION 2019-021**

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

**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 15<sup>th</sup> day of May 2019.

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Judith A Taubert, Village Clerk-Treasurer



## Village of Mukwonago

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

## Office of the Village Planner

[www.villageofmukwonago.com](http://www.villageofmukwonago.com)  
[planner@villageofmukwonago.com](mailto: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).

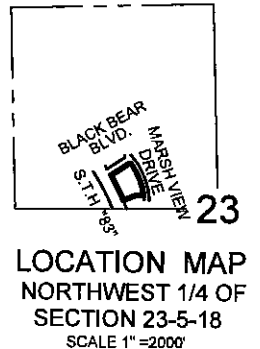
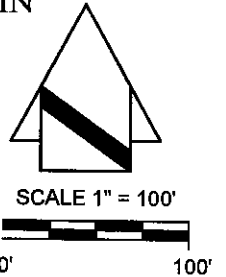
**Potential motion recommending approval:** Recommend approval to the Village Board subject to the conditions of as set forth in the draft Resolution 2019-21

**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

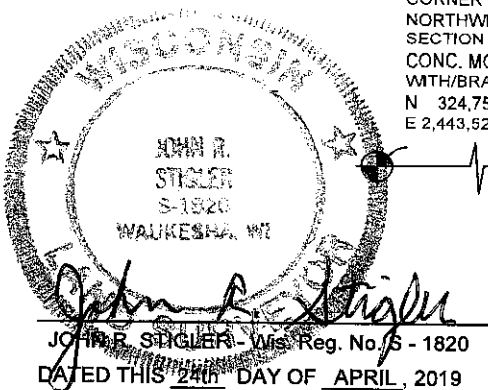
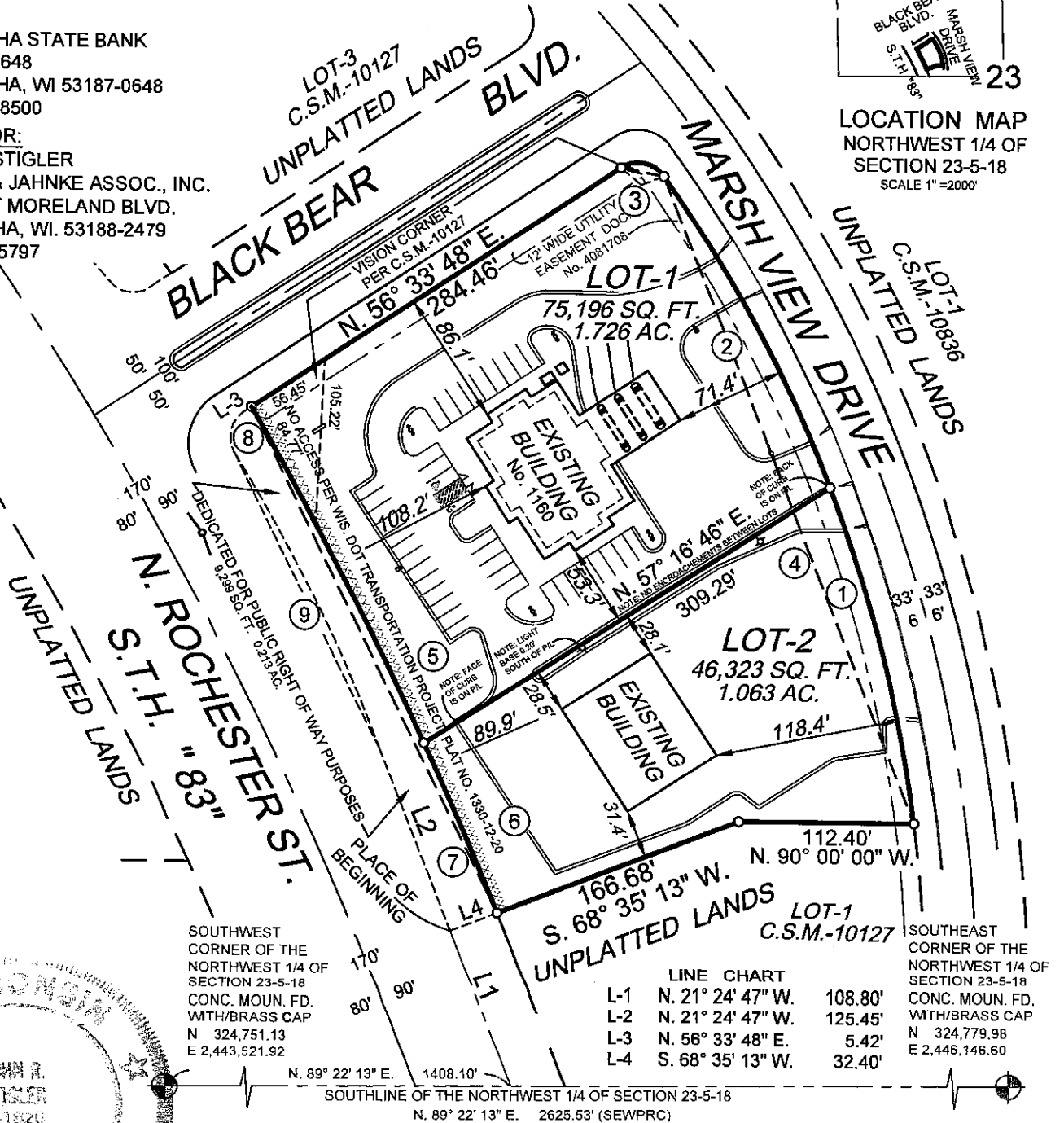
CERTIFIED SURVEY MAP NO. \_\_\_\_\_ Sheet 1 of 3  
Being a Redivision of Lot 2 of Certified Survey Map No. 10127 and being part of the  
Southeast Quarter (SE ¼) and Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of  
Section 23, Town 5 North, Range 18 East  
VILLAGE OF MUKWONAGO, WAUKESHA 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° 26' 55.93"W	S32° 26' 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



REFERENCE BEARING: South line of the Northwest 1/4 of Section 23, T5N, R18E 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

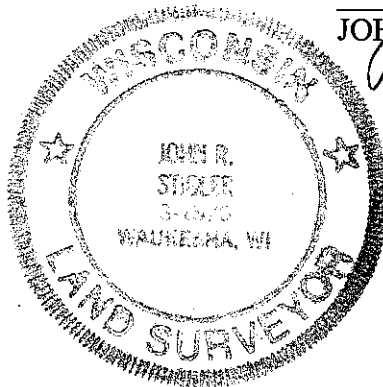
Being a Redivision of Lot 2 of Certified Survey Map No. 10127 and being part of the  
Southeast Quarter (SE ¼) and Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of  
Section 23, Town 5 North, Range 18 East  
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

**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  
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

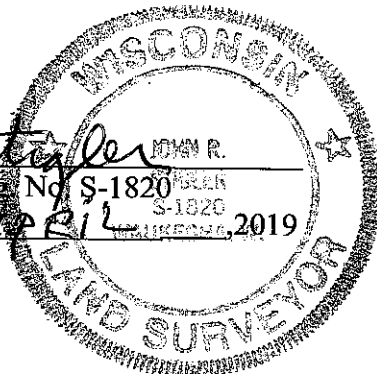
**VILLAGE BOARD APPROVAL:**

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 25<sup>TH</sup> 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: \_\_\_\_\_



**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</p> <hr/> <p>Name and Return Address</p> <p>Daniel J. Habeck Cramer, Multhauf &amp; Hammes, LLP Suite 200 1601 East Racine Avenue P.O. Box 558 Waukesha, WI 53187-0558</p> <hr/> <p>Parcel Identification Number (PIN)</p> <p>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: \_\_\_\_\_



Lighthouse Lubes Real Estate, LLC

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN )

)

ss.

COUNTY OF WAUKESHA )

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 )

)

ss.

COUNTY OF WAUKESHA )

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](mailto: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

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

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](mailto: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





## Village of Mukwonago

### AGENDA ITEM REQUEST FORM

Committee/Board: Protective Services  
Topic: Pumper-Tender Replacement  
From: Jeff Stien, Fire Chief  
Department: Fire Department  
Presenter: Jeff Stien  
Date of Committee Action (if required): 05-07-19  
Date of Village Board Action (if required): 05-15-19

### Information

**Subject:**

Pumper-Tender replacement

**Background Information/Rationale:**

\$740,000.00 Multi-functional fire apparatus Pumper/Tender

- This project is to replace the current 1986 GMC 3200 gallon tender and the 1991 Spartan engine
  - Lap belts only, no shoulder belts
  - No anti-lock braking system
  - National Fire Protection Association (NFPA) 1911 Annex D.1 recommends a vehicle that is manufactured prior to 1991 and is less than 25 years old be placed into reserve status and upgraded to post 1991 status as stated in NFPA 1911 Annex D.3. Apparatus that was not manufactured to applicable NFPA fire apparatus standards or that is over 25 years old should be replaced
  - The tender will be 33 years old and the engine 28 years old
  - NFPA 1911 Annex D.3 upgrades that would need to be completed would be upgrade in warning light system and wiring, additional reflective stripping, upgrade ground and step lighting, noise level reduction or protection to cab area, all loose equipment in riding area needs to be secured
  - Inadequate heater in winter and no air conditioning for summer
  - The new Pumper Tender would average 70 runs per year to the Town
  - The current Tender does not have a pump it is gravity dump
  - Addresses issue with decreased staffing availability and provides a water supply for fire attack in rural area
- Mechanical issues
  - Pump repair engine \$17,093.00
  - New alternator engine \$350.00
  - New drums engine \$1,115.00
  - Pump work engine \$685.00
  - Primer motor engine \$180.00
  - Generator, gauges brakes engine \$2,036.00



- Pumper pump repair \$708.90
- Tender is out of service because it did not pass the DOT inspection repairs \$1,651.85
- Pumper pump repair \$1,251.10
- Pumper pump maintenance \$2,404.26
- Pumper apparatus repairs \$1,295.21
- Pumper pump maintenance \$1,809.17
- Pumper pump maintenance \$2,752.63

#### **Advantages**

- This will be the primary response apparatus for the rural areas (Approximately 70-80 primary calls)
- Multipurpose vehicle to complete a quick fire attack with more water and limited staffing
- Don't have to have a long delay for a water supply waiting for additional resources to respond
- Helps address lower staffing levels by responding with a full crew and only one piece of equipment
- Down sizes the fleet there by reducing future capital costs
  - If replaced separately an engine would cost \$525,000- \$575,000 and a tender \$300,000- \$350,000 for a total of \$825,000- \$925,000 therefore saving tax payers approximately \$85,000-\$185,000
- The tanker does not have a pump at this time so it gravity dumps. The new combination apparatus would have a minimum 1,500 gallon per minute pump speeding up turnaround times for dumping its water
- Sale value of engine and tender at auction site
- Replacement of all large equipment- electric positive pressure fan, portable lighting, thermal imaging camera, mounting for extrication equipment, battery operated extrication equipment, all hose, PAC board and pull out compartment trays
- Overall additional water capacity of 1300 gallons when adding an auto aid response tender

#### **Disadvantages**

- 2,500-3,000 gallon tank instead of 3,200 gallons but we would still utilize area departments as we do now and as they do for us in the rural areas. Does not affect ISO rating in the rural.

Recommendation is that it is clearly shown that the advantages greatly outweigh the disadvantages. Better utilization of taxpayer money, saves future and capital costs and downsizing the number fleet but not sacrificing services provided.

#### **Key Issues for Consideration:**

Staffing levels and firefighting strategies and tactics



## Village of Mukwonago

---

### AGENDA ITEM REQUEST FORM

**Fiscal Impact (If any):**

Part of 5-Year Capital Plan since 2014. Truck 3471 borrowing comes off taxes 2021, no additional tax payer increase in 2021.

**Requested Action by Committee/Board:**

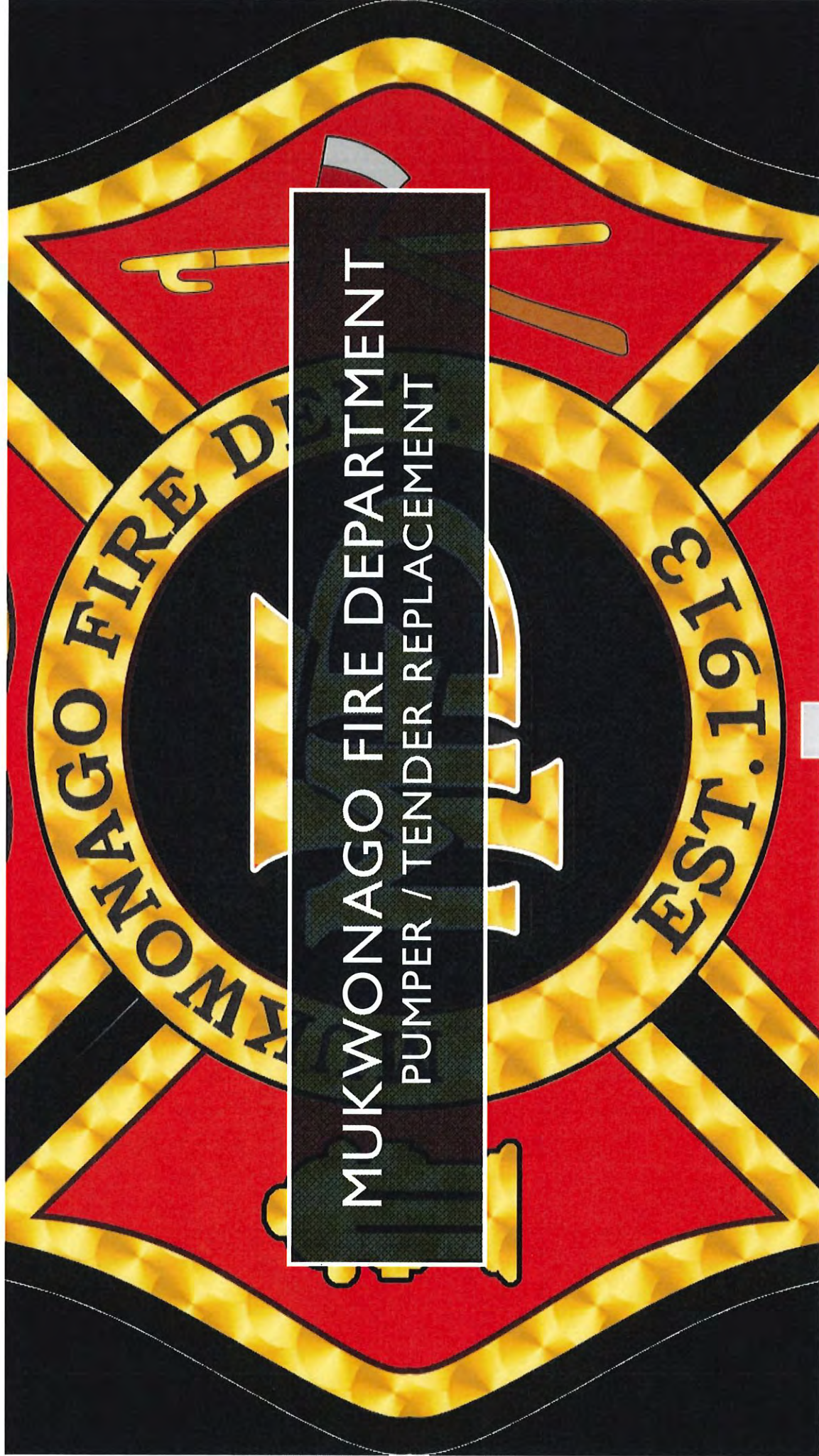
Recommendation signing letter of intent to start construction on Pumper-Tender to take delivery and pay for 2021

---

**Attachments**

---





**MUKWONAGO FIRE DEPARTMENT**  
**PUMPER / TENDER REPLACEMENT**

## GOALS OF THE REPLACEMENT

- Consolidate functions by combining two apparatus into one.
- Reduces fleet size
  - Reduces future capital replacement cost
  - Reduces annual and long term insurance and maintenance cost
- Addresses low staffing levels
  - Fully staffed apparatus capabilities
  - Improved ergonomics and more efficient fire attack operations
- Quick attack feature with pump and roll capability



## APPARATUS BEING REPLACED



3461

- 1991 SPARTAN PUMPER
- 1250GPM PUMP
- 1200 GALLON WATER TANK
- REPLACEMENT COST: APPROX **\$550,000**



3492

- 1986 GMC / MONROE TENDER
- 3200 GALLONS OF WATER
- REPLACEMENT COST: APPROX **\$350,000**
- \*\*APPROX COST TO REPLACE BOTH **\$900,000**



## PUMPER- TENDER

- 5 Person cab
- 1500gpm pump
- 2500 gallons of water
- Integrated scene lighting
- Port-a-tank storage
- Quick attack pump and roll
- Extrication

\* Not actual MFD apparatus



## ADVANTAGES OF PURCHASING A COMBINED VEHICLE

- Primary response apparatus for the rural areas (70-80 calls per year)
- Multipurpose vehicle to complete a quick fire attack with more water and limited staffing
- At minimum, double the water capacity of current one apparatus response
  - With taking into account current automatic aid agreements water capacity will increase 1500 gallons on initial response
- Projected capital cost savings of at least over the next 30 years
- Replacement of large equipment
  - Fire hose/saws/electric/positive pressure fan
  - Battery operated extrication tools/ cribbing/struts
  - Thermal imager

---

## MEMORANDUM

---

**TO: Mukwonago Village Board**  
**FROM: City Attorney Mark Blum**  
**SUBJECT: Downtown Development Committee Ordinance No. 958**  
**DATE: May 6, 2019**

---

Dear Members of the Board:

At the Board meeting that occurred on April 17, 2019, a discussion occurred regarding the question of the composition of the Downtown Development Committee. As a follow up to that discussion, I have spoken with Trustee Walsh, who had raised a question regarding this and have also reviewed the text of the Ordinance that was adopted. That Ordinance states, in pertinent part, as follows:

“The DDC shall consist of 5 voting members, each of whom shall be Village Residents, and up to four non-voting members with voice. The non-voting members shall include the following:

- (1) A member of the Historic Preservation Committee (HPC);
- (2) A member of the Village Plan Commission and/or the Village Board (the representatives of the Village Board and Plan Commission may be the same person);
- (3) The Village Administrator or Community Planner ...”

The question posed is whether the reference in the second sentence to the non-voting members, including a member of the HPC, a member of the Village Plan Commission/Board and the Village Administrator or Community Planner suggests those individuals must be non-voting members. The point raised was that if these are non-voting members, then the list of possible qualifications for the other candidates (which appears later in the Ordinance) would be, in effect, precluding non-Village residents. For example, with respect to persons who are business owners in the downtown.

In light of that concern, my suggestion would be that we would rewrite the first part of the second sentence of Section 2-147 to read as follows:

“Sec. 2-147. Composition

The members of the DDS shall include the following: ...”

At that point, the list of members quoted above would then appear, as well as the list of qualifications for members in general. This would mean that there will be a total of five members, along with four non-voting members, and the member of the HPC, the member of the Plan Commission/Board and the Village Administrator/Community Planner could be voting members or not. That would be up to the Village President and would affirm him/her the maximum flexibility in deciding who the members of the DDC will be.



Enclosed is a draft of an Ordinance that would make that revision if the Board decided it wanted to amend the current section. I would suggest this matter be placed on the next Village Board Agenda for discussion, further direction and possible action.

Thank you for your consideration of this matter.

Respectfully submitted,



Mark G. Blum

MGB/jb  
Enc.

Cc: Ms. Judy Taubert  
Mr. John Weidl

**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

---

**ORDINANCE NO. \_\_\_\_**

**ORDINANCE TO AMEND DIVISION 3, SPECIFICALLY SECTIONS 2-147  
OF THE VILLAGE OF MUKWONAGO MUNICIPAL CODE REGARDING THE  
COMPOSITION OF THE DOWNTOWN DEVELOPMENT COMMITTEE**

---

The Village Board of the Village of Mukwonago, Waukesha and Walworth Counties do hereby ordain as follows:

**SECTION I**

**Section 2-147** of the Municipal Code of the Village of Mukwonago is hereby amended to read as follows:

Sec. 2-147. Composition.

The DDC shall consist of five voting members each of whom shall be Village Residents and up to four non-voting members with voice.

The members of the DDC shall include the following:

- (1) A Member of the Historic Preservation Committee (HPC)
- (2) A member of the Village Plan Commission and/or the Village Board (the representatives of the Village Board and Plan Commission may be the same person)
- (3) The Village Administrator or Community Planner

In considering the appointment of members, the Village President may consider whether the candidates are business owners or managers of businesses in the Village; persons with known interest in local economic development; persons having general knowledge of the affairs of the Village; persons whose principal occupations offer unique skills in land use, planning, architecture, local history, local government, construction or economic development;

The Chairperson shall be elected from the members and shall serve annually.

**SECTION II**

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

**SECTION III**

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

## **SECTION VI**

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago, and shall indicate the date and number of this amending ordinance therein.

**PASSED AND ADOPTED** by the Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
Fred Winchowky, Village President

Countersigned:

\_\_\_\_\_  
Judith A. Taubert, Village Clerk/Treasurer