

Village of Mukwonago
REGULAR VILLAGE BOARD MEETING
Notice of Meeting and Agenda
Wednesday, June 19, 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)(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
5. Public Hearing

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the 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 at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

 - A. Consideration **Resolution 2019-027** to amend the Final Assessment Resolution for a Special Assessment for a water main and lateral for the property at 318 Gibson Street, known as MUKV 1974-005
 - B. Consideration of an **Ordinance 963** to amend the Village Comprehensive Plan for property located at 255 E. Wolf Run (MUKV2013-995-007) to add a new Mixed Use overlay district.
 - C. Consideration of an **Ordinance 964** to amend the Village Comprehensive Plan for the Village of Mukwonago for Property located on CTH LO
6. 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.
7. 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 May 15, 2019 regular meeting and special Village Board meeting June 5, 2019

B. Finance Committee

1) Vouchers payable batches

- a. Payments batch – 2019-05 – US Bank - \$18,360.76
- b. Payments batch - AP 05-2019-3 - \$61,773.71
- c. Payments batch – AP 05-2019-4 - \$568,884.39
- d. Payments batch – LIBAP 05-2019 - \$26,600.58
- e. Payments batch – WE 05-2019 – 39,028.50
- f. Payments batch - Manuals – 05-2019 - \$145,905.94

2) Adoption of **Ordinance No. 962** – an ordinance 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.

C. Judicial Committee

Approval of the licenses listed below pending payment of any outstanding accounts and passing all required inspections.

1) 2019-2020 Renewal of Class A Beer License

5 Star Stations, Inc., 1243 Fox River Court, Mukwonago, 53149

301 Main Street, d/b/a Clark- Mukwonago, Agent – Victoria Smith

407 South Rochester Street, d/b/a Mukwonago Express Mart, Agent – Robin H Hernandez

122 Arrowhead Drive, d/b/a 5 Star BP, Agent – Kori M. Grabowski

Genesis Gas, Inc., 4350 W. High View Dr., Franklin, 53132

201 North Rochester Street, d/b/a Village Mini Mart, Agent – Manoj Gupta

2) 2019-2020 Renewal Class A Beer and Liquor Combo

5 Star Stations, Inc., 1243 Fox River Court, Mukwonago, 53149

909 Greenwald Court, d/b/a 5 Star Citgo, Agent – Denise M. Jones

1060 North Rochester Street, d/b/a North Star Shell, Agent – Denise M. Jones

Aldi Inc. (Wisconsin), 9342 S. 13th St., Oak Creek, 53154

111 East Wolf Run, d/b/a Aldi #46, Agent – Ricky Lee Minor

Main Street Liquor LLC, 411 Main Street, Mukwonago, 53149

411 Main Street, d/b/a Main Street Liquor, Agent - Martin M Johnson

Khasria Two Inc., 712-718 Main Street, Mukwonago, 53149

712-718 Main Street, d/b/a Village Wine and Liquor, Agent – Harjinder S. Khasria

Kwik Trip Inc., PO Box 2107, La Crosse, 50602

1212 North Rochester Street, d/b/a Kwik Trip #282, Agent – Valerie A Brezgel

Ultra Mart Foods, LLC, PO Box 305103, Nashville, TN 37230-5103

010 North Rochester Street, d/b/a Pick'n'Save #6384, Agent – Patrick T. Groves

Wal-Mart Stores East LP, 702 SW 8th Street, Bentonville, AR 72716-0500

250 East Wolf Run, d/b/a Wal-Mart Supercenter #1571, Agent – Michael R Sandelback

Walgreen Co., PO Box 901, Deerfield, IL 60015

212 N. Rochester St., d/b/a Walgreens #07039, Agent – Brian M. Marinello

3) 2019-2020 Renewal Class B Beer and Reserve Class B Liquor Combo

Boneyard Pub and Grille, LLC, 215 Bay View Road Suite C

215 Bay View Road Suite D, d/b/a The Boneyard Pub and Grille, Agent – James F. Jones

DAA Smokehouse LLC, 627 Eastern Trail, 53149

325 Bay View Road, Suites D/E, d/b/a David Alan Alan's Smokehouse & Saloon, Agent – Tina M. O'Bryan

El Pueblo Inc., W341S9275 Corner Court, Eagle, 53119
355 Bay View Road, d/b/a Antigua Real, Agent – Marco V. Alarcon

4) 2019-2020 Renewal Class B Beer and Liquor Combo

Blue Bay Inc., 927 Main Street, Mukwonago, 53149

927 Main Street, d/b/a Blue Bay Restaurant, Agent – Vlaznim Islami

Community Post No. 375 of the American Legion, PO Box 152, Mukwonago, 53149; 627 E Veterans Way, d/b/a American Legion Community Post #375, Agent – Michelle A Adams

FJ Partners LLC, 122 W. Sunset Drive, Waukesha, 53189

507 Main Street, d/b/a Sol de Mexico, Agent – Froylan J. Mauricio

Jay's Lanes, Inc., N8729 Pickeral Lake Rd, East Troy, 53120

326 Atkinson Street, d/b/a Jay's Lanes, Agent – Jeffrey R. Jay

Perserverance Corp., 4764 Lindenwood Ct, New Berlin, 53151

200 S Rochester St, d/b/a The Badger Burger Co., Agent – Mark A Weiss

Sandra M. Miller, 701 Main Street, Mukwonago, 53149

701 Main Street, d/b/a Sandy's Miller Time, Owner – Sandra M. Miller

Take A Big Bite, 215 North Rochester Street, Mukwonago, 53149

215 North Rochester Street, d/b/a Fork in the Road, Agent – Paul J Hennessy
Reitma

5) 2019-2020 Renewal Class B Beer and Class C Wine

Gus and J's, 1015 E. Veterans Way, 53149

1015 E. Veterans Way, d/b/a Mukwonago Family Restaurant, Agent – Gustavo Guterrez

Mario's Natural Roman Pizza, 225 Bay View Rd #500, Mukwonago, 53149

225 Bay View Rd #500, d/b/a Mario's Natural Roman Pizza, Agent – Charlene A Edwards

6) Adopt **Ordinance No. 961** – an ordinance to amend Section 82-177 of the Village of Mukwonago Municipal Code regarding Snow Emergencies

D. Downtown Development Committee

- 1) Meetings will be the last Thursday of the month at 6:30 p.m.

E. Public Works Committee

- 1) Award the 2019 Pavement Rehabilitation contract to Parking Lot Maintenance, Inc. not to exceed \$342,138
- 2) Approve the Ruekert Mielke, Inc. Task Order #2018-11A1 Amendment No. 1 for TID #5 Public Improvement construction related services in the amount of \$18,650
- 3) Approve the TID #5 Phase 2 Public Improvements Change Order No. 4 in the amount of \$44,612.56
- 4) Approve the purchase requisition for a Zero Turn Commercial Mower for \$10,649 from Otter Sales & Service, Inc.
- 5) Approve the purchase requisition for a 2019 Chevrolet 4WD, Dbl Cab Work Truck for \$40,244.50 from Lynch Chevrolet
- 6) Approve the purchase requisition for a 2019 Chevrolet Traverse V6 FWD for \$28,622.50 from Lynch Chevrolet

8. Committee/Commission Business

Discussion and Possible Action on the Following Items

A. Finance

- 1) Payments batch AP 06-2019-2 \$758,096.36

B. Public Works

- 1) Approve the request by Rams Contracting Inc. for the site of TID #5

Phase 2 to be substantially completed

9. New Business

Discussion and Possible Action on the Following Items

A. Health and Recreation Committee

- 1) Special Event Permit for WILEORC (Wisconsin Injured Law Enforcement Officers Resource Council) at Field Park on July 27, 2019 – Law Enforcement Appreciation Day
- 2) Special Event Permit for the Mukwonago Chamber of Commerce- Balloons Over Mukwonago- July 19, 20, 21, 2019, 6 a.m. – 10 p.m.
- 3) Special Event Permit for the John Movrich CFU Lodge 993- Croatian Picnic on 7/13/2019

B. Public Works

- 1) Adopt **Resolution 2019- 027:** a final resolution amending the special assessment against the property at 318 Gibson Street known as MUKV 1974-005 and MUKV 1974-003
- 2) Adopt **Resolution 2019-031:** a resolution to approve the 2018 CMAR Compliance Maintenance Annual Report
- 3) Approve Developer's request for the implementation and funding of lime stabilization for the TID #5, Super Product site
- 4) Approve the Purchase Requisition for picnic tables, benches and bike rack for \$17,556.40
- 5) Approve the Purchase Requisition for 18, 620 Square Yards GSB-88 from Farhner Asphalt Sealers for \$21,414.00
- 6) Requesting direction from the Village Board as to project priority and/or investigating optional funding sources for LED Display Signs/Village Hall Generator

C. Planning

- 1) Adopt **Resolution 2019-28:** a resolution to approve the Site Plan and Architectural Review for the construction of an industrial building at 101 W. Boxhorn Drive, property known as part of Parcel #A477300002 Touchpad Electronics, Applicant
- 2) Adopt **Resolution 2019-29:** a resolution to amend the Site Plan (as approved by Resolution 2018-072) for ProHealth Care with regards to the parking areas at 240 Maple Avenue, property known as MUKV 2016-993-002, ProHealth Care, Applicant
- 3) Adopt **Resolution 2019-30:** a resolution to approve the Site Plan and Architectural Review for construction of an industrial building at 101 W. Boxhorn Drive, Malcolm Drilling, applicant
- 4) Adopt **Ordinance No. 963** to amend the Village Comprehensive Plan for property located at 255 E. Wolf Run, known as MUKV 2013-995-007 to add a new Mixed Use overlay district
- 5) Adopt **Ordinance No. 964** to amend the Village Comprehensive Plan for the Village of Mukwonago for property located on CTH LO

10. Convene into closed sessions 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

11. 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
12. 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.

**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT
FOR A WATER MAIN AND LATERAL FOR THE
PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKVI974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKVI 974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKVI974.005

The Public Hearing on this assessment will occur on the 19th day of June, 2019 at 6:30 p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this 24th day of May, 2019.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Judith Taubert, Village Clerk

Published: June 5, 2019

**NOTICE OF PUBLIC HEARING BEFORE THE MUKWONAGO VILLAGE BOARD TO
CONSIDER AMENDING THE VILLAGE'S COMPREHENSIVE PLAN**

Please take notice that a public hearing will be held by the Village Board of the Village of Mukwonago, Waukesha & Walworth Counties, Wisconsin, on Wednesday, June 19, 2019, at 6:30 P.M. in the Village Hall at 440 River Crest Court, Mukwonago, Wisconsin, to consider two recommendations made by the Village Plan Commission to amend the Village's comprehensive plan. The first recommended amendment would revise the future land use map in the 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 designated as Primary Environmental Corridor/Open Space. The second recommended amendment would revise the future land use map in the plan by adding a Business Mixed Use overlay to Parcel Number MUKV2013995007.

A copy of the Plan Commission's resolutions may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours.

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

Judith A. Taubert
Clerk-Treasurer

To be published: May 21, 2019

MINUTES OF THE REGULAR VILLAGE BOARD MEETING Wednesday, May 15, 2019

Call to Order

Village President Fred Winchowky called the meeting to order at 6:35 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
Jerad Wegner, Village Engineer
Judith Taubert, Clerk-Treasurer
Diana Doherty, Finance Director
Dave Brown, Utilities Director
Robert Harley, Supervisor of Inspections
Kevin Schmidt, Police Chief
Jeff Stein, Fire 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 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

Comments from the Public

Wayne Haase, 1235 River Park Circle West, Asked the Board to read all information in the packet that they submitted to the Village regarding the Haase House.

Consent Agenda

- A. Approval of minutes for the April 17, 2019 regular Village Board 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) Approval of 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) Approval of the Change of Agent for the Kwik Trip #282 to Valerie Brezgel
- 2) Approval of the Temporary Class "B" fermented malt beverages and Class "B" wine For St James Theater Play at 812 E Veterans Way
- 3) Approval of the Special Event Permit for Lions Club 2019 Summerfeste June 13 – 16, 2019
- 4) Approval of 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) Approval of the M.O.P.S. site Phase 1 ESA agreement from Terracon for \$2,200
- E. 1) Changing the July COW meeting to July 2, 2019

Motion by Decker/Johnson to approve the consent agenda carried

Committee Business

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

Motion by Vermeulen/Johnson to approve the batch payments for \$1,572,687.66 carried.

New Business

A. Finance Committee

- 1) 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.**

Motion by Vermeulen/Decker to approve the Village Attorney preparing 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 carried.

- 2) 2018 Financial Statements- Auditor's Report, TID #5 Report, 2018 Report-Communication to Those Charged with Governance and Management**

Wendy Unger, Banker Tilly, gave a presentation of the Auditor's Report on the condition of the Village. Reports are filed in the Clerk's Office. Information only.

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

Motion by Wamser/Decker to approve the Acknowledgement Agreement amending the Developer's Agreement with Super Products, LLC regarding the Village's acceptance of The excess topsoil carried

2) Approval of the Purchase Requisition for Solar Radio-controlled PED crossing lights from TAPCO for \$6,923.90

Motion by Wamser/Decker to approve the purchase requisition for Solar Radio-controlled PED crossing lights from TAPCO for \$6,923.90 carried

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

Motion by Wamser/Johnson to direct the Village Attorney prepare an updated Preliminary Special Assessment Resolution regarding the parcels that receive benefit from the extension of Village infrastructure to Chapman Farms Boulevard and bring back to the Board carried.

C. Planning Commission

1) Resolution 2019-025

Motion by Wamser/Decker to adopt **Resolution 2019-025** for the Planned Unit Development for 915 Main Street, MUKV 2010-977, MUKV 2009-965-001 and MUKV 2009-965-002 with the condition that the Planner review the final plans for the individual unit sizes carried. Walsh voted no. Vermeulen recused himself.

2) Resolution 2019-22

Motion by Wamser/Decker to adopt **Resolution 2019-22** a resolution to approve the Historic Preservation review for property located at 402 Grand Avenue; MUKV 1973- 047; Regina Westemeier, applicant carried

3) Resolution 2019-24

Motion by Wamser/Decker to adopt **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 carried

4) Resolution 2019-23

Motion by Wamser/Decker to adopt **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 carried. Walsh recused himself.

5) Resolution 2019-19

Motion by Wamser/Decker to approve amending **Resolution 2019-19** a resolution to amend the Village Comprehensive Plan and Rezone to Construct Condominium Residential Units on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Avenue (CTH LO); MUKV1979-991 and MUKV 1979-992 subject to a public hearing and change being affective when a building permit is issued carried.

6) Resolution 2019-20

Motion by Wamser/Decker to approve amending **Resolution 2019-20** a resolution to amend the Village Comprehensive Plan to allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on behalf of Greg Petruski, approximately 255 E. Wolf Run; MUKV 2013-995-007 subject to a public hearing and change being affective when a building permit is issued carried

7) Resolution 2019-021

Motion by Wamser/Decker to adopt **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 as directed by staff carried

D. Protective Services

1) Letter of intent to start construction on Pumper-Tender

Motion by Brill/Decker to approve signing a letter of intent to start construction on the Pumper-Tender and to take delivery and pay for in 2021 carried

E. Village Attorney

1) Ordinance 960 an ordinance to revise Sec. 2-147.Composition of the Ordinance 958 of the Downtown Development Committee

Motion by Decker/Wamser to adopt **Ordinance 960** an ordinance to revise Sec. 2-147.Composition of **Ordinance 958** of the Downtown Development Committee carried

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 14th 8am – 3pm. The Village Hall will be closed to the public.

If you are interested, please let Intern, Makenzee know. Information only. No action taken

G. Village President

1) Additional 2019 Appointments to the Boards and Committees

Library- Village Member:	Diane Magolen	
Village Trustee Member -	Eric Brill	
Downtown Development Committee:	Regular Voting Member-Eliza Pautz	2021
	Regular Voting Member-Karl Kettner	2021
Amended DDC Appointments	Non-Voting Member – Ray Goodden	2021
	Voting Member – Scott Reeves	2020
Protective Services:	Alternate - Jay Vermeulen	
Fire Commission	Regular Member – Lee Hau	2022

Motion by Wamser/Walsh to approve the 2019 Board and Committee Appointments carried

Convene into Closed Session

Motion by Johnson/Decker to convene into closed sessions at 7:50 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 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 carried unanimously upon roll call vote.

Motion by Decker/Johnson to adjourn closed session and reconvene into open session at 8:54 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. 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 goals for the Village Administrator for 2019

Motion by Decker/Walsh to authorize the Village Administrator to negotiate vacation time for the Planner position carried.

No Action taken regarding the Village Administrator.

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*)

Motion by Wamser/Decker to direct legal counsel to take action on the Lis Pendens, Jurisdictional offer and award of damages for the acquisition of lands from the Greenwald Family Limited Partnership carried. Walsh voted no.

Adjournment

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Judith A. Taubert
Clerk-Treasurer

MINUTES OF THE SPECIAL VILLAGE BOARD MEETING Wednesday, June 5, 2019

Call to Order

Village President Fred Winchowky called the meeting to order at 6:48 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
Jay Vermeulen
Fred Winchowky, Village President
Roger Walsh
Jason Wamser
Eric Brill

Also present: Jerad Wegner, Village Engineer
Ron Bittner, Public Works Director
Mark Blum, Village Attorney
Dave Brown, Utilities Director
Robert Harley, Supervisor of Inspections
Diana Doherty, Finance Director
John Weidl, Administrator
Kevin Schmidt, Police Chief
Linda Gourdoux, Deputy Clerk-Treasurer

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 of **Resolution 2019-026** a resolution to approve the Boundary agreement with the Town of Vernon, discussion and possible action of the offer to sell property to Touch Pad Electronics and discussion of agreement concerning IDC environmental issues and discussion regarding the Minor's Homestead Developer's Agreement.

Convene into Closed Session

Motion by Decker/Wamser to convene into closed sessions at 6:48 p.m. 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 **Resolution 2019-026** a resolution to approve the Boundary agreement with the Town of Vernon, discussion and possible action of the offer to sell property to Touch Pad Electronics and discussion of agreement concerning IDC environmental issues and discussion regarding the Minor's Homestead Developer's Agreement

Motion by Decker/Johnson to adjourn closed session and reconvene into open session at 7:21 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.

Motion by Decker/Wamser to approve Resolution 2019-026 regarding the Approval of a Boundary Agreement with the Town of Vernon, carried; Trustee Johnson recused

Discussion of offer to sell property to Touch Pad Electronics-No Action Taken.

Discussion of agreement concerning IDC environmental issues – No Action Taken

Motion by Johnson/Decker to Recommend changes to the Minor's Homestead Developer's Agreement subject to references in the Village Attorney letter dated June 5, 2019, with No deadlines with regard to acceptance of work, subject to final review by the Village Attorney, carried.

Adjournment

Meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk-Treasurer

Vouchers Payable Cover Sheet

Payments batch AP 06-2019-2	\$758,096.36
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Total for board approval:	\$758,096.36
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06/12/2019 03:23 PM
User: mmcgilvray
DB: Mukwonago

CUSTOM INVOICE REPORT FOR MUKWONAGO
EXP CHECK RUN DATES 06/20/2019 - 06/20/2019
UNJOURNALIZED
OPEN - CHECK TYPE: PAPER CHECK

Page: 1/11

INVOICE NUMBER	DESCRIPTION	AMOUNT	VENDOR NAME	APPROVAL DEPARTMENT	DISTRIBUTIONS\AMOUNTS	
VENDOR NAME: ADVANCE CONSTRUCTION						
18588/89	REFUND 2018 METER DEPOSIT	1,000.00	ADVANCE CONSTRUCTION	UTILITIES	610-0000-235000	1,000.00
TOTAL VENDOR ADVANCE CONSTRUCTION		1,000.00				
VENDOR NAME: AIRGAS NORTH CENTRAL						
9962161882	EMS SUPPLIES	306.44	AIRGAS NORTH CENTRAL	FIRE	150-5231-531100	306.44
TOTAL VENDOR AIRGAS NORTH CENTRAL		306.44				
VENDOR NAME: AM TOWING						
040216	TOW SUSPECT VEHICLE IR#19-031112	125.00	AM TOWING	POLICE	100-5212-521900	125.00
TOTAL VENDOR AM TOWING		125.00				
VENDOR NAME: ASSOCIATED APPRAISAL						
42642	CONTRACT SERVICES FOR MAINTAINING VILLA	1,397.57	ASSOCIATED APPRAISAL	CLERK	100-5153-521900	1,397.57
TOTAL VENDOR ASSOCIATED APPRAISAL		1,397.57				
VENDOR NAME: AUGUST WINTER & SONS INC						
PYMT9	ANAEROBIC DIGESTER	142,050.00	AUGUST WINTER & SONS	FINANCE	620-0000-000105	142,050.00
TOTAL VENDOR AUGUST WINTER & SONS INC		142,050.00				
VENDOR NAME: BAKER TILLY VIRCHOW KRAUSE						
BT1432276	2018 AUDIT- PROGRESS BILLING #	9,000.00	BAKER TILLY VIRCHOW K	FINANCE	100-5151-521900	2,636.58
					150-5221-521900	790.14
					200-5141-521900	6.93
					410-5363-521900	283.01
					430-5141-521900	476.29
					440-5511-521900	565.78
					480-5700-521900	1,102.63
					500-5344-521900	18.84
					600-5140-582700	3.98
					600-5140-582800	33.36
					600-5140-582900	5.49
					610-5140-582600	40.31
					620-5140-583000	19.59
					810-5140-521900	17.07
					220-5151-521900	1,000.00
					610-6920-692300	1,000.00
					620-8400-852000	1,000.00
TOTAL VENDOR BAKER TILLY VIRCHOW KRAUSE		9,000.00				
VENDOR NAME: BOUND TREE MEDICAL						
83235776	EMS SUPPLIES	19.50	BOUND TREE MEDICAL	FIRE	150-5231-531100	19.50
83235774	EMS SUPPLIES	208.98	BOUND TREE MEDICAL	FIRE	150-5231-531100	208.98
83235775	EMS SUPPLIES	36.98	BOUND TREE MEDICAL	FIRE	150-5231-531100	36.98
TOTAL VENDOR BOUND TREE MEDICAL		265.46				
VENDOR NAME: BROOKS TRACTOR						
278019	JOHN DEERE WHELL LOADER 100 HOUR SERVIC	1,609.94	BROOKS TRACTOR	DPW	100-5324-539500	1,609.94
C94017	2019 JOHN DEERE BACK HOE	109,995.00	BROOKS TRACTOR	DPW	430-5700-571200	109,995.00
278157	WHELL LOADER REPIARS	414.46	BROOKS TRACTOR	DPW	100-5324-539500	414.46

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VENDOR NAME: BROOKS TRACTOR				
TOTAL VENDOR BROOKS TRACTOR		112,019.40		
VENDOR NAME: BUELOW, VETTER, BUIKEMA, OLSON MAY2019				
EMPLOYEE MATTERS		8,392.30	BUELOW, VETTER, BUIKE FINANCE	100-5111-521900 2,183.90 100-5141-521900 949.00 610-6920-692300 284.25 620-8400-852000 284.25 100-5141-521900 117.00 150-5221-521900 4,573.90
TOTAL VENDOR BUELOW, VETTER, BUIKEMA, OLSON		8,392.30		
VENDOR NAME: C & M AUTO PARTS INC				
6079296463	ADDITIONAL INTERIOR PRISONER LIGHT INST	71.97	C & M AUTO PARTS INC POLICE	100-5212-531100 71.97
6079295504	SQUAD #36 BRAKES	79.60	C & M AUTO PARTS INC POLICE	100-5212-539500 79.60
6079294957	CAR 1 REPAIR	83.98	C & M AUTO PARTS INC FIRE	150-5222-539500 83.98
6079295400	FUEL AND OIL FILTER	18.47	C & M AUTO PARTS INC DPW	100-5324-539500 18.47
6079295399	TORO FUEL AND OIL FILTERS	18.47	C & M AUTO PARTS INC DPW	100-5324-539500 18.47
6079295567	RETURNED FUEL FILTER	(8.49)	C & M AUTO PARTS INC DPW	100-5324-539500 (8.49)
6079295995	GARAGE STOCK PARTS	28.49	C & M AUTO PARTS INC DPW	100-5323-531100 28.49
6079295998	TRAILER ELECTRICAL PARTS	7.18	C & M AUTO PARTS INC DPW	100-5324-539500 7.18
TOTAL VENDOR C & M AUTO PARTS INC		299.67		
VENDOR NAME: CASTLE WAYNE 28896				
WORE BOOT REIMBURSEMENT		100.00	WAYNE CASTLE UTILITIES	610-6920-693000 50.00 620-8010-827000 50.00
TOTAL VENDOR CASTLE WAYNE		100.00		
VENDOR NAME: CENTRAL OFFICE SYSTEMS				
63933811	COPIER	92.00	CENTRAL OFFICE SYSTEM FIRE	150-5221-531100 92.00
63895592	JUNE LEASE PAYMENT	165.00	CENTRAL OFFICE SYSTEM ALLOCATE	100-5142-531200 23.10 150-5221-531100 21.45 220-5140-531200 1.65 410-5363-531200 3.30 440-5511-531200 8.25 500-5344-531200 1.65 610-6920-693000 54.45 620-8400-856000 51.15
TOTAL VENDOR CENTRAL OFFICE SYSTEMS		257.00		
VENDOR NAME: CENTURY FENCE 194721901				
FENCE REPAIRS FOR DAMAGE COUSED BY SNOW		2,150.00	CENTURY FENCE DPW	100-5347-531100 2,150.00
TOTAL VENDOR CENTURY FENCE		2,150.00		
VENDOR NAME: CENTURYLINK MAY2019				
MAY TDD BILL		52.93	CENTURYLINK POLICE	100-5211-522500 52.93

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VENDOR NAME: CENTURYLINK						
	TOTAL VENDOR CENTURYLINK	52.93				
VENDOR NAME: CINTAS						
4022965667	STAFF UNIFORMS	88.74	CINTAS	DPW	100-5323-531100	88.74
4022965637	UNIFORM SERVICE	78.50	CINTAS	UTILITIES	610-6920-693000	39.25
					620-8010-827000	39.25
4023438292	STAFF UNIFORMS	93.74	CINTAS	DPW	100-5323-531100	93.74
402348235	UNIFORM SERVICE	78.50	CINTAS	UTILITIES	610-6920-693000	39.25
					620-8010-827000	39.25
TOTAL VENDOR CINTAS		339.48				
VENDOR NAME: COLUMBIA SOUTHERN UNIVERSITY						
BCJ2002	OFFICER KUBIAK'S COLUMBIA SOUTHERN CLAS	675.00	COLUMBIA SOUTHERN UNI	POLICE	100-5212-516300	675.00
TOTAL VENDOR COLUMBIA SOUTHERN UNIVERSITY		675.00				
VENDOR NAME: CONLEY MEDIA, LLC						
6362410519	MAY LEGAL NOTICES	470.30	CONLEY MEDIA, LLC	ALLOCATE	100-5142-531200	23.62
					100-5632-531200	153.66
					480-5140-531200	119.92
					100-5142-531200	92.41
					100-5632-531200	34.93
					480-5140-531200	45.76
TOTAL VENDOR CONLEY MEDIA, LLC		470.30				
VENDOR NAME: CORE & MAIN LP						
K612106	HYDRANT REPAIR PARTS	278.26	CORE & MAIN LP	UTILITIES	610-6454-665400	278.26
K608129	HYDRANT REPAIR PARTS	118.96	CORE & MAIN LP	UTILITIES	610-6454-665400	118.96
K586958	MAINTENANCE OF MAIN VALVE VALVE BOXES	140.00	CORE & MAIN LP	UTILITIES	610-6451-665100	140.00
K478625	WATER SERVICE REPAIR PARTS	271.00	CORE & MAIN LP	UTILITIES	610-6452-665200	271.00
K537109	3/4S IPERL 1000G NO CABLE METERS	13,800.00	CORE & MAIN LP	UTILITIES	610-0000-134600	13,800.00
K630577	HYDRANT REPAIR PARTS	527.34	CORE & MAIN LP	UTILITIES	610-6454-665400	527.34
K557221	DIGESTOR REPLACEMENT VALVES	1,670.00	CORE & MAIN LP	UTILITIES	620-8010-833000	1,670.00
TOTAL VENDOR CORE & MAIN LP		16,805.56				
VENDOR NAME: DAVID FORJAN OVERHEAD DOORS						
05292019	FIRE STATION GARAGE DOOR REPAIRS	425.00	DAVID FORJAN OVERHEAD	DPW	100-5220-539400	425.00
TOTAL VENDOR DAVID FORJAN OVERHEAD DOORS		425.00				
VENDOR NAME: DIMAGGIO, BRENDA						
MAY2019	REIMBURSEMENT FOR MEALS WHILE ATTENDING	54.63	BRENDA DIMAGGIO	POLICE	100-5215-533500	54.63
TOTAL VENDOR DIMAGGIO, BRENDA		54.63				
VENDOR NAME: DOMION TITLE & EXCHANGE						
15817	REFUND 2017 METER DEPOSIT	1,000.00	DOMION TITLE & EXCHAN	UTILITIES	610-0000-235000	1,000.00
TOTAL VENDOR DOMION TITLE & EXCHANGE		1,000.00				

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VENDOR NAME: DYNAMIC AWARDS						
16131	MEMORIAL PLAQUES	320.00	DYNAMIC AWARDS	DPW	100-5521-531100 340-5890-580601	160.00 160.00
TOTAL VENDOR DYNAMIC AWARDS		320.00				
VENDOR NAME: EAGLE ENGRAVING						
2019-3023	VEHICLE ACCOUNTABILITY TAGS	28.00	EAGLE ENGRAVING	FIRE	150-5222-531100	28.00
TOTAL VENDOR EAGLE ENGRAVING		28.00				
VENDOR NAME: EBIX						
9579	EBIX	5,488.03	EBIX	FIRE	150-5231-521900	5,488.03
TOTAL VENDOR EBIX		5,488.03				
VENDOR NAME: EMERGENCY MEDICAL PRODUCTS						
2075332	EMS SUPPLIES	36.56	EMERGENCY MEDICAL PRO	FIRE	150-5231-531100	36.56
2077146	EMS SUPPLIES	183.27	EMERGENCY MEDICAL PRO	FIRE	150-5231-531100	183.27
TOTAL VENDOR EMERGENCY MEDICAL PRODUCTS		219.83				
VENDOR NAME: EMERGENCY PLANNING SOLUTIONS						
1146	FT FF TESTING CONTRACT	3,250.00	EMERGENCY PLANNING SO	FIRE	150-5221-521900	3,250.00
TOTAL VENDOR EMERGENCY PLANNING SOLUTIONS		3,250.00				
VENDOR NAME: ENTRANCE SYSTEMS						
24271	WWTF GATE MAINTENCE AND REMOTES	693.28	ENTRANCE SYSTEMS	UTILITIES	620-8010-834000	693.28
TOTAL VENDOR ENTRANCE SYSTEMS		693.28				
VENDOR NAME: EXCEL BUILDING SERVICES						
3337	JUNE CLEANING SERVICE	975.00	EXCEL BUILDING SERVIC	POLICE	100-5211-539400	975.00
TOTAL VENDOR EXCEL BUILDING SERVICES		975.00				
VENDOR NAME: FASTENAL COMPANY						
WIMUK77385	METER INSTALL PARTS	11.50	FASTENAL COMPANY	UTILITIES	610-6453-664100	11.50
WIMUK77301	ZIP VEST AND GLOVES	25.17	FASTENAL COMPANY	DPW	100-5323-531100	25.17
WIMUK77340	MISC NUTS AND BOLTS FOR STOCK	54.69	FASTENAL COMPANY	UTILITIES	620-8010-827000	54.69
WIMUK77341	HYDRANT REPAIR EQUIPMENT	16.80	FASTENAL COMPANY	UTILITIES	610-6454-665400	16.80
WIMUK77348	CABLE TIES	15.90	FASTENAL COMPANY	DPW	100-5521-531100	15.90
WIMUK77490	LOCATING PAINT	146.52	FASTENAL COMPANY	UTILITIES	610-6451-665100 620-8010-827000	73.26 73.26
TOTAL VENDOR FASTENAL COMPANY		270.58				
VENDOR NAME: FICKAU INC						
78170	DIGESTOR COVER LADDER REPAIR	401.30	FICKAU INC	UTILITIES	620-8010-833000	401.30
78259	STEEL EDGING	170.00	FICKAU INC	FIRE	150-5222-531100	170.00
TOTAL VENDOR FICKAU INC		571.30				
VENDOR NAME: GALLS INC						
012722525	OFFICER PETTED'S UNIFORM ALLOWANCE	59.88	GALLS INC	POLICE	100-5213-534600	59.88

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VENDOR NAME: GALLS INC						
012722528	OFFICER PETTED'S UNIFORM ALLOWANCE	59.88	GALLS INC	POLICE	100-5213-534600	59.88
012811200	LT. DEMOTTO'S UNIFORM ALLOWANCE	33.87	GALLS INC	POLICE	100-5211-534600	33.87
TOTAL VENDOR GALLS INC		153.63				
VENDOR NAME: GRAYBAR ELECTRIC COMPANY						
9310357941	ELECTRIC HEATERS TO REPLACE BAD FURNACE	1,658.84	GRAYBAR ELECTRIC COMP	UTILITIES	610-6200-662500	1,658.84
TOTAL VENDOR GRAYBAR ELECTRIC COMPANY		1,658.84				
VENDOR NAME: HAHN ACE HARDEWARE						
HAHN - LIBRARY		3.23	HAHN ACE HARDWARE	LIBRARY	440-5511-531100	3.23
MAY19-FIRE	CHAINSAB OIL	15.29	HAHN ACE HARDWARE	FIRE	150-5222-531100	15.29
MAY19 - DPW	PARKS AND SHOP SUPPLIES	182.06	HAHN ACE HARDWARE	DPW	100-5323-531100	35.62
					100-5521-531100	146.44
MAY19 - UTILITIES MISC. WATER AND SEWER REPAIR ITEMS						
		830.02	HAHN ACE HARDWARE	UTILITIES	610-6920-692100	1.43
					610-6200-662300	205.79
					610-6310-663500	14.39
					620-8010-827000	412.75
					620-8010-833000	195.66
HAHN - LIBRARY						
		24.29	HAHN ACE HARDWARE	LIBRARY	440-5511-531100	24.29
TOTAL VENDOR HAHN ACE HARDEWARE		1,054.89				
VENDOR NAME: HALLMAN LINDSAY QUALITY PAINTS						
L0220646	SOCCER FIELD MARKING PAUNT	777.49	HALLMAN LINDSAY QUALI	DPW	100-5521-531100	777.49
TOTAL VENDOR HALLMAN LINDSAY QUALITY PAINTS		777.49				
VENDOR NAME: HAWKINS WATER TREATMENT						
4510878	WATER CHEMICALS FOR TREATMENT	2,715.90	HAWKINS WATER TREATME	UTILITIES	610-6300-663200	2,715.90
4506277	POLYMER FOR SLUDGE DEWATERING	2,028.60	HAWKINS WATER TREATME	UTILITIES	620-8010-825000	2,028.60
TOTAL VENDOR HAWKINS WATER TREATMENT		4,744.50				
VENDOR NAME: HIPPENMEYER, REILLY						
47957	MISC ATTORNEY ITEMS	1,870.00	HIPPENMEYER, REILLY,	FINANCE	100-5130-521900	1,870.00
47958	CONNECTION ISSUES & ATT CELL TOWER	323.75	HIPPENMEYER, REILLY,	FINANCE	610-6920-692300	323.75
47959	PROPERTY TAX ORDINANCE AMENDMENT	192.50	HIPPENMEYER, REILLY,	FINANCE	100-5130-521900	192.50
47960	MINORS SUBDIVISION	420.00	HIPPENMEYER, REILLY,	FINANCE	100-0000-211425-000010	420.00
47961	CHAPMAN SPECIAL ASSESSMENT	175.00	HIPPENMEYER, REILLY,	FINANCE	200-5130-521900	175.00
47962	MALCOLM DRILLING	280.00	HIPPENMEYER, REILLY,	FINANCE	100-0000-211425	280.00
47963	SUPER PRODUCTS	105.00	HIPPENMEYER, REILLY,	FINANCE	100-0000-211425	105.00
47964	TOUCHPAD ELECTRONICS	87.50	HIPPENMEYER, REILLY,	FINANCE	250-5130-521900	87.50
47965	IDC	280.00	HIPPENMEYER, REILLY,	FINANCE	100-0000-211400	280.00
47966	EDGEWOOD MEADOWS	210.00	HIPPENMEYER, REILLY,	FINANCE	100-0000-211400	210.00
47967	MEADOWLAND TOWNHOMES	17.50	HIPPENMEYER, REILLY,	FINANCE	100-0000-211425	17.50
47968	CHR HANSEN	70.00	HIPPENMEYER, REILLY,	FINANCE	100-5130-521900	70.00
47969	PROSECUTION	1,117.50	HIPPENMEYER, REILLY,	FINANCE	100-5130-521900	1,117.50
TOTAL VENDOR HIPPENMEYER, REILLY		5,148.75				
VENDOR NAME: HORN FEEDS						
30100	BASEBALL FIELD MARKING LIME	108.00	HORN FEED	DPW	100-5521-531100	108.00

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VENDOR NAME: HORN FEEDS						
	TOTAL VENDOR HORN FEEDS	108.00				
VENDOR NAME: HORN OIL						
MAY2019	MAY 2019 FUEL BILL	6,966.33	HORN OIL	ALLOCATE	100-5212-535100	2,390.03
					100-5241-535100	148.15
					100-5324-535100	1,125.75
					150-5222-535100	674.89
					150-5231-535100	1,543.98
					610-6920-693300	371.70
					620-8010-828000	711.83
	TOTAL VENDOR HORN OIL	6,966.33				
VENDOR NAME: HOTSTART SALES LLC						
CD99419512	LIFT STATION GENERATOR BLOCK HEATER REP	289.60	HOTSTART SALES LLC	UTILITIES	620-8020-832000	289.60
	TOTAL VENDOR HOTSTART SALES LLC	289.60				
VENDOR NAME: JOURNAL SENTINEL						
1010757519	NEWSPAPER DESCRIPTION	559.00	JOURNAL SENTINEL	ADMIN	100-5141-521900	559.00
	TOTAL VENDOR JOURNAL SENTINEL	559.00				
VENDOR NAME: KAESTNER AUTO ELECTRIC						
328449	TRACTOR SWITCH	10.62	KAESTNER AUTO ELECTRI	DPW	100-5324-539500	10.62
	TOTAL VENDOR KAESTNER AUTO ELECTRIC	10.62				
VENDOR NAME: MAGILL CONSTRUCTION CO						
PYMT8	STATION 1 ADDITION AND REMODEL FINAL PA	10,000.00	MAGILL CONSTRUCTION C	FIRE	430-5700-572000	10,000.00
	TOTAL VENDOR MAGILL CONSTRUCTION CO	10,000.00				
VENDOR NAME: MUKWONAGO AUTO PARTS - FIRE						
070351	FIRE SUPPLIES	41.94	MUKWONAGO AUTO PARTS	FIRE	150-5222-531100	41.94
072374	EMS SUPPLIES	43.49	MUKWONAGO AUTO PARTS	FIRE	150-5231-531100	43.49
072375	3453 LOANER BATTERY	131.86	MUKWONAGO AUTO PARTS	FIRE	150-5231-539500	131.86
	TOTAL VENDOR MUKWONAGO AUTO PARTS - FIRE	217.29				
VENDOR NAME: MUKWONAGO AUTO PARTS - GENERAL						
071382	SQUAD #36 LEAK IN TIRE	3.99	MUKWONAGO AUTO PARTS	POLICE	100-5212-539500	3.99
070358	NITILE GLOVE FOR CLEANING REST ROOMS	53.94	MUKWONAGO AUTO PARTS	DPW	100-5521-531100	53.94
71537	STOCK SHOP SUPPLIES	27.96	MUKWONAGO AUTO PARTS	DPW	100-5323-531100	27.96
072818	SOCKET SET TOOLS	14.49	MUKWONAGO AUTO PARTS	DPW	100-5323-531100	14.49
073047	SHAFT KEY STOCK PARTS FOR GARAGE	0.68	MUKWONAGO AUTO PARTS	DPW	100-5323-531100	0.68
071642	MOWER REPAIR PARTS	3.30	MUKWONAGO AUTO PARTS	UTILITIES	620-8010-827000	3.30
072692	MISC EQUIPMENT REPAIRS	6.69	MUKWONAGO AUTO PARTS	UTILITIES	620-8010-827000	6.69
070480	MISC EQUIPMENT REPAIRS	15.18	MUKWONAGO AUTO PARTS	UTILITIES	620-8010-827000	15.18
	TOTAL VENDOR MUKWONAGO AUTO PARTS - GENERAL	126.23				
VENDOR NAME: NATIONAL ASSOCIATION OF TOWN WATCH						
NN01034	BALLOON FOR NATIONAL NIGHT OUT, DONATED	129.00	NATIONAL ASSOCIATION	POLICE	340-5890-580600	129.00
	TOTAL VENDOR NATIONAL ASSOCIATION OF TOWN WATCH	129.00				

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VENDOR NAME: NEOPOST					
15755498	INK CARTRIDGE	140.00	NEOPOST	CLERK	100-5142-531500 140.00
TOTAL VENDOR NEOPOST		140.00			
VENDOR NAME: NORTHERN LAKE SERVICE					
356505	WPDES LAB TESTING	1,421.00	NORTHERN LAKE SERVICE	UTILITIES	620-8010-826000 1,421.00
355873	WPDES PERMIT REQUIRED TESTING	235.00	NORTHERN LAKE SERVICE	UTILITIES	620-8010-826000 235.00
365874	WPDES PERMIT REQUIRED TESTING	235.00	NORTHERN LAKE SERVICE	UTILITIES	620-8010-826000 235.00
TOTAL VENDOR NORTHERN LAKE SERVICE		1,891.00			
VENDOR NAME: OTTER SALES & SERVICE					
3485	ZERO TURN MOWER	10,649.00	OTTER SALES & SERVICE	UTILITIES	620-0000-135200 10,649.00
TOTAL VENDOR OTTER SALES & SERVICE		10,649.00			
VENDOR NAME: PORT-A-JOHN, INC					
1299896-IN	SEASONAL RESTROOMS	86.00	PORT-A-JOHN, INC	DPW	100-5521-531100 86.00
299897-IN	SEASONAL RESTROOMS	86.00	PORT-A-JOHN, INC	DPW	100-5521-531100 86.00
1299898-IN	SEASONAL RESTROOMS	258.00	PORT-A-JOHN, INC	DPW	100-5521-531100 258.00
1299899-IN	SEASONAL RESTROOMS	172.00	PORT-A-JOHN, INC	DPW	100-5521-531100 172.00
1299900-IN	SEASONAL RESTROOMS	86.00	PORT-A-JOHN, INC	DPW	100-5521-531100 86.00
1299901-IN	SEASONAL RESTROOMS	86.00	PORT-A-JOHN, INC	DPW	100-5521-531100 86.00
129992-IN	SEASONAL RESTROOMS	86.00	PORT-A-JOHN, INC	DPW	100-5521-531100 86.00
TOTAL VENDOR PORT-A-JOHN, INC		860.00			
VENDOR NAME: PRINT PACK & SHIP CENTER					
40271	TOOL RENTAL RETURN	18.21	PRINT PACK & SHIP CEN	DPW	100-5323-531500 18.21
40271	WPDES LAB TESTING	283.98	PRINT PACK & SHIP CEN	UTILITIES	620-8010-826000 283.98
TOTAL VENDOR PRINT PACK & SHIP CENTER		302.19			
VENDOR NAME: PROHEALTH CARE LAB BILLING					
201905-1	MAY BLOOD DRAWS FOR OAWI ARRESTS	70.00	PROHEALTH CARE	POLICE	100-5212-521900 70.00
TOTAL VENDOR PROHEALTH CARE LAB BILLING		70.00			
VENDOR NAME: PROHEALTH CARE MEDICAL					
299131	ANNUAL HEARING TEST	78.00	PROHEALTH CARE MEDICA	DPW	100-5300-521900 78.00
299021	ANNUAL FIT AND HEARING TESTS	378.00	PROHEALTH CARE MEDICA	DPW	100-5300-521900 378.00
299021	CONFINED SPACE FIT TESTING	420.00	PROHEALTH CARE MEDICA	UTILITIES	620-8400-852000 420.00
TOTAL VENDOR PROHEALTH CARE MEDICAL		876.00			
VENDOR NAME: PROHEALTH PHARMACY					
MAY2019	EMS SUPPLIES	361.43	PROHEALTH PHARMACY	FIRE	150-5231-531100 361.43
TOTAL VENDOR PROHEALTH PHARMACY		361.43			
VENDOR NAME: PROVEN POWER INC					
02-301286	REPLACEMENT STRING TRIMMERS	527.92	PROVEN POWER INC	DPW	100-5324-539500 527.92
TOTAL VENDOR PROVEN POWER INC		527.92			
VENDOR NAME: QUILL CORPORATION					
7646241	STATION SUPPLIES	150.70	QUILL CORPORATION	FIRE	150-5221-531100 150.70
TOTAL VENDOR QUILL CORPORATION		150.70			

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VENDOR NAME: R & R INSURANCE SERVICES					
2064440	3RD QTR INSURANCE	24,893.00 R&R INSURANCE SERVICE	FINANCE	100-5154-551200	6,707.66
				100-5154-551200	1,475.26
				150-5221-522600	14,911.27
				610-6920-692400	428.80
				620-8400-853000	1,370.01
2064441	3RD QTR WORKER'S COMP INSURANCE	27,872.00 R&R INSURANCE SERVICE	FINANCE	100-5154-551100	15,590.75
				100-5254-522600	87.50
				150-5221-522600	7,531.07
				410-5363-522600	87.50
				440-5511-522600	259.56
				500-5344-522600	87.50
				610-6920-692400	1,677.99
				620-8400-853000	2,550.13
TOTAL VENDOR R & R INSURANCE SERVICES		52,765.00			
VENDOR NAME: REINDERS, INC.					
1785732-00	5900 TORO HYDRALIC MOTOR SEAL KIT	88.20 REINDERS, INC.	DPW	100-5324-539500	88.20
TOTAL VENDOR REINDERS, INC.		88.20			
VENDOR NAME: RELIANT FIRE APPARATUS					
119-21646	3462 WINDSHIELD REPLACEMENT	1,039.13 RELIANT FIRE APPARATU	FIRE	150-5222-539500	1,039.13
TOTAL VENDOR RELIANT FIRE APPARATUS		1,039.13			
VENDOR NAME: RIVER CREST TIRE & AUTO					
271019	3453 AMBULANCE ALIGNMENT	60.00 RIVER CREST TIRE & AU	FIRE	150-5231-539500	60.00
TOTAL VENDOR RIVER CREST TIRE & AUTO		60.00			
VENDOR NAME: RUEKERT & MIELKE, INC.					
127665	12-00000.100 General Services	2,872.41 RUEKERT & MIELKE, INC	FINANCE	100-5335-521900	2,872.41
127666	12-00000.400 Sewer Utility Services	418.50 RUEKERT & MIELKE, INC	FINANCE	620-8400-852000	418.50
127667	12-10044.300 Midwest Storage Developmen	321.94 RUEKERT & MIELKE, INC	FINANCE	100-0000-211400	321.94
127668	12-10057.100 Edgewood Apartments / Revi	73.64 RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00020	73.64
127669	12-10059.300 Holz Parkway Multi-Use Tra	766.16 RUEKERT & MIELKE, INC	FINANCE	480-5700-585000	766.16
127670	12-10061.300 Boat Launch Improvements /	981.36 RUEKERT & MIELKE, INC	FINANCE	480-5700-586400	981.36
127671	12-10063.210 2019 GIS Services - GIS Da	2,363.80 RUEKERT & MIELKE, INC	FINANCE	620-8400-852000	2,363.80
127672	12-10064.100 Instrument Development Cor	118.48 RUEKERT & MIELKE, INC	FINANCE	100-0000-211400	118.48
127673	12-10068.300 Construction Services Sugd	7,861.46 RUEKERT & MIELKE, INC	FINANCE	250-5335-521900	7,861.46
127675	12-10068.110 Conceptual Development Pla	303.25 RUEKERT & MIELKE, INC	FINANCE	250-5335-521900	303.25
127676	12-10068.310 TID #5 Phase 2 Constructio	16,203.59 RUEKERT & MIELKE, INC	FINANCE	250-5335-521900	16,203.59
127677	12-10069.100 Chapman Farms Portion of V	279.00 RUEKERT & MIELKE, INC	FINANCE	100-0000-211400	279.00
127678	12-10069.101 Chapman Farms Portion of V	141.48 RUEKERT & MIELKE, INC	FINANCE	100-0000-211400	141.48
127679	12-10069.102 Chapman Farms Portion of V	392.00 RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00023	392.00
127680	12-10069.103 Chapman Farms Portion of V	92.00 RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00022	92.00
127681	12-10075.300 WWTF Septage Receiving, Di	4,278.05 RUEKERT & MIELKE, INC	FINANCE	620-0000-000110	4,278.05
127682	12-10081.200 Well 5 Iron Filter / Desig	4,187.75 RUEKERT & MIELKE, INC	FINANCE	610-0000-000109	4,187.75
127685	12-10095.300 I-43 Tower Painting / Cons	270.00 RUEKERT & MIELKE, INC	FINANCE	610-6920-692300	270.00
127686	12-10096.200 DeBack Drive Infrastructur	8,756.60 RUEKERT & MIELKE, INC	FINANCE	200-5335-521900	8,756.60
127687	12-10098.110 Mukwonago WWTF Phosphorus	2,627.00 RUEKERT & MIELKE, INC	FINANCE	620-8400-852000	2,627.00
127688	12-10103.100 Triple Crown Development R	222.00 RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-TID502	222.00

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VENDOR NAME: RUEKERT & MIELKE, INC.					
127689	12-10104.300 Mukwonago Animal Hospital	69.00	RUEKERT & MIELKE, INC	FINANCE	100-0000-211400 69.00
127690	12-10105.200 WWTF Clarifier Dome / Chem	8,404.75	RUEKERT & MIELKE, INC	FINANCE	620-8400-852000 8,404.75
127691	12-10108.100 CHR Hansen Water & Wastewa	2,320.96	RUEKERT & MIELKE, INC	FINANCE	620-8400-852000 2,320.96
127692	12-10109.100 Super Products Development	2,008.94	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-TID504 2,008.94
127693	12-10110.100 Kay's Dance Center / Devel	661.46	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00028 661.46
127694	12-10111.100 Verizon / Development Revi	73.64	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00029 73.64
127695	12-10112.200 Pavement Rehabilitation Pr	5,324.79	RUEKERT & MIELKE, INC	FINANCE	480-5700-539900 5,324.79
127696	12-10114.200 915 Main Street Demolition	1,807.25	RUEKERT & MIELKE, INC	FINANCE	240-5335-521900 1,807.25
127697	12-10115.200 2019 Well & Well Pump Impr	5,649.00	RUEKERT & MIELKE, INC	FINANCE	610-6920-692300 5,649.00
127698	12-10116.100 915 Main Street Apartments	410.00	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00031 410.00
127699	12-92041.485 2019 SCADA Service - Hourl	2,770.44	RUEKERT & MIELKE, INC	FINANCE	610-6920-692300 1,385.22 620-8400-852000 1,385.22
127700	12-92097.101 Fair Winds Subdivision / F	155.00	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00014 155.00
127701	12-92097.306 Fairwinds Phase 5 Construc	2,423.03	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00007 2,423.03
127702	12-92104.104 Minor Estates, Addition #4	659.00	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00010 659.00
127703	12-92136.300 Chapman Farms Boulevard Co	362.34	RUEKERT & MIELKE, INC	FINANCE	200-5335-521900 286.25 610-6920-692300 43.48 620-8400-852000 32.61
127704	12-92136.102 Chapman Farm / Residential	155.00	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00021 155.00
127705	12-92136.203 Chapman Farms / Special As	1,822.00	RUEKERT & MIELKE, INC	FINANCE	200-5335-521900 1,822.00
12706	12-92191.103 Pro Health Expansion / 201	5,437.50	RUEKERT & MIELKE, INC	FINANCE	100-0000-211425-D00027 5,437.50
TOTAL VENDOR RUEKERT & MIELKE, INC.		94,044.57			
VENDOR NAME: SUBURBAN LABORATORIES					
165877	BACTERIA TESTING	96.00	SUBURBAN LABORATORIES	UTILITIES	610-6300-663200 96.00
TOTAL VENDOR SUBURBAN LABORATORIES		96.00			
VENDOR NAME: SURA MATTHEW					
MAY2019	SURA REIMBURSEMENT PICKED UP 3453	5.50	MATTHEW SURA	FIRE	150-5231-531100 5.50
TOTAL VENDOR SURA MATTHEW		5.50			
VENDOR NAME: TAPCO					
636316	DOWNTOWN PED CROSSING LIGHTS (FORK IN T	6,923.90	TAPCO	DPW	480-5700-539900 6,923.90
TOTAL VENDOR TAPCO		6,923.90			
VENDOR NAME: TERMINAL ANDRAE INC.					
45264	RAW PUMP CONTROL REPAIR	1,683.98	TERMINAL ANDRAE INC.	UTILITIES	620-8010-832000 1,683.98
TOTAL VENDOR TERMINAL ANDRAE INC.		1,683.98			
VENDOR NAME: THE OSSEO CONSTRUCTION CO LLC					
PYMT4	I-43 ELEVATED TANK PAINTING #4	76,712.50	THE OSSEO CONSTRUCTIO	FINANCE	610-6450-665000 76,712.50
PYMT5	I-43 ELEVATED TANK PAINTING	104,167.50	THE OSSEO CONSTRUCTIO	FINANCE	610-6450-665000 104,167.50
TOTAL VENDOR THE OSSEO CONSTRUCTION CO LLC		180,880.00			
VENDOR NAME: TRACTOR SUPPLY CREDIT PLAN					
385034	MOWER REPAIR PARTS	22.46	TRACTOR SUPPLY CREDIT	UTILITIES	620-8010-827000 22.46
TOTAL VENDOR TRACTOR SUPPLY CREDIT PLAN		22.46			

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VENDOR NAME: TREASURER STATE OF WI						
MAY2019	STATE JAIL FINES	5,059.19	TREASURER STATE OF WI	CLERK	100-0000-242400	5,059.19
TOTAL VENDOR TREASURER STATE OF WI		5,059.19				
VENDOR NAME: U.S. CELLULAR						
312593998	MAY CELLULAR AND AIRCARD BILL	461.22	U.S. CELLULAR	POLICE	100-5211-522500	461.22
TOTAL VENDOR U.S. CELLULAR		461.22				
VENDOR NAME: UNITED LIQUID WASTE						
25012	CAKE SLUDGE HAULING	950.00	UNITED LIQUID WASTE	UTILITIES	620-8010-825500	950.00
TOTAL VENDOR UNITED LIQUID WASTE		950.00				
VENDOR NAME: USA BLUEBOOK						
913630	LAB SUPPLIES	75.82	USA BLUEBOOK	UTILITIES	620-8010-826000	75.82
913661	WATER TESTING CHEMICALS	26.19	USA BLUEBOOK	UTILITIES	610-6300-663200	26.19
TOTAL VENDOR USA BLUEBOOK		102.01				
VENDOR NAME: VILLAGE OF MUKWONAGO DUE TO/FR						
JUNE2019	TRANSFER OF MONTHLY BUDGETED AMOUNT	48,874.00	VILLAGE OF MUKWONAGO	FINANCE	720-0000-250015 610-6920-640800	18,207.00 30,667.00
TOTAL VENDOR VILLAGE OF MUKWONAGO DUE TO/FR		48,874.00				
VENDOR NAME: WALWORTH COUNTY						
MAY2019	WALWORTH COUNTY COURT FEES	50.00	WALWORTH COUNTY	CLERK	100-0000-243250	50.00
TOTAL VENDOR WALWORTH COUNTY		50.00				
VENDOR NAME: WAUKESHA COUNTY						
MAY2019	WAUKESHA COUNTY COURT FEES	1,574.00	WAUKESHA COUNTY	CLERK	100-0000-243240	1,574.00
TOTAL VENDOR WAUKESHA COUNTY		1,574.00				
VENDOR NAME: WEGNER ANDY						
63345	CLASS A UNIFORM CLEANING	15.19	ANDY WEGNER	FIRE	150-5222-534600	15.19
TOTAL VENDOR WEGNER ANDY		15.19				
VENDOR NAME: WI DEPT OF JUSTICE CIB						
MAY2019	BACKGROUNDS	37.00	WI DEPT OF JUSTICE CI	FIRE	150-5221-521900	37.00
TOTAL VENDOR WI DEPT OF JUSTICE CIB		37.00				
VENDOR NAME: WI DNR ENVIRONMENTAL FEES						
268003670-2019-1	DNR ENVIRONMENTAL FEES	5,408.48	WI DNR ENVIRONMENTAL	UTILITIES	620-8010-855100	5,408.48
268594260-2019-1	WDNR MS4 ANNUAL PERMIT FEE	1,000.00	WI DNR ENVIRONMENTAL	DPW	100-5660-535400 500-5344-535200	916.00 84.00
TOTAL VENDOR WI DNR ENVIRONMENTAL FEES		6,408.48				
VENDOR NAME: WI STATE LAB OF HYGIENE						
594220	WATER LAB TESTING	52.00	WI STATE LAB OF HYGIE	UTILITIES	610-6300-663200	52.00

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VENDOR NAME: WI STATE LAB OF HYGIENE						
	TOTAL VENDOR WI STATE LAB OF HYGIENE	52.00				
VENDOR NAME: WISCONSIN IMAGING						
AR34785	COPIER	30.36	WISCONSIN IMAGING	POLICE	100-5211-521900	30.36
	TOTAL VENDOR WISCONSIN IMAGING	30.36				
VENDOR NAME: ZIMMERMAN ED						
5060	ED ZIMMERMAN SAFETY BOOT REIMBURSEMENT	100.00	ED ZIMMERMAN	DPW	100-5323-534800	100.00
	TOTAL VENDOR ZIMMERMAN ED	100.00				
GRAND TOTAL:		758,096.36				



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board:	Public Works/Committee of Whole/Village Board
Topic:	TID #5 Phase 2 Public Improvements Substantial Completion
From:	Michael Michalski
Department:	Public Works
Presenter:	Jerad Wegner
Date of Committee Action (if required):	June 5, 2019
Date of Village Board Action (if required):	June 5, 2019

Information

Subject: TID #5 Phase 2 Contract Documents requires all Work to be substantially completed on or before June 7, 2019. Rams Contracting has successfully completed all underground utilities, concrete curb and gutter and the binder course of asphalt pavement. Eric Warden from Rams Contracting is requesting the Village to consider and approve the site to be substantially completed.

Background Information/Rationale: The constant rain events have continuously delayed the project. The work remaining on the roadway portion of the project includes proof roll/undercutting and backfilling for the asphalt path, installing the surface course of asphalt pavement, installing the sidewalk ramps, and topsoil and restoration. The multi-use path has been postponed in hopes for dry weather to naturally dry and firm up the subgrade which will minimize the need to excavate below subgrade.

Key Issues for Consideration: Rams Contracting has been making every effort possible to move forward with the contract work to substantially complete the roadway portion of the project by or before the June 7th date and is committed to completing the project with the Villages best interest in mind.

Fiscal Impact (If any): If the subgrade for the multi-use path remains saturated, there may be an additional \$21,500 worth of excavation below subgrade, geotextile stabilization and EBS backfill needed to complete the path.

Requested Action by Committee/Board: To listen to Eric Warden from Rams Contracting, Inc. discuss current site conditions and timeline and to approve request for the site to be substantially completed.

Attachments

Eric Warden from Rams Contracting, Ltd. email dated 5/23/2019
and recent construction schedule

Michalski, Michael

From: Eric Warden <eric@ramscontracting.com>
Sent: Thursday, May 23, 2019 8:18 AM
To: Michalski, Michael; 'Mike Benish'; Zaleski, Steven; Dave Brown; Ron Bittner; Hallada, Mike; jed@ramscontracting.com; 'Peter Burbach'; 'Dominic Crivello'; 'Mark Thome'; 'Pete Steidl'; jay@ramscontracting.com
Subject: TID #5 Weather Delays - and Substantial Completion Deadline

Mike,

As you are aware, the weather this spring has continuously delayed work on the TID #5 project. Rams has been making every effort possible to move forward with the contract work to substantially complete the roadway portion of the project by or before the June 7th date.

At this time we have successfully completed installing the binder course of asphalt pavement. We hereby ask that this be the basis for consideration that we are substantially complete with the roadway portion of the project.

Work remaining on the roadway portion of the project includes proofroll/undercutting and backfilling for the asphalt path, installing the surface course of asphalt pavement, installing the sidewalk ramps, and topsoil and restoration. The next step in the process is the proofroll and undercut for the path. We have been holding off on this step in an attempt to save the Village added expense in undercuts that might not be necessary if it stops raining.

Rams is very motivated to complete this project at the earliest opportunity, and is committed to completing the project with the Villages best interest in mind. Please advise if the Village will consider the roadway substantially complete in it's current state.

Thank you,

Eric Warden
Rams Contracting, Ltd.
262-269-8504

From: Eric Warden [mailto:eric@ramscontracting.com]
Sent: Thursday, May 23, 2019 7:59 AM
To: 'Michalski, Michael'; 'Mike Benish'; 'Zaleski, Steven'; 'Dave Brown'; 'Ron Bittner'; 'Hallada, Mike'; 'jed@ramscontracting.com'; 'Peter Burbach'; 'Dominic Crivello'; 'Mark Thome'; 'Pete Steidl'; 'jay@ramscontracting.com'
Subject: RE: TID #5 Updated Milestone Schedule

All – please see the attached updated schedule for your review.

Thanks,

Eric Warden
Rams Contracting, Ltd.
262-269-8504

TID #5 - Phase 2, Mukwonago			5/27/2019	6/3/2019	6/10/2019	6/17/2019	6/24/2019	7/1/2019
Estimated Milestone Schedule: 05/02/2019		Week	35	36	37	38	39	40
Village / Rams	Proofroll and Undercut Walks		X					
Rams	Final Subgrade Walks		X					
P&D	Asphalt Walk			X				
P&D	Asphalt Surface			X				
Burbach	Sidewalk Ramps				X			
Rams	Final Grade Greenspace		X		X	X		
Rams / Mtec	Restoration					X		
Note: Dumpsite fill placement and restoration is not a part of this schedule.								

Rams Project Contacts:

Foreman: Jed Froeming 262-269-8083 jed@ramscontracting.com

Project Manager: Eric Warden 262-269-8504 eric@ramscontracting.com

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6434
Fax: (262) 363-6438
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO SPECIAL EVENT PERMIT APPLICATION

Application Fee: See fee sheet

Application must be received a minimum of 90 days prior to the special event. Fees are non-refundable.

ORGANIZATION INFORMATION

Name of Organization: WILEORC (Wisconsin Injured Law Enforcement Officers)
Mailing Address: P.O. Box 397 City: Geneseo State: WI Zip: 53129
Phone Number: 844-267-7411 Is the organization a 501(c)3 organization? ☒ YES ☐ NO
Website Address: www.wileorc.org
Event Contact Person: Dorothy WAWRA
Mailing Address: 1243 Riverton DR City: Mukwonago State: WI Zip: 53141
Home Phone: 262 424 6744 Work Phone: _____ Cell Phone: _____
Email Address: DWawra@wiirr.com or Dorothy.Wawra@Wileorc.org

EVENT INFORMATION

(LEAD)
Name of the Event: Law Enforcement Appreciation Day Date(s) of the Event: 7 27 19
Event Start Time: 11 AM Event End Time: 10 00 PM
Location of the Event: FIELD PARK

- A. Will your event take place in a residential neighborhood? If yes, you will be required to notify all adjacent property owners when the event will occur. ☐ YES ☒ NO
- B. You MUST attach a detailed map/sketch of your event indicating the specific location, layout of your event, and the direction of the route, including all turns and the number of traffic lanes to be used.
- C. If you are using a Village park, you must reserve the park through the Village Clerk-Treasurer's Office prior to getting your special event permit approved by the Village Board. Call 262-363-6420, Option 4.

- D. Generally describe your event and its purpose.

An escorted Motorcycle Ride, Craft fair / Flea market
food trucks Bouncy houses for children. Beer Sales &
Live entertainment. Money Raised is to assist Injured
officers and their families.

- E. Based on the class definitions found in the manual, what class is your event? ☒ CLASS I ☐ CLASS II

F. Estimated # of participants: 400 Approx Spectators: _____ Vendors: 50 Approx

OTHER INFORMATION

- A. Is there an outdoor bar that will serve alcohol? *If yes, temporary Class B beer and/or wine (picnic) and operator (bartender) licenses are necessary under separate application.* ☒ YES ☐ NO
- B. Please list the number of Village of Mukwonago licensed bartenders that will be on site: 4.1
- C. Will you be selling/serving food? *If yes, you will need to contact Waukesha County Health Department (262-896-8300) for proper permits.* ☒ YES ☐ NO
- D. Will your event need electricity? *If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.* ☒ YES ☐ NO
- E. Will you be setting up any lighting? *If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.* ☒ YES ☐ NO
- F. Will your event require any fencing? *If yes, please provide plans for the fencing location and the gates.* ☐ YES ☒ NO
- G. Does your event involve fireworks? *If yes, you will need to contact the Fire Department (262-363-6426) for proper permits.* ☐ YES ☒ NO
- H. Does your event involve amplified music? ☒ YES ☐ NO
If yes, will the amplified music be a: ☒ Band ☐ DJ ☐ Other
Hours of amplified music: 3 pm - 9:45
- I. Please list the number of security staff you will be providing for the event: 4
- J. Will you need barricades provided by the Village for your event? ☐ YES ☒ NO
If yes, how many? _____
- K. Will you be erecting any tents, canopies, or other temporary structure(s)? *If yes, please provide a plan for their proposed locations. The Fire Department and Building Inspection Department will need to inspect these structures prior to the start of your event.* ☒ YES ☐ NO
- L. Will you be providing portable restrooms and wash stations? *If yes, please provide a description of how many restrooms/wash stations will be provided, their locations, and the plan for how solid waste will be disposed of.* ☒ YES ☐ NO
- M. Will you provide parking for your participants? *If yes, please provide a plan describing where parking will be available.* ☒ YES ☐ NO
- N. Will you provide dumpster/clean-up services? *If yes, please provide a clean-up and refuse collection plan.* ☐ YES ☐ NO
- O. What other assistance do you foresee needing from the Village (personnel, materials, equipment, etc.)?

- P. Have you reviewed and do you have a copy of the Village of Mukwonago Special Events Manual and the Village of Mukwonago Ordinance? ☐ YES ☐ NO

INSURANCE REQUIREMENTS

The Special Event Sponsor will obtain liability insurance for an event that includes alcohol, has more than 150 people per day or involves a road closure. Proof of this insurance with coverage no less than \$1,000,000 which names and endorses the Village, its officers, agents, employees, and contractors as an additional insured party is due no later than 20 days before the event.

Are you able to provide these insurance documents, if required? ☒ YES ☐ NO

PROCEDURAL CHECKLIST FOR SPECIAL EVENT PERMIT REVIEW AND APPROVAL

This form is designed to be a guide for submitting a complete application for a special event.

Application:

- ☒ Completed application form including the procedural checklist.
- ☒ Application fee: see fee sheet.

Other Documents:

- ☒ Plan of operation/proposal.
- ☒ Overview of the site to be used for the event (layout of the event site).
- ☒ Any additional information as determined by Village staff.

DEPOSIT REQUIREMENTS

The applicant may be required to submit to the Village Clerk-Treasurer's Office a cleaning/damage deposit of \$200 for each scheduled day of the event (or portion thereof) two weeks prior to the starting date of the event. That deposit shall be refunded to the applicant, if, upon inspection, all is in order, or a prorated portion thereof as may be necessary to reimburse the Village for loss or cleaning costs. The Village reserves the right to retain the entire deposit if cleanup is not completed satisfactorily in the time frame as specified in the permit. Unless otherwise stated in the permit, the applicant shall be fully responsible for all necessary cleanup associated with the permitted event to be completed within 12 hours after the conclusion of the event. (This deposit is separate from any deposit required for rental of Village parks).

TERMINATION OF AN EVENT

The Village reserves the right to shut down a special event that is in progress if it is deemed to be a public safety hazard by the Police Department, Fire Department, and/or there is a violation of Village Ordinances, State Statutes or the terms of the applicant's permit. The Village Administrator and/or his/her designee may revoke an approved Special Events Permit if the applicant fails to comply in good faith with the provisions of the permit prior to the event date.

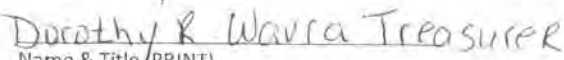
CERTIFICATION

By signing this form, the applicant certifies authorization to act on behalf of their organization, and hereby agrees to hold the Village, its officers, agents, employees, and contractors harmless against all claims, liability, loss, damage or expense (including but not limited to actual attorney fees) incurred by the Village for any damage or injury to person or property caused by or resulting directly or indirectly from the activities for which the permit is granted. Any change to coverage requires Village approval.

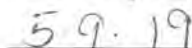
(The applicant's signature must be from a Managing Member if the business/organization is an LLC, or from the President or Vice President if the business/organization is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below.)


Signature - Applicant

Signature - Applicant


Name & Title (PRINT)

Name & Title (PRINT)


Date

Date

FOR OFFICE USE ONLY			
Date Fees Paid	Receipt #	Date Deposit Paid	Deposit Returned?
Police Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Fire Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Public Works Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Village Clerk:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Village Board Approval Date	Village President Signature	Permit #	Issue Date

SPECIAL EVENT PERMIT APPLICATION

CONTACT INFORMATION AND FEES SHEET

DEPARTMENT CONTACTS:

Clerk/Treasurer (262) 363-6421
 Building Inspection (262) 363-6419
 Fire (262) 363-6426

Police (262) 363-6435
 Public Works (262) 363-6447
 Water/Sewer Utility (262) 363-6416

VILLAGE PERMIT AND OTHER FEES:

Class I Event (Includes alcohol and/or amplified music)	\$20 per day of event
Class II Event	\$10 per day of event
Electrical Inspection	\$75 per hour
Fireworks Permit	No charge; State and local permit required
Parade Permit	\$25
Park Rental Permit	To be determined at the Clerk/Treasurer's Office
Pre-event Safety Inspection	\$75 per hour
Security Deposit	\$200 per event; May encounter additional deposit if using a park facility
Temporary Operator (Bartender) License	\$20 + \$7 background check fee each
Temporary Class B (Picnic) Beer and/or Wine License	\$10 per event
Tent Inspection (<2,500 sq. ft.)	\$35
Tent Inspection (>2,500 sq. ft.)	\$50

B over M

Village of Mukwonago
440 River Crest Court, P.O. Box 200
Mukwonago, WI 53149
Phone: (262) 363-6434
Fax: (262) 363-6438
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

SPECIAL EVENT PERMIT APPLICATION

Application Fee: See fee sheet

Application must be received a minimum of 90 days prior to the special event. Fees are non-refundable.

ORGANIZATION INFORMATION

Name of Organization: Mukwonago Area Chamber of Commerce
Mailing Address: 100 Atkinson St City: Muk State: WI Zip: 53149
Phone Number: (262) 363-7758 Is the organization a 501(c)3 organization? ☐ YES ☒ NO
Website Address: www.mukwonagochamber.org
Event Contact Person: April Reszka
Mailing Address: Same City: _____ State: _____ Zip: _____
Home Phone: _____ Work Phone: _____ Cell Phone: (262) 751 1651
Email Address: director@mukwonagochamber.org

EVENT INFORMATION

Name of the Event: Balloons Over Mukwonago Date(s) of the Event: July 19, 20 + 21
Event Start Time: 6am - 10pm Event End Time: _____
Location of the Event: Mukwonago School District Office + Park View Middle School Between Grounds
A. Will your event take place in a residential neighborhood? If yes, you will be required to notify all adjacent property owners when the event will occur. ☒ YES ☐ NO
B. You MUST attach a detailed map/sketch of your event indicating the specific location, layout of your event, and the direction of the route, including all turns and the number of traffic lanes to be used.
C. If you are using a Village park, you must reserve the park through the Village Clerk/Treasurer's Office prior to getting your special event permit approved by the Village Board. Call 262-363-6420, Option 4.
D. Generally describe your event and its purpose:

E. Based on the class definitions found in the manual, what class is your event? ☐ CLASS I ☐ CLASS II
F. Estimated # of participants: 60 Spectators: 1000 Vendors: 10
First Time Event

OTHER INFORMATION

- A. Is there an outdoor bar that will serve alcohol? *If yes, temporary Class B beer and/or wine (picnic) and operator (bartender) licenses are necessary under separate application.* Maybe ☐ YES ☐ NO
- B. Please list the number of Village of Mukwonago licensed bartenders that will be on site: _____
- C. Will you be selling/serving food? *If yes, you will need to contact Waukesha County Health Department (262-896-8300) for proper permits.* ☒ YES ☐ NO
- D. Will your event need electricity? *If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.* ☐ YES ☐ NO
- E. Will you be setting up any lighting? *If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.* ☐ YES ☐ NO
- F. Will your event require any fencing? *If yes, please provide plans for the fencing location and the gates.* ☒ YES ☐ NO
- G. Does your event involve fireworks? *If yes, you will need to contact the Fire Department (262-363-6426) for proper permits.* ☐ YES ☒ NO
- H. Does your event involve amplified music? Maybe ☐ YES ☐ NO
 If yes, will the amplified music be a: ☐ Band ☐ DJ ☐ Other
 Hours of amplified music: _____
- I. Please list the number of security staff you will be providing for the event: _____
- J. Will you need barricades provided by the Village for your event? ☒ YES ☐ NO
 If yes, how many? _____
- K. Will you be erecting any tents, canopies, or other temporary structure(s)? *If yes, please provide a plan for their proposed locations. The Fire Department and Building Inspection Department will need to inspect these structures prior to the start of your event.* ☒ YES ☐ NO
- L. Will you be providing portable restrooms and wash stations? *If yes, please provide a description of how many restrooms/wash stations will be provided, their locations, and the plan for how solid waste will be disposed of.* ☒ YES ☐ NO
- M. Will you provide parking for your participants? *If yes, please provide a plan describing where parking will be available.* ☒ YES ☐ NO
- N. Will you provide dumpster/clean-up services? *If yes, please provide a clean-up and refuse collection plan.* ☒ YES ☐ NO
- O. What other assistance do you foresee needing from the Village (personnel, materials, equipment, etc.)?

- P. Have you reviewed and do you have a copy of the Village of Mukwonago Special Events Manual and the Village of Mukwonago Ordinance? ☒ YES ☐ NO

INSURANCE REQUIREMENTS

The Special Event Sponsor will obtain liability insurance for an event that includes alcohol, has more than 150 people per day or involves a road closure. Proof of this insurance with coverage no less than \$1,000,000 which names and endorses the Village, its officers, agents, employees, and contractors as an additional insured party is due no later than 20 days before the event.

Are you able to provide these insurance documents, if required? ☒ YES ☐ NO

PROCEDURAL CHECKLIST FOR SPECIAL EVENT PERMIT REVIEW AND APPROVAL

This form is designed to be a guide for submitting a complete application for a special event.

Application:

- ☒ Completed application form including the procedural checklist.
☐ Application fee: see fee sheet.

Other Documents:

- ☐ Plan of operation/proposal
☐ Overview of the site to be used for the event (layout of the event site)
☐ Any additional information as determined by Village staff.

DEPOSIT REQUIREMENTS

The applicant may be required to submit to the Village Clerk-Treasurer's Office a cleaning/damage deposit of \$200 for each scheduled day of the event (or portion thereof) two weeks prior to the starting date of the event. That deposit shall be refunded to the applicant, if, upon inspection, all is in order, or a prorated portion thereof as may be necessary to reimburse the Village for loss or cleaning costs. The Village reserves the right to retain the entire deposit if cleanup is not completed satisfactorily in the time frame as specified in the permit. Unless otherwise stated in the permit, the applicant shall be fully responsible for all necessary cleanup associated with the permitted event to be completed within 12 hours after the conclusion of the event. (This deposit is separate from any deposit required for rental of Village parks).

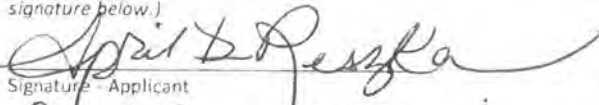
TERMINATION OF AN EVENT

The Village reserves the right to shut down a special event that is in progress if it is deemed to be a public safety hazard by the Police Department, Fire Department, and/or there is a violation of Village Ordinances, State Statutes or the terms of the applicant's permit. The Village Administrator and/or his/her designee may revoke an approved Special Events Permit if the applicant fails to comply in good faith with the provisions of the permit prior to the event date.

CERTIFICATION

By signing this form, the applicant certifies authorization to act on behalf of their organization, and hereby agrees to hold the Village, its officers, agents, employees, and contractors harmless against all claims, liability, loss, damage or expense (including but not limited to actual attorney fees) incurred by the Village for any damage or injury to person or property caused by or resulting directly or indirectly from the activities for which the permit is granted. Any change to coverage requires Village approval.

(The applicant's signature must be from a Managing Member if the business/organization is an LLC, or from the President or Vice President if the business/organization is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below.)


Signature - Applicant

April Reszka Executive
Director
Name & Title (PRINT)

3/19/19
Date

Signature - Applicant

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY			
Date Fees Paid	Receipt #	Date Deposit Paid	Deposit Returned?
Police Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Fire Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Public Works Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Village Clerk:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Village Board Approval Date	Village President Signature	Permit #	Issue Date

Fees Waiver Per John

MUKWONAGO AREA CHAMBER OF COMMERCE & TOURISM CENTER

100 Atkinson Street, Mukwonago, WI 53149

Balloons Ove Mukwonago – July 19 - 21, 2019

Plan of Operation

Mukwonago Area of Chamber of Commerce & Tourism Center's Mission Statement:

The Mukwonago Area Chamber of Commerce & Tourism Center is an organization of community focused leaders dedicated to promoting a positive business environment by supporting economic development through networking, educating and promoting our local businesses, as a voice and resource for business, education, agriculture, civic and community organizations throughout the Mukwonago Area.

Balloons Over Mukwonago Plan of Operation

Thursday, July 18, 2019

- Tents to be erected
- Potapottys & handwashing station delivered

Friday, July 19, 2019

8 - 10am: Set up Bumper Boats 6,000 Gallons of Water (approved by: Utilities)

2pm: Food Truck Arrival

3:30pm: Volunteers Arrive

4-10pm: Grounds Open to the public (Music/Dance Groups)

6:30 - 8pm: Mass Ascension

8:30 - 9:15pm: Night Glow

Saturday, July 20, 2019

5am: Food Truck arrival

6 - 8am: Grounds Open to the public (Zumba)

6 - 7:30am: Competitive Flyover

2pm: Food Truck arrival

3:30: Volunteers Arrive

4-10pm: Grounds Open to the public (Music/Dance Groups)

6:30 - 8pm: Mass Ascension

8:30 - 9:15pm: Night Glow

Sunday, July 21, 2019

5am: Food Truck arrival

6 - 8am: Grounds Open to the public (Zumba)

6 - 7:30am: Competitive Flyover

Expecting: 3000+ patrons each day and 20+ vendors in the evenings

Public Parking

MHS/PVMS/District Office/Clarendon

Volunteers: Fire Association, MHS Trap Shooting Club, Rotary Club of Mukwonago

ENSA & Race Orthodontics - Volunteer Lot Only

Busing

Dousman Transport & Seniors on The Go

Food Vendors

Food Stands/Trucks - need to be approved by Village of Mukwonago and Mukwonago Fire
When do they?

Alcohol Sales/Class B Liquor License

Chamber managed Water & Gatorade Sales (in addition to vendors)

ATM

Electricity - Chained to Concession Stand (Delivered Friday at 2pm)

Medical/Emergency Plan

First Aid - Aurora

Lost Child

Walkie Talkies/Sound System/MC

Tethered Rides

DPW

- Cones - Cross walks (MSD)
- Bleachers (Used during MM Parade)
- Barricades
- No parking posted on both sides of NN
- Stakes & Rope installation on balloon field
- Garbage Cans

Grounds

Garbage & Recycling Plan – working with John's Disposal

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6434
Fax: (262) 363-6438
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO SPECIAL EVENT PERMIT APPLICATION

Application Fee: See fee sheet

Application must be received a minimum of 90 days prior to the special event. Fees are non-refundable.

ORGANIZATION INFORMATION

Name of Organization: CFU Sohn Mornich Lodge 993
Mailing Address: 310 Shore Dr City: Mukwonago State: WI Zip: 53149
Phone Number: 262-363-2124 Is the organization a 501(c)3 organization?: ☐ YES ☒ NO
Website Address: cfulodge993.org
Event Contact Person: Carol Mornich Gedde
Mailing Address: 310 Shore Dr City: Mukwonago State: WI Zip: 53149
Home Phone: 262 363 2124 Work Phone: Cell Phone: 262 661 2482
Email Address: croatian993@gmail.com

EVENT INFORMATION

Name of the Event: 60th Annual Mukwonago Croatian Day Fest Date(s) of the Event: July 13, 2019
Event Start Time: 11:00 Event End Time: 8:00
Location of the Event: Field Park

- A. Will your event take place in a residential neighborhood? If yes, you will be required to notify all adjacent property owners when the event will occur. ☐ YES ☒ NO
- B. You MUST attach a detailed map/sketch of your event indicating the specific location, layout of your event, and the direction of the route, including all turns and the number of traffic lanes to be used. attached to application form
- C. If you are using a Village park, you must reserve the park through the Village Clerk-Treasurer's Office prior to getting your special event permit approved by the Village Board. Call 262-363-6420, Option 4.
- D. Generally describe your event and its purpose.

One day event celebrating Croatian Culture with live music from noon till 8. Barbequed lamb, pig & chickens are cooked on spits & sold from the pavillion. Also grilled cevaps (sausages) & boiled smoked sausage. Bar in pavillion & silent auction. Car Show 12-3. ~~Base~~ Soft ball games - possibly tournament.

- E. Based on the class definitions found in the manual, what class is your event? ☒ CLASS I ☐ CLASS II
- F. Estimated # of participants: 250-290 Spectators: ? Vendors: None
at a time

OTHER INFORMATION

- A. Is there an outdoor bar that will serve alcohol? *If yes, temporary Class B beer and/or wine (picnic) and operator (bartender) licenses are necessary under separate application.* ☐ YES ☒ NO
- B. Please list the number of Village of Mukwonago licensed bartenders that will be on site: 1
- C. Will you be selling/serving food? *If yes, you will need to contact Waukesha County Health Department (262-896-8300) for proper permits.* ☒ YES ☐ NO
- D. Will your event need electricity? *If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.* ☒ YES ☐ NO
- E. Will you be setting up any lighting? *If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.* ☐ YES ☒ NO
- F. Will your event require any fencing? *If yes, please provide plans for the fencing location and the gates.* ☐ YES ☒ NO
- G. Does your event involve fireworks? *If yes, you will need to contact the Fire Department (262-363-6426) for proper permits.* ☐ YES ☒ NO
- H. Does your event involve amplified music? *Croatian*
If yes, will the amplified music be a: ☒ Band ☐ DJ ☐ Other
Hours of amplified music: 12-8
- I. Please list the number of security staff you will be providing for the event: _____
- J. Will you need barricades provided by the Village for your event? ☐ YES ☒ NO
If yes, how many? NO
- K. Will you be erecting any tents, canopies, or other temporary structure(s)? *If yes, please provide a plan for their proposed locations. The Fire Department and Building Inspection Department will need to inspect these structures prior to the start of your event.* ☐ YES ☒ NO
- L. Will you be providing portable restrooms and wash stations? *If yes, please provide a description of how many restrooms/wash stations will be provided, their locations, and the plan for how solid waste will be disposed of.* ☐ YES ☒ NO
- M. Will you provide parking for your participants? *If yes, please provide a plan describing where parking will be available.* ☒ YES ☐ NO
- N. Will you provide dumpster/clean-up services? *If yes, please provide a clean-up and refuse collection plan.* ☒ YES ☐ NO
- O. What other assistance do you foresee needing from the Village (personnel, materials, equipment, etc.)?

overflow parking at Park View Middle School
I did get a permit from them
John's Disposal provides lg dumpster & additional
garbage & recycling bins

- P. Have you reviewed and do you have a copy of the Village of Mukwonago Special Events Manual and the Village of Mukwonago Ordinance? ☒ YES ☐ NO

INSURANCE REQUIREMENTS

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- Are you able to provide these insurance documents, if required? ☒ YES ☐ NO

Brosset Mante Agency

PROCEDURAL CHECKLIST FOR SPECIAL EVENT PERMIT REVIEW AND APPROVAL

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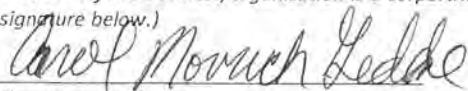
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CERTIFICATION

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(The applicant's signature must be from a Managing Member if the business/organization is an LLC, or from the President or Vice President if the business/organization is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below.)



Signature - Applicant



Name & Title (PRINT)



Date

Signature - Applicant

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY			
Date Fees Paid 	Receipt # 	Date Deposit Paid	Deposit Returned?
Police Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Fire Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Public Works Department:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Village Clerk:	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Comments:		
Village Board Approval Date	Village President Signature	Permit #	Issue Date

SPECIAL EVENT PERMIT APPLICATION

CONTACT INFORMATION AND FEES SHEET

DEPARTMENT CONTACTS:

Clerk/Treasurer (262) 363-6421
Building Inspection (262) 363-6419
Fire (262) 363-6426

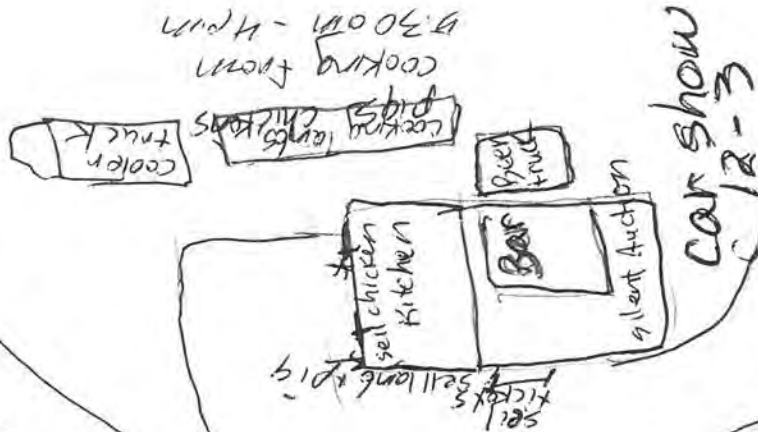
Police (262) 363-6435
Public Works (262) 363-6447
Water/Sewer Utility (262) 363-6416

VILLAGE PERMIT AND OTHER FEES:

Class I Event (Includes alcohol and/or amplified music)	\$20 per day of event
Class II Event	\$10 per day of event
Electrical Inspection	\$75 per hour
Fireworks Permit	No charge; State and local permit required
Parade Permit	\$25
Park Rental Permit	To be determined at the Clerk/Treasurer's Office
Pre-event Safety Inspection	\$75 per hour
Security Deposit	\$200 per event; May encounter additional deposit if using a park facility
Temporary Operator (Bartender) License	\$20 + \$7 background check fee each
Temporary Class B (Picnic) Beer and/or Wine License	\$10 per event
Tent Inspection (<2,500 sq. ft.)	\$35
Tent Inspection (>2,500 sq. ft.)	\$50

Hwy NN

Hwy 83



sell
sandwich
soda

bounce
house

Bath
rooms



chalk
pot
next

Roberts Drive

RESOLUTION NO. 2019-027
FINAL RESOLUTION AMENDING THE SPECIAL ASSESSMENT
AGAINST THE PROPERTY AT 318 GIBSON STREET
VILLAGE OF MUKWONAGO
TAX KEY NOS. MUKV 1974.005 and MUKV 1974.003

WHEREAS, the Village Board of the Village of Mukwonago adopted a Final Special Assessment Resolution for water main and water lateral assessments on or about October 24, 2009. Included in the properties benefited by this assessment was the property at 318 Gibson Street, Village of Mukwonago, Tax Key No, MUKV 1974.005; and

WHEREAS, the special assessment provided, in part, for a water main assessment based on 50.5 feet of water main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal water system; and

WHEREAS, the Village has reviewed as-built drawings for the water main that was constructed along Gibson Street and determined that rather than 50.5 feet of water main being installed as provided for in the Engineer's Report and the Final Assessment Resolution, only 10.5 feet was installed; meaning that the assessment was overstated in the amount \$10,293.60; and

WHEREAS, the Final Assessment Resolution must be revised in order to reflect the correct water main assessment for the parcel at 318 Gibson Street known as Tax Key No. MUKV 1974.005; and

WHEREAS, the Village Board of the Village of Mukwonago is desirous of amending the assessment made against the property at 318 Gibson Street to correct this error; and

WHEREAS, pursuant to Wisconsin Statute §66.0703(10), the Village Board is authorized to amend a special assessment if any assessment is found to be void or invalid; and

WHEREAS, notice of the consideration of the amendment of this assessment has been given to the interested property owner at 318 Gibson Street, which notice has been mailed to said property not less than ten (10) days before the hearing nor more than forty (40) days after publication of a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago that the assessment previously made against the property at 318 Gibson Street, specifically Tax Key No. MUKV 1974.005, on or about October 24, 2009 is hereby amended pursuant to Wisconsin Statute §66.0703(10) to reduce the 6" water main assessment from 50.5 feet to 10.5 feet, for an adjusted total cost of \$2,702.07.

All other terms and conditions of the aforementioned Final Assessment Resolution shall remain in full force and effect.

The Village Clerk shall publish this Resolution as a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes and mail a copy of this Resolution, and a statement of the final assessment against the benefited property at 318 Gibson Street, Tax Key No. MUKV I 974.005, pursuant to Wisconsin Statute §66.0703(8d).

Dated this 19th day of June, 2019.

Village of Mukwonago

Village of Mukwonago

By: _____
President Fred Winchowky

By: _____
Judith A Taubert,
Village Clerk

**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT
FOR A WATER MAIN AND LATERAL FOR THE
PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKVI974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKVI 974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKVI974.005

The Public Hearing on this assessment will occur on the 19th day of June, 2019 at 6:30 p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this 24th day of May, 2019.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Judith Taubert, Village Clerk

Published: June 5, 2019

LAW OFFICES OF

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

MARK G. BLUM
THOMAS G. SCHMITZER
LORI J. FABIAN
RONALD E. ENGLISH III

720 CLINTON STREET
P. O. BOX 766
WAUKESHA, WISCONSIN 53187-0766
TELEPHONE: (262) 549-8181
FACSIMILE: (262) 549-8191
www.hrblawfirm.com

RICHARD S. HIPPENMEYER
(1911-1979)

WILLIAM F. REILLY
(1932-2007)

EMAIL: MGBLUM@HRBLAWFIRM.COM

April 30, 2019

Via Email (dbrown@villageofmukwonago.com)

Mr. Dave Brown
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Farris Family Trust – 318 Gibson Street

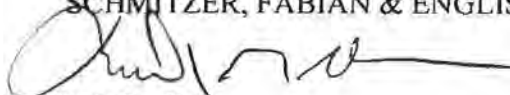
Dear Dave:

Enclosed is the most recent edition of the Agenda Item Request Form, as well as the Notice of Public Hearing and Final Resolution Amending Special Assessments against the property at 318 Gibson Street. I would ask that you look this over and confirm this is acceptable. If so, my suggestion is we move this forward so it can be considered by the Village Board.

Thank you for your consideration of this matter.

Sincerely,

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



Mark G. Blum

MGB/jb
Enc.

Cc: Ms. Judy Taubert
Ms. Linda Gourdoux



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board: COW/Village Board

Topic: Consider the Approval of a Final Resolution Amending the Special Assessment for 318 Gibson Street (Tax Key MUKV 1974.003 and MUKV1974.005)

From: Utility Director Dave Brown & Village Attorney Mark G. Blum

Presenter: Utility Director Dave Brown

Date of Committee Action (if required):

Date of Village Board Action (if required):

Information

Subject: Review and Possible Approval of a Final Resolution Amending the Special Assessment

Rationale:

The property owner at 318 Gibson Street, Tax Key No. MUKV1974.005, was assessed for 50.5 feet of water main, as well as a street assessment, curb and gutter assessment, water service assessment, sanitary sewer later, as well as 6" water main and 8" sanitary sewer main in 2009. The water main assessment provided for the extension of that main across the entire width of this parcel, which is 50.5 feet. Village Staff has reviewed the as-built drawings for the construction of the water main across this property and as found that rather than the water main being constructed and extended across the entire width of the property, it was only extended 10.5 feet; meaning that 50.5 feet of main was assessed, although only 10.5 feet of main was actually installed.

In order to correct the assessment, we need to modify the original Final Assessment Resolution with respect to the 6" water main and reduce that assessment from the current cost of \$12,995.67 to \$2,702.07, which reflects the reduction in the quantity of main from 50.5 feet to 10.5 feet, at a unit price per foot of \$257.34.

The Village has further determined that the assessment for the parcel known as MUKV 1974.003 provides for a deferred 8" sanitary sewer main assessment. However, review of the Village as-built records has determined that said sanitary sewer main was never installed and therefore, the 8" sanitary sewer main assessment relative to that parcel should be removed.

In order to correct that assessment, we need to modify the original Final Assessment Resolution with respect to the 8" sanitary sewer main and reduce that assessment from the current cost of \$12,965.88 to \$0.00.



Village of Mukwonago

AGENDA ITEM REQUEST FORM

The Wisconsin Statutes allow for an amendment of an existing special assessment. However, in order to do so, notice must be given to the persons interested in that assessment, together with the publication of a Class I Legal Notice making the public aware of the fact that there is an intention to amend this assessment. Notice has been given to the property owner at 318 Gibson Street, Tax Key Nos. MUKV1974.005 and MUKV 1974.003, (Farris Family Trust) and a Class I Legal Notice has been published as required by the Statute. Staff is requesting that the Village Board consider approving the Amended Final Resolution, a copy of which is attached hereto.

Fiscal Impact (If any):

This special assessment has been deferred until such time as the parcel at 318 Gibson Street, Tax Key No. MUKV1974.005, connects to municipal water and the parcel known as MUKV 1974.003 connects to sanitary sewer. This parcel is part of a group of three parcels owned by the Farris Family Trust; however, there is only a structure improvement on one of the three parcels. Because this assessment is in error, it must be amended to correct that error. There should be no financial impact, as the construction of this project would have been based on unit costs and therefore, the Village should only have been billed for what was actually installed, not what was anticipated.

Requested Action by Committee/Board:

Discussion and possible action on an Amended Final Special Assessment Resolution for the property at 318 Gibson Street, Tax Key Nos. and MUKV 1974.003 and MUKV1974.005, to reduce the 6" water main assessment for parcel MUKV 1974.005 to coincide with the actual amount of water main installed, which was 40 feet less than what was originally assessed in 2009, and to remove the sanitary sewer main assessment for parcel MUKV 1974.003.

2005 Legal Notice

NOTICE OF PUBLIC
HEARING
ON AN AMENDMENT
TO A SPECIAL AS-
SESSMENT FOR A
WATER MAIN AND
LATERAL FOR THE
PROPERTY

AT 318 GIBSON
STREET, TAX KEY NO.
MUKVI974.005

Please take notice that
the Village Board of the
Village of Mukwonago
has declared its inten-
tion to amend a Final As-
sessment Resolution in
accordance with Wiscon-
sin Statute Section

66.0703(10) to correct
an error in the assess-
ment that was made by
the Board on or about
October 24, 2009 for the
assessment against the
property at 318 Gibson
Street, Tax Key No.

MUKVI 974.005. The on-
ly property whose as-
sessment is being im-
pacted by this Amend-
ment is the property at
318 Gibson Street, Tax
Key No. MUKVI 974.005
The Public Hearing
on this assessment
will occur on the

19th day
of June, 2019 at 6:30
p.m. at the Mukwonago
Village Hall, 440 River
Crest Court, Mukwona-
go, Wisconsin, 53149.

You are further notified
that the Village Board of
the Village of Mukwona-
go will hear all parties,
their attorneys or a-
gents, concerning the
matters set forth in the
draft Final Assessment
Resolution, which Reso-
lution is available at the
office of the Village

Clerk of the Village of
Mukwonago, 440 River
Crest Court, Mukwona-
go, Wisconsin, 53149,
during normal business
hours. All objections will
be considered at this
hearing and thereafter,
the amount of the a-
mended assessment will
be finally determined.
Dated this 24th day of
May, 2019.

BY ORDER OF THE
VILLAGE BOARD
OF THE VILLAGE OF
MUKWONAGO, WIS-
CONSIN

Judith Taubert, Village
Clerk

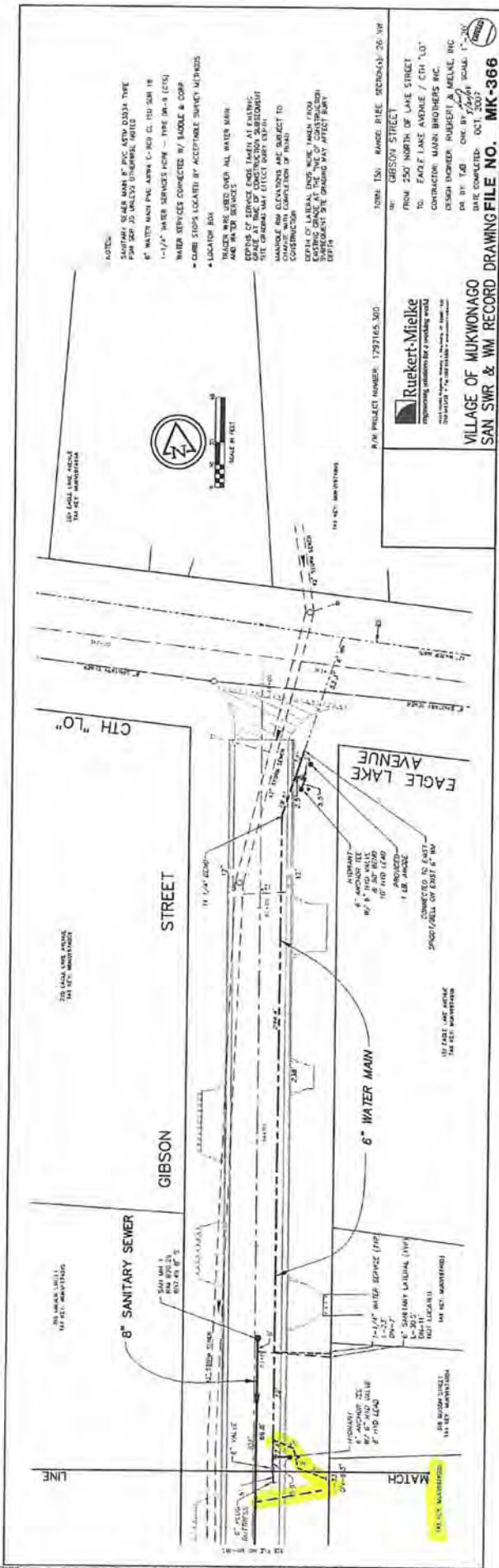
Publish June 5, 2019
WNAXLP

SCHEDULE C - Assessment Roll

Community Name: Village of Mukwonago
 Project Location: West Side Avenue, Gibson Street, Bay Street, Lake Street and Spring Street
 Project Description: West Side, Gibson, Bay, Lake and Spring Street Paving and Utilities
 R/M Project Number: 1292165.300

The following properties are benefited by the proposed improvements:

No.	Owner's Name & Address	Tax Key No.	Code	Description	Unit	Unit Cost	Quantity	Total Cost	Total Assessment	Deferred
13	FARRIS FAMILY TRUST 318 GIBSON STREET MUKWONAGO, WI 53149	MUKV1974003	1	Street Assessment	L.F.	\$62.07	50.5	\$ 3,134.54		
			2	Curb & Gutter Assessment	L.F.	\$12.16	50.5	\$ 614.08		
			5	6" Concrete Driveway Assessment	S.Y.	\$43.78		\$ -		
			8	Asphalt Driveway Assessment	S.Y.	\$15.58	20.5	\$ 319.39		
			10	1-1/4" Water Service	EA.	\$1,948.32	1	\$ 1,948.32		Deferred
			14	6" Water Lateral	EA.	\$4,865.40		\$ -		
			17	6" Sanitary Lateral	EA.	\$2,576.15		\$ -		Deferred
			18	8x6" Cut-In Sanitary Sewer Wye	EA.	\$4,323.60		\$ -		Deferred
			21	6" Water Main	L.F.	\$257.34	50.5	\$ 12,995.67		Deferred
			23	8" Sanitary Sewer Main	L.F.	\$256.75	50.5	\$ 12,965.88		Deferred
								\$ -	\$ 34,554.02	
								\$ 3,134.54		
								\$ 614.08		
14	FARRIS FAMILY TRUST 318 GIBSON STREET MUKWONAGO, WI 53149	MUKV1974004	1	Street Assessment	L.F.	\$62.07	50.5	\$ 3,134.54		
			2	Curb & Gutter Assessment	L.F.	\$12.16	50.5	\$ 614.08		
			5	6" Concrete Driveway Assessment	S.Y.	\$43.78		\$ -		
			8	Asphalt Driveway Assessment	S.Y.	\$15.58		\$ -		
			10	1-1/4" Water Service	EA.	\$1,948.32		\$ -		
			14	6" Water Service	EA.	\$4,865.40		\$ -		
			17	6" Sanitary Lateral	EA.	\$2,576.15		\$ -		
			18	8x6" Cut-In Sanitary Sewer Wye	EA.	\$4,323.60		\$ -		
			21	6" Water Main	L.F.	\$257.34	50.5	\$ 12,995.67		Deferred
			23	8" Sanitary Sewer Main	L.F.	\$256.75	50.5	\$ 12,965.88		Deferred
								\$ -	\$ 29,710.16	
								\$ 3,134.54		
								\$ 614.08		
15	FARRIS FAMILY TRUST 318 GIBSON STREET MUKWONAGO, WI 53149	MUKV1974005	1	Street Assessment	L.F.	\$62.07	50.5	\$ 3,134.54		
			2	Curb & Gutter Assessment	L.F.	\$12.16	50.5	\$ 614.08		
			5	6" Concrete Driveway Assessment	S.Y.	\$43.78		\$ -		
			8	Asphalt Driveway Assessment	S.Y.	\$15.58		\$ -		
			10	1-1/4" Water Service	EA.	\$1,948.32	1	\$ 1,948.32		Deferred
			14	6" Water Service	EA.	\$4,865.40		\$ -		
			17	6" Sanitary Lateral	EA.	\$2,576.15		\$ -		Deferred
			18	8x6" Cut-In Sanitary Sewer Wye	EA.	\$4,323.60		\$ -		Deferred
			21	6" Water Main	L.F.	\$257.34	50.5	\$ 12,995.67		Deferred
			23	8" Sanitary Sewer Main	L.F.	\$256.75	50.5	\$ 12,965.88		Deferred
								\$ -	\$ 34,234.63	
								\$ 3,134.54		
								\$ 614.08		



NOTES:

- 1. SOUTHERN STANDARD 8" PVC NEW DISINTEGRATING TYPE
- 2. 8" WATER MAIN PNEUMATICALLY APPLIED C-100 C-100 100' 100'
- 3. 1-1/2" WATER SERVICES 100' 100' TYPE 100' 100'
- 4. WATER SERVICES CONNECTED BY SADDLE & COMP
- 5. CURB STOPS LOCATED BY ACCEPTABLE SURVEY METHODS
- 6. LOCATION OF
- 7. TRACER WERE USED OVER ALL WATER MAIN
- 8. EXISTING OF SERVICE ENDS THEN AT EXISTING
- 9. SITE GRADING MAY AFFECT BURY DEPTH
- 10. MANHOLE RIM ELEVATIONS ARE SUBJECT TO
- 11. CONSTRUCTION
- 12. DEPTH OF LATERAL DIPS WERE TAKEN FROM
- 13. EXISTING GRADE AT THE TIME OF CONSTRUCTION
- 14. NO ADJUSTMENT THE GRADING MAY AFFECT BURY
- 15. DEPTH

TURN 154 RANDE FREE SIDEWALK 20' W/

RE: GIBSON STREET

FROM 250' NORTH OF LAKE STREET

TO: FADE LAKE AVENUE / CTH 100

CONTRACTOR: MANN BROTHERS INC.

DESIGN ENGINEER: RUCKERT & MELKE, INC.

BY: TAD ONE BY TAD

DATE COMPLETED: OCT. 2007

SCALE: 1" = 20'

Ruekert-Melke

Engineering Solutions for a Working World

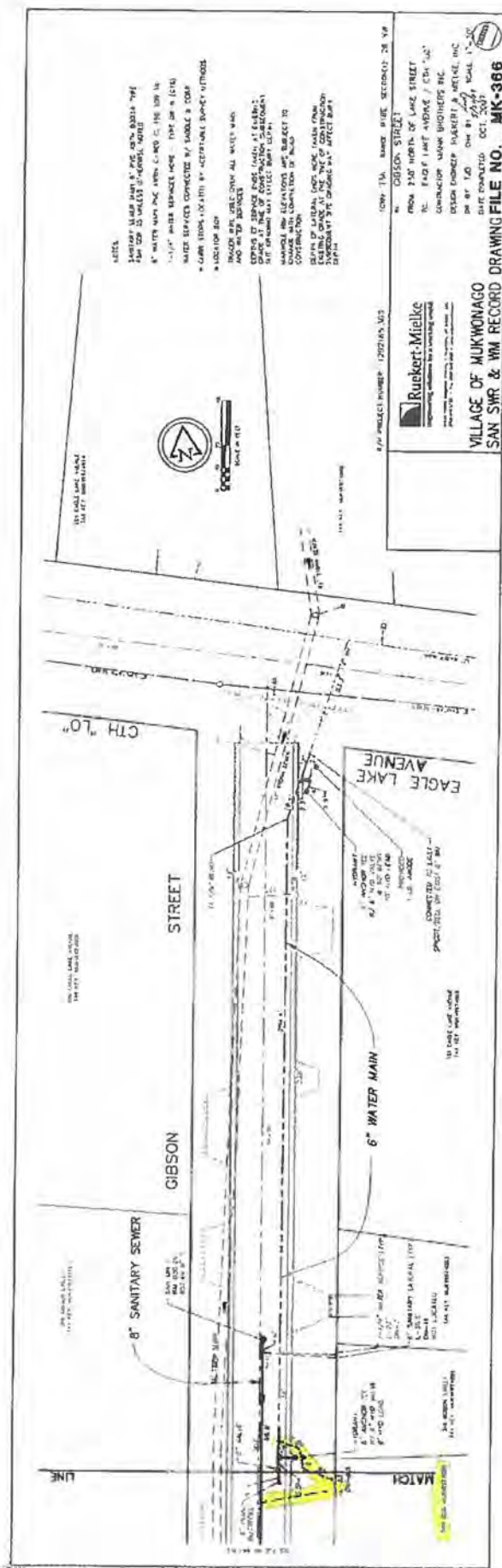
1000 North Main Street, Suite 100, St. Paul, MN 55102

612.291.1111 • Fax: 612.291.1112 • www.ruekertmelke.com

VILLAGE OF MUKWONAGO

SAN SWR & WM RECORD DRAWING FILE NO. MK-366

10/23



LAW OFFICES OF

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

MARK G. BLUM
THOMAS G. SCHMITZER
LORI J. FABIAN
RONALD E. ENGLISH III

720 CLINTON STREET
P. O. BOX 766
WAUKESHA, WISCONSIN 53187-0766
TELEPHONE (262) 549-8181
FACSIMILE (262) 549-8191
www.hrblawfirm.com

RICHARD S. HIPPENMEYER
(1911-1979)

WILLIAM F. REILLY
(1932-2007)

EMAIL: MGBLUM@HRBLAWFIRM.COM

January 24, 2019

Via Email (gab@millsboehm.com)

Attorney Gabrielle Boehm
Mills & Boehm, LLP
120 Wolf Run Ste., 1
Mukwonago, WI 53149

Re: 318 Gibson Street, Mukwonago, Wisconsin
Property Owner: Farris Family Trust

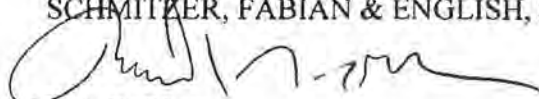
Dear Ms. Boehm:

I am writing to follow up on your recent correspondence. Enclosed is a copy of the as-built for 318 Gibson. The highlighted area shows the two laterals that were installed and which were assessed as part of the special assessment for this project.

Please let us know if you have any further questions.

Sincerely,

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



Mark G. Blum

MGB/jb
Enc.

Cc: Mr. Dave Brown
Ms. Judy Taubert

LAW OFFICES OF

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SCHMITZER, FABIAN & ENGLISH, S.C.**

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E-MAIL: MGBLUM@HRBLAWFIRM.COM

RICHARD S. HIPPENMEYER
(1911-1979)

WILLIAM F. REILLY
(1932-2007)

January 17, 2019

Via Email (dbrown@villageofmukwonago.com)

Mr. Dave Brown
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Via Email (lgourdoux@villageofmukwonago.com)

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

Re: Resolution – Farris Trust (Gibson Street)

Dave & Linda:

Based upon our discussion of January 10, 2019, I have modified the Final Assessment Resolution to reflect both the reduction in the water main assessment for MUKV 1974.005, as well as the elimination of the 8" sanitary sewer main assessment for MUKV 1974.003.

An Amendment to an existing special assessment is permitted pursuant to Wisconsin Statute §66.0703(10). That Section provides that if a notice of the intention of the Village to amend the assessment is given by the Village Clerk by mail to the effected property, as well as through the publication of a Class I Legal Notice, the Village can consider an Amendment to the special assessment. The Notice must be mailed at least 10 days before the hearing to the interested person, in this case the Farris Trust at 4703 E. Lake Shore Drive, Wonder Lake, Illinois, 60097-9793 for their properties known as Tax Key Nos. MUKV 1974.003 and MUKV1974.005. In addition, the Class I Notice must be published not less than 10 days, nor more than 40 days before the hearing. A copy of the proposed Notice is attached hereto

I have drafted an Amended Final Resolution, a copy of which is also attached, and I would like you to review the Resolution to verify the facts. Assuming it is acceptable, then Linda, we can go ahead with publishing and sending out the Notice and getting this on a Village Board Agenda. Assuming that after the public hearing, the Board agrees to amend the Resolution, then we would need to provide the Farris Family Trust with a copy of the signed Final Assessment Resolution and in addition, we would need to publish that Amended Final Resolution as a Class I Legal Notice. An Affidavit of Mailing should be prepared confirming the fact that this has been sent out to the Farris Family Trust as the interested property owner. Finally, I am enclosing a Requested Action Statement which would provide an introduction to this issue for the Board.

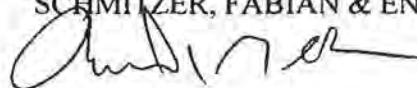
Should you have any questions or concerns, please do not hesitate to contact me.

Mr. Dave Brown
Ms. Linda Gourdoux
January 17, 2019
Page | 2

Thank you for your consideration of these matters.

Sincerely,

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

A handwritten signature in black ink, appearing to read 'Mark G. Blum', written over the printed name.

Mark G. Blum

MGB/jb
Enc.

Cc: Mr. John Weidl

RESOLUTION NO. 2019-001
FINAL RESOLUTION AMENDING THE SPECIAL
ASSESSMENT AGAINST THE PROPERTY AT 318
GIBSON STREET
VILLAGE OF MUKWONAGO TAX KEY NO. MUKV 1974.005

WHEREAS, the Village Board of the Village of Mukwonago adopted a Final Special Assessment Resolution for water main and water lateral assessments on or about October 24, 2009. Included in the properties benefited by this assessment was the property at 318 Gibson Street, Village of Mukwonago, Tax Key No, MUKV 1974.005; and

WHEREAS, the special assessment provided, in part, for a water main assessment based on 50.5 feet of water main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal water system; and

WHEREAS, the Village has reviewed as-built drawings for the water main that was constructed along Gibson Street and determined that rather than 50.5 feet of water main being installed as provided for in the Engineer's Report and the Final Assessment Resolution, only 10.5 feet was installed; meaning that the assessment was overstated in the amount \$10,293.60; and

WHEREAS, the Final Assessment Resolution must be revised in order to reflect the correct water main assessment for the parcel at 318 Gibson Street known as Tax Key No. MUKV 1974.005; and

WHEREAS, the Village Board of the Village of Mukwonago is desirous of amending the assessment made against the property at 318 Gibson Street to correct this error; and

WHEREAS, pursuant to Wisconsin Statute §66.0703(10), the Village Board is authorized to amend a special assessment if any assessment is found to be void or invalid; and

WHEREAS, notice of the consideration of the amendment of this assessment has been given to the interested property owner at 318 Gibson Street, which notice has been mailed to said property not less than ten (10) days before the hearing nor more than forty (40) days after publication of a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago that the assessment previously made against the property at 318 Gibson Street, specifically Tax Key No. MUKV 1974.005, on or about October 24, 2009 is hereby amended pursuant to Wisconsin Statute §66.0703(10) to reduce the 6" water main assessment from 50.5 feet to 10.5 feet, for an adjusted total cost of \$2,702.07.

All other terms and conditions of the aforementioned Final Assessment Resolution shall remain in full force and effect.

The Village Clerk shall publish this Resolution as a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes and mail a copy of this Resolution, and a statement of the final assessment against the benefited property at 318 Gibson Street, Tax Key No. MUKV I 974.005, pursuant to Wisconsin Statute §66.0703(8d).

Dated this 16th day of January, 2018.

Village of Mukwonago

Village of Mukwonago

By: _____
President Fred Winchowky

By: _____
Judith A Taubert,
Village Clerk

2005 Legal Notice

**NOTICE OF PUBLIC
HEARING
ON AN AMENDMENT
TO A SPECIAL AS-
SESSMENT FOR A WA-
TER MAIN AND LATER-
AL FOR THE PROPER-
TY AT 318 GIBSON
STREET, TAX KEY NO.
MUKVI974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKVI 974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKVI 974.005. The Public Hearing on this assessment will occur on the 16th day

of January, 2019 at 6:30 p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this 20th day of December, 2018.

BY ORDER OF THE VIL-
LAGE BOARD
OF THE VILLAGE OF
MUKWONAGO, WIS-
CONSIN

Linda Gourdeaux, Deputy
Village Clerk
Pub: Jan. 2

WNAXLP

RESOLUTION NO. _____
FINAL RESOLUTION AMENDING THE SPECIAL ASSESSMENT
AGAINST THE PROPERTY AT 318 GIBSON STREET
VILLAGE OF MUKWONAGO
TAX KEY NOS. MUKV 1974.005 and MUKV 1974.003

WHEREAS, the Village Board of the Village of Mukwonago adopted a Final Special Assessment Resolution for water main and water lateral assessments on or about October 24, 2009. Included in the properties benefited by this assessment was the property at 318 Gibson Street, Village of Mukwonago, Tax Key Nos. MUKV 1974.005 and MUKV 1974.003; and

WHEREAS, the special assessment provided, in part, for a water main assessment based on 50.5 feet of water main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal water system; and

WHEREAS, the Village has reviewed as-built drawings for the water main that was constructed along Gibson Street and determined that rather than 50.5 feet of water main being installed as provided for in the Engineer's Report and the Final Assessment Resolution, only 10.5 feet was installed; meaning that the assessment was overstated in the amount \$10,293.60; and

WHEREAS, the Final Assessment Resolution must be revised in order to reflect the correct water main assessment for the parcel at 318 Gibson Street known as Tax Key No. MUKV 1974.005; and

WHEREAS, the aforementioned special assessment further provided, in part, for an 8" sanitary sewer main assessment for the parcel known as MUKV 1974.003 based on 50.5 feet of sanitary sewer main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal sewer system; and

WHEREAS, the Village has reviewed as-built drawings for the sanitary sewer main that was constructed along Gibson Street and determined that the 8" sanitary sewer main that was assessed for the property known as MUKV 1974.003 was not, in fact installed; meaning that the assessment was overstated in the sum of \$12,965.88; and

WHEREAS, the Village Board of the Village of Mukwonago is desirous of amending the assessment made against the property at 318 Gibson Street (known as Tax Key Nos. MUKV 1974.003 and MUKV 1974.005) to correct these errors; and

WHEREAS, pursuant to Wisconsin Statute §66.0703(10), the Village Board is authorized to amend a special assessment if any assessment is found to be void or invalid; and

WHEREAS, notice of the consideration of the amendment of this assessment has been given to the interested property owner at 318 Gibson Street, which notice has been mailed to said property not less than ten (10) days before the hearing nor more than forty (40) days after publication of a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago that the assessments previously made against the property at 318 Gibson Street, specifically Tax Key Nos. MUKV1974.005 and MUKV 1974.003, on or about October 24, 2009 are hereby amended pursuant to Wisconsin Statute §66.0703(10) to reduce the 6" water main assessment from 50.5 feet to 10.5 feet, for an adjusted total cost of \$2,702.07;

BE IT FURTHER RESOLVED that the 8" sanitary sewer main assessment for the parcel known as MUKV 1974.003 is hereby amended pursuant to Wisconsin Statute §66.0703(10) to remove the 8" sanitary sewer main assessment by reducing the total assessment for said tax key number by \$12,965.88;

BE IT FURTHER RESOLVED that the total assessment for the parcel at 318 Gibson Street, known as Tax Key No. MUKV 1974.003 is reduced to \$21,588.14, and the total assessment for the parcel known as MUKV 1974.005 is reduced to \$23,941.03;

BE IT FURTHER RESOLVED that all other terms and conditions of the aforementioned Final Assessment Resolution shall remain in full force and effect.

The Village Clerk shall publish this Resolution as a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes and mail a copy of this Resolution, and a statement of the final assessment against the benefited property at 318 Gibson Street, Tax Key Nos. MUKV 1974.003 and MUKV1974.005, pursuant to Wisconsin Statute §66.0703(8d).

Dated this _____ day of _____, 2019.

Village of Mukwonago

Village of Mukwonago

By: _____
President Fred Winchowky

By: _____
Judith Taubert,
Village Clerk

**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT FOR A
WATER MAIN AND LATERAL FOR THE PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKV1974.005, AS WELL
AS THE 8" SANITARY SEWER MAIN ASSESSMENT FOR THE
PROPERTY AT 318 GIBSON STREET, TAX KEY NO. MUKV 1974.003**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key Nos. MUKV1974.003 and MUKV1974.005. The only properties whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key Nos. MUKV 1974.003 and MUKV1974.005

The Public Hearing on this assessment will occur on the _____ day of _____, 2019 at _____ p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this _____ day of _____, 2019.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Judith Taubert, Village Clerk

Published: _____

January 3, 2019

Village of Mukwonago
440 River Crest Ct.
Mukwonago, WI 53149

Re: Address: 309 and 305 Gibson Street, Mukwonago, WI (the "**Property**").

Dear Judith Taubert, Clerk-Treasurer:

We are a prospective purchaser of the above-described Property. We would appreciate your answering the questions below, signing where indicated and returning this letter to me by email to jim.landreth@impactseven.org.

1. Are there any building department, zoning, or municipal orders against the Property?
☐ Yes ☒ No

If yes, please explain: _____

2. In what zoning district are the Property located? Refer to attached letter.

3. Please describe any variances that have been issued for the Property: _____

Please refer to the attached letter

4. Please describe any rebuilding requirements in the event of fire or other casualty: _____

We do not respond to prospective questions on what might be required in the future as that is dependent on the state of the law at that time and other factors that are uncertain at this point.

If you should have any questions, please contact me at (715)419-4674. Thank you for your assistance in this matter.

Very truly yours,



Jim Landreth
Director of Asset Management
Impact Seven



Village of Mukwonago

Office of the Village Planner

P.O. Box 206, 440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 Fax: (262)363-6425

www.villageofmukwonago.com

November 20, 2017

Wyman B. Winston
Executive Director
WHEDA
201 W. Washington Avenue, Suite 700
Madison, WI 53703

Re: Zoning Compliance Letter/Lakeview Terrace
Mukwonago, WI

Dear Mr. Winston:

I am writing at the request of Impact Seven regarding the zoning status of Lakeview Terrace, two adjacent 14-unit affordable housing sites in the Village of Mukwonago. I understand Impact Seven's project involves the acquisition, rehabilitation and preservation of affordability of the property.

Before addressing the zoning status, an explanation of recent comprehensive planning within the Village is necessary. During 2016, Village officials appointed a 13-member Steering Committee to direct and recommend an update to the Village Comprehensive Plan that was adopted in 2009. After a positive recommendation from the Village Plan Commission, the Village Board adopted the update on November 29, 2016. Consistent with the stated plan objectives to "seek land uses that allow for a variety of housing types for a growing and diverse population meeting the needs of all age groups" and "encourage alternative styles of new housing development or redevelopment," the plan recommended changing and adding various zoning districts, that in part, allow smaller single-family lot sizes and increased multi-family unit densities.

As part of Comprehensive Plan implementation, in July of this year the Village Board adopted a comprehensive amendment to the standards of the residential zoning districts. In doing so, with the assigned R-3 zoning of the subject site, the standards of the new R-3, Single-Family Small Lot Residential District creates a legal non-conforming zoning status. However, as the Village Zoning Administrator, I have confirmed with Village Attorney Mark Blum that the subject site can continue to be utilized as constructed and planned as two adjacent 14-unit affordable housing developments. Under non-conforming laws of the State of Wisconsin and non-conforming zoning rules of the Village, the development can be rehabilitated/improved as proposed by Impact Seven.

As representatives of the Village Board, Village staff and I strongly support the application of Impact Seven to WHEDA. We look forward to working with Impact Seven to secure the necessary building permits for the improvements toward the sustainability of quality housing meeting the needs of a diverse population.

If any questions arise regarding the contents of this letter, please do not hesitate to contact me.

Sincerely,

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

Judy Taubert

From: Mark G. Blum <mdblum@hrblawfirm.com>
Sent: Friday, January 04, 2019 3:02 PM
To: Judy Taubert
Cc: Bruce Kaniewski
Subject: RE: 309 & 305 Gibson St.

Judy, Actually my recommendation is against responding to such letters beyond confirming the current zoning and whether there are any current letters pending. The problem is that we don't know what the law will be at the time of the damage to the property. Therefore we can't make any commitment as to what they could build or not since that will depend on the calamity that results in the damage. I would respond with the copy of the letter that Bruce gave you and the current zoning. I would then state that we do not respond to prospective questions on what might be required in the future as that is dependent on the state of the law at that time and other factors that are uncertain at this point. Let me know if you would like me to review your response or if you have further questions.

Attorney Mark G. Blum

Village Attorney for the Village of Mukwonago
Law Offices of Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, SC
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Fax: (262) 549-8191
Email: mdblum@hrblawfirm.com

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HIPPENMEYER, REILLY, BLUM

HRB

SCHMITZER, FABIAN & ENGLISH LLC

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From: Judy Taubert <jtaubert@villageofmukwonago.com>
Sent: Friday, January 4, 2019 9:46 AM

To: Mark G. Blum <mdblum@hrblawfirm.com>

Subject: 309 & 305 Gibson St.

Hi Mark,

I received this questionnaire to fill out from Impact Seven regarding Lakeview Terrace. Could you please help me with it? I don't want to tell them anything wrong.

Bruce gave me a letter which I have attached regarding the zoning that I can send to them, but I could not find if there were any variances issued or if it can be rebuilt if it burns down?

Thank you for your help.

Have a nice weekend.

Judy

LAW OFFICES OF

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

MARK G. BLUM
THOMAS G. SCHMITZER
LORI J. FABIAN
RONALD E. ENGLISH III

720 CLINTON STREET
P. O. BOX 766
WAUKESHA, WISCONSIN 53187-0766
TELEPHONE: (262) 549-8181
FACSIMILE: (262) 549-8191
www.hrblawfirm.com
E-MAIL: MGBLUM@HRBLAWFIRM.COM

RICHARD S. HIPPENMEYER
(1911-1979)

WILLIAM F. REILLY
(1932-2007)

November 27, 2018

Via Email (dbrown@villageofmukwonago.com)

Mr. Dave Brown
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Via Email (lgourdoux@villageofmukwonago.com)

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

*Hold
Current
Pay out
Chg ROL*

Re: Resolution – Farris Trust (Gibson Street)

Dave & Linda:

I have been made aware that the Village apparently made a special assessment for the extension of water main against various properties, including the property at 318 Gibson Street. The assessment made against the property at 318 Gibson Street (Tax Key No. MUKV 1974.005) was for 50.5' of water main; however, only 10.5' of main was installed. This consisted of a frontage assessment in the sum of \$2,234.22 for the water main, and a lateral assessment in the sum of \$773.30. Because the entire 50' of water main for which this property was charged was never installed, this assessment is in error and therefore, we need to adopt an Amendment to the Final Special Assessment Resolution to remove the charge for the 40' of water main assessment.

An Amendment to an existing special assessment is permitted pursuant to Wisconsin Statute §66.0703(10). That Section provides that if a notice of the intention of the Village to amend the assessment is given by the Village Clerk by mail to the effected property, as well as through the publication of a Class I Legal Notice, the Village can consider an Amendment to the special assessment. The Notice must be mailed at least 10 days before the hearing to the interested person, in this case the Farris Trust at 4703 E. Lake Shore Drive, Wonder Lake, Illinois, 60097-9793 for their property known as Tax Key No. MUKV1974.005. In addition, the Class I Notice must be published not less than 10 days, nor more than 40 days before the hearing. A copy of the proposed Notice is attached hereto

I have drafted an Amended Final Resolution, a copy of which is also attached, and I would like you to review the Resolution to verify the facts. Assuming it is acceptable, then Linda, we can go ahead with publishing and sending out the Notice and getting this on a Village Board Agenda. Assuming that after the public hearing, the Board agrees to amend the Resolution, then we would need to provide the Farris Family Trust with a copy of the signed Final Assessment Resolution and in addition, we would need to publish that Amended Final Resolution as a Class I Legal Notice. An Affidavit of Mailing should be prepared confirming the fact that this has been sent out to the Farris Family Trust as the interested property

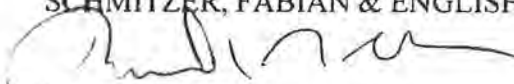
Mr. Dave Brown
Ms. Linda Gourdoux
November 27, 2018
Page | 2

owner. Finally, I am enclosing a Requested Action Statement which would provide an introduction to this issue for the Board.

Thank you for your consideration of these matters. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

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

A handwritten signature in black ink, appearing to read 'Mark G. Blum', is written over the printed name.

Mark G. Blum

MGB/jb
Enc.

Cc: Mr. John Weidl

RESOLUTION NO. _____
FINAL RESOLUTION AMENDING THE SPECIAL ASSESSMENT
AGAINST THE PROPERTY AT 318 GIBSON STREET
VILLAGE OF MUKWONAGO TAX KEY NO. MUKV 1974.005

WHEREAS, the Village Board of the Village of Mukwonago adopted a Final Special Assessment Resolution for water main and water lateral assessments on or about October 24, 2009. Included in the properties benefited by this assessment was the property at 318 Gibson Street, Village of Mukwonago, Tax Key No. MUKV 1974.005; and

WHEREAS, the special assessment provided, in part, for a water main assessment based on 50.5 feet of water main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal water system; and

WHEREAS, the Village has reviewed as-built drawings for the water main that was constructed along Gibson Street and determined that rather than 50.5 feet of water main being installed as provided for in the Engineer's Report and the Final Assessment Resolution, only 10.5 feet was installed; meaning that the assessment was overstated in the amount \$10,293.60; and

WHEREAS, the Final Assessment Resolution must be revised in order to reflect the correct water main assessment for the parcel at 318 Gibson Street known as Tax Key No. MUKV 1974.005; and

WHEREAS, the Village Board of the Village of Mukwonago is desirous of amending the assessment made against the property at 318 Gibson Street to correct this error; and

WHEREAS, pursuant to Wisconsin Statute §66.0703(10), the Village Board is authorized to amend a special assessment if any assessment is found to be void or invalid; and

WHEREAS, notice of the consideration of the amendment of this assessment has been given to the interested property owner at 318 Gibson Street, which notice has been mailed to said property not less than ten (10) days before the hearing nor more than forty (40) days after publication of a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes.

NOW, THEREFORE, BE IS RESOLVED by the Village Board of the Village of Mukwonago that the assessment previously made against the property at 318 Gibson Street, specifically Tax Key No. MUKV1974.005, on or about October 24, 2009 is hereby amended pursuant to Wisconsin Statute §66.0703(10) to reduce the 6" water main assessment from 50.5 feet to 10.5 feet, for an adjusted total cost of \$2,702.07.

All other terms and conditions of the aforementioned Final Assessment Resolution shall remain in full force and effect.

The Village Clerk shall publish this Resolution as a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes and mail a copy of this Resolution, and a statement of the final assessment against the benefited property at 318 Gibson Street, Tax Key No. MUKV1974.005, pursuant to Wisconsin Statute §66.0703(8d).

Dated this _____ day of _____, 2018.

Village of Mukwonago

Village of Mukwonago

By: _____
President Fred Winchowky

By: _____
Linda Gourdoux,
Deputy Village Clerk



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board: COW/Village Board

Topic: Consider the Approval of a Final Resolution Amending the Special Assessment for 318 Gibson Street (Tax Key MUKV1974.005)

From: Utility Director Dave Brown & Village Attorney Mark G. Blum

Presenter: Utility Director Dave Brown

Date of Committee Action (if required):

Date of Village Board Action (if required):

Information

Subject: Review and Possible Approval of a Final Resolution Amending the Special Assessment

Rationale:

The property owner at 318 Gibson Street, Tax Key No. MUKV1974.005, was assessed for 50.5 feet of water main, as well as a street assessment, curb and gutter assessment, water service assessment, sanitary sewer later, as well as 6" water main and 8" sanitary sewer main in 2009. The water main assessment provided for the extension of that main across the entire width of this parcel, which is 50.5 feet. Village Staff has reviewed the as-built drawings for the construction of the water main across this property and as found that rather than the water main being constructed and extended across the entire width of the property, it was only extended 10.5 feet; meaning that 50.5 feet of main was assessed, although only 10.5 feet of main was actually installed.

In order to correct the assessment, we need to modify the original Final Assessment Resolution with respect to the 6" water main and reduce that assessment from the current cost of \$12,995.67 to \$2,702.07, which reflects the reduction in the quantity of main from 50.5 feet to 10.5 feet, at a unit price per foot of \$257.34.

The Wisconsin Statutes allow for an amendment of an existing special assessment. However, in order to do so, notice must be given to the persons interested in that assessment, together with the publication of a Class I Legal Notice making the public aware of the fact that there is an intention to amend this assessment. Notice has been given to the property owner at 318 Gibson Street, Tax Key No. MUKV1974.005, (Farris Family Trust) and a Class I Legal Notice has been published as required by the Statute. Staff is requesting that the Village Board consider approving the Amended Final Resolution, a copy of which is attached hereto.



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Fiscal Impact (If any):

This special assessment has been deferred until such time as the parcel at 318 Gibson Street, Tax Key No. MUKV1974.005, connects to municipal water. This parcel is part of a group of three parcels owned by the Farris Family Trust. There is a structure on the parcel known as Tax Key No. MUKV1974.003. However, there is no structure improvement on the parcel that is in question here. Because this assessment is in error, it must be amended to correct that error. There should be no financial impact, as the construction of this project would have been based on unit costs and therefore, the Village should only have been billed for what was actually installed, not what was anticipated.

Requested Action by Committee/Board:

Discussion and possible action on an Amended Final Special Assessment Resolution for the property at 318 Gibson Street, Tax Key No. MUKV1974.005, to reduce the 6" water main assessment to coincide with the actual amount of water main installed, which was 40 feet less than what was originally assessed in 2009.

RESOLUTION NO. _____
FINAL RESOLUTION AMENDING THE SPECIAL ASSESSMENT
AGAINST THE PROPERTY AT 318 GIBSON STREET
VILLAGE OF MUKWONAGO TAX KEY NO. MUKV 1974.005

WHEREAS, the Village Board of the Village of Mukwonago adopted a Final Special Assessment Resolution for water main and water lateral assessments on or about October 24, 2009. Included in the properties benefited by this assessment was the property at 318 Gibson Street, Village of Mukwonago, Tax Key No. MUKV 1974.005; and

WHEREAS, the special assessment provided, in part, for a water main assessment based on 50.5 feet of water main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal water system; and

WHEREAS, the Village has reviewed as-built drawings for the water main that was constructed along Gibson Street and determined that rather than 50.5 feet of water main being installed as provided for in the Engineer's Report and the Final Assessment Resolution, only 10.5 feet was installed; meaning that the assessment was overstated in the amount \$10,293.60; and

WHEREAS, the Final Assessment Resolution must be revised in order to reflect the correct water main assessment for the parcel at 318 Gibson Street known as Tax Key No. MUKV 1974.005; and

WHEREAS, the Village Board of the Village of Mukwonago is desirous of amending the assessment made against the property at 318 Gibson Street to correct this error; and

WHEREAS, pursuant to Wisconsin Statute §66.0703(10), the Village Board is authorized to amend a special assessment if any assessment is found to be void or invalid; and

WHEREAS, notice of the consideration of the amendment of this assessment has been given to the interested property owner at 318 Gibson Street, which notice has been mailed to said property not less than ten (10) days before the hearing nor more than forty (40) days after publication of a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes.

NOW, THEREFORE, BE IS RESOLVED by the Village Board of the Village of Mukwonago that the assessment previously made against the property at 318 Gibson Street, specifically Tax Key No. MUKV1974.005, on or about October 24, 2009 is hereby amended pursuant to Wisconsin Statute §66.0703(10) to reduce the 6" water main assessment from 50.5 feet to 10.5 feet, for an adjusted total cost of \$2,702.07.

All other terms and conditions of the aforementioned Final Assessment Resolution shall remain in full force and effect.

The Village Clerk shall publish this Resolution as a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes and mail a copy of this Resolution, and a statement of the final assessment against the benefited property at 318 Gibson Street, Tax Key No. MUKV1974.005, pursuant to Wisconsin Statute §66.0703(8d).

Dated this _____ day of _____, 2018.

Village of Mukwonago

Village of Mukwonago

By: _____
President Fred Winchowky

By: _____
Linda Gourdoux,
Deputy Village Clerk

Linda Gourdoux

From: Mark G. Blum <mgbalum@hrblawfirm.com>
Sent: Wednesday, December 19, 2018 4:13 PM
To: Linda Gourdoux
Cc: David Brown; Julie Bielinski
Subject: RE: Farris Trust - Gibson Street - Reduction in Spec Assess

Follow Up Flag: Follow up
Flag Status: Flagged

Linda, This will work but keep in mind that you need to be able to publish the notice of the public hearing as a class one notice and also send a copy of the notice to the Farris Family trust not less than ten days prior to the public hearing. I would send out the notice to them now to make sure that we meet those requirements. Once the public hearing occurs and the final assessment resolution is approved you will need to publish the final resolution and provide a copy of it to the property owner. Let me know if you have other questions.

Mark

Attorney Mark G. Blum

Village Attorney for the Village of Mukwonago
Law Offices of Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, SC
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Fax: (262) 549-8191
Email: mgbalum@hrblawfirm.com

Notice mailed
12/20/18

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HIPPENMEYER, REILLY, BLUM

HRB

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**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT FOR A
WATER MAIN AND LATERAL FOR THE PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKV1974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKV1974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKV1974.005

The Public Hearing on this assessment will occur on the _____ day of _____, 2019 at _____ p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this _____ day of _____, 2018.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Linda Gourdoux, Deputy Village Clerk

Published: _____

Linda Gourdoux

From: Mark G. Blum <mgbalum@hrblawfirm.com>
Sent: Thursday, December 13, 2018 2:48 PM
To: Linda Gourdoux; Julie Bielinski; David Brown
Subject: RE: Farris Trust - Gibson Street - Reduction in Spec Assess

Follow Up Flag: Follow up
Flag Status: Flagged

Linda, It is a class one but please note the other requirements as to when the public hearing can be held. Here is the statutory language:

The notice shall be published as a class 1 notice, under ch. 985, in the city, town or village and a copy of the notice shall be mailed, at least 10 days before the hearing or proceeding, to every interested person whose post-office address is known, or can be ascertained with reasonable diligence. The hearing shall commence not less than 10 nor more than 40 days after publication.

The only person to whom notice must be sent is the owner of the parcels at 318 Gibson; however that notice must at least be ten days before the hearing and the hearing must be at least ten days after but not more than 40 days after the publication of the notice. Please let me know if you have other questions.

Mark

Attorney Mark G. Blum

Village Attorney for the Village of Mukwonago
Law Offices of Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, SC
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Fax: (262) 549-8191
Email: mgbalum@hrblawfirm.com

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HIPPENMEYER, REILLY, BLUM

HRB

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From: Linda Gourdoux <lourdoux@villageofmukwonago.com>
Sent: Thursday, December 13, 2018 2:25 PM
To: Julie Bielinski <jbielinski@hrblawfirm.com>; David Brown <dbrown@villageofmukwonago.com>
Cc: Mark G. Blum <mdblum@hrblawfirm.com>
Subject: RE: Farris Trust - Gibson Street - Reduction in Spec Assess

What type of notice would this be?

From: Julie Bielinski [<mailto:jbielinski@hrblawfirm.com>]
Sent: Wednesday, November 28, 2018 9:30 AM
To: David Brown <dbrown@villageofmukwonago.com>; Linda Gourdoux <lourdoux@villageofmukwonago.com>
Cc: Mark G. Blum <mdblum@hrblawfirm.com>
Subject: Farris Trust - Gibson Street - Reduction in Spec Assess

Please see the attached from Atty. Blum.

Linda, I've attached the Notice of Public Hearing in Word format so you can revise the same with the hearing date.

Thanks!

Julie B. Bielinski
Business Manager/Legal Assistant
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, SC
720 Clinton Street, PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Fax: (262) 549-8191
Email: jbielinski@hrblawfirm.com



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**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT FOR A
WATER MAIN AND LATERAL FOR THE PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKV1974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKV1974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKV1974.005

The Public Hearing on this assessment will occur on the 16 day of January, 2019 at 6:30 p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this 19 day of December, 2018.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Linda Gourdoux, Deputy Village Clerk

Published: Jan 2, 2019

Linda Gourdoux

VB
Feb mtg

From: Mark G. Blum <mdblum@hrblawfirm.com>
Sent: Thursday, December 13, 2018 2:48 PM
To: Linda Gourdoux; Julie Bielinski; David Brown
Subject: RE: Farris Trust - Gibson Street - Reduction in Spec Assess

Linda, It is a class one but please note the other requirements as to when the public hearing can be held. Here is the statutory language:

The notice shall be published as a class 1 notice, under ch. 985, in the city, town or village and a copy of the notice shall be mailed, at least 10 days before the hearing or proceeding, to every interested person whose post-office address is known, or can be ascertained with reasonable diligence. The hearing shall commence not less than 10 nor more than 40 days after publication.

The only person to whom notice must be sent is the owner of the parcels at 318 Gibson; however that notice must at least be ten days before the hearing and the hearing must be at least ten days after but not more than 40 days after the publication of the notice. Please let me know if you have other questions.

Mark

Attorney Mark G. Blum

Village Attorney for the Village of Mukwonago
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Email: mdblum@hrblawfirm.com

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HIPPENMEYER, REILLY, BLUM

HRB

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From: Linda Gourdoux <lgourdoux@villageofmukwonago.com>
Sent: Thursday, December 13, 2018 2:25 PM
To: Julie Bielinski <jbielinski@hrblawfirm.com>; David Brown <dbrown@villageofmukwonago.com>
Cc: Mark G. Blum <mgbalum@hrblawfirm.com>
Subject: RE: Farris Trust - Gibson Street - Reduction in Spec Assess

What type of notice would this be?

From: Julie Bielinski [<mailto:jbielinski@hrblawfirm.com>]
Sent: Wednesday, November 28, 2018 9:30 AM
To: David Brown <dbrown@villageofmukwonago.com>; Linda Gourdoux <lgourdoux@villageofmukwonago.com>
Cc: Mark G. Blum <mgbalum@hrblawfirm.com>
Subject: Farris Trust - Gibson Street - Reduction in Spec Assess

Please see the attached from Atty. Blum.

Linda, I've attached the Notice of Public Hearing in Word format so you can revise the same with the hearing date.

Thanks!

Julie B. Bielinski
Business Manager/Legal Assistant
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, SC
720 Clinton Street, PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Fax: (262) 549-8191
Email: jbielinski@hrblawfirm.com

HIPPENMEYER, REILLY, BLUM

HRB

SCHMITZER, FABIAN & ENGLISH SC

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Linda Gourdoux

From: Mark G. Blum <mdblum@hrblawfirm.com>
Sent: Sunday, December 2, 2018 4:16 PM
To: David Brown; Linda Gourdoux
Cc: John Weidl
Subject: RE: Farris Family Trust - 318 Gibson Notice of Special Assessment

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Dave, then Linda I would like to proceed with getting this on an upcoming agenda for action. Keep in mind that we need the public hearing first however. When I am there next we can review the procedural steps noted in my letter.

Attorney Mark G. Blum

Village Attorney for the Village of Mukwonago
Law Offices of Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, SC
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Fax: (262) 549-8191
Email: mdblum@hrblawfirm.com

**** PLEASE UPDATE YOUR RECORDS AS MY EMAIL HAS CHANGED *****

HIPPENMEYER, REILLY, BLUM

HRB

SCHMITZER, FABIAN & ENGLISH SC

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From: David Brown <dbrown@villageofmukwonago.com>
Sent: Tuesday, November 27, 2018 7:01 PM
To: Julie Bielinski <jbielinski@hrblawfirm.com>

Cc: Mark G. Blum <mgblum@hrblawfirm.com>

Subject: Re: Farris Family Trust - 318 Gibson Notice of Special Assessment

Good evening Mark,

This looks great.

Thanks,

Dave Brown

Village of Mukwonago

Utility Director

414-550-2509

On Nov 27, 2018 2:48 PM, Julie Bielinski <jbielinski@hrblawfirm.com> wrote:

Please see the attached from Atty. Blum.

Julie B. Bielinski

Business Manager/Legal Assistant

Hippenmeyer, Reilly, Blum,

Schmitzer, Fabian & English, SC

720 Clinton Street, PO Box 766

Waukesha, WI 53187-0766

Phone: (262) 549-8181

Fax: (262) 549-8191

Email: jbielinski@hrblawfirm.com

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Linda Gourdoux

From: Julie Bielinski <jbielinski@hrblawfirm.com>
Sent: Wednesday, November 28, 2018 9:30 AM
To: David Brown; Linda Gourdoux
Cc: Mark G. Blum
Subject: Farris Trust - Gibson Street - Reduction in Spec Assess
Attachments: Brown.Gourdoux.Nov 28.pdf; Notice of Public Hearing.docx

Follow Up Flag: FollowUp
Flag Status: Flagged

Please see the attached from Atty. Blum.

Linda, I've attached the Notice of Public Hearing in Word format so you can revise the same with the hearing date.

Thanks!

Julie B. Bielinski
Business Manager/Legal Assistant
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**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT FOR A
WATER MAIN AND LATERAL FOR THE PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKV1974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKV1974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKV1974.005

The Public Hearing on this assessment will occur on the _____ day of _____, 2019 at _____ p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this _____ day of _____, 2018.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Linda Gourdoux, Deputy Village Clerk

Published: _____

LAW OFFICES OF

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

MARK G. BLUM
THOMAS G. SCHMITZER
LORI J. FABIAN
RONALD E. ENGLISH III

720 CLINTON STREET
P. O. BOX 766
WAUKESHA, WISCONSIN 53187-0766
TELEPHONE: (262) 549-8181
FACSIMILE: (262) 549-8191
www.hrbllawfirm.com
E-MAIL: MGBLUM@HRBLAWFIRM.COM

RICHARD S. HIPPENMEYER
(1911-1979)

WILLIAM F. REILLY
(1932-2007)

November 27, 2018

Via Email (dbrown@villageofmukwonago.com)

Mr. Dave Brown
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Via Email (lgourdoux@villageofmukwonago.com)

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

Re: Resolution – Farris Trust (Gibson Street)

Dave & Linda:

I have been made aware that the Village apparently made a special assessment for the extension of water main against various properties, including the property at 318 Gibson Street. The assessment made against the property at 318 Gibson Street (Tax Key No. MUKV 1974.005) was for 50.5' of water main; however, only 10.5' of main was installed. This consisted of a frontage assessment in the sum of \$2,234.22 for the water main, and a lateral assessment in the sum of \$773.30. Because the entire 50' of water main for which this property was charged was never installed, this assessment is in error and therefore, we need to adopt an Amendment to the Final Special Assessment Resolution to remove the charge for the 40' of water main assessment.

An Amendment to an existing special assessment is permitted pursuant to Wisconsin Statute §66.0703(10). That Section provides that if a notice of the intention of the Village to amend the assessment is given by the Village Clerk by mail to the effected property, as well as through the publication of a Class I Legal Notice, the Village can consider an Amendment to the special assessment. The Notice must be mailed at least 10 days before the hearing to the interested person, in this case the Farris Trust at 4703 E. Lake Shore Drive, Wonder Lake, Illinois, 60097-9793 for their property known as Tax Key No. MUKV1974.005. In addition, the Class I Notice must be published not less than 10 days, nor more than 40 days before the hearing. A copy of the proposed Notice is attached hereto

I have drafted an Amended Final Resolution, a copy of which is also attached, and I would like you to review the Resolution to verify the facts. Assuming it is acceptable, then Linda, we can go ahead with publishing and sending out the Notice and getting this on a Village Board Agenda. Assuming that after the public hearing, the Board agrees to amend the Resolution, then we would need to provide the Farris Family Trust with a copy of the signed Final Assessment Resolution and in addition, we would need to publish that Amended Final Resolution as a Class I Legal Notice. An Affidavit of Mailing should be prepared confirming the fact that this has been sent out to the Farris Family Trust as the interested property

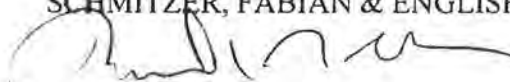
Mr. Dave Brown
Ms. Linda Gourdoux
November 27, 2018
Page | 2

owner. Finally, I am enclosing a Requested Action Statement which would provide an introduction to this issue for the Board.

Thank you for your consideration of these matters. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

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



Mark G. Blum

MGB/jb
Enc.

Cc: Mr. John Weidl

RESOLUTION NO. _____
FINAL RESOLUTION AMENDING THE SPECIAL ASSESSMENT
AGAINST THE PROPERTY AT 318 GIBSON STREET
VILLAGE OF MUKWONAGO TAX KEY NO. MUKV 1974.005

WHEREAS, the Village Board of the Village of Mukwonago adopted a Final Special Assessment Resolution for water main and water lateral assessments on or about October 24, 2009. Included in the properties benefited by this assessment was the property at 318 Gibson Street, Village of Mukwonago, Tax Key No. MUKV 1974.005; and

WHEREAS, the special assessment provided, in part, for a water main assessment based on 50.5 feet of water main; and

WHEREAS, the assessment was deferred until the property owner connected to the municipal water system; and

WHEREAS, the Village has reviewed as-built drawings for the water main that was constructed along Gibson Street and determined that rather than 50.5 feet of water main being installed as provided for in the Engineer's Report and the Final Assessment Resolution, only 10.5 feet was installed; meaning that the assessment was overstated in the amount \$10,293.60; and

WHEREAS, the Final Assessment Resolution must be revised in order to reflect the correct water main assessment for the parcel at 318 Gibson Street known as Tax Key No. MUKV 1974.005; and

WHEREAS, the Village Board of the Village of Mukwonago is desirous of amending the assessment made against the property at 318 Gibson Street to correct this error; and

WHEREAS, pursuant to Wisconsin Statute §66.0703(10), the Village Board is authorized to amend a special assessment if any assessment is found to be void or invalid; and

WHEREAS, notice of the consideration of the amendment of this assessment has been given to the interested property owner at 318 Gibson Street, which notice has been mailed to said property not less than ten (10) days before the hearing nor more than forty (40) days after publication of a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes.

NOW, THEREFORE, BE IS RESOLVED by the Village Board of the Village of Mukwonago that the assessment previously made against the property at 318 Gibson Street, specifically Tax Key No. MUKV1974.005, on or about October 24, 2009 is hereby amended pursuant to Wisconsin Statute §66.0703(10) to reduce the 6" water main assessment from 50.5 feet to 10.5 feet, for an adjusted total cost of \$2,702.07.

All other terms and conditions of the aforementioned Final Assessment Resolution shall remain in full force and effect.

The Village Clerk shall publish this Resolution as a Class I Legal Notice under Chapter 985 of the Wisconsin Statutes and mail a copy of this Resolution, and a statement of the final assessment against the benefited property at 318 Gibson Street, Tax Key No. MUKV1974.005, pursuant to Wisconsin Statute §66.0703(8d).

Dated this _____ day of _____, 2018.

Village of Mukwonago

Village of Mukwonago

By: _____
President Fred Winchowky

By: _____
Linda Gourdoux,
Deputy Village Clerk



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board: COW/Village Board

Topic: Consider the Approval of a Final Resolution Amending the Special Assessment for 318 Gibson Street (Tax Key MUKV1974.005)

From: Utility Director Dave Brown & Village Attorney Mark G. Blum

Presenter: Utility Director Dave Brown

Date of Committee Action
(if required):

Date of Village Board
Action (if required):

Information

Subject: Review and Possible Approval of a Final Resolution Amending the Special Assessment

Rationale:

The property owner at 318 Gibson Street, Tax Key No. MUKV1974.005, was assessed for 50.5 feet of water main, as well as a street assessment, curb and gutter assessment, water service assessment, sanitary sewer later, as well as 6" water main and 8" sanitary sewer main in 2009. The water main assessment provided for the extension of that main across the entire width of this parcel, which is 50.5 feet. Village Staff has reviewed the as-built drawings for the construction of the water main across this property and as found that rather than the water main being constructed and extended across the entire width of the property, it was only extended 10.5 feet; meaning that 50.5 feet of main was assessed, although only 10.5 feet of main was actually installed.

In order to correct the assessment, we need to modify the original Final Assessment Resolution with respect to the 6" water main and reduce that assessment from the current cost of \$12,995.67 to \$2,702.07, which reflects the reduction in the quantity of main from 50.5 feet to 10.5 feet, at a unit price per foot of \$257.34.

The Wisconsin Statutes allow for an amendment of an existing special assessment. However, in order to do so, notice must be given to the persons interested in that assessment, together with the publication of a Class I Legal Notice making the public aware of the fact that there is an intention to amend this assessment. Notice has been given to the property owner at 318 Gibson Street, Tax Key No. MUKV1974.005, (Farris Family Trust) and a Class I Legal Notice has been published as required by the Statute. Staff is requesting that the Village Board consider approving the Amended Final Resolution, a copy of which is attached hereto.



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Fiscal Impact (If any):

This special assessment has been deferred until such time as the parcel at 318 Gibson Street, Tax Key No. MUKV1974.005, connects to municipal water. This parcel is part of a group of three parcels owned by the Farris Family Trust. There is a structure on the parcel known as Tax Key No. MUKV1974.003. However, there is no structure improvement on the parcel that is in question here. Because this assessment is in error, it must be amended to correct that error. There should be no financial impact, as the construction of this project would have been based on unit costs and therefore, the Village should only have been billed for what was actually installed, not what was anticipated.

Requested Action by Committee/Board:

Discussion and possible action on an Amended Final Special Assessment Resolution for the property at 318 Gibson Street, Tax Key No. MUKV1974.005, to reduce the 6" water main assessment to coincide with the actual amount of water main installed, which was 40 feet less than what was originally assessed in 2009.

**NOTICE OF PUBLIC HEARING
ON AN AMENDMENT TO A SPECIAL ASSESSMENT FOR A
WATER MAIN AND LATERAL FOR THE PROPERTY
AT 318 GIBSON STREET, TAX KEY NO. MUKV1974.005**

Please take notice that the Village Board of the Village of Mukwonago has declared its intention to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street, Tax Key No. MUKV1974.005. The only property whose assessment is being impacted by this Amendment is the property at 318 Gibson Street, Tax Key No. MUKV1974.005

The Public Hearing on this assessment will occur on the _____ day of _____, 2019 at _____ p.m. at the Mukwonago Village Hall, 440 River Crest Court, Mukwonago, Wisconsin, 53149.

You are further notified that the Village Board of the Village of Mukwonago will hear all parties, their attorneys or agents, concerning the matters set forth in the draft Final Assessment Resolution, which Resolution is available at the office of the Village Clerk of the Village of Mukwonago, 440 River Crest Court, Mukwonago, Wisconsin, 53149, during normal business hours. All objections will be considered at this hearing and thereafter, the amount of the amended assessment will be finally determined.

Dated this _____ day of _____, 2018.

BY ORDER OF THE VILLAGE BOARD
OF THE VILLAGE OF MUKWONAGO, WISCONSIN

Linda Gourdoux, Deputy Village Clerk

Published: _____



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board: Public Works Committee
Topic: 2018 CMAR Report WWTF
From: Dave Brown
Department: Utilities
Presenter: Dave Brown
Date of Committee Action (if required): 6/19/2019
Date of Village Board Action (if required): 6/19/2019

Information

Subject:

Resolution 2019-031 (CMAR) 2018 Compliance Maintenance Annual Report

Background Information/Rationale:

This is a DNR required annual report due by June 30th every year that grades the performance of the wastewater plant, collection system and operator performance. The DNR uses this and other data to show capacity use and performance needs of the facility compared to plant design which will forecast future expansion needs or areas to redirect more attention to.

Key Issues for Consideration:

Key issues are shown in section 1 Influent Flow and Loadings where we achieved a B rating instead of the normal A. The Influent Flow increase is due to I&I associated with the highly saturated ground and water runoff from all the rain. The Influent BOD loading increase is due to the large volume of septage we were taking in throughout the year to find out what we could handle without affecting the effluent treatment results. We have now reduced our septage intake to what we had planned on taking in and starting summer 2019 these numbers will decrease.

Fiscal Impact (If any):

None at this time.

Requested Action by Committee/Board:

Make a motion to approve Resolution 2019-031 for the 2018 CMAR Compliance Maintenance Annual Report and approve the motion.

Attachments

2018 CMAR and Resolution 2019-031

RESOLUTION 2019-031

A RESOLUTION APPROVING THE SUBMITTAL OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 208 - 2018 COMPLIANCE MAINTENANCE ANNUAL REPORT

WHEREAS, the Village of Mukwonago operates a wastewater treatment facility as a sewer utility.

WHEREAS, Chapter NR 208 of the Wisconsin Administrative Code requires that each owner or municipality file a Compliance Maintenance Annual report with the Department of Natural Resources;

NOW THEREFORE BE IT RESOLVED, by the Village Board of the Village of Mukwonago, as owner of such wastewater treatment facility, that it has reviewed the Compliance Maintenance Report herewith attached and approves of the same;

BE IT FURTHER RESOLVED, that the said Village Board finds that no correctional activities are presently needed to maintain such facility within the terms of its WPDES permit.

Adopted this 19th day of June, 2019.

Fred Winchowky, Village President

Attest:

Judith A. Taubert, Clerk-Treasurer

Compliance Maintenance Annual Report

Mukwonago Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2019

2018

Resolution or Owner's Statement

Name of Governing Body or Owner:	Village of Mukwonago Wastewater Utility
Date of Resolution or Action Taken:	2019-06-19
Resolution Number:	2019-031
Date of Submittal:	

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Influent Flow and Loadings: Grade = B

Influent flows are up due partially to new development but the rainfall the past two years has the soils so saturated that we have standing water in areas we haven't seen in over ten years. We are ramping up our work on I&I even more to combat this issue. The increase in BOD and TSS loadings come from taking added Septage to see how the plant would handle the extra loadings and we will cut back as needed to accommodate new development or treatment issues. Continue good monitoring practices.

Effluent Quality: BOD: Grade = A

Continue with treatment practices that we have to continue on with the good results as we have.

Effluent Quality: TSS: Grade = A

Same as above.

Effluent Quality: Phosphorus: Grade = A

Continue with our almost daily final clarifier and effluent testing regime to keep abreast of daily plant adjustments.

Biosolids Quality and Management: Grade = A

Finish the digester upgrades and repairs this summer and get into a regular 5 year cleaning cycle for the digestors.

Staffing: Grade = A

Continue on with staff development and training at every possible opportunity to promote good employee growth.

Operator Certification: Grade = A

Continue on with the policy we have of having every utility employee certified at the required grades or higher and provide any necessary to succeed and achieve this goal.

Financial Management: Grade = A

Continue to upgrade the system at every possible opportunity.

Collection Systems: Grade = A
(Regardless of grade, response required for Collection Systems if SSOs were reported)

We had a SSO on our primary digester which was immediately reported and cleaned up. To ensure this from happening in the future several SCADA and control alarm changes have been made.

Compliance Maintenance Annual Report

Mukwonago Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2019

2018

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 3.91

--

Compliance Maintenance Annual Report

Mukwonago Wastewater Treatment Plant

Last Updated: Reporting For:

6/10/2019

2018

Influent Flow and Loading

1. Monthly Average Flows and (C)BOD Loadings

1.1 Verify the following monthly flows and (C)BOD loadings to your facility.

Influent No. 701	Influent Monthly Average Flow, MGD	x	Influent Monthly Average (C)BOD Concentration mg/L	x	8.34	=	Influent Monthly Average (C)BOD Loading, lbs/day
January	0.7555	x	305	x	8.34	=	1,919
February	0.8468	x	526	x	8.34	=	3,715
March	0.8790	x	261	x	8.34	=	1,912
April	1.0640	x	222	x	8.34	=	1,972
May	1.3219	x	221	x	8.34	=	2,436
June	1.1273	x	237	x	8.34	=	2,225
July	0.9339	x	276	x	8.34	=	2,146
August	0.8790	x	325	x	8.34	=	2,380
September	1.1443	x	190	x	8.34	=	1,816
October	1.2794	x	142	x	8.34	=	1,516
November	1.0310	x	211	x	8.34	=	1,813
December	1.0281	x	214	x	8.34	=	1,833

2. Maximum Monthly Design Flow and Design (C)BOD Loading

2.1 Verify the design flow and loading for your facility.

Design	Design Factor	x	%	=	% of Design
Max Month Design Flow, MGD	1.5	x	90	=	1.35
		x	100	=	1.5
Design (C)BOD, lbs/day	2502	x	90	=	2251.8
		x	100	=	2502

2.2 Verify the number of times the flow and (C)BOD exceeded 90% or 100% of design, points earned, and score:

	Months of Influent	Number of times flow was greater than 90% of	Number of times flow was greater than 100% of	Number of times (C)BOD was greater than 90% of design	Number of times (C)BOD was greater than 100% of design
January	1	0	0	0	0
February	1	0	0	1	1
March	1	0	0	0	0
April	1	0	0	0	0
May	1	0	0	1	0
June	1	0	0	0	0
July	1	0	0	0	0
August	1	0	0	1	0
September	1	0	0	0	0
October	1	0	0	0	0
November	1	0	0	0	0
December	1	0	0	0	0
Points per each		2	1	3	2
Exceedances		0	0	3	1
Points		0	0	9	2
Total Number of Points					11

Compliance Maintenance Annual Report

Mukwonago Wastewater Treatment Plant

Last Updated: Reporting For:
6/10/2019 **2018**

3. Flow Meter

3.1 Was the Influent flow meter calibrated in the last year?

- ☒ Yes Enter last calibration date (MM/DD/YYYY)
2018-05-21

☐ No

If No, please explain:

N/A

4. Sewer Use Ordinance

4.1 Did your community have a sewer use ordinance that limited or prohibited the discharge of excessive conventional pollutants ((C)BOD, SS, or pH) or toxic substances to the sewer from industries, commercial users, hauled waste, or residences?

☒ Yes

☐ No

If No, please explain:

N/A

4.2 Was it necessary to enforce the ordinance?

☐ Yes

☒ No

If Yes, please explain:

N/A

5. Septage Receiving

5.1 Did you have requests to receive septage at your facility?

Septic Tanks	Holding Tanks	Grease Traps
<input checked="" type="radio"/> Yes	<input checked="" type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input checked="" type="radio"/> No

5.2 Did you receive septage at your facility? If yes, indicate volume in gallons.

Septic Tanks
☒ Yes 4,202,855 gallons

☐ No

Holding Tanks
☒ Yes 7,118,500 gallons

☐ No

Grease Traps
☐ Yes gallons

☒ No

5.2.1 If yes to any of the above, please explain if plant performance is affected when receiving any of these wastes.

We took in 132% more septage and 22% more holding tank waste in 2018 as we have had more and more haulers approach us. The problem is as we expected was loadings especially TSS and cBOD. We took everything we could to see just what we could, without not being able to make our permit limits. The biggest problem found was that we could not handle all the solids. The digestors were over tasked especially the boiler and we just could not keep up with the pace of sludge production through the drying beds. We have scaled back our intake rate of septage in 2019 due to the above problems. We have found some issues with the boiler which when back on line in July may give us about 20% increased heating capability giving us more methane gas production and better treatment.

6. Pretreatment

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6.1 Did your facility experience operational problems, permit violations, biosolids quality concerns, or hazardous situations in the sewer system or treatment plant that were attributable to commercial or industrial discharges in the last year?

☐ Yes

☒ No

If yes, describe the situation and your community's response.

N/A

6.2 Did your facility accept hauled industrial wastes, landfill leachate, etc.?

☐ Yes

☒ No

If yes, describe the types of wastes received and any procedures or other restrictions that were in place to protect the facility from the discharge of hauled industrial wastes.

N/A

Total Points Generated	11
Score (100 - Total Points Generated)	89
Section Grade	B

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Effluent Quality and Plant Performance (BOD/CBOD)

1. Effluent (C)BOD Results

1.1 Verify the following monthly average effluent values, exceedances, and points for BOD or CBOD

Outfall No. 001	Monthly Average Limit (mg/L)	90% of Permit Limit > 10 (mg/L)	Effluent Monthly Average (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	25	22.5	5	1	0	0
February	25	22.5	5	1	0	0
March	25	22.5	4	1	0	0
April	25	22.5	4	1	0	0
May	25	22.5	5	1	0	0
June	25	22.5	6	1	0	0
July	25	22.5	4	1	0	0
August	25	22.5	1	1	0	0
September	25	22.5	1	1	0	0
October	25	22.5	2	1	0	0
November	25	22.5	3	1	0	0
December	25	22.5	2	1	0	0

* Equals limit if limit is ≤ 10

Months of discharge/yr	12		
Points per each exceedance with 12 months of discharge		7	3
Exceedances		0	0
Points		0	0
Total number of points			0

NOTE: For systems that discharge intermittently to state waters, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

N/A

2. Flow Meter Calibration

2.1 Was the effluent flow meter calibrated in the last year?

☐ Yes

Enter last calibration date (MM/DD/YYYY)

2018-05-21

☒ No

If No, please explain:

We do not have an effluent flow meter. Effluent flow is assumed to equal the influent flow.

3. Treatment Problems

3.1 What problems, if any, were experienced over the last year that threatened treatment?

None.

4. Other Monitoring and Limits

4.1 At any time in the past year was there an exceedance of a permit limit for any other pollutants such as chlorides, pH, residual chlorine, fecal coliform, or metals?

☐ Yes

☒ No

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If Yes, please explain:

N/A

4.2 At any time in the past year was there a failure of an effluent acute or chronic whole effluent toxicity (WET) test?

☐ Yes

☒ No

If Yes, please explain:

N/A

4.3 If the biomonitoring (WET) test did not pass, were steps taken to identify and/or reduce source(s) of toxicity?

☐ Yes

☒ No

☐ N/A

Please explain unless not applicable:

N/A

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Effluent Quality and Plant Performance (Total Suspended Solids)

Outfall No. 001	Monthly Average Limit (mg/L)	90% of Permit Limit >10 (mg/L)	Effluent Monthly Average (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	30	27	10	1	0	0
February	30	27	8	1	0	0
March	30	27	5	1	0	0
April	30	27	6	1	0	0
May	30	27	9	1	0	0
June	30	27	10	1	0	0
July	30	27	11	1	0	0
August	30	27	9	1	0	0
September	30	27	8	1	0	0
October	30	27	8	1	0	0
November	30	27	8	1	0	0
December	30	27	7	1	0	0
* Equals limit if limit is <= 10						
Months of Discharge/yr				12		
Points per each exceedance with 12 months of discharge:					7	3
Exceedances					0	0
Points					0	0
Total Number of Points						0
NOTE: For systems that discharge intermittently to state waters, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$						
1.2 If any violations occurred, what action was taken to regain compliance?						
N/A						

0

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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2018

Effluent Quality and Plant Performance (Phosphorus)

1. Effluent Phosphorus Results

1.1 Verify the following monthly average effluent values, exceedances, and points for Phosphorus

Outfall No. 001	Monthly Average phosphorus Limit (mg/L)	Effluent Monthly Average phosphorus (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance
January	1	0.600	1	0
February	1	0.409	1	0
March	1	0.344	1	0
April	1	0.411	1	0
May	1	0.575	1	0
June	1	0.877	1	0
July	1	0.681	1	0
August	1	0.229	1	0
September	1	0.153	1	0
October	1	0.173	1	0
November	1	0.163	1	0
December	1	0.189	1	0
Months of Discharge/yr			12	
Points per each exceedance with 12 months of discharge:				10
Exceedances				0
Total Number of Points				0

0

NOTE: For systems that discharge intermittently to waters of the state, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge.

Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

N/A

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Biosolids Quality and Management

1. Biosolids Use/Disposal

1.1 How did you use or dispose of your biosolids? (Check all that apply)

- ☐ Land applied under your permit
☐ Publicly Distributed Exceptional Quality Biosolids
☒ Hauled to another permitted facility
☐ Landfilled
☐ Incinerated
☐ Other

NOTE: If you did not remove biosolids from your system, please describe your system type such as lagoons, reed beds, recirculating sand filters, etc.

1.1.1 If you checked Other, please describe:

N/A

3. Biosolids Metals

Number of biosolids outfalls in your WPDES permit:

3.1 For each outfall tested, verify the biosolids metal quality values for your facility during the last calendar year.

Outfall No. 002 - Liquid Sludge

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75			0											0	0
Cadmium		39	85			1.2											0	0
Copper		1500	4300			610											0	0
Lead		300	840			18											0	0
Mercury		17	57			0											0	0
Molybdenum	60		75			22										0		0
Nickel	336		420			32										0		0
Selenium	80		100			0										0		0
Zinc		2800	7500			1100											0	0

Outfall No. 003 - Cake Sludge

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75			1.6											0	0
Cadmium		39	85			.61											0	0
Copper		1500	4300			320											0	0
Lead		300	840			12											0	0
Mercury		17	57			.56											0	0
Molybdenum	60		75			9.7										0		0
Nickel	336		420			16										0		0
Selenium	80		100			2.4										0		0
Zinc		2800	7500			580											0	0

3.1.1 Number of times any of the metals exceeded the high quality limits OR 80% of the limit for molybdenum, nickel, or selenium = 0

Exceedence Points

- 0 (0 Points)
- 1-2 (10 Points)
- > 2 (15 Points)

3.1.2 If you exceeded the high quality limits, did you cumulatively track the metals loading at each land application site? (check applicable box)

- Yes

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<p> <input type="radio"/> No (10 points) <input checked="" type="radio"/> N/A - Did not exceed limits or no HQ limit applies (0 points) <input type="radio"/> N/A - Did not land apply biosolids until limit was met (0 points) </p> <p>3.1.3 Number of times any of the metals exceeded the ceiling limits = 0 Exceedence Points</p> <p> <input checked="" type="radio"/> 0 (0 Points) <input type="radio"/> 1 (10 Points) <input type="radio"/> > 1 (15 Points) </p> <p>3.1.4 Were biosolids land applied which exceeded the ceiling limit?</p> <p> <input type="radio"/> Yes (20 Points) <input checked="" type="radio"/> No (0 Points) </p> <p>3.1.5 If any metal limit (high quality or ceiling) was exceeded at any time, what action was taken? Has the source of the metals been identified?</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	0																				
<p>4. Pathogen Control (per outfall):</p> <p>4.1 Verify the following information. If any information is incorrect, use the Report Issue button under the Options header in the left-side menu.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 40%;">Outfall Number:</td> <td style="text-align: center;">003</td> </tr> <tr> <td>Biosolids Class:</td> <td style="text-align: center;">B</td> </tr> <tr> <td>Bacteria Type and Limit:</td> <td style="text-align: center;">Fecal Coliform</td> </tr> <tr> <td>Sample Dates:</td> <td>01/01/2018 - 12/31/2018</td> </tr> <tr> <td>Density:</td> <td>11,000</td> </tr> <tr> <td>Sample Concentration Amount:</td> <td>CFU/G TS</td> </tr> <tr> <td>Requirement Met:</td> <td>Yes</td> </tr> <tr> <td>Land Applied:</td> <td>No</td> </tr> <tr> <td>Process:</td> <td>Anaerobic Digestion</td> </tr> <tr> <td>Process Description:</td> <td>Mesophylic Digestion</td> </tr> </table> <p>4.2 If exceeded Class B limit or did not meet the process criteria at the time of land application.</p> <p>4.2.1 Was the limit exceeded or the process criteria not met at the time of land application?</p> <p> <input type="radio"/> Yes (40 Points) <input checked="" type="radio"/> No </p> <p>If yes, what action was taken?</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	Outfall Number:	003	Biosolids Class:	B	Bacteria Type and Limit:	Fecal Coliform	Sample Dates:	01/01/2018 - 12/31/2018	Density:	11,000	Sample Concentration Amount:	CFU/G TS	Requirement Met:	Yes	Land Applied:	No	Process:	Anaerobic Digestion	Process Description:	Mesophylic Digestion	0
Outfall Number:	003																				
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Requirement Met:	Yes																				
Land Applied:	No																				
Process:	Anaerobic Digestion																				
Process Description:	Mesophylic Digestion																				
<p>5. Vector Attraction Reduction (per outfall):</p> <p>5.1 Verify the following information. If any of the information is incorrect, use the Report Issue button under the Options header in the left-side menu.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 40%;">Outfall Number:</td> <td style="text-align: center;">003</td> </tr> <tr> <td>Method Date:</td> <td style="text-align: center;">12/31/2018</td> </tr> <tr> <td>Option Used To Satisfy Requirement:</td> <td style="text-align: center;">Incorporation when land apply</td> </tr> <tr> <td>Requirement Met:</td> <td>Yes</td> </tr> <tr> <td>Land Applied:</td> <td>No</td> </tr> <tr> <td>Limit (if applicable):</td> <td></td> </tr> <tr> <td>Results (if applicable):</td> <td></td> </tr> </table> <p>5.2 Was the limit exceeded or the process criteria not met at the time of land application?</p> <p> <input type="radio"/> Yes (40 Points) </p>	Outfall Number:	003	Method Date:	12/31/2018	Option Used To Satisfy Requirement:	Incorporation when land apply	Requirement Met:	Yes	Land Applied:	No	Limit (if applicable):		Results (if applicable):								
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Land Applied:	No																				
Limit (if applicable):																					
Results (if applicable):																					

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<ul style="list-style-type: none"> • No <p>If yes, what action was taken?</p> <p>N/A</p>	0
<p>6. Biosolids Storage</p> <p>6.1 How many days of actual, current biosolids storage capacity did your wastewater treatment facility have either on-site or off-site?</p> <ul style="list-style-type: none"> • ≥ 180 days (0 Points) ○ 150 - 179 days (10 Points) ○ 120 - 149 days (20 Points) ○ 90 - 119 days (30 Points) ○ < 90 days (40 Points) ○ N/A (0 Points) <p>6.2 If you checked N/A above, explain why.</p> <p>N/A</p>	0
<p>7. Issues</p> <p>7.1 Describe any outstanding biosolids issues with treatment, use or overall management:</p> <p>N/A</p>	

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Staffing and Preventative Maintenance (All Treatment Plants)

<p>1. Plant Staffing</p> <p>1.1 Was your wastewater treatment plant adequately staffed last year?</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Yes <input type="radio"/> No <p>If No, please explain:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>We had been barely keeping up with things as in the past, two positions had been eliminated by prior administration . One those positions had been refilled a year and a half ago and I have now hired another to operator with a high mechanical maintenance background as of the beginning of 2019.</p> </div> <p>Could use more help/staff for:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>No</p> </div> <p>1.2 Did your wastewater staff have adequate time to properly operate and maintain the plant and fulfill all wastewater management tasks including recordkeeping?</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Yes <input type="radio"/> No <p>If No, please explain:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>N/A</p> </div>	
<p>2. Preventative Maintenance</p> <p>2.1 Did your plant have a documented AND implemented plan for preventative maintenance on major equipment items?</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Yes (Continue with question 2) <input type="checkbox"/> <input type="radio"/> No (40 points) <input type="checkbox"/> <p>If No, please explain, then go to question 3:</p> <div style="border: 1px solid black; height: 20px; margin: 5px 0;"></div> <p>2.2 Did this preventative maintenance program depict frequency of intervals, types of lubrication, and other tasks necessary for each piece of equipment?</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Yes <input type="radio"/> No (10 points) <p>2.3 Were these preventative maintenance tasks, as well as major equipment repairs, recorded and filed so future maintenance problems can be assessed properly?</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Yes <ul style="list-style-type: none"> <input type="radio"/> Paper file system <input type="radio"/> Computer system <input checked="" type="radio"/> Both paper and computer system <input type="radio"/> No (10 points) 	0
<p>3. O&M Manual</p> <p>3.1 Does your plant have a detailed O&M and Manufacturer Equipment Manuals that can be used as a reference when needed?</p> <ul style="list-style-type: none"> <input checked="" type="radio"/> Yes <input type="radio"/> No 	
<p>4. Overall Maintenance /Repairs</p> <p>4.1 Rate the overall maintenance of your wastewater plant.</p> <ul style="list-style-type: none"> <input type="radio"/> Excellent <input checked="" type="radio"/> Very good <input type="radio"/> Good <input type="radio"/> Fair <input type="radio"/> Poor 	

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Describe your rating:

All plant structures are visited daily. Operators are trained to be alert when entering rooms and when inspecting equipment not only to inspect by sight but to listen and feel for vibrations and etc. that may indicate the start of a problem. Maintenance is scheduled and performed by staff or outside vendors as soon as practical when a problem arises. I did hire another operator with a strong back ground in maintenance the first of 2019.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Operator Certification and Education

<p>1. Operator-In-Charge</p> <p>1.1 Did you have a designated operator-in-charge during the report year?</p> <p><input checked="" type="radio"/> Yes (0 points)</p> <p><input type="radio"/> No (20 points)</p> <p>Name: <input type="text" value="DAVID J BROWN"/></p> <p>Certification No: <input type="text" value="19976"/></p>						0																																																																																								
<p>2. Certification Requirements</p> <p>2.1 In accordance with Chapter NR 114.56 and 114.57, Wisconsin Administrative Code, what level and subclass(es) were required for the operator-in-charge (OIC) to operate the wastewater treatment plant and what level and subclass(es) were held by the operator-in-charge?</p> <table border="1"><thead><tr><th rowspan="2">Sub Class</th><th rowspan="2">SubClass Description</th><th>WWTP</th><th colspan="3">OIC</th></tr><tr><th>Advanced</th><th>OIT</th><th>Basic</th><th>Advanced</th></tr></thead><tbody><tr><td>A1</td><td>Suspended Growth Processes</td><td>X</td><td></td><td></td><td>X</td></tr><tr><td>A2</td><td>Attached Growth Processes</td><td></td><td></td><td></td><td></td></tr><tr><td>A3</td><td>Recirculating Media Filters</td><td></td><td></td><td></td><td></td></tr><tr><td>A4</td><td>Ponds, Lagoons and Natural</td><td></td><td></td><td></td><td>X</td></tr><tr><td>A5</td><td>Anaerobic Treatment Of Liquid</td><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td>Solids Separation</td><td>X</td><td></td><td></td><td>X</td></tr><tr><td>C</td><td>Biological Solids/Sludges</td><td>X</td><td></td><td></td><td>X</td></tr><tr><td>P</td><td>Total Phosphorus</td><td>X</td><td></td><td></td><td>X</td></tr><tr><td>N</td><td>Total Nitrogen</td><td></td><td></td><td></td><td></td></tr><tr><td>D</td><td>Disinfection</td><td>X</td><td></td><td></td><td>X</td></tr><tr><td>L</td><td>Laboratory</td><td>X</td><td></td><td></td><td>X</td></tr><tr><td>U</td><td>Unique Treatment Systems</td><td></td><td></td><td></td><td></td></tr><tr><td>SS</td><td>Sanitary Sewage Collection</td><td>X</td><td>NA</td><td>NA</td><td>NA</td></tr></tbody></table> <p>2.2 Was the operator-in-charge certified at the appropriate level and subclass(es) to operate this plant? (Note: Certification in subclass SS, N and A5 not required in 2018; subclass SS is basic level only.)</p> <p><input checked="" type="radio"/> Yes (0 points)</p> <p><input type="radio"/> No (20 points)</p>						Sub Class	SubClass Description	WWTP	OIC			Advanced	OIT	Basic	Advanced	A1	Suspended Growth Processes	X			X	A2	Attached Growth Processes					A3	Recirculating Media Filters					A4	Ponds, Lagoons and Natural				X	A5	Anaerobic Treatment Of Liquid					B	Solids Separation	X			X	C	Biological Solids/Sludges	X			X	P	Total Phosphorus	X			X	N	Total Nitrogen					D	Disinfection	X			X	L	Laboratory	X			X	U	Unique Treatment Systems					SS	Sanitary Sewage Collection	X	NA	NA	NA	0
Sub Class	SubClass Description	WWTP	OIC																																																																																											
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U	Unique Treatment Systems																																																																																													
SS	Sanitary Sewage Collection	X	NA	NA	NA																																																																																									
<p>3. Succession Planning</p> <p>3.1 In the event of the loss of your designated operator-in-charge, did you have a contingency plan to ensure the continued proper operation and maintenance of the plant that includes one or more of the following options (check all that apply)?</p> <p><input checked="" type="checkbox"/> One or more additional certified operators on staff</p> <p><input type="checkbox"/> An arrangement with another certified operator</p> <p><input type="checkbox"/> An arrangement with another community with a certified operator</p> <p><input type="checkbox"/> An operator on staff who has an operator-in-training certificate for your plant and is expected to be certified within one year</p> <p><input type="checkbox"/> A consultant to serve as your certified operator</p> <p><input type="checkbox"/> None of the above (20 points)</p> <p>If "None of the above" is selected, please explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>						0																																																																																								
<p>4. Continuing Education Credits</p>																																																																																														

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4.1 If you had a designated operator-in-charge, was the operator-in-charge earning Continuing Education Credits at the following rates?

OIT and Basic Certification:

☐ Averaging 6 or more CECs per year.

☐ Averaging less than 6 CECs per year.

Advanced Certification:

☒ Averaging 8 or more CECs per year.

☐ Averaging less than 8 CECs per year.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Financial Management

<p>1. Provider of Financial Information</p> <p>Name: Diana Doherty / Dave Brown</p> <p>Telephone: 262-363-6416 (XXX) XXX-XXXX</p> <p>E-Mail Address (optional): dbrown@villageofmukwonago.com</p>	
<p>2. Treatment Works Operating Revenues</p> <p>2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?</p> <p>● Yes (0 points) <input type="checkbox"/></p> <p>○ No (40 points)</p> <p>If No, please explain:</p> <div style="border: 1px solid black; padding: 2px 20px; min-height: 20px;">N/A</div> <p>2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?</p> <p>Year: 2018</p> <p>● 0-2 years ago (0 points) <input type="checkbox"/></p> <p>○ 3 or more years ago (20 points) <input type="checkbox"/></p> <p>○ N/A (private facility)</p> <p>2.3 Did you have a special account (e.g., CWP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?</p> <p>● Yes (0 points)</p> <p>○ No (40 points)</p>	0
<p>REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]</p>	
<p>3. Equipment Replacement Funds</p> <p>3.1 When was the Equipment Replacement Fund last reviewed and/or revised?</p> <p>Year: 2018</p> <p>● 1-2 years ago (0 points) <input type="checkbox"/></p> <p>○ 3 or more years ago (20 points) <input type="checkbox"/></p> <p>○ N/A</p> <p>If N/A, please explain:</p> <div style="border: 1px solid black; padding: 2px 20px; min-height: 20px;">N/A</div> <p>3.2 Equipment Replacement Fund Activity</p> <p>3.2.1 Ending Balance Reported on Last Year's CMAR</p> <p style="text-align: right;">\$ 700,492.29</p> <p>3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)</p> <p style="text-align: right;">\$ 0.00</p> <p>3.2.3 Adjusted January 1st Beginning Balance</p> <p style="text-align: right;">\$ 700,492.29</p> <p>3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)</p> <p style="text-align: right;">+ \$ 10,557.49</p>	

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<p>3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)</p> <div style="display: flex; justify-content: space-between;"> - <div style="border: 1px solid black; padding: 2px;">\$ 0.00</div> </div> <p>3.2.6 Ending Balance as of December 31st for CMAR Reporting Year</p> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">\$ 711,049.78</div> </div> <p>All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.</p> <p>3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>3.3 What amount should be in your Replacement Fund?</p> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">\$ 695,676.96</div> </div> <p>Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.</p> <p>3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No </p> <p>If No, please explain.</p> <div style="border: 1px solid black; padding: 2px; min-height: 20px;">N/A</div>	0																								
<p>4. Future Planning</p> <p>4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?</p> <p> <input checked="" type="radio"/> Yes - If Yes, please provide major project information, if not already listed below. <input type="checkbox"/> <input type="radio"/> No </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Project #</th> <th style="width: 60%;">Project Description</th> <th style="width: 15%;">Estimated Cost</th> <th style="width: 20%;">Approximate Construction Year</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Facility planning for Phosphorus treatment limit. This is ongoing and pursuing adaptive management practices.</td> <td>20000</td> <td>2020</td> </tr> <tr> <td>2</td> <td>Building Septage Recieving Station, cleaning of raw wetwells, replacing rooftop furnace on main building. These projects are being done this year with the upgrade project and have been completed.</td> <td>300000</td> <td>2018</td> </tr> <tr> <td>3</td> <td>Rebuild and upgrade of entire grit system and primary and secondary digesters including mixing sytem, boiler, elctrical and HVAC. Project is currently being done, expected completion id this fall.</td> <td>2000000</td> <td>2019</td> </tr> <tr> <td>4</td> <td>With current and projected growth of the Village I would not be surprised to see the facility in the process of facility planning in the next 5-7 years.</td> <td>25,000,000</td> <td>2025</td> </tr> <tr> <td>5</td> <td>Added sludge drying bed and Cake storage space.</td> <td>500,000</td> <td>2021</td> </tr> </tbody> </table> <p>5. Financial Management General Comments</p> <div style="border: 1px solid black; padding: 5px; min-height: 20px;">Budgeting and setting aside funds as needed to repair and bring equipment up to peak performance.</div> <p>ENERGY EFFICIENCY AND USE</p> <p>6. Collection System</p>		Project #	Project Description	Estimated Cost	Approximate Construction Year	1	Facility planning for Phosphorus treatment limit. This is ongoing and pursuing adaptive management practices.	20000	2020	2	Building Septage Recieving Station, cleaning of raw wetwells, replacing rooftop furnace on main building. These projects are being done this year with the upgrade project and have been completed.	300000	2018	3	Rebuild and upgrade of entire grit system and primary and secondary digesters including mixing sytem, boiler, elctrical and HVAC. Project is currently being done, expected completion id this fall.	2000000	2019	4	With current and projected growth of the Village I would not be surprised to see the facility in the process of facility planning in the next 5-7 years.	25,000,000	2025	5	Added sludge drying bed and Cake storage space.	500,000	2021
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6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations:

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	7,455	32
February	8,647	36
March	6,585	33
April	6,705	32
May	6,973	35
June	5,950	34
July	5,735	30
August	4,348	32
September	4,361	37
October	6,129	26
November	6,354	32
December	7,250	36
Total	76,492	395
Average	6,374	33

6.1.2 Comments:

None.

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☒ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☐ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

None

6.3 Has an Energy Study been performed for your pump/lift stations?

☒ No

☐ Yes

Year:

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By Whom:

Describe and Comment:

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

None

7. Treatment Facility

7.1 Energy Usage

7.1.1 Enter the monthly energy usage from the different energy sources:

TREATMENT PLANT: Total Power Consumed/Month

	Electricity Consumed (kWh)	Total Influent Flow (MG)	Electricity Consumed/Flow (kWh/MG)	Total Influent BOD (1000 lbs)	Electricity Consumed/Total Influent BOD (kWh/1000lbs)	Natural Gas Consumed (therms)
January	90,480	23.42	3,863	59.49	1,521	471
February	80,160	23.71	3,381	104.02	771	366
March	81,120	27.25	2,977	59.27	1,369	139
April	77,520	31.92	2,429	59.16	1,310	242
May	87,840	40.98	2,143	75.52	1,163	103
June	89,280	33.82	2,640	66.75	1,338	1
July	80,640	28.95	2,785	66.53	1,212	0
August	83,760	27.25	3,074	73.78	1,135	0
September	86,160	34.33	2,510	54.48	1,581	276
October	75,360	39.66	1,900	47.00	1,603	95
November	84,240	30.93	2,724	54.39	1,549	1,566
December	99,840	31.87	3,133	56.82	1,757	2,340
Total	1,016,400	374.09		777.21		5,599
Average	84,700	31.17	2,797	64.77	1,359	560

7.1.2 Comments:

None

7.2 Energy Related Processes and Equipment

7.2.1 Indicate equipment and practices utilized at your treatment facility (Check all that apply):

- ☐ Aerobic Digestion
- ☒ Anaerobic Digestion
- ☐ Biological Phosphorus Removal
- ☐ Coarse Bubble Diffusers
- ☒ Dissolved O2 Monitoring and Aeration Control
- ☒ Effluent Pumping
- ☒ Fine Bubble Diffusers
- ☒ Influent Pumping

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- ☐ Mechanical Sludge Processing
- ☒ Nitrification
- ☒ SCADA System
- ☒ UV Disinfection
- ☒ Variable Speed Drives
- ☒ Other:

Primary Clarification, Aerated Grit Removal

7.2.2 Comments:

Most all pumps have VFDs installed.
Would like to upgrade all lighting to LED

7.3 Future Energy Related Equipment

7.3.1 What energy efficient equipment or practices do you have planned for the future for your treatment facility?

Would like to upgrade all lighting to LED. Currently in 2019 we have begun converting to LED and 90% of all outdoor lighting, 50% of office building, 60% of blower/grit building and all of digester building is now LED. Hope to finish conversion over the next 2 years.

8. Biogas Generation

8.1 Do you generate/produce biogas at your facility?

☐ No

☒ Yes

If Yes, how is the biogas used (Check all that apply):

- ☒ Flared Off
- ☒ Building Heat
- ☒ Process Heat
- ☐ Generate Electricity
- ☐ Other:

9. Energy Efficiency Study

9.1 Has an Energy Study been performed for your treatment facility?

☒ No

☐ Yes

☐ Entire facility

Year:

By Whom:

Describe and Comment:

☐ Part of the facility

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Year: <input type="text"/>
By Whom: <input type="text"/>
Describe and Comment: <input type="text"/>

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

☒ Yes

☐ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

☒ Yes

☐ No (30 points)

☐ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

To ensure reliable service, do scheduled cleaning and maintenance per CMOM, during wet periods monitor for I&I and make repairs. Also televise regularly.

Did you accomplish them?

☒ Yes

☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)] ☐

Does this chapter of your CMOM include:

☒ Organizational structure and positions (eg. organizational chart and position descriptions)

☒ Internal and external lines of communication responsibilities

☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Municipal Code Ordinances

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2004-06-08

Does your sewer use ordinance or other legally binding document address the following:

☒ Private property inflow and infiltration

☒ New sewer and building sewer design, construction, installation, testing and inspection

☒ Rehabilitated sewer and lift station installation, testing and inspection

☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary

☒ Fat, oil and grease control

☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

☒ Equipment and replacement part inventories

☒ Up-to-date sewer system map

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<p><input checked="" type="checkbox"/> A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation</p> <p><input checked="" type="checkbox"/> A description of routine operation and maintenance activities (see question 2 below)</p> <p><input checked="" type="checkbox"/> Capacity assessment program</p> <p><input checked="" type="checkbox"/> Basement back assessment and correction</p> <p><input checked="" type="checkbox"/> Regular O&M training</p> <p><input checked="" type="checkbox"/> Design and Performance Provisions [NR 210.23 (4) (e)] <input type="checkbox"/> <input type="checkbox"/></p> <p>What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?</p> <p><input checked="" type="checkbox"/> State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements</p> <p><input checked="" type="checkbox"/> Construction, Inspection, and Testing</p> <p><input type="checkbox"/> Others:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p><input checked="" type="checkbox"/> Overflow Emergency Response Plan [NR 210.23 (4) (f)] <input type="checkbox"/> <input type="checkbox"/></p> <p>Does your emergency response capability include:</p> <p><input checked="" type="checkbox"/> Responsible personnel communication procedures</p> <p><input checked="" type="checkbox"/> Response order, timing and clean-up</p> <p><input checked="" type="checkbox"/> Public notification protocols</p> <p><input checked="" type="checkbox"/> Training</p> <p><input checked="" type="checkbox"/> Emergency operation protocols and implementation procedures</p> <p><input checked="" type="checkbox"/> Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] <input type="checkbox"/> <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Special Studies Last Year (check only those that apply):</p> <p><input checked="" type="checkbox"/> Infiltration/Inflow (I/I) Analysis</p> <p><input type="checkbox"/> Sewer System Evaluation Survey (SSES)</p> <p><input type="checkbox"/> Sewer Evaluation and Capacity Management Plan (SECAP)</p> <p><input type="checkbox"/> Lift Station Evaluation Report</p> <p><input type="checkbox"/> Others:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	0																														
<p>2. Operation and Maintenance</p> <p>2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Cleaning</td> <td style="width: 15%; text-align: center; border: 1px solid black;">10</td> <td style="width: 55%;">% of system/year</td> </tr> <tr> <td>Root removal</td> <td style="text-align: center; border: 1px solid black;">100</td> <td>% of system/year</td> </tr> <tr> <td>Flow monitoring</td> <td style="text-align: center; border: 1px solid black;">0</td> <td>% of system/year</td> </tr> <tr> <td>Smoke testing</td> <td style="text-align: center; border: 1px solid black;">2</td> <td>% of system/year</td> </tr> <tr> <td>Sewer line televising</td> <td style="text-align: center; border: 1px solid black;">10</td> <td>% of system/year</td> </tr> <tr> <td>Manhole inspections</td> <td style="text-align: center; border: 1px solid black;">10</td> <td>% of system/year</td> </tr> <tr> <td>Lift station O&M</td> <td style="text-align: center; border: 1px solid black;">50</td> <td># per L.S./year</td> </tr> <tr> <td>Manhole rehabilitation</td> <td style="text-align: center; border: 1px solid black;">1</td> <td>% of manholes rehabbed</td> </tr> <tr> <td>Mainline rehabilitation</td> <td style="text-align: center; border: 1px solid black;">1</td> <td>% of sewer lines rehabbed</td> </tr> <tr> <td>Private sewer inspections</td> <td style="text-align: center; border: 1px solid black;">0</td> <td>% of system/year</td> </tr> </table>		Cleaning	10	% of system/year	Root removal	100	% of system/year	Flow monitoring	0	% of system/year	Smoke testing	2	% of system/year	Sewer line televising	10	% of system/year	Manhole inspections	10	% of system/year	Lift station O&M	50	# per L.S./year	Manhole rehabilitation	1	% of manholes rehabbed	Mainline rehabilitation	1	% of sewer lines rehabbed	Private sewer inspections	0	% of system/year
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Private sewer I/I removal % of private services

River or water crossings % of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

In 2018 we repaired and lined approx. 2,000' of clay tile mains that were constant maintenance issues due to roots and protruding taps which caused flow and maintenance issues along with I&I. Did smoke testing and will be doing more in 2019 and future years.

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

<input type="text" value="35"/>	Total actual amount of precipitation last year in inches
<input type="text" value="35"/>	Annual average precipitation (for your location)
<input type="text" value="44"/>	Miles of sanitary sewer
<input type="text" value="4"/>	Number of lift stations
<input type="text" value="0"/>	Number of lift station failures
<input type="text" value="0"/>	Number of sewer pipe failures
<input type="text" value="2"/>	Number of basement backup occurrences
<input type="text" value="2"/>	Number of complaints
<input type="text" value="1.03"/>	Average daily flow in MGD (if available)
<input type="text" value="1.32"/>	Peak monthly flow in MGD (if available)
<input type="text" value="0"/>	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

<input type="text" value="0.00"/>	Lift station failures (failures/year)
<input type="text" value="0.00"/>	Sewer pipe failures (pipe failures/sewer mile/yr)
<input type="text" value="0.02"/>	Sanitary sewer overflows (number/sewer mile/yr)
<input type="text" value="0.05"/>	Basement backups (number/sewer mile)
<input type="text" value="0.05"/>	Complaints (number/sewer mile)
<input type="text" value="1.3"/>	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
<input type="text" value="0.0"/>	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OFERFLOWS REPORTED **

	Date	Location	Cause	Estimated Volume (MG)
0	6/4/2018 3:00:00 AM - 6/4/2018 6:00:00 AM	Pri. to Sec. clarifier transfer pipe at 1200 Holz Pkwy, Mukwonago, WI 53149-0206	Plugged Sewer	0.0010 - 0.0010

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

What actions were taken, or are underway, to reduce or eliminate SSO or TFO occurrences in the future?

Transfer pipes are being cleaned 2-3 times per year and high/low alarm shut off switches have been removed and tied into SCADA to dial out to operators if an issue arises.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

- ☒ Yes
- ☐ No

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If Yes, please describe:

Our plant is seeing and increase in I&I over the past few years. We have worked hard to reduce this and had been being very successful. The past few years with all the rain we have had that number has crept back up on us. Our engineers have said our numbers are not really out of line with the norm and many are much worse. However we all agree there is room for improvement which is a big driving force why we continue to televise regularly and keep watching the collection system and make needed repairs.

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

☐ Yes

☒ No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

It has increased more than normal from the larger amounts of rain and soil saturation we have seen.

5.4 What is being done to address infiltration/inflow in your collection system?

Televising, manhole inspections, visual flow monitoring and making needed repairs based on these inspections.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Grading Summary

WPDES No: 0020265

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Influent	B	3	3	9
BOD/CBOD	A	4	10	40
TSS	A	4	5	20
Phosphorus	A	4	3	12
Biosolids	A	4	5	20
Staffing/PM	A	4	1	4
OpCert	A	4	1	4
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			32	125
GRADE POINT AVERAGE (GPA) = 3.91				

Notes:

A = Voluntary Range (Response Optional)

B = Voluntary Range (Response Optional)

C = Recommendation Range (Response Required)

D = Action Range (Response Required)

F = Action Range (Response Required)



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board:	Public Works/ Village Board
Topic:	TID #5 – Super Products Development
From:	Michael Michalski
Department:	Public Works
Presenter:	Jerad Wegner
Date of Committee Action (if required):	
Date of Village Board Action (if required):	June 19, 2019

Information

Subject: Gregg Thompson at Thompson Project Management requested funding for lime stabilization to be used for the Super Products site in accordance to paragraph 1.10 of the Developer Agreement between the Village of Mukwonago and Super Products.

Background Information/Rationale: The Village of Mukwonago and Super Products agreed that in the event that there are unsuitable and/or saturated soil conditions on the Property, as determined by the Developer's engineer and the Village engineer, then the Village shall pay the Developer all costs associated with the remedying, not to exceed \$200,000.00.

Key Issues for Consideration: The consistent rain events this spring have continuously delayed grading operations on the Super Products site which have put them 3 weeks behind schedule.

Fiscal Impact (If any): Not to exceed \$200,000.00. The Developer shall submit documentation to the Village substantiating the Soil Condition Costs prior to any payment made to the Developer.

Requested Action by Committee/Board: Approve Developer's request for the implementation and funding of lime stabilization for the Super Product site.

Attachments

Gregg Thompson at Thompson Project Management email dated June 3, 2019 and Super Products Developer Agreement.

Michalski, Michael

From: John Weidl <jweidl@villageofmukwonago.com>
Sent: Monday, June 3, 2019 4:05 PM
To: Gregg Thompson; Michalski, Michael; Wegner, Jerad
Cc: Mike Vanden Heuvel; Wayne Vogt; Michael M. Byrne; Mark Blum
Subject: Re: Super Products - saturated site/need lime stabilization
Attachments: Super Products Developer Agreement (Recorded)(060319).pdf

Mike,

See paragraph 1.10 which is highlighted on the attached document.
Please work with Gregg to get the appropriate documentation and move that forward to the village board for approval.

Best, JSW

John S. Weidl
Village Administrator/Director of Economic Development
[440 River Crest Court, Mukwonago WI, 53149](#)
O: [262-363-6420 Ext. 2100](#)
www.linkedin.com/in/johnsweidl

----- Original message -----

From: Gregg Thompson <gregg@thompson-pm.com>
Date: 6/3/19 3:13 PM (GMT-06:00)
To: John Weidl <jweidl@villageofmukwonago.com>
Cc: Mike Vanden Heuvel <mvan@superproductsllc.com>, Wayne Vogt <wvogt@superproductsllc.com>, "Michael M. Byrne" <michaelb@briohn.com>
Subject: Super Products - saturated site/need lime stabilization

Hi John,

Thank you for the call back this afternoon. As discussed, due to the extremely wet spring we are 3+ weeks behind with site grading and the site is still saturated. If it doesn't rain this week Briohn's grading contractor will complete stripping the topsoil and be ready to start grading. In order to do this and continue work, they have noted that the lime stabilization will need to be done.

We'd like to have your permission to start this process since the funding will be coming from the Village per the Developer's Agreement. Please contact your engineer and let us know what we need to do in order to proceed.

Thank you,

Gregg Thompson
Thompson Project Management
221 13th Ave.
Racine, WI 53403
262.930.8103
gregg@thompson-pm.com

DOCUMENT#: 982435
Recorded: 02-08-2019 at 09:37 AM
DONNA R PRUESS REG OF DEEDS
WALWORTH COUNTY, WISCONSIN
Pages: 29 Fee Amount: \$30.00

***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

Document Number

Developer Guaranty Agreement

Recording Area

Name and Return Address

Super Products LLC
17000 W Cleveland Ave
New Berlin, WI 53151

Developer Guaranty Agreement

Document Number

**ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY**

Date: 2/8/19

Doc. No. 982435

Knight-Barry Title Group
www.knightbarry.com

Recording Area

Name and Return Address

Super Products LLC
17000 W Cleveland Ave
New Berlin, WI 53151

DEVELOPER GUARANTY AGREEMENT

This Developer Guaranty Agreement (the "Agreement") Agreement is made and entered into this 11th day of January, 2019 by and between the Village of Mukwonago, a Wisconsin municipal corporation (hereinafter referred to as the "Village") and Super Products Corporation, and its successors and assigns, with its principal office and place of business located at 17000 West Cleveland Avenue, New Berlin, Wisconsin, 53151, (hereinafter referred to as "Developer").

R E C I T A L S

WHEREAS, the Village and Developer have entered into a Vacant Land Offer to Purchase dated January 11, 2019 ("Purchase Agreement") for the Developer's purchase of approximately fourteen (14) acres of vacant land which is a part of the parcel known as Lot 1, Certified Survey Map No. 4773 (the "Property"), a copy of which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Property is part of a larger parcel of land that the Village owns and has developed into an industrial park (the "Industrial Park"); and

WHEREAS, Pursuant to Section 66.1105, Wis. Stat. (the "Tax Increment Law"), the Village has created Tax Increment District No. 5 (the "District") and approved a project plan for redevelopment within the District (the "TID Project Plan"). The boundaries of the District include all of the Industrial Park, including the Property; and

WHEREAS, Subject to the Village's providing the financial assistance set forth herein, Developer intends to acquire the Property and construct a building and other improvements on the Property (collectively the "Facility") which Developer intends to use in connection with its manufacturing business. A preliminary site plan showing projected future development of the Property is attached hereto as Exhibit B (the "Preliminary Development Plan"), which is consistent with the current zoning of the Property. The Preliminary Development Plan is also consistent with the TID Project Plan; and

WHEREAS, the projected aggregate assessed valuation for Property, when fully developed, is anticipated to be approximately \$11,000,000 (which includes the land value of \$1,190,000.00), as shown on the valuation schedule attached hereto as Exhibit C (the "Property Project Valuations"); and

WHEREAS, the District will provide reimbursement to the Village for the acquisition costs of the Industrial Park and the Village's debt service expense for the public infrastructure to serve the Industrial Park; and

WHEREAS, the parties acknowledge that the Developer's development of the Property is a material inducement for the Village in acquiring the Property and conveying it to the Developer; and

WHEREAS, the construction of the Facility would not occur without the financial assistance provided herein; and

WHEREAS, The Village, pursuant to Village Board action dated December 18, 2018, has approved the terms of this Agreement and authorized the execution of the Agreement by the proper Village officers on the Village's behalf; and

WHEREAS, it is anticipated that construction of the Facility will be completed and be ready for occupancy by January 1, 2020; and

WHEREAS, it is now necessary that the Developer and the Village enter into this Agreement to provide for the manner and method by which the Property will be developed.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. Responsibilities of the Village:

1.1. The Village, at its expense, will record the Certified Survey Map ("CSM") creating the Property, which has been approved by the Developer.

1.2. The Village agrees to design and construct a roadway to serve the Property, as well as to provide sanitary sewer and water mains to the lot line of the Property at locations approved by Developer. The Village further has constructed a regional storm water management facility which serves the Property amongst others, in accordance with the Ordinances of the Village of Mukwonago, as well as applicable State of Wisconsin Administrative Code and Wisconsin Statutes. Such storm water management facility is located on property in the Industrial Park other than the Property. The Property will be subject to a Storm Water Maintenance Agreement in the standard form utilized by the Village of Mukwonago.

1.3. The Developer will cause soil borings to be performed on the Property and the Village hereby consents to same. The locations of said borings will be identified by the Developer and the cost of such soil borings shall be borne by the Developer. The Developer agrees to indemnify and hold harmless the Village, its officers, employees, agents, successors and assigns as and against any and all claims, demands, actions, liens, costs and expenses including actual attorney fees arising from the taking of said soil borings or any other testing or inspection of the Property or the actions or omissions of the Developer and/or its agents on the Property.

1.4. 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"). Developer shall have the right to utilize topsoil from the Stockpile. Upon Developer's completion of the Facility, the Village shall provide a location, on the Village's adjacent lands in the Industrial Park, for Developer at its expense to place any excess topsoil from the Property but only after the Village has completed the placement of fill from its phase two construction project. The Village will advise the Developer when the site will be available for the placement of topsoil.

1.5. The Village has obtained from the Department of Transportation ("DOT") access approval to State Highway 83 for the Property. The Village shall complete construction of a public road from State Highway 83 to the Property with access to the Property at a location as shown on the

approved CSM, Exhibit A and as designated by the State of Wisconsin Department of Transportation (the "Public Road"). The Developer shall be entitled to use the Public Road for construction purposes.

1.6. The Village shall, by March 31, 2019, provide public water and sanitary sewer infrastructure to the Property line of the Property along Boxhorn Drive in a location agreed upon by Developer and the Village.

1.7. The Village agrees to convey the Property to the Developer pursuant to the terms and conditions of the Purchase Agreement. The Property is comprised of approximately fourteen (14) acres for a total purchase price of \$1.00. The closing for this purchase shall occur on or before January 31, 2019.

1.8. Except as otherwise provided in the Purchase Agreement, the Developer shall be responsible for the closing costs of the transaction, including, but not limited to, the payment of title insurance premiums and recording fees (except those required to clear title), as well as any conversion cost which might be due against the Property by virtue of its change in use from an agriculture site to a manufacturing site.

1.9. In the event that a sanitary lift station is needed, as determined by the Developer's engineer and the Village's engineer (the "Lift Station"), then the Village shall reimburse the Developer for the costs associated with the Lift Station; however the reimbursement shall not exceed \$25,000.00 (the "Lift Station Costs"). The Village shall provide to the Developer the Lift Station Costs within forty-five (45) days after Developer's submission of documentation substantiating the Lift Station Costs.

1.10. In the event that there are unsuitable and/or saturated soil conditions (saturated soil conditions shall be when soil pores are filled with water) on the Property, as determined by the Developer's engineer and the Village's engineer (the "Soil Conditions"), then the Village shall pay to the Developer all costs associated with the Soil Conditions, not to exceed Two Hundred Thousand and 00/100 Dollars (\$200,000.00)(the "Soil Condition Costs"). The Developer shall submit documentation to the Village substantiating the Soil Condition Costs ("Soil Documentation"). The Village shall pay the Soil Condition Costs to Developer within thirty (30) days after the Village receives the Soil Documentation. The Village's obligation to pay this amount shall be subject to the Developer assuming responsibility for the subgrade stabilization of the one acre area on the Property noted on the attached map Exhibit D.

2. Responsibilities of the Developer: Subject to satisfaction of the conditions set forth in this Agreement, Developer shall perform the following:

2.1. Developer and the Village and NB Lincoln, LLC (as subsequently assigned to Developer) have entered into a Purchase Agreement which provides that Developer shall purchase the Property from Village, subject to satisfaction of Developer's contingencies under the Purchase Agreement. The purchase of the Property shall occur as provided below on or before January 15, 2019.

2.2. Except for the grading work to be completed by the Village pursuant to Section 1.4 above, Developer shall be responsible for the complete civil design for all site work contained within the Property.

2.3. Developer agrees, subject to unanticipated delays, delays by the Village and force majeure, to promptly commence, diligently pursue and complete the construction of the Facility on the Property such that the total assessed value for the Property shall, by January 1, 2020 be not less than \$11,000,000.00 (which value includes the land value of \$1,190,000.00) (the "Guaranteed Tax Assessed Value"). The failure of the Developer to achieve the Guaranteed Tax Assessed Value by January 1, 2020 and thereafter maintain that value, for the balance of the term of this Agreement shall allow the Village to collect the shortfall pursuant to the guaranties referenced in this Agreement, which Guaranty Payment (as hereinafter defined) shall be deemed indebtedness of Developer to the Village.

2.4. Security for Construction Obligations. Security for Construction Obligations. To secure receipt by the Village of the annual Guaranty Payment, the Developer agrees to provide the Village with an Irrevocable Standby Letter of Credit in the initial amount of \$1,800,000.00. The Letter of Credit shall be in a form acceptable to the Village and shall be provided to the Village not later than closing of the purchase of the Property. In the event that the Developer fails to pay the Guaranty Payment during the term of this Agreement, the Village shall be entitled to submit an Affidavit of Default and Sight Draft to draw upon the Letter of Credit in the amount of the Guaranty Payment for the subject year. The amounts drawn upon the Letter of Credit by the Village will be applied to any deficiency of the Guaranty Payment by the Developer. Developer has agreed to construct a building pursuant to the plans submitted to and approved by the Village and Building Inspector and attached hereto as Exhibit E (the "Building"). Upon the earlier of (the "Termination Date") (i) the completion of construction of the Building as evidenced by the issuance of an occupancy permit by the Village Building Inspector, and confirmation by the Village Building Inspector that the work has been completed in accordance with the plans and the Village Building Code or (ii) upon Buyer's, or its successor's and assign's, payment of real estate taxes on the Property totaling Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00), the Seller will release the unapplied Letter of Credit to the Buyer and the Letter of Credit shall be terminated.

2.5. Developer warrants and represents that the Property shall be owned by entities that are not exempt from real estate taxes, and that the Guaranteed Tax Assessed Value and the Guaranty Payment shall be maintained until the Termination Date. It shall be a further condition of this Agreement that ownership or occupancy of any portion of the Property may not be transferred to an entity which is exempt from real estate taxes without the prior written consent of the Village, which consent may be conditioned upon the execution by such new owner or occupant of an agreement to make payments in lieu of taxes in an amount of the then-existing non-exempt property tax assessment, multiplied by the applicable tax rate for the Village of Mukwonago. These obligations shall survive and continue until the Termination Date. In the event Developer receives an exemption from general real estate taxes prior to the Termination Date, the Village may exercise its right to require the Developer to make the Guaranty Payments as provided for under this Agreement.

2.6. Subject to force majeure, unanticipated delays, and delays caused by the Village, failure by the Developer to cause substantial and material completion of the Facility to occur pursuant to the terms, conditions and limitations of this Agreement and to fulfill its obligations, conditions, agreements or covenants under this Agreement shall constitute an event of default unless Developer makes the Guaranty Payments provided hereunder.

2.7. Guaranty Payments. In the event an event of default occurs on account of the failure to pay real estate taxes based upon the Guaranteed Tax Assessed Value for any calendar year commencing on or after January 1, 2020, then, for the calendar year in which such event occurs, the Developer shall pay the Village an amount equal to the difference between the net real estate taxes from all taxing jurisdictions that would be payable based on the Guaranteed Tax Assessed Value and the actual real estate taxes due for such calendar year (the "Guaranty Payment"). The Guaranty Payment shall be due on June 20th in the year following the applicable tax year, commencing in 2021 and shall be paid in lieu of all other taxes for such year of default. In the event that Developer fails to make one or more Guaranty Payments described herein, the parties acknowledge that the Village shall have the right, with twenty-one (21) days prior written notice, to impose special assessments or charges for any amount to which it is entitled by virtue of this Agreement and otherwise consistent with the special assessment statute, Wisconsin Statute Section 66.0701, et. seq. Developer's obligation to make Guaranty Payments hereunder shall terminate on the Termination Date.

2.8. Special Assessments. Should the Village's right to any special assessments or charges arise under Section 2.7 above, special assessment rights hereunder may be exercised pursuant to this paragraph on the Property without a hearing. Developer does hereby waive hearing on such special assessment and agrees that an assessment to cover the Village's lost tax revenue is reasonable and benefits the Property. Such special assessments or charges shall be collected in the next succeeding tax roll or as other special assessments or special charges may be. This paragraph constitutes Developer's waiver of notice and its consent to the special assessment and special charges which may be required by law to the extent of an amount equal to the then-remaining balance and any shortfall on the Guaranty Payments due under this Agreement.

2.9. The Developer agrees to work in conjunction with the Village to obtain the building use, site and architecture approvals with the Village. Developer agrees to be responsible for obtaining approval from the State DSPS for its building plans, as well as the DNR, and any required local permit submissions. Developer acknowledges that the Village's approval of this document does not necessarily indicate that other Village bodies with jurisdiction will necessarily approve the use, site and architecture of the site.

3. The parties acknowledge that the special assessment procedure noted herein is not the exclusive method of enforcement of the obligations of this Agreement, and that the Village shall be entitled to pursue those remedies which may be available to it according to law.

4. Term. The term of this Agreement shall commence upon its execution and shall continue until the Termination Date. This Agreement shall run with the land and be binding upon the successors and assigns of the parties hereto.

5. Assignment. The Developer shall be entitled to assign this Agreement to any party assuming the Developer's rights and obligations under the Purchase Agreement.

6. Default by Developer. Failure of the Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement within thirty (30) days after receipt of written notice of default from the Village specifying such default shall be an event of default, provided that if such default cannot be cured within such thirty (30) day period, such thirty (30) period shall be extended to allow for such cure provided that Developer commences the

cure within such thirty (30) day period and diligently pursues the same. In the event that the default is such that immediate harm may result from such default, then the Developer shall be given five (5) days written notice to cure such default.

7. Remedies of Default. Whenever an event of default referred to herein occurs and is continuing, the Village may take any one or more of the following actions:

- (i) The Village may suspend its performance under this Agreement until it receives assurances from the Developer, deemed reasonably adequate by the Village, that the Developer will cure its default and continue its performance of this Agreement;
- (ii) The Village may take any action, including legal or administrative action in law or equity, which may reasonably be necessary or desirable to enforce performance and the observance of the obligations hereunder.

These remedies shall not be deemed to be exclusive and the Village shall have the right to pursue all rights or remedies available to it under applicable Wisconsin law. No delay or omission in pursuing any rights in the event of a default shall impair such right or power or shall be construed to be a waiver thereof. Such rights may be exercised from time to time as may be deemed expedient by the Village.

8. Whenever an event of default by the Developer occurs and continues beyond the applicable cure period, and the Village shall employ attorneys or incur other expenses for the collection of payments due or to become due, or for the enforcement or performance or observance of any obligations or agreements on the part of the Developer herein contained, the Developer agrees it shall, on demand thereof, pay the Village the reasonable fees of such attorneys and such other expenses so incurred by the Village.

9. Developer Indemnity. Developer covenants and agrees that the Village, its governing body, members, officers, agents, including independent contractors, consultants, legal counsel, servants and employees, hereinafter collectively referred to as the "Village Indemnified Parties" shall not be liable for and Developer agrees to jointly and severally indemnify and hold harmless the Village Indemnified Parties against (i) any loss or damage to the Property, or (ii) any injury to or death of any person occurring at the Facility and resulting from any defect in the Facility during construction, or (iii) from any costs or claim, including reasonable attorney fees, which may result from the Developer's material breach of this Agreement, including but not limited to injuries or damage arising from the construction of the Facility, including construction liens, or (iv) any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or other persons acting on its behalf or under its direction or control) under this Agreement or the transactions contemplated hereby, including the acquisition, construction, installation, ownership and operation of the project, except for any of the foregoing arising from the willful misrepresentation, gross negligence, or any willful or wanton misconduct of the Village Indemnified Parties, .

10. Village Indemnity. The Village covenants and agrees that the Developer, its members, officers, agents, including independent contractors, consultants, legal counsel, servants and employees, hereinafter collectively referred to as the "Developer Indemnified Parties" shall not be liable for and Village agrees to jointly and severally indemnify and hold harmless the Developer

Indemnified Parties against (i) any loss or damage to the Property, or (ii) any injury to or death of any person occurring at or about or resulting from any defect in the project, or (iii) from any costs or claim, including reasonable attorney fees, which may result from the Village's default under this Agreement, including but not limited to injuries or damage arising from the construction of the Industrial Park, including construction liens, except for any of the foregoing arising from the willful misrepresentation or any willful wanton misconduct of the Developer Indemnified Parties, the Village agrees to protect and defend the Developer Indemnified Parties now and forever and further agrees to hold the aforesaid Developer Indemnified Parties harmless from any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Village (or other persons acting on its behalf or under its direction or control) under this Agreement or the transactions contemplated hereby or the acquisition, construction, installation, ownership and operation of the project. Notwithstanding the foregoing, nothing contained within this Agreement is intended to be a waiver or estoppel of the Village or its insurer to rely upon the limitations, defenses and immunities contained under Wisconsin law, including those set forth in Wisconsin Statute Secs. 893.80, 895.52 and 345.05. To the extent that indemnification is available and enforceable, the Village or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established under Wisconsin law.

11. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

12. This Agreement may be signed in any number of counterparts with the same effect as if signatures thereto and hereto were on the same instrument.

13. Entire Agreement. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof and may not be amended or modified except through an instrument executed by all parties hereto.

14. If any provision of this Agreement shall be held or deemed to be inoperative or unenforceable, the validity of any one or more phrases, sentences, causes or sections contained in this Agreement shall not affect the remaining provisions or portions of this Agreement.

15. Authority. The parties acknowledge that approval for the authority to execute this Agreement has been obtained by the governing body or members of each party.

[SIGNATURES BEGIN ON FOLLOWING PAGE]



VILLAGE:
Village of Mukwonago

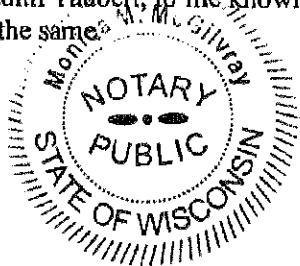
VILLAGE:
Village of Mukwonago

By: Fred Winchowky
Fred Winchowky, President

By: Judith A. Taubert
~~Linda Gourdoux, Deputy Clerk/Treasurer~~
JUDITH A. TAUBERT

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me, this 11th day of January, 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.



Monica McGilvray
Notary Public, State of Wisconsin Monica McGilvray
My Commission is permanent/expires: 6/5/21

DEVELOPER:
~~XXXX~~ Super Products, LLC

DEVELOPER:
xxx

By: Jeffery A. Leonard

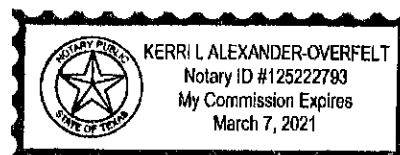
By: _____

Texas
STATE OF WISCONSIN)
) ss.
COUNTY OF Guadalupe)

Personally came before me, this 20 day of January, 2019, the above-named Jeffery A. Leonard, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Keri L. Alexander-Overfelt
Notary Public, State of Wisconsin Keri L. Alexander-Overfelt
TEXAS

This document was drafted by Mark Blum.





VILLAGE:
Village of Mukwonago

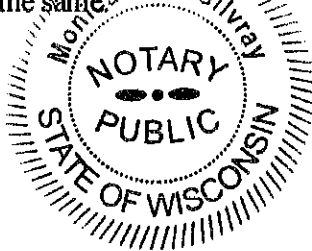
VILLAGE:
Village of Mukwonago

By: Fred Winchowky
Fred Winchowky, President

By: Judith A. Taubert
~~Linda Gourdoux, Deputy Clerk/Treasurer~~
JUDITH A. TAUBERT

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me, this 11th day of January, 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.



Monica M. McGilvray
Notary Public, State of Wisconsin Monica M. McGilvray
My Commission is permanent/expires: 6/5/21

DEVELOPER:
XXXXX

DEVELOPER:
XXX

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 person who executed the foregoing instrument and acknowledged the same.

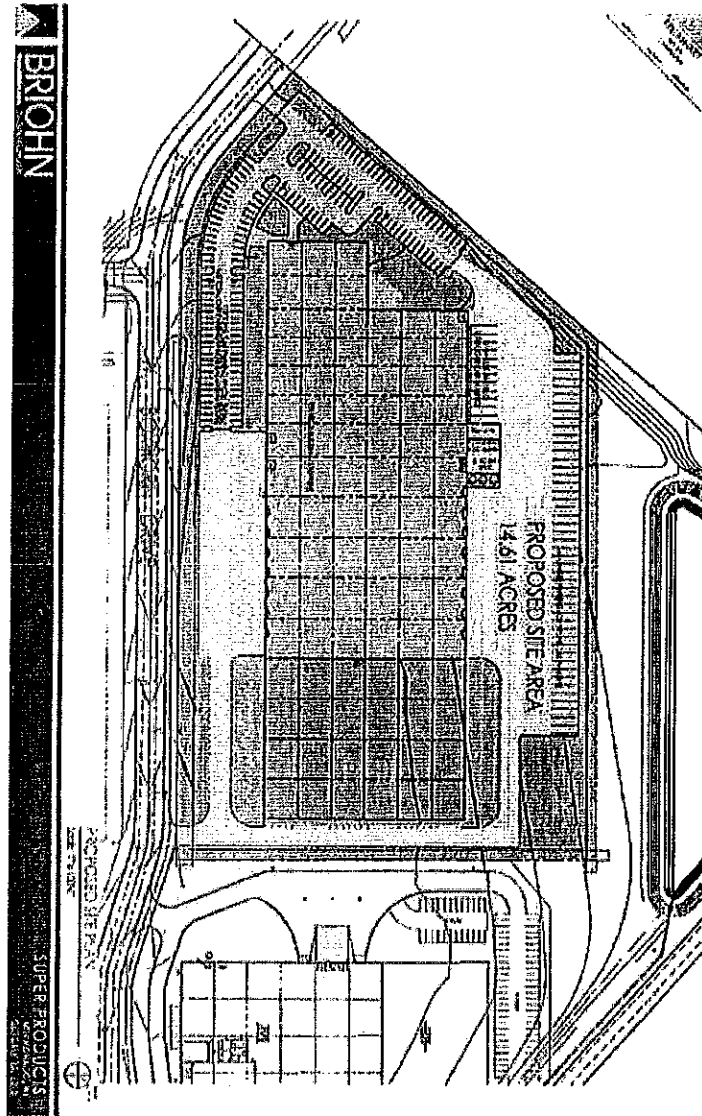
Notary Public, State of Wisconsin

This document was drafted by Mark Blum.

EXHIBIT A

Description of Property

Approximately 14.61 acres of parcel no. VM00008 as more specifically set forth below:



The Property shall include the additional 20' along the entire length of the northern property line

The Village of
Mukwonago
Where life, life sure and business thrive

TID #5

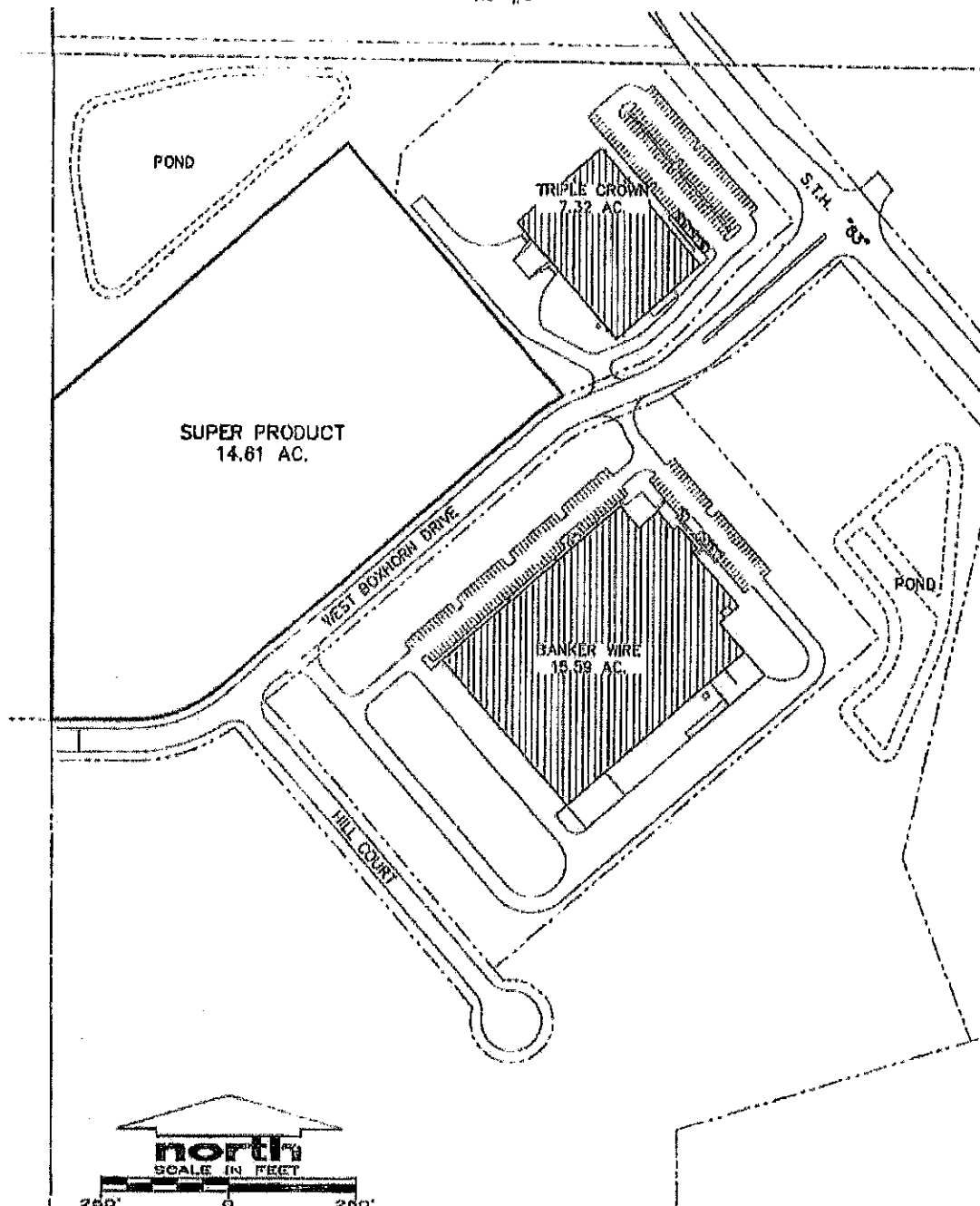
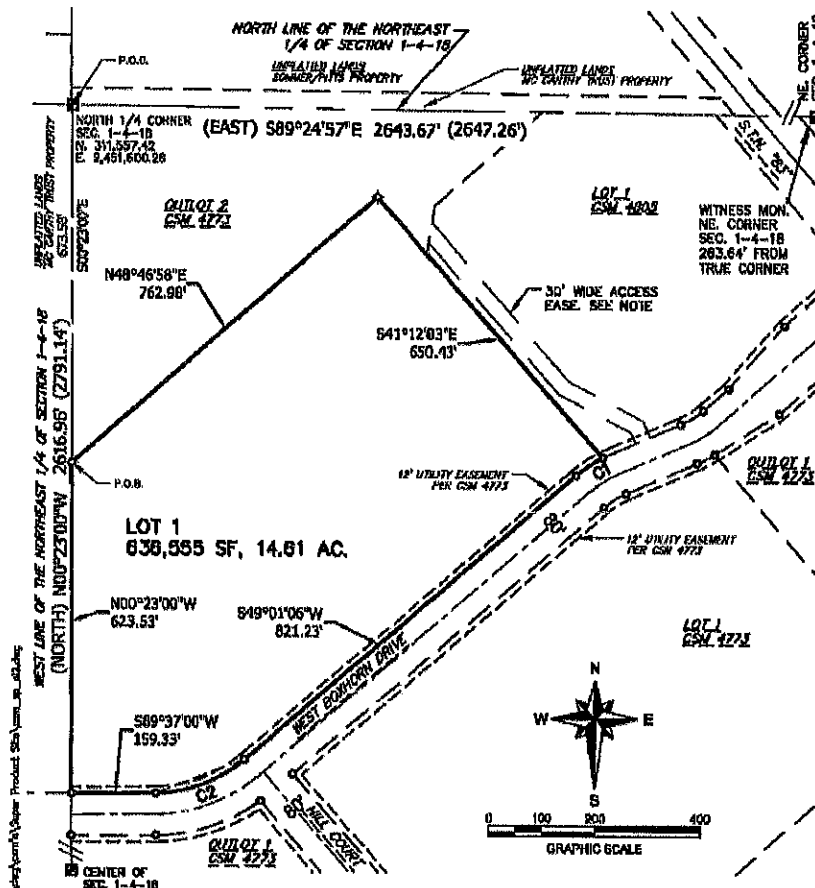


EXHIBIT A

PROPOSED CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP -

BEING A PART OUTLOT 2 OF CERTIFIED SURVEY MAP No. 4773, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WALWORTH COUNTY, WISCONSIN



OWNER/SUBDIVIDER:
Village of Mukwonago
Post Office Box 208
Mukwonago, WI 53149
Ph. 262-365-6434

PREPARED BY:
Ruckert & Mielke, Inc.
W233 N2060 Ridgeway Pkwy.
Waukesha, WI 53188
262-547-5733

Ruckert & Mielke
www.ruckertmielke.com

- SURVEY LEGEND**
- SEWRPC CONCRETE MONUMENT WITH BRASS CAP FOUND
 - FOUND 1.12" O.D. IRON PIPE
 - 1.12" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
 - DEEDED AS / RECORDED AS

DRAFT

Chris Ruetten, P.L.S. 2842

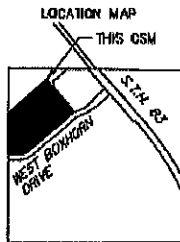
Dated this 1st day of Dec., 2018

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN PLS
CHECKED BY: RICHARD EDERHARDT, PLS (07/31/18)

SHEET 1 OF 4

CERTIFIED SURVEY MAP -

BEING A PART OUTLOT 2 OF CERTIFIED SURVEY MAP No. 4773, LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 1, TOWNSHIP 4 NORTH,
RANGE 18 EAST, VILLAGE OF MUKWONAGO, WALWORTH COUNTY, WISCONSIN



NE 1/4 SEC 1-4-18
NOT TO SCALE



NOTES:

1. NO BUILDINGS EXIST WITHIN THIS PROPOSED CERTIFIED SURVEY MAP.
2. LOT SHOWN AS ZONE "X" UNSHADED, AREAS OF MINIMAL FLOODING, PER FEMA MAP AND PANEL NO. 00127001200, EFFECTIVE DATE NOVEMBER 5, 2014. BASED UPON CURRENT FEMA MAPPING AND COUNTY GIS DATA NO MAPPED OR STUDIED 100 YEAR FLOODPLAIN EXIST WITHIN 2400 +/- FEET OF THE PROPOSED CERTIFIED SURVEY MAP BOUNDARY. THEREFORE IT IS ASSUMED NO LANDS LIE AT OR BELOW THE 5 VERTICAL FEET ABOVE CONTOUR ELEVATION.
3. THE LOT WITHIN THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.
4. THE FOLLOWING IS FROM NOTE 4 OF CSM 4773
"UPON REDIVISION, DEVELOPMENT, OR SALE OF ALL OR PART OF, OUTLOT 2, AS SHOWN, THE DEVELOPER SHALL PROVIDE A 40 FOOT WIDE INGRESS/EGRESS ACCESS EASEMENT FOR THE BENEFIT OF THE ADJACENT LANDS LYING NORTH OF OUTLOT 2. PRIOR TO VILLAGE OF MUKWONAGO PLAN COMMISSION AND BOARD APPROVAL. THE INGRESS/EGRESS ACCESS EASEMENT SHALL PROVIDE ACCESS TO THE PUBLIC RIGHT-OF-WAY DEDICATED HEREIN, AND THE LOCATION SHALL BE DETERMINED, AND DEPICTED, ON THE FACE OF A CERTIFIED SURVEY MAP."
THE VILLAGE OF MUKWONAGO IS HEREBY WAIVING THIS RESTRICTION FOR THIS DIVISION OF OUTLOT 2, C.S.M. 4773 SINCE THE LANDS LYING TO THE NORTH WILL BE SERVED FROM A DIFFERENT RIGHT-OF-WAY.
5. FOR THE SALE OF LOT 1 C.S.M. 4805, THE ACCESS EASEMENT SHOWN ON SHEET 1 OF 4, OF THIS CERTIFIED SURVEY MAP, IS IN THE PROCESS OF BEING GRANTED TO THE VILLAGE OF MUKWONAGO BY SEPARATE DOCUMENT AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN.

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BEG.	ARC	TANGENT	TANGENT BEG. IN	TANGENT BEG. OUT
C1	240.00'	14°25'55"	82.23'	S50°14'02"W	90.45'	30.39'	S63°20'39"W	S49°01'06"W
C2	280.00'	10°35'34"	160.40'	S65°10'03"W	284.23'	94.32'	N49°01'06"E	N69°37'00"E

OWNER/SUBDIVIDER:
Village of Mukwonago
Post Office Box 205
Mukwonago, WI 53148
Ph. 262-363-6434

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeway Pkwy.
Waukegan, WI 53186
262-647-6733

Ruekert & Mielke
www.ruekertmielke.com

DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 1st day of Dec., 2018

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN PLS

SHEET 2 OF 4

CERTIFIED SURVEY MAP -

BEING A PART OUTLOT 2 OF CERTIFIED SURVEY MAP No. 4773, LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 1, TOWNSHIP 4 NORTH,
RANGE 18 EAST, VILLAGE OF MUKWONAGO, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

I Chris Ruetten, Professional Land Surveyor, do hereby certify that at the direction of the Village of Mukwonago, that I have surveyed, divided and mapped part of Outlot 2 of Certified Survey Map No. 4773, located in the Northwest 1/4 of the Northeast 1/4, of Section 1, Township 4 North, Range 18 East, Village of Mukwonago, Walworth County, Wisconsin, more particularly described as follows:

Commencing at Northwest corner of said Outlot 2; thence bearing S00°23'00"E, along the West line of said Northeast 1/4, a distance of 673.58 feet to the POINT OF BEGINNING; thence bearing N48°46'58"E, a distance of 762.98 feet; thence bearing S41°12'03"E, along the Southwesterly side of Lot 1 C.S.M. 4805 and its Northwesterly extension, a distance of 660.43 feet to the Northwesterly line of West Boxhorn Drive; thence along said Northwesterly line for the next four courses; thence along an arc of curve to the left, for a distance of 60.45 feet, having a chord bearing S56°14'02"W, a distance of 60.29 feet, having a radius of 240.00 feet, and having a central angle of 14°25'53"; thence bearing S49°01'08"W, a distance of 621.23 feet to a point of curve; thence along an arc of curve to the right, for a distance of 184.23 feet, having a chord bearing S69°18'03"W, a distance of 180.40 feet, having a radius of 280.00 feet, and having a central angle of 40°35'54"; thence bearing S89°37'00"W, a distance of 159.33 feet to the West line of said Northeast 1/4; thence bearing N00°23'00"W, along the West line of said Northeast 1/4, a distance of 623.63 feet to the POINT OF BEGINNING. Said lands contain 636,855 S.F. more-or-less. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of the Village of Mukwonago, Owner(s) of said land.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Village of Mukwonago ordinances in surveying, dividing and mapping of same.

DRAFT

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukegan, WI 53188
262-847-5733

OWNER/SUBDIVIDER:
Village of Mukwonago
Post Office Box 206
Mukwonago, WI 53149
Ph. 262-363-8434

Chris Ruetten, P.L.S. 2942

Dated this 1st day of Dec., 2018

 **Ruekert • Mielke**
www.ruekertmielke.com

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN PLS

SHEET 3 OF 4

c:\csd_2018\12_Village of Mukwonago\2018 12 01\Chris Ruetten\Survey Product Sheet.dwg

BEING A PART OUTLOT 2 OF CERTIFIED SURVEY MAP No. 4773, LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 1, TOWNSHIP 4 NORTH,
RANGE 18 EAST, VILLAGE OF MUKWONAGO, WALWORTH COUNTY, WISCONSIN

The Village of Mukwonago, a Municipal Corporation duly organized and existing under, and by virtue of, the laws of the State of WI, and as owner(s), do hereby certify that said Municipal Corporation, caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

WITNESS the hand and seal of said owner(s) this 20th day of October, 2018.

Countersigned: _____
Linda Gourdoun, Deputy Village Clerk

Personally came before me this _____ day of _____, 2018, Fred Winchowsky, Village President, and Linda Gourdon, Deputy Village Clerk of the above named Municipal Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Village President and Village Clerk of said Municipal Corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said Municipal Corporation, by its authority.

My Commission Expires _____

Resolved, that this Certified Survey Map, in the Village of Mukwonago, is hereby approved by the Village Board.
Dated this _____ day of _____, 2018.

I hereby certify that the foregoing is a copy of a resolution adopted by the Village of Mukwonago Board.

Unda Gourdeaux, Deputy Village Clerk

OWNER/SUBDIVIDER:
Village of Mukwonago
Post Office Box 208
Mukwonago, WI 53148
Ph. 262-363-8434

Dated this 1st day of Dec., 2018

THIS INSTRUMENT WAS DRAFTED BY CHRIS HUETTEN PLS

SHEET 4 OF 4

\\VSD_2015\p2_Mingo of Metacounty\10088 TMD Using Yours\Super Product Shop\pam_xp_02.docx

EXHIBIT B

PRELIMINARY SITE PLAN

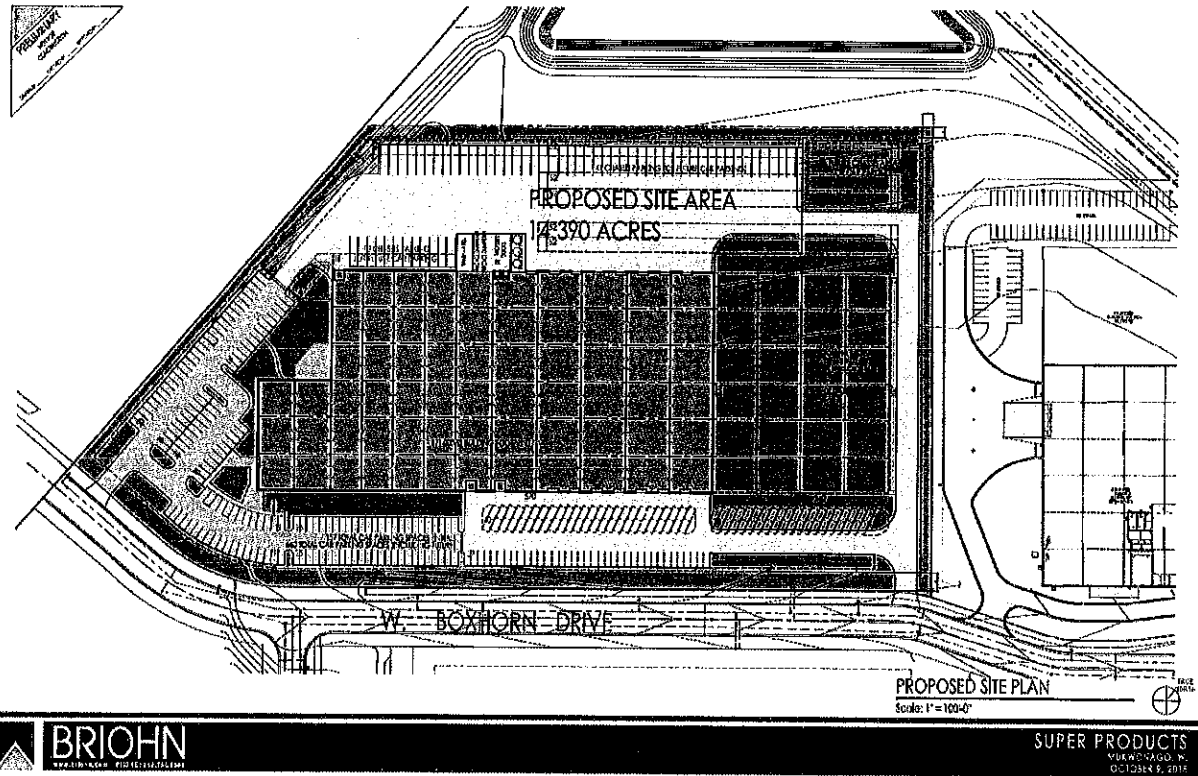


EXHIBIT C
VALUATION SCHEDULE

Land value: \$1,190,000

Improvements \$9,810,000

TOTAL VALUE: \$11,000,000

EXHIBIT E
BUILDING PLANS

[See Attached]



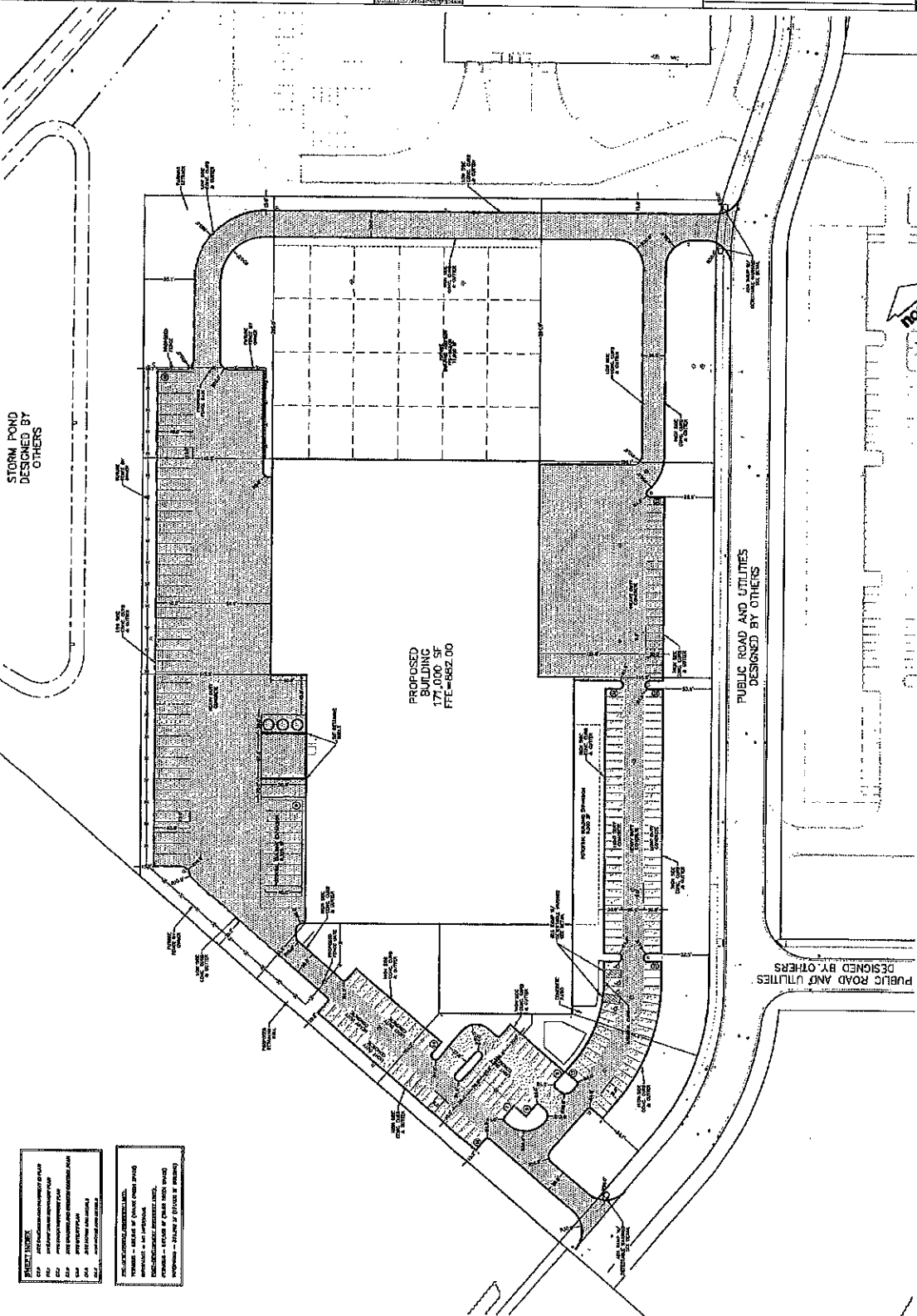
SITE DIMENSION AND PAVEMENT ID PLAN

PROPOSED NEW BUILDING FOR:
SUPER PRODUCTS
W. BOXHORN DR.
MUKWAGO, WISCONSIN

C1.0

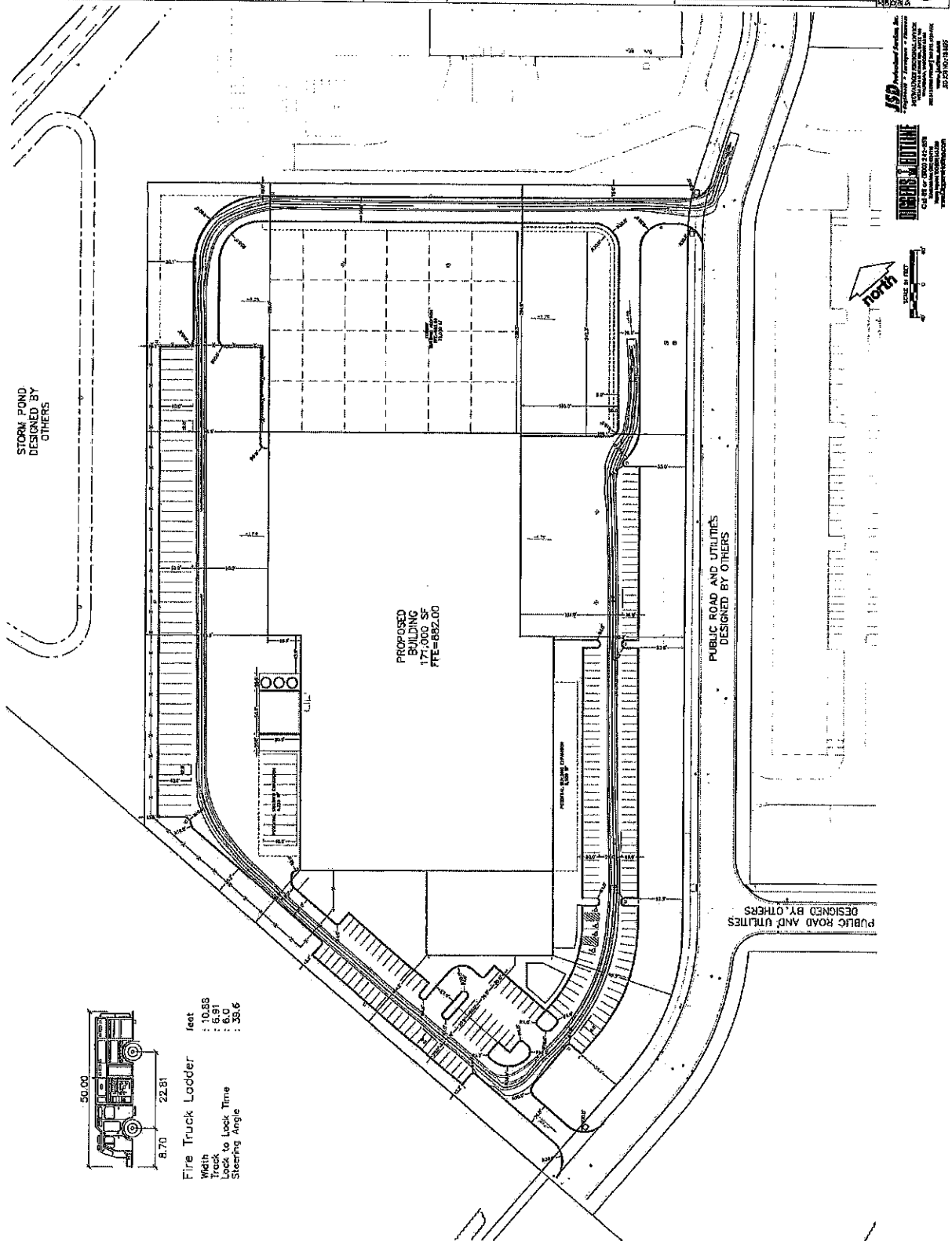
ISD Incorporated
17700 W. WISCONSIN AVE.
MUKWAGO, WISCONSIN 53072
TEL: 414.881.1500
FAX: 414.881.1505
WWW.ISDINC.COM

ISD Incorporated
17700 W. WISCONSIN AVE.
MUKWAGO, WISCONSIN 53072
TEL: 414.881.1500
FAX: 414.881.1505
WWW.ISDINC.COM



PROJECT SUMMARY	
NO.	17700 W. WISCONSIN AVE.
DATE	10/1/2009
BY	ISD INCORPORATED
FOR	ISD INCORPORATED
NO.	17700 W. WISCONSIN AVE.
DATE	10/1/2009
BY	ISD INCORPORATED
FOR	ISD INCORPORATED

NOTES	
1.	ALL DIMENSIONS ARE IN FEET AND INCHES.
2.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE BUILDING.
3.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE BUILDING.
4.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE BUILDING.
5.	ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE BUILDING.





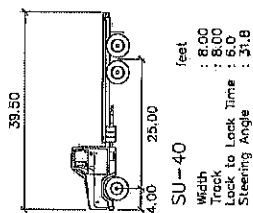
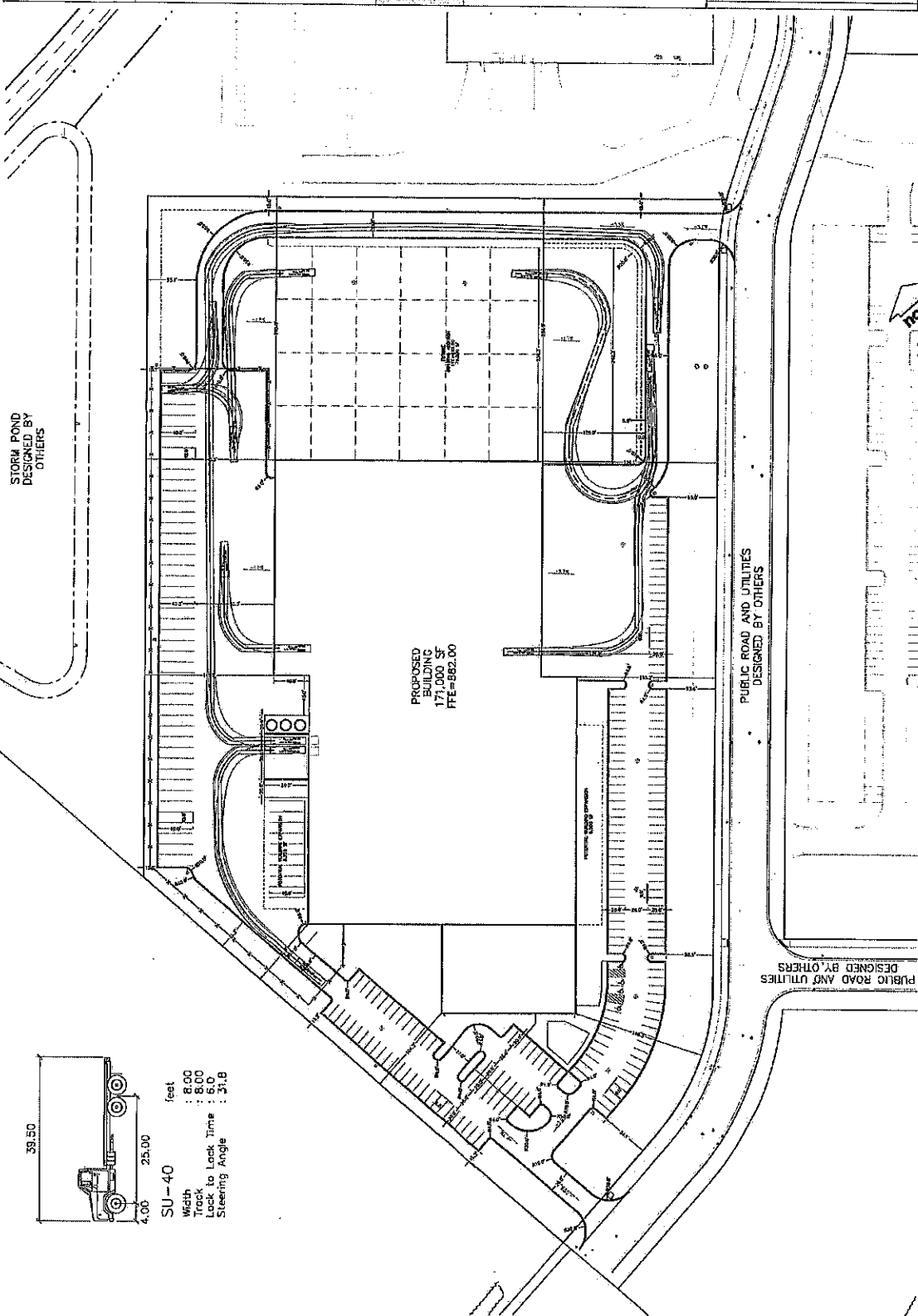
SITE TRUCK MOVEMENT
PLAN

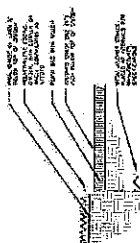
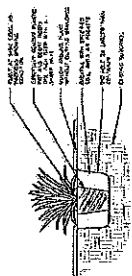
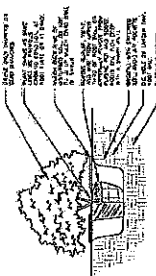
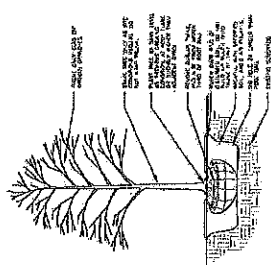
PROPOSED NEW BUILDING FOR:
SUPER PRODUCTS
W. BOKHORN DR.
MUKWONAGO, WISCONSIN

C1.2

ASD
Professional Services, Inc.
10000 W. BOKHORN DR.
MUKWONAGO, WI 53071
TEL: 262.591.1234
FAX: 262.591.1235
WWW.ASDPS.COM

DESIGN & CONSTRUCTION
10000 W. BOKHORN DR.
MUKWONAGO, WI 53071
TEL: 262.591.1234
FAX: 262.591.1235
WWW.ASDPS.COM



[illegible][illegible][illegible]

PROPOSED NEW BUILDING FOR:
SUPER PRODUCTS
W. BOXHORN DR.
MUKWONAGO, WISCONSIN

LANDSCAPE DETAILS,
NOTES & SPECIFICATIONS

BRIORN



DESIGN GROUP
INTERNATIONAL, LLC
14000 W. 10th Avenue, Suite 100
Denver, CO 80202
303.440.1111

HELLANTHUS
SPECIALTY
FERTILIZERS

JSD Professional Sampling, Inc.
SAMPLING • ANALYSIS • HYGIENE
SOLUTIONS • NATIONAL OFFICE
10000 W. 10th Avenue, Suite 100
Denver, CO 80231 • 303-751-1000
FAX 303-751-1001
MAILING LABELS • LABORATORY TEST
RESULTS • SPECIALIZED SERVICES
• ISO 9001:2000 CERTIFIED

ZIPPER'S HOTLINE
Call 800 or 303-745-8700
Hours: 9:00 a.m. to 5:00 p.m. M-F
Toll-free 1-800-368-1044
www.zipperusa.com

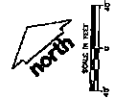
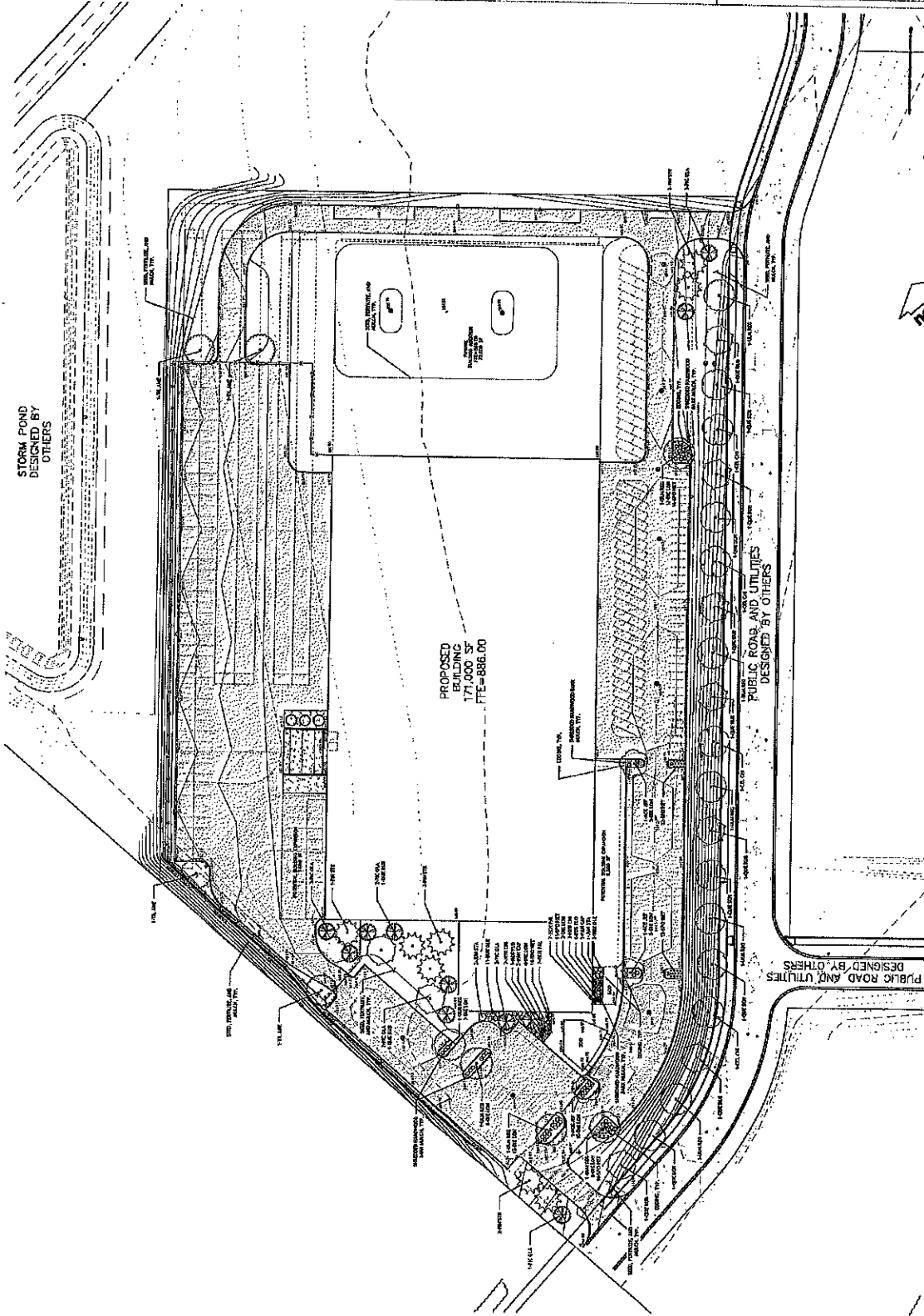
CHARGE: _____
 DATE: _____
 SHEET: _____
 L2.0



LANDSCAPE PLAN

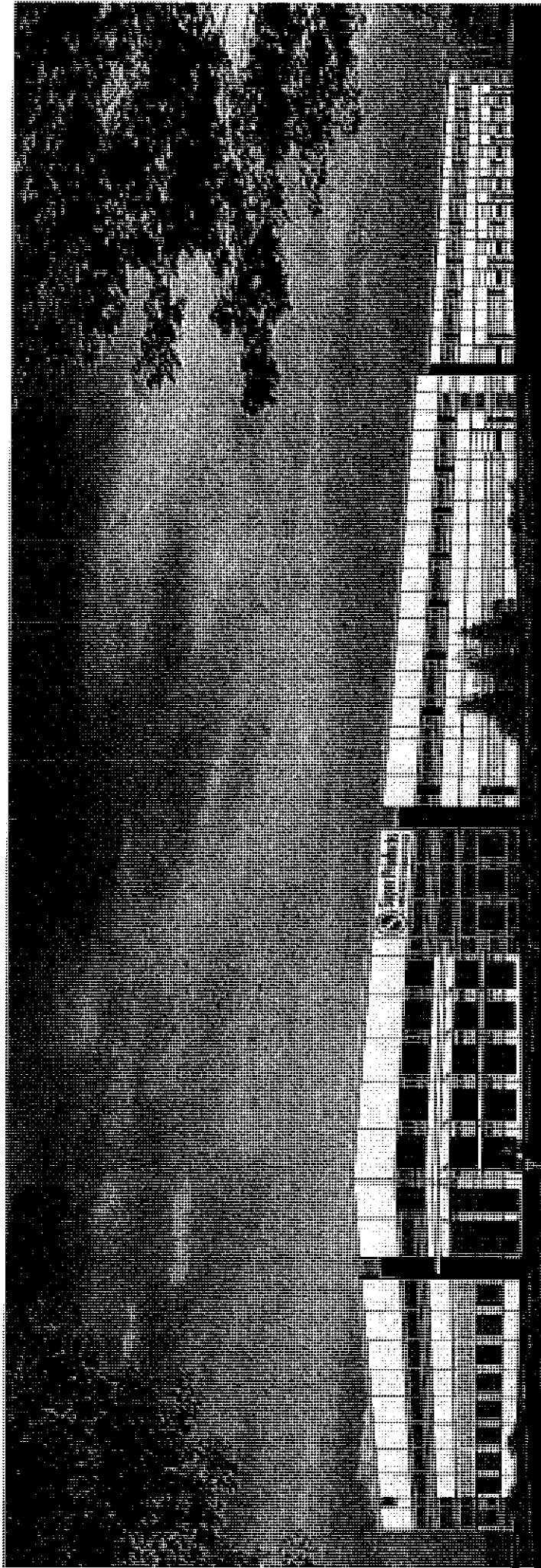
PROPOSED NEW BUILDING FOR
SUPER PRODUCTS
W. BOHANN DR.
MILWAUKEE, WISCONSIN

L1.0



ISD International Site Design
1000 W. WISCONSIN AVE.
MILWAUKEE, WI 53233
TEL: 414.224.1100
FAX: 414.224.1101
www.isdinc.com

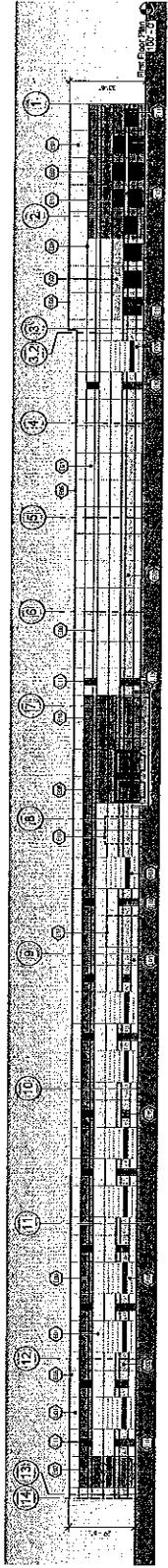
LOGGERS & OUTLINE
1000 W. WISCONSIN AVE.
MILWAUKEE, WI 53233
TEL: 414.224.1100
FAX: 414.224.1101
www.loggersandoutline.com



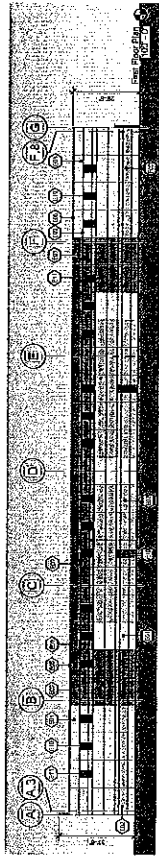
BRIOHN
BUILDING CORPORATION

SUPER PRODUCTS
EXTENSION PERSPECTIVE
OCTOBER 12, 2018

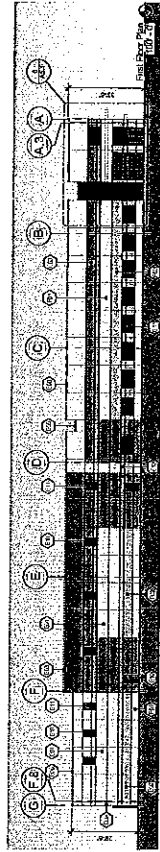
Super Products
THICK INDUSTRIAL VULCANIZATION EQUIPMENT



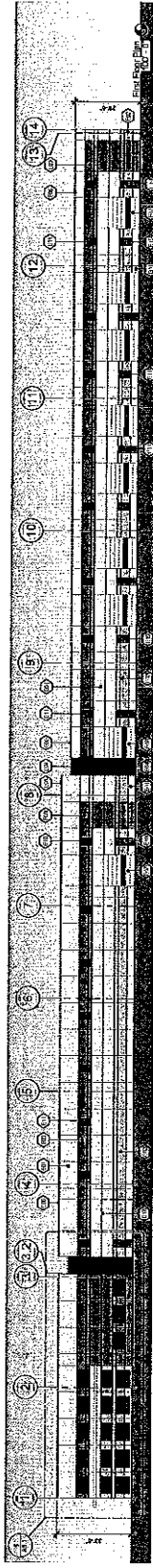
1 NORTH ELEVATION



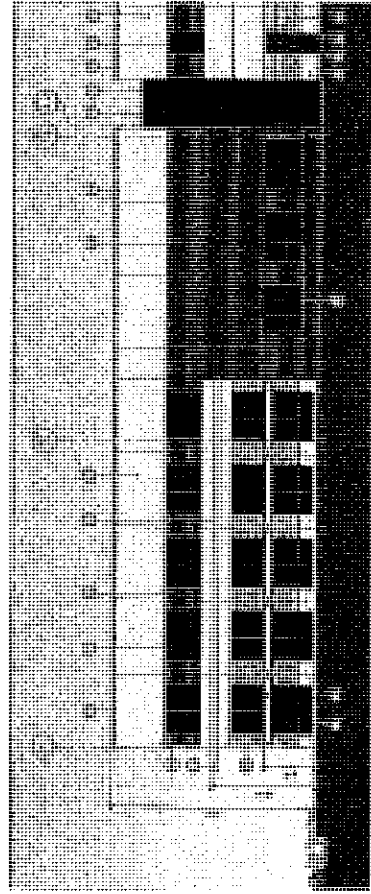
2 EAST ELEVATION



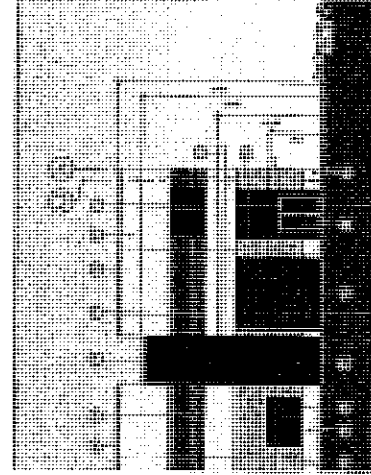
3 WEST ELEVATION



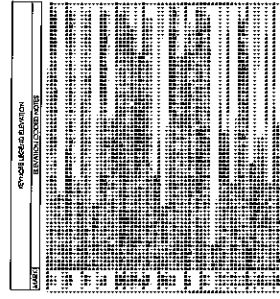
4 SOUTH ELEVATION



5 SOUTH ELEVATION



6 WEST ELEVATION




7 NORTH ELEVATION

VILLAGE OF MUKWONAGO PURCHASE REQUISITION

PLEASE TYPE OR PRINT IN INK CLEARLY ON THIS FORM

DATE:	6/6/19	NUMBER:	
-------	--------	---------	--

VENDOR NAME & ADDRESS:	SHIP TO:
RJ Thomas MFG. Co., Inc. PO Box 946 Cherokee, IA 51012-0946	DPW

DEPT NAME:	SUGGESTED VENDOR	AUTHORIZED SIGNATURE
DPW	RJ Thomas MFG. Co., Inc.	

BUDGETED ITEM?	Yes	BUDGETED SOURCE:	
----------------	-----	------------------	--

ITEM	QTY	DESCRIPTION	UNIT PRICE	AMOUNT	ACCT #
1	18	Picnic Tables		\$11,599.20	
			\$644.40		
2	3	ADA Picnic Tables	\$673.20	\$2,019.60	
3	5	Bench	\$504.90	\$2,524.50	
4	1	Bike Rack	\$350.10	\$350.10	
5	1	Shipping		\$1,063.00	
			TOTAL	\$17,556.40	1180-5700-5299

584900

FINANCE COMMITTEE USE ONLY	
APPROVED (COMMITTEE INITIALS):	
DATE:	
SPECIAL INSTRUCTIONS	

Review Cart: 144772EM-2

ESTIMATED QUOTE AMOUNT:

\$17,556.40

Number of items: 27

Pilot Rock**RJThomas Mfg. Co., Inc.**

PO Box 946

Cherokee, IA 51012-0946

customerservice@rjthomas.com

Fax: 712-225-5796

Phone: 1-800-762-5002

Customer Information

ORGANIZATION TYPE City Government
FIRST NAME Ron
LAST NAME Bittner
TITLE Public Works Director
ORGANIZATION NAME Village of Mukwonago
ADDRESS 1 440 River Crest Court
ADDRESS 2
CITY Mukwonago
STATE/PROVINCE WI
ZIP/POSTAL CODE 531498
COUNTRY
PHONE 262-363-6447
FAX
EMAIL rbittner@villageofmukwonago.com

Ship-To Information

SHIP-TO FIRST NAME Ron
SHIP-TO LAST NAME Bittner
SHIP-TO ORGANIZATION NAME Village of Mukwonago
SHIP-TO ADDRESS 1 440 River Crest Court
SHIP-TO ADDRESS 2
SHIP-TO CITY Mukwonago
SHIP-TO STATE/PROVINCE WI
SHIP-TO ZIP/POSTAL CODE 531498
SHIP-TO COUNTRY
SHIP-TO PHONE 262-363-6447
SHIP-TO EMAIL rbittner@villageofmukwonago.com
WILL THE SHIP-TO DESTINATION BE A RESIDENTIAL ADDRESS? No
DO YOU REQUIRE LIFTGATE (UNLOADING) SERVICE FOR FREIGHT SHIPMENTS AT THE DESTINATION? No
PROMO CODE

Configurable Items

Type / Model #	Item Price	Qty	Total
----------------	------------	-----	-------

Type / Model #	Item Price	Qty	Total
UT Series Picnic Table - Using Recycled Plastic UT-G-8P* Brown (PW) <ul style="list-style-type: none"> Hot Dip Galvanized Steel (\$0.00) RECYCLED PLASTIC 8 ft. (\$716.00) - Brown (PW) 	\$644.40	18	\$11,599.20
XT and XTH Series End Accessible Picnic Table - Using Recycled Plastic XT::XTH-G-6P*/E Green (PN) <ul style="list-style-type: none"> Raised Top & Seats for Extra Wheelchair Clearance -6' & 8' Tables (\$11.00) Hot Dip Galvanized Steel (\$0.00) RECYCLED PLASTIC 6 ft. seats, 8 ft. top. /E (\$737.00) - Green (PN) 	\$673.20	3	\$2,019.60
100% Recycled Plastic Bench - with Backrest. RBB Series. RBB::RBB- Black (PB)-6P* Green (PN)-26 <ul style="list-style-type: none"> BENCH Portable/Surface Mount (\$0.00) 100% Recycled Plastic (\$0.00) - Black (PB) RECYCLED PLASTIC 6 ft. (\$561.00) - Green (PN) 2" x 6" (nom.) Recycled Plastic Planks (\$0.00) 	\$504.90	5	\$2,524.50
Versatile Vertical Bike Rack - Double-Sided Parking With Bell-Shaped End Frame BR-210DS-/G <ul style="list-style-type: none"> 10 Bikes Parking On Both Sides (\$389.00) Hot Dip Galvanized Steel (\$0.00) 	\$350.10	1	\$350.10

RFQ Notes

RJ Thomas Mfg. Jun 5 2019 7:55AM:

Delivery: will ship within (35) days After Receiving Order (ARO) by truck freight to a commercial/business address (not residential). Someone at the destination must inspect, sign for and unload the freight.

Estimated Quote Amount: **\$17,556.40**

Number of items: **27**

Total Items Cost: **\$16,493.40**

Sales Tax: **\$0.00**

Shipping Cost: **\$1,063.00**


Final Cost: **\$17,556.40**

VILLAGE OF MUKWONAGO PURCHASE REQUISITION

PLEASE TYPE OR PRINT IN INK CLEARLY ON THIS FORM

DATE:	6/13/19	NUMBER:	
-------	---------	---------	--

VENDOR NAME & ADDRESS:	SHIP TO:
Farhner Asphalt Sealers 315 Raemisch Road Waunakee, WI 53597	DPW

DEPT NAME:	SUGGESTED VENDOR	AUTHORIZED SIGNATURE
DPW	Farhner Asphalt Sealers	

BUDGETED ITEM?	Yes	BUDGETED SOURCE:	480-5700-5840
----------------	-----	------------------	---------------

ITEM	QTY	DESCRIPTION	UNIT PRICE	AMOUNT	ACCT #
		18,620 Square Yards GSB-88			
			TOTAL	\$21,414.00	480-5700-5840

FINANCE COMMITTEE USE ONLY	
APPROVED (COMMITTEE INITIALS):	
DATE:	
SPECIAL INSTRUCTIONS	

PROPOSAL / CONTRACT

Job. No. _____

Date: June 12, 2019

PLOVER, WI 54467
2800 Mecca Drive
Ph: 715 341.2868
Fax: 715 341.1054

WAUNAKEE, WI 53597
316 Raemisch Road
Ph: 608.849.6466
Fax: 608.849.6470

KAUKAUNA, WI 54130
860 Eastline Road
Ph: 920.759.1008
Fax: 920.759.1019

EAU CLAIRE, WI 54703
6615 U.S. Hwy 12 W
Ph: 715.874.6070
Fax: 715.874.6717



Pavement Maintenance Contractors

EEO/AA Employer

CORPORATE OFFICE: 1.800.332.3360

FREDERIC, WI 54837
3468 115th Street
Ph: 715.653.2535
Fax: 715.653.2553

SAGINAW, MI 48601
2224 Veterans Memorial Pkwy
Ph: 989.752.9200
Fax: 989.752.9205

DUBUQUE, IA 52002
7680 Commerce Park
Section C
Ph: 563.558.6231
Fax: 563.588.1240

OAKDALE, MN 56128
7500 Hudson Blvd., Ste. 305
Ph: 651.340.6212
Fax: 651.340.6221

Contact Name: **RON BITTNER**

Contract Price

\$21,414.00

PURCHASER: **VILLAGE OF MUKWONAGO**

TELEPHONE:

(262) 363-6447

ADDRESS: **440 RIVER CREST COURT
MUKWONAGO, WI 53149**

DESCRIPTION OF PROPERTY:

**2019 ACCEPTED GSB-88
440 RIVER CREST COURT
MUKWONAGO, WI 53149**

1. FAHRNER Asphalt Sealers, L.L.C. (CONTRACTOR) and PURCHASER agree that, CONTRACTOR shall furnish the labor and materials to complete certain construction in accordance with the following specifications:

VILLAGE OF MUKWONAGO
2019 GSB-88 PROJECT

Use self-propelled road sweepers to clean the pavement of dirt and debris. Apply GSB-88 at a rate of 0.10 - 0.15 gallons per square yard. Cures in approximately 1.5 hours depending on weather and application. Apply friction sand course immediately after GSB-88 application.

Roads may be temporarily be closed to traffic. Fahrner will try and maintain one travel lane for traffic at all times.

PRICING: (\$1.15 A SY)

1.) AUGUSTA DR. (3,770 SY) \$4,336.00
2.) PINEHURST DR. (10,170 SY) \$11,696.00
3.) MEDIAN DR. (3,080 SY) \$3,542.00
4.) WINGEDFOOT DR. (1,600 SY) \$1,840.00
TOTAL PROJECT PRICE. \$21,414.00

This proposal may be withdrawn if not accepted and received by CONTRACTOR within 10 days of the date above and/or at any time before performance of the work hereunder upon CONTRACTOR'S determination that the PURCHASER is not creditworthy.

2. If proposal is accepted please sign, retain one copy and forward a copy to our office.
3. The undersigned ("PURCHASER") agrees to pay CONTRACTOR the total price of \$21,414.00 and/or the unit prices specified above for the labor and materials specified above which payment shall be due upon completion of each stage of work.
PURCHASER acknowledges that the specifications, conditions and price quotes specified above are satisfactory and hereby accepted.

Acceptance of this Proposal includes acceptance of all the terms and conditions on back.

CONTRACTOR:

Fahrner Asphalt Sealers, LLC: Cell: (608) 381-7117
Joe.Bass@fahrnerasphalt.com

PURCHASER:

I have read and understand the terms and conditions on both sides of this contract.

Joe Bass

(PRINT OR TYPE NAME)

By: _____

(CONTRACTOR REPRESENTATIVE)

Date: June 12, 2019

(PRINT OR TYPE NAME)

By: _____

(PURCHASER AUTHORIZED REPRESENTATIVE)

Date of acceptance: _____

TERMS AND CONDITIONS

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAWS, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMS ARE DULY PAID.

ACCEPTANCE OF WORK

All labor and material is conclusively accepted as satisfactory unless excepted to in writing within seven (7) days of performance.

EXTRA WORK

All alterations or deviations from any of the terms of this contract shall be in writing and executed by the parties hereto. Any extra cost involved therein will become an extra charge to be paid by PURCHASER over and above the contract price.

PURCHASER'S RESPONSIBILITIES

PURCHASER acknowledges and understands that it shall be responsible for obtaining any and all permits which may be required in connection with performance of this Proposal/Contract. Where applicable, PURCHASER shall also be responsible for backfilling areas that border along the newly paved surface with appropriate material to eliminate potential cracking and uneven surface at the edge of the paved surface and for installing, replacing, maintaining and repairing shoulders. PURCHASER assumes all liability for any damages done to underground utilities and/or structures unless CONTRACTOR has been notified, upon acceptance of this Proposal, as to the specific location and depth of any such buried utility/structures.

Unless exempt, in accepting this Proposal/Contract, PURCHASER acknowledges that it shall comply with the requirements of all applicable federal, state, and local employment laws, executive orders, codes and regulations (the "Requirements") effective where the work and/or services are being performed including, but not limited to, 41 CFR §§ 60-1.4(a)(1)-(8), 60-1.4(b), 60-1.4(c) or their successors effective where this Proposal/Contract is performed. To the extent required by law, all provisions of the Requirements are hereby incorporated into and made a part of this Agreement and any applicable agreements of CONTRACTOR. To the extent applicable, the Requirements include, but are not limited to, (1) prohibition of discrimination because of protected veteran status, disability, race, color, religion, sex, sexual orientation, gender identity, national origin and because of inquiry or discussion about or disclosure of compensation, (2) affirmative action to employ and advance in employment individuals without regard to race, sex, disability, or protected veteran status, (3) compliance with the Employee Notice clause contained in 29 C.F.R. part 471, Appendix A to Subpart A, or its successors, (4) compliance with the EEO-1 and VETS-4212 reports filing requirements in 41 C.F.R. §§ 60-1.7 and 41 C.F.R. §61-300.10, or their successors, (5) compliance with paycheck transparency obligations of 48 C.F.R. § 22.2005, including the contract clause found at 48 C.F.R. § 52.222-60, which is incorporated by reference as if fully set forth herein, (6) other affirmative action in employment, (7) required/certified payrolls, (8) social security acts, (9) unemployment compensation acts, (10) worker's compensation acts, (11) equal employment opportunity acts and (12) the required contract provisions for Federal-Aid Construction Contracts, Form FHWA-1273, if applicable.

When applicable, PURCHASER and CONTRACTOR shall abide by the requirements of 41 CFR 60-300.5(a). This regulation prohibits discrimination against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans. When applicable, PURCHASER and CONTRACTOR shall abide by the requirements of 41 CFR 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action covered by prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

INCLEMENT WEATHER

Inclement weather may alter the completion of the work to be furnished hereunder. Furthermore, special consideration should be given if work is to be performed before May 1 or after October 15 in light of less than desirable weather conditions which could potentially impair the quality of the work performed hereunder.

WARRANTY

All material is guaranteed to be as specified and all work is to be completed in a workmanlike manner according to standard practices. All labor and materials will be guaranteed against defect for one (1) year from date of installation. Due to Wisconsin winters and expansion and contraction of the ground, some cracking of the pavement may be experienced. There are no express or implied warranties of merchantability, quality, quantity or of fitness for any particular purpose, which extend beyond those specifically set out in this document.

All warranties are void if payment is not made as stipulated.

DELINQUENCY CHARGE

Payment is due and payable upon completion of each stage of the work. If PURCHASER defaults on the payment required, PURCHASER will be liable for all costs of collection, including reasonable attorney's fees, and a delinquency charge on the balance at the maximum rates allowed by law. If PURCHASER is an organization as defined by Wis. Statutes, Section 421.301(28), the Delinquency Charge rate shall be 1.5% per month (18% APR) plus all costs of collection, including reasonable attorney's fees. CONTRACTOR retains title to all merchandise covered by this Agreement until full payment is received according to the above terms of sale. PURCHASER consents in any action or legal proceeding relating to this Contract commenced by the CONTRACTOR to the personal jurisdiction of any court that is either a court of record in the State of Wisconsin or a court of the United States located in the State of Wisconsin. It is hereby agreed that no legal action with respect to this contract may be brought by either party later than one (1) year after the cause of action accrues and that the party asserting such a legal action shall be barred from any remedy thereto.

INDIVIDUAL LIABILITY

The undersigned PURCHASER agrees to be individually liable for all terms of the Agreement, regardless of whether he or she signs individually or as an agent for the owner of the property upon which the work is being performed or for any other individual, partnership or corporation.

PRODUCT INFORMATION AND MAINTENANCE

Since the asphalt in blacktop needs time to harden and cure, usually 6-12 months, your asphalt pavement will remain soft and pliable during warm weather. During this time, don't park in the same spot every time and do not turn your steering wheel back and forth when your car is not moving. It is not unusual to experience some cracking over the winter due to the contraction and expansion of the ground, especially over culverts, pipes, electric wires, etc. Avoid gasoline and petroleum product spills as they will destroy your pavement. If spills do occur, immediately flush with lots of soapy water. If you decide to seal coat your pavement, wait until the summer following installation.

BINDING EFFECT

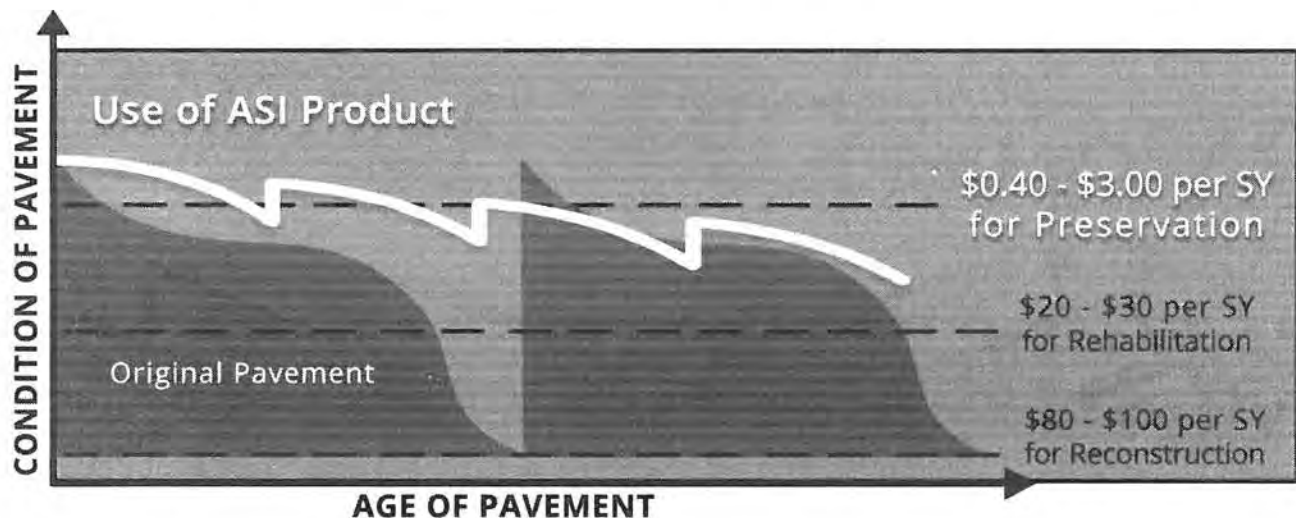
This Agreement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

ENTIRE AGREEMENT

The entire contract is embodied in this writing. This writing constitutes the final expression of the party's agreement, and is a complete and exclusive statement of that agreement. In the event that any term of this contract is unenforceable, the remaining terms of the contract shall still be in full force and effect.

[Home \(index.html\)](#) > [Roads](#) > [Preserve Pavement](#)

Roads | Preserve Pavement



“Over the first several years of its life, road pavement and the structure below it start to deteriorate slowly and weaken as a result of traffic volume, rain, snow, solar radiation, and temperature changes. Deterioration can be slowed by regular preventative maintenance on surfaces and drainage systems, but such measures have often been neglected because road managers believed them to be a normal consequence in the life of a road.” — *National Center for Pavement Preservation*

A good pavement preservation plan is like a retirement plan: you need one, and the earlier you start the better. This proactive approach is supported by mountains of research. According to the Foundation for Pavement Preservation, as much as 60% of the life of asphalt pavement can be lost in its first two years through oxidation.

New asphalt consists of 94% aggregate (i.e., rock, sand, and fines), and only 6% binder (i.e., what holds the aggregate together). To preserve the pavement, you must preserve the binder – which consists of the oils, resins and plasticizers. Sealing your asphalt early and frequently can keep its surface life in good condition almost indefinitely. Plus, preventive treatments are far less expensive than reactive maintenance or reconstruction.

We offer innovative, proven products to keep your good pavements in good condition, at minimal per square yard cost. Our flagship product, GSB-88®, is a sealer/binder emulsion that adds essential oils, resins and plasticizers back into pavement, while sealing the surface against harmful effects of oxidation and weather. A single treatment is considerably less than the cost of a traditional chipseal, lasts for 3-5 years, leaves the asphalt a nice black color with no messy chips to clean, and is GreenCircle® Certified as an environmentally-friendly product.

A city in the rocky mountain region of the US has been utilizing GSB-88® for nearly twenty years. The city's Deputy Director of Public Works relates:

“GSB-88® is specifically designed to rejuvenate and preserve asphalt. Our fog sealing projects using GSB-88® have been well-accepted by our residents – they like the fast cure time and the resulting surface. Effective preventative treatments such as this save significant money on long-term road maintenance costs.”





Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board:	Village Board
Topic:	LED Display Signs/ Village Hall Generator
From:	Ron Bittner
Department:	Public Works
Presenter:	Ron Bittner
Date of Committee Action (if required):	
Date of Village Board Action (if required):	6/19/19

Information

Subject: Prioritizing Village projects.

Background Information/Rationale: A request was made by staff to reallocate funds from a bridge painting project and apply them to digital signs at the Police and Fire Departments and a standby generator for the Village Hall. Cost estimates at the time of the request was based on previous quotes and after reviewing current pricing, completion of both projects is no longer feasible for the \$130,000 allocated for the bridge painting.

The Village Hall generator is estimated at \$135,700 for design, bidding, construction administration, product and installation. The standby power was a consideration for locating the Emergency Operation Center at the Village Hall.

The signs at the Department are estimated at \$64,000.

Key Issues for Consideration: Project priority

Fiscal Impact (If any):

Requested Action by Committee/Board: We are requesting direction from the Village Board as to project priority and/or investigating optional funding sources.

Attachments

Email from Pat Wohlers.

Ron Bittner

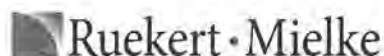
From: Wohlers, Patrick <pwohlers@ruekert-mielke.com>
Sent: Monday, June 10, 2019 7:46 AM
To: Ron Bittner
Subject: RE: Village Hall Generator Task Order

Ron, My preliminary "Construction Cost Estimate" for this project is \$115,000. Adding the \$20,700 estimate for "Engineering and Administration" covered in the Task Order brings the overall project cost estimate to \$135,700.

We can discuss further if you have questions.

Thanks! Pat

Patrick T. Wohlers, P.E. (WE, IL)
Senior Project Manager



☎ 262-953-3090
☎ 414-750-3851
🌐 ruekertmielke.com



From: Ron Bittner <rbittner@villageofmukwonago.com>
Sent: Friday, June 7, 2019 11:50 AM
To: Wohlers, Patrick <pwohlers@ruekert-mielke.com>
Cc: Wegner, Jerad <jwegner@ruekert-mielke.com>; Michalski, Michael <mmichalski@ruekert-mielke.com>
Subject: RE: Village Hall Generator Task Order

Thanks Pat, can you prepare an estimate for the project?

Ron Bittner
Public Works Director
Village of Mukwonago
262-363-6447

From: Wohlers, Patrick [<mailto:pwohlers@ruekert-mielke.com>]
Sent: Friday, June 7, 2019 8:06 AM
To: Ron Bittner <rbittner@villageofmukwonago.com>
Cc: Wegner, Jerad <jwegner@ruekert-mielke.com>; Michalski, Michael <mmichalski@ruekert-mielke.com>
Subject: Village Hall Generator Task Order

Ron, Attached for your processing is the task order covering the Village Hall Generator Addition project we discussed.

Let me know if you have any questions.

Thanks! Pat

Patrick T. Wohlers, P.E. (WI, IL)
Senior Project Manager



☎ 262-953-3090

☎ 414-750-3851

✉ pwohlers@ruekert-mielke.com

🌐 ruekertmielke.com



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R/M was named a Top Workplace! Learn more about [our culture](#).

TASK ORDER

This is Task Order No. 2019-09,
consisting of 3 pages
Village of Mukwonago
Village Hall Generator

Task Order

In accordance with the Agreement Amendment between Village of Mukwonago (Owner) and Ruekert-Mielke, Inc. (Engineer) dated December 21, 2017, Owner and Engineer agree as follows:

1. Specific Project Data

- A. Title: Village Hall Generator
- B. Description: Engineering design, bidding, and construction administration services

2. Services of Engineer

Develop design, and prepare bidding documents for the addition of an outdoor standby generator at the Village Hall. Administer public bidding and perform construction administration as requested by the Village, along with a project completion inspection.

3. Owner's Responsibilities

Provide site access to Engineer and Contractors. Participate in startup and testing session. Install any plantings required by the Village.

4. Times for Rendering Services

<u>Phase</u>	<u>Completion Date</u>
200 Design and Bidding	August 31, 2019
300 Construction Administration	January 31, 2020

5. Payments to Engineer

- A. Owner shall pay Engineer for services rendered as follows:

<u>Category of Services</u>	<u>Compensation Method</u>	<u>Estimate of Compensation for Services</u>
Design and Bidding	Standard Hourly Rates	\$13,500
Construction Administration	Standard Hourly Rates	\$7,200

- B. The terms of payment are set forth in the Standard Terms and Conditions.

6. Consultants

None.

TASK ORDER

7. Other Modifications to Standard Terms and Conditions

None.

8. Attachments

None.

9. Documents Incorporated by Reference

Ruekert & Mielke, Inc. / Village of Mukwonago Master Agreement

TASK ORDER

Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to terms and conditions, (as modified above) set forth in the Master Engineering Agreement Amendment between Owner and Engineer, dated December 21, 2017, which are incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____.

OWNER:

Village of Mukwonago

By: _____

Name: _____

Title: _____

Date: _____

ENGINEER:

Ruekert & Mielke, Inc.

By: Steven C. Wurster

Name: Steven C. Wurster, P.E.

Title: Senior Vice President/COO

Date: June 7, 2019

DESIGNATED REPRESENTATIVE FOR TASK ORDER

Name: _____

Title: _____

Address: _____

Email: _____

Phone: _____

Fax: _____

Name: Patrick T. Wohlers, P.E.

Title: Senior Project Manager

Address: W233 N2080 Ridgeview Parkway
Waukesha, WI 53188-1020

Email: pwohlers@ruekert-mielke.com

Phone: 262-953-3090

Fax: 262-542-5631

RESOLUTION 2019-028

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR
CONSTRUCTION OF AN INDUSTRIAL BUILDING AT 101 W BOXHORN DRIVE
TOUCHPAD ELECTRONICS, APPLICANT**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a Site Plan and Architectural Review has been filed in the office of the Village Clerk for an industrial building with 22,500 square feet, a permitted use within the M-4, Medium/Heavy Industrial, located at 101 W Boxhorn Drive, and

WHEREAS, the application has been submitted by Touchpad Electronics, 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 industrial building with 22,500 square feet with site improvements are subject to all plans and information submitted by the property owner, Briohn Design Group, 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.
 - i. The parcel must be created via a certified survey map as approved by the Village.
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 with verification by the zoning administrator.
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 19th day of June, 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judy A. Taubert, Village Clerk

The remainder of this page left intentionally blank.

ACCEPTANCE

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

Village of Mukwonago

By: _____
Representative

Touchpad Electronics

By: _____
Owner/Agent

Print Name: _____



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: June 5, 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); Matthew Sween, applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Touchpad Electronics review

Meeting: June 11, 2019 Plan Commission meeting

Property location 101 W Boxhorn Drive (Corner of STH 83 and Southside of Boxhorn Drive)

Current zoning M-4 (Medium - Heavy Industrial)

General description Touchpad Electronics is proposing a 22,500 square foot industrial building with a potential expansion of 25,500 square feet for a total of 48,000 square feet. The building will be used for administrative offices, manufacturing, storage, and shipping. Touchpad is currently located in the village; the proposed new facility will become their new headquarters.

Parcel The subject property is currently part of a larger parcel in the industrial park. A certified survey map (CSM) will be prepared to create the parcel and submitted for village review. The proposed parcel will be about 3.786 acres.

Dimensional standards The proposed building complies with all relevant dimensional standards, including building height, setbacks and coverage.

Architectural review The exterior walls will consist of pre-cast concrete wall panels, with tinted window glazing in an aluminum window framing. The paint scheme uses three color tones with canopy accents at the office entry area, extending on both the north and east elevations. The proposed materials comply with the standards in the M-4 district.

Parking Two parking areas are planned: 20 spaces on the back of the building and 32 in the front. Future parking areas are also depicted on the site plan to accommodate any future building expansions.

As set forth in s. 100-402(f)(5) of the zoning code, all vehicle use areas with parking for 20 or more vehicles on a subject property, must be constructed with full concrete and gutter surrounding the vehicle use areas (both driveways and parking areas). The Plan Commission will determine if it is acceptable to not require curbing in those area that could be impacted by a building expansion, that may or may not happen. The plans may need to be revised based on that determination.

Outdoor storage There will be no outdoor storage

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.) As set forth in s. 100-601(e) of the zoning code, lighting levels shall not exceed zero footcandle at the lot line. The photometric plan submitted with the application shows compliance with that standard.

Landscaping plan Staff has reviewed the landscaping plan and has determined it complies with the landscaping requirements.

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.

Interdepartmental Review Conditions of approval are incorporated in the resolution to address comments made by village departments, including fire, police, public works, and utilities. Below is a summary of comments:

1. A fire department connection (FDC) as approved by the fire chief is required.
2. Will they install an 8-inch lead to the building?
3. Need an additional fire hydrant to comply with a maximum distance of 300 feet between hydrants.
4. KNOX Box location to be approved by the fire chief.
5. A sampling manhole is required at the lot line per the utility department.
6. All private hydrants must be painted yellow to differentiate from public hydrants (red).

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

Potential motion Recommend to the Village Board the approval of the proposed project as set forth in the draft Resolution 2019-28

Attachments:

1. Application materials
2. Draft Resolution 2019-28

DESCRIPTION OF PROPOSAL FOR A NEW 22,500 SQUARE FOOT SINGLE USER BUILDING TO BE CONSTRUCTED FOR TOUCHPAD ELECTRONICS, INC., IN PROPOSED INDUSTRIAL PARK IN MUKWONAGO

May 9, 2019

Rob Stensberg of Briohn Design Group, LLC

Domenico Ferrante of Briohn Design Group, LLC

Peyton Paquin of Briohn Building Corporation

3885 N. Brookfield Road, Suite 200

Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the building owner/occupant, Touchpad Electronics, LLC:

BRIOHN is submitting this "Description of Proposal" on behalf of Touchpad Electronics, LLC. Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Village of Mukwonago Plan Commission Application is included, as well as supporting documents required by the Village of Mukwonago, which includes site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management plan (as required) and detailed landscaping plan.

The Description of the Proposal and the Plan of Operation:

Touchpad Electronics proposes to construct a 22,500 square foot industrial building with the potential for a future addition to make the total building size approximately 48,000 square feet. Touchpad Electronics is a manufacturer of a variety of electronic components, which are further specified in the Touchpad Electronics proposed land use report included with Plan of Operation. Touchpad is currently located in Mukwonago; the proposed new facility will become their new headquarters.

The building will house fabrication, powder coating, and light assembly, and office areas for the business, sales, engineering, and technical support staff. Touchpad's industrial coating processes are state of the art, and no hazardous air or water discharge is created.

Touchpad does not plan on outside storage. Trash and recyclables will be stored inside the building.

The facility will be constructed of painted pre-cast concrete insulated wall panels for all four sides of the proposed building, with insulated tinted glazing, and clear anodized aluminum window framing featuring some clerestory windows as well. The paint scheme uses three color tones and provides canopy accents at the office entry area, extending on both the north and east elevations. The southeast corner of the building will feature an outdoor patio seating area immediately adjacent to the employee break and lounge area. The interior space will be able to open-up to the outside during our warmer weather months. Touchpad proposes to include to wall mounted signs as well on both the east and north facades near the office and entry. Please see attached building elevations.

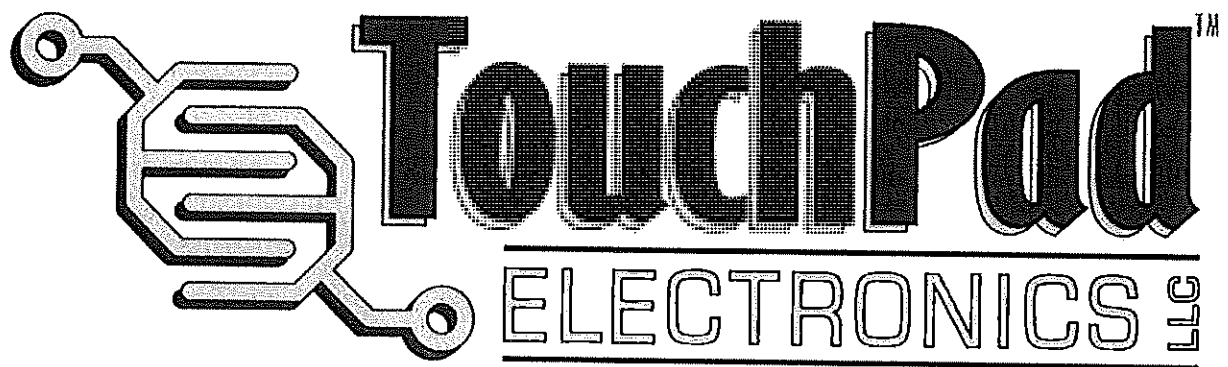
We are assuming approximately 43 employees on 1 shift. Operations would be from 6AM – 5 PM Monday through Friday, and an occasional Saturday shift if the demand is there. Currently there are 2-3 deliveries and shipments a day utilizing Fed Ex/UPS/DHL as service providers. There is limited need for visitor parking. We have included 52 car parking stalls, to meet main shift, overlap, and visitor spaces. We have reserved adequate space for additional future car parking stalls to meet the village requirements.

We respectfully ask the Village of Mukwonago to review and evaluate our proposal including the submitted drawings and other support materials. We believe that the proposed new building will not only meet Touchpad Electronics needs and expectations but the Village of Mukwonago as well. We look forward to your approval and our continued mutual success and appreciate the assistance provided and afforded by the Village of Mukwonago in the approval process. Please contact us if you have any questions or need additional information.

Sincerely,
Rob Stensberg, AIA
Project Architect, Briohn Design Group LLC

Dom Ferrante, AIA
Principal-In-Charge, Briohn Design Group LLC

Peyton Paquin PM
Project Manager, Briohn Design Group LLC

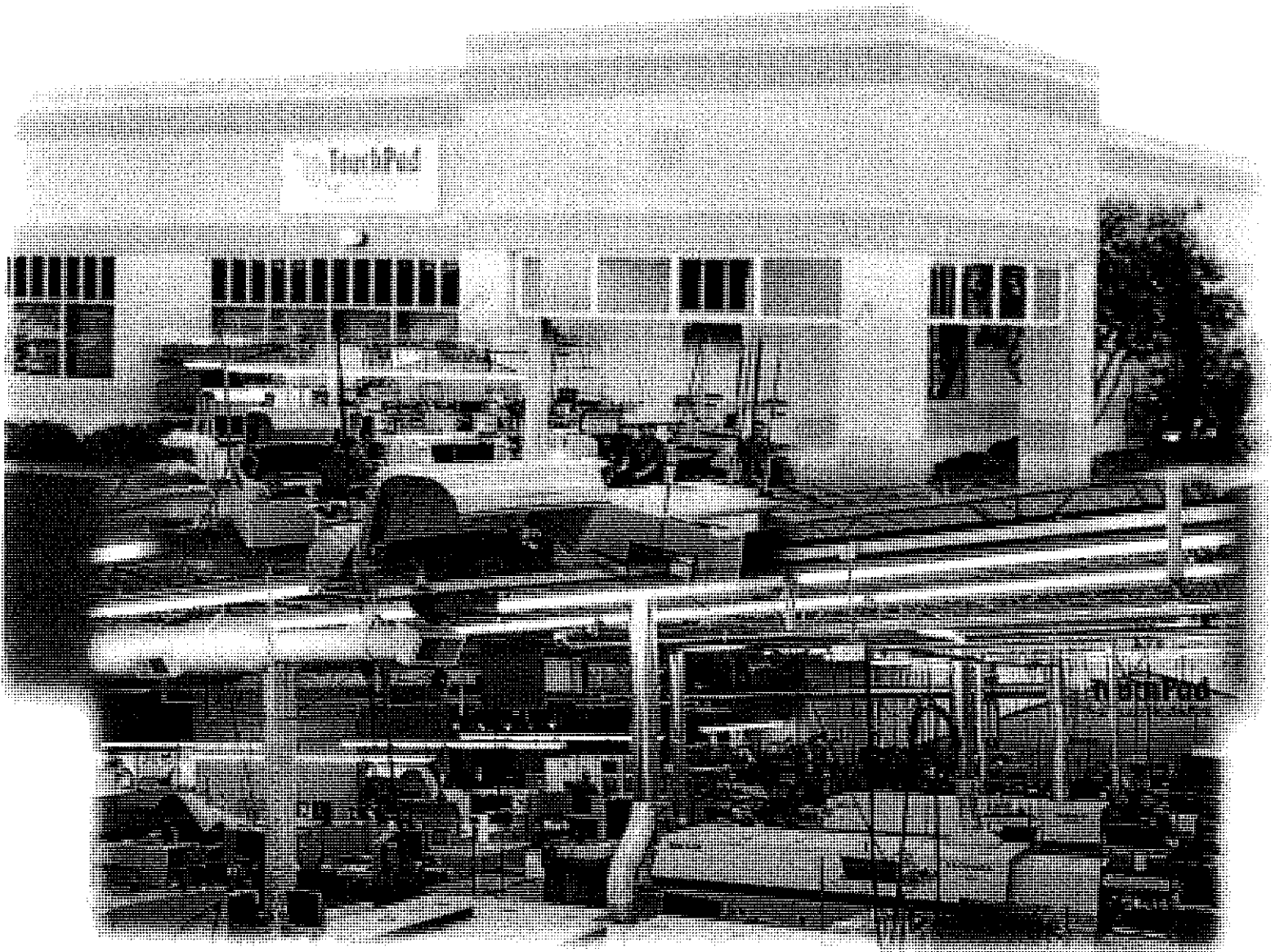


Proposed Land Use Activities
For New Engineering and Production
Facility

TID #5 Business Park
Mukwonago, WI

TouchPad Electronics, LLC.
421 McKenzie Drive
Mukwonago, WI 53183

May 2019





This report details the activities planned for the proposed new engineering and production facility in Mukwonago, Wisconsin. In general, the property will be used for the designing and manufacturing of electronics, and electronic assemblies.

A building will be constructed to house the entire organization. Personnel working in the office will engage in the following specific activities:

- Day to day project management of engineering and manufacturing projects
- Accounting and general administrative functions
- Business development and marketing
- Estimating and pursuing new project opportunities
- Managing the equipment storage and maintenance facilities that will be constructed on the property
- Engineering design work
- Parking areas for staff automobiles will be located on the site

The manufacturing portion of the facility will carry out the following activities:

- Routine maintenance of manufacturing equipment including:
 - Placement machines
 - X-Ray
 - Reflow Ovens
 - Soldering machines
 - Machining equipment
 - Grout mixing plants and silos
 - Small equipment including compressors etc.
- Light fabrication operations that will include:
 - Soldering
 - Operation of electrical and air powered hand tools
 - Machine operation
 - Light assembly work
 - Applying industrial coatings
 - Utilizing scissor lift to position materials, supplies and equipment
- Storage of equipment and materials including:
 - Electronic components
 - Solder
 - Packaging materials
 - Printed circuit boards
 - Fabricated parts and components.
 - Assembly, testing and troubleshooting of electronic assemblies
 - Office supplies and other consumables.

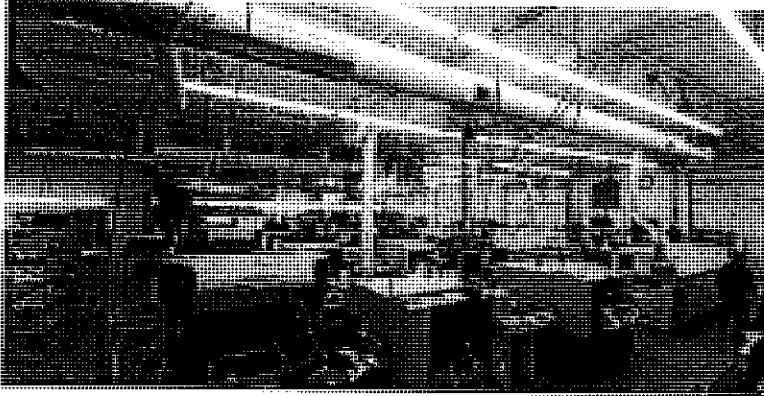
Open air area of the site will be used for:

- Outdoor and visible activities including parking and recreating/eating in outdoor seating area.

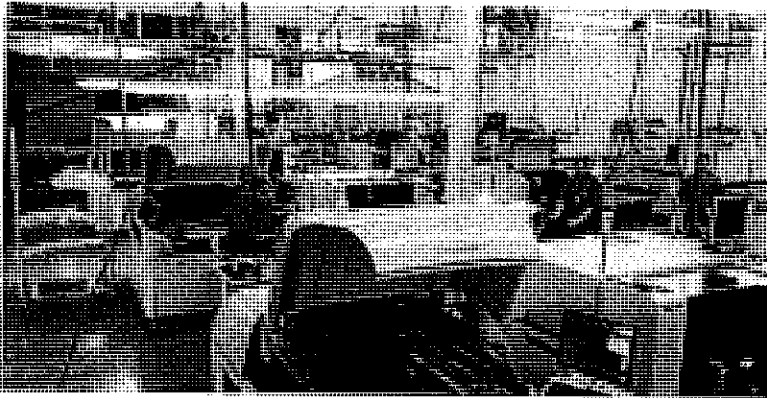
The facility will serve as a shipping and receiving point for equipment and materials. Shipping and receiving activities will include:

- Loading and unloading of delivery trucks and trailers
- Preparing and staging materials for delivery to customers
- Packaging of materials for shipment

Existing Facility located at 421 McKenzie Dr. Mukwonago, WI.



Manufacturing Floor



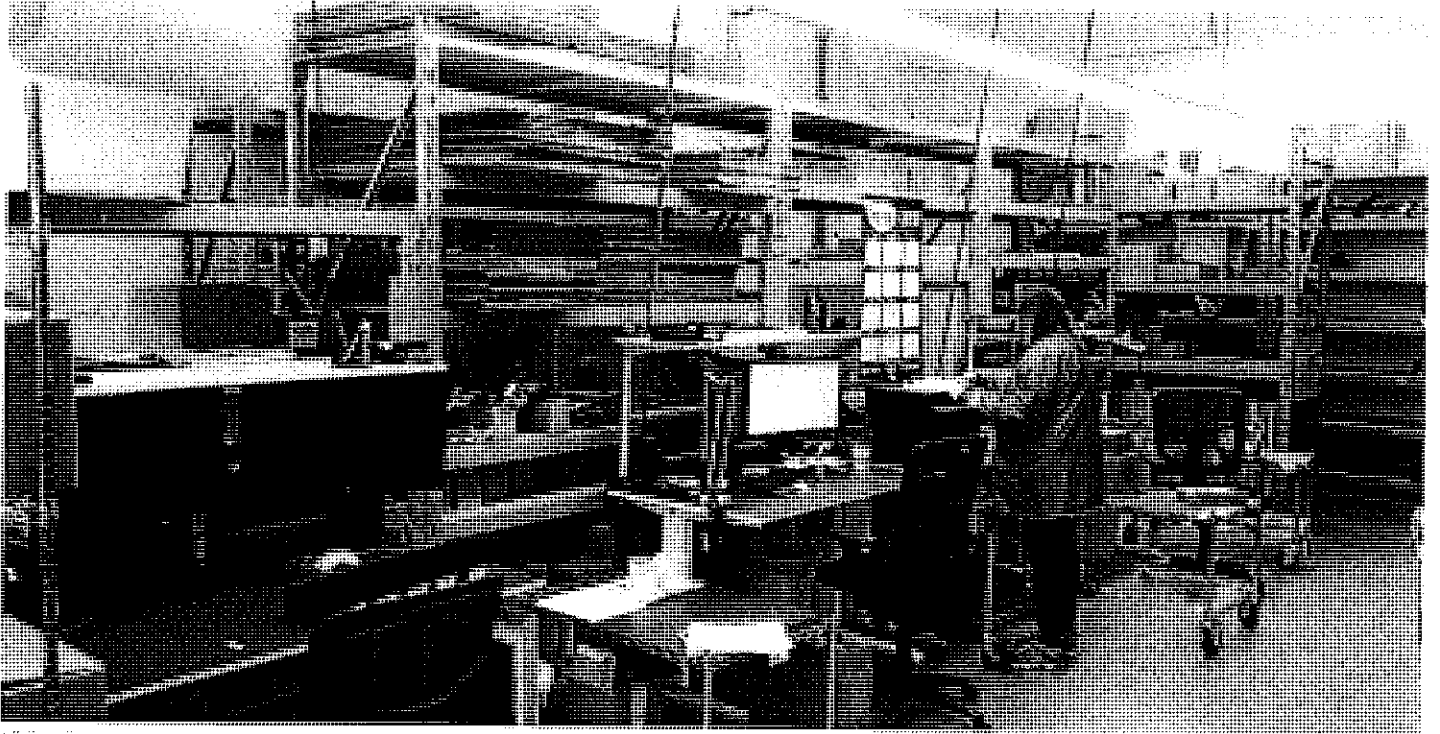
Manufacturing Floor



Manufacturing Floor



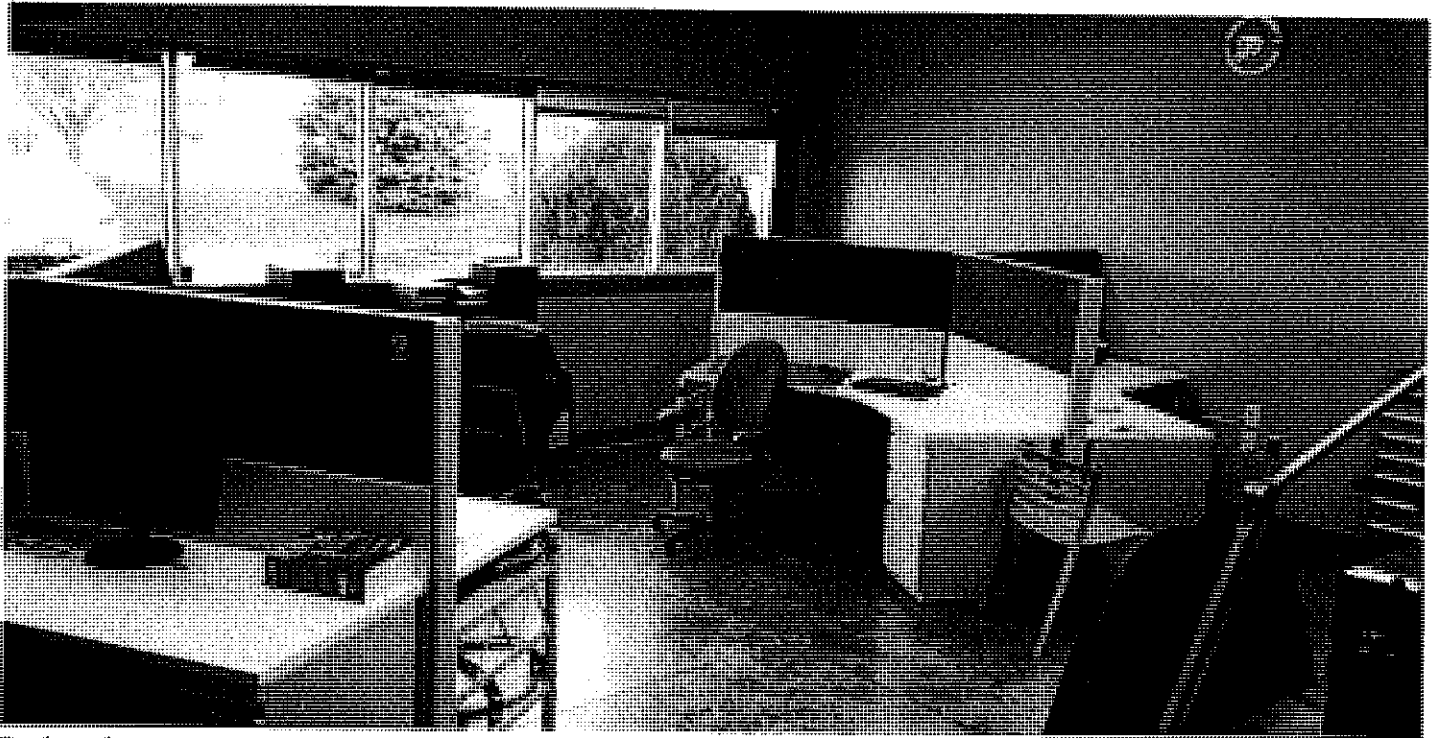
Shipping and Receiving



Shipping and Receiving



Office and Project management



Engineering



Outside of our facility



Outside of our facility

PROPOSED INDUSTRIAL BUILDING FOR:

TOUCHPAD ELECTRONICS

W. BOXHORN DRIVE
MUKWONAGO, WISCONSIN



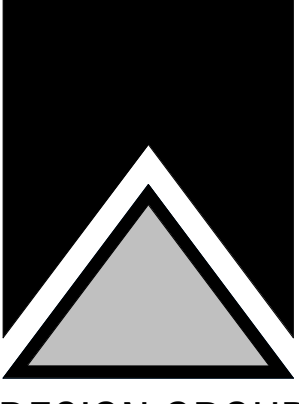
SHEET INDEX	
0-GENERAL	
T1.0	TITLE SHEET
1-CIVIL	
C1.0	SITE PLAN
C2.0	SITE GRADING AND UTILITY PLAN
C3.0	EROSION CONTROL
C4.0	FIRE DEPARTMENT EXHIBIT
2-LANDSCAPING	
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS, NOTES AND SCHEDULE
4-ARCHITECTURAL	
A1.1	FLOOR PLANS
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR PERSPECTIVES
A5.3	EXTERIOR PERSPECTIVES
7-ELECTRICAL	
E1.0	EXTERIOR LIGHTING AND PHOTOMETRIC PLAN
E1.1	PRODUCT SPECS

SITE INFORMATION:	
TOTAL SITE AREA:	3.786 ACRES
TOTAL DISTURBED AREA (THIS PROJECT):	1.44 AC.
TOTAL SITE EXISTING IMPERVIOUS AREA:	0.00 AC.
TOTAL SITE PROPOSED IMPERVIOUS AREA:	1.44 AC.
TOTAL GREENSPACE PROPOSED:	2.34 AC. = 61.9%
TOTAL BUILDING FOOTPRINT:	22,500 SF
ZONING:	M-4 MED/HEAVY INDUSTRIAL DISTRICT
SETBACKS:	SEE CIVIL
PARKING (REGULAR):	50
PARKING (HANDICAP):	2
TOTAL PARKING STALLS:	52
(SEE CIVIL FOR FUTURE SITE INFORMATION)	

PLAN COMMISSION SUBMITTAL
MAY 9, 2019

OWNER :	GENERAL CONTRACTOR :	ARCHITECT :	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	PROJECT LOCATION:	PROJECT INFORMATION:	
<u>TOUCHPAD ELECTRONICS</u> <u>Matthew R. Sween</u>	<u>BRIOHN BUILDING CORPORATION</u> <u>Peyton Paquin</u>	<u>BRIOHN DESIGN GROUP LLC</u> <u>Domenico Ferrante, AIA</u> <u>Robert Stensberg, AIA</u>	<u>StrucRite</u> <u>Boyd E Coleman III, PE</u>	<u>C J ENGINEERING</u> <u>Christopher A. Jackson, PE, PLS</u>		CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2009) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING
421 MCKENZIE ROAD MUKWONAGO, WI 53149 (262) 378-3000 PHONE	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	805 CLINTON ST. WAUKESHA, WI 53186 (262) 549-3222 PHONE (262) 896-2079 FAX	9205 W. CENTER STREET, SUITE 214 MILWAUKEE, WI 53222 (414) 443-1312 x222 PHONE (414) 940-4450 MOBILE		OCCUPANCY:	PRIMARY F-1 (MODERATE HAZARD OCCUPANCY) SECONDARY B (OFFICE/BUSINESS) SECONDARY S-1 (MODERATE HAZARD STORAGE)
						CLASS OF CONSTRUCTION:	TYPE 2B
						SPRINKLER SYSTEM:	FULL - NFPA 13
						FLOOR LEVELS:	1
						NUMBER OF STORIES	1+MEZZANINE
					TOTAL SITE AREA:	164,918 SF 3.786 ACRES	
					TOTAL BUILDING AREA:	22,500 SF	
NOTE: ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS							

BRIOHN



DESIGN GROUP
3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

TITLE SHEET

TOUCHPAD ELECTRONICS
PROPOSED NEW BUILDING:
W. BOXHORN DRIVE
MUKWONAGO, WI

JOB: 3124
DRAWN: RS
CHECKED: DF
DATE: 5/9/2019
SHEET:

T1.0

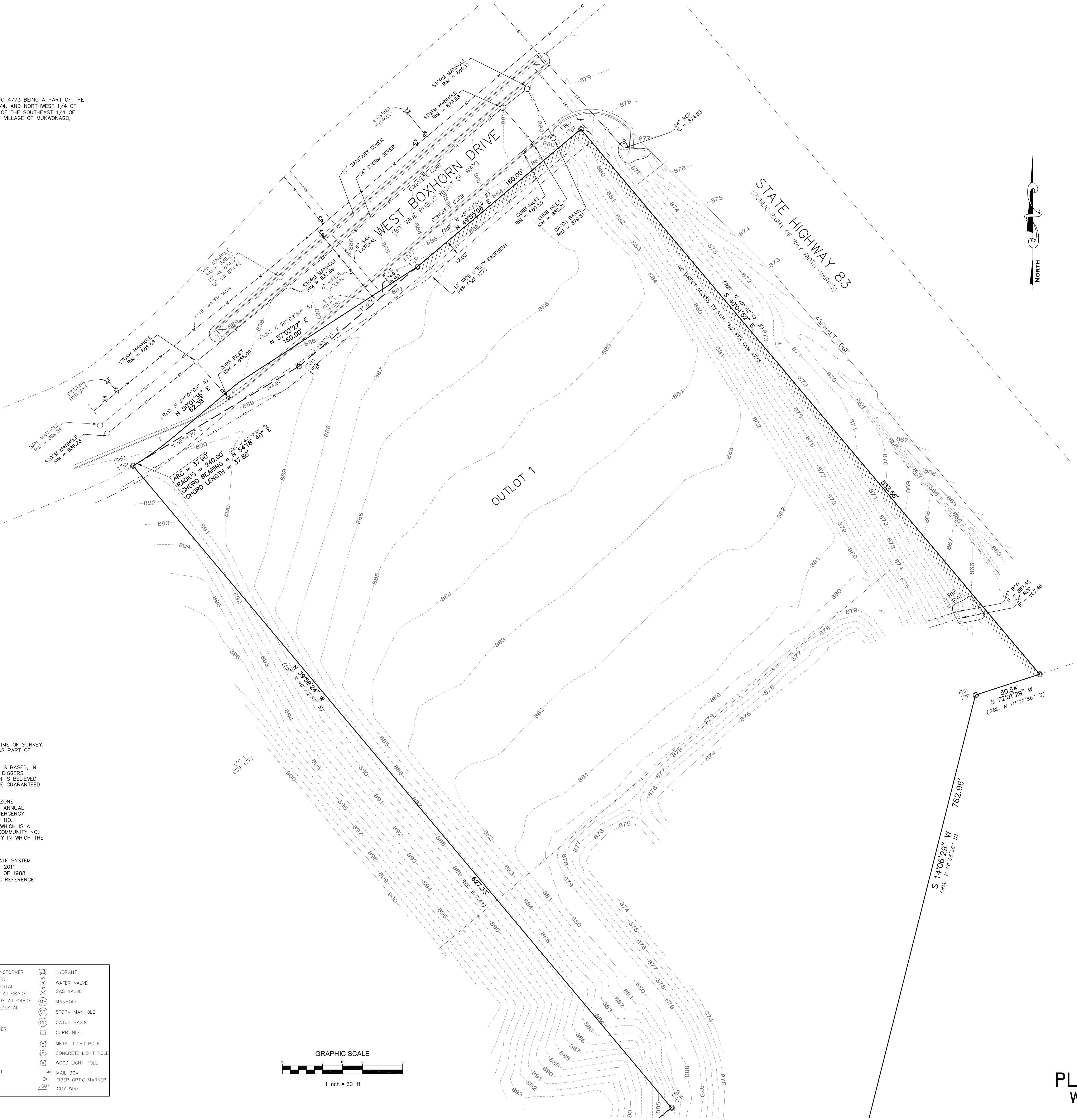
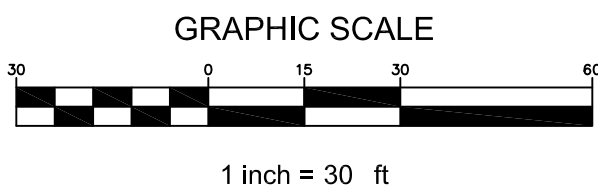
Page 12

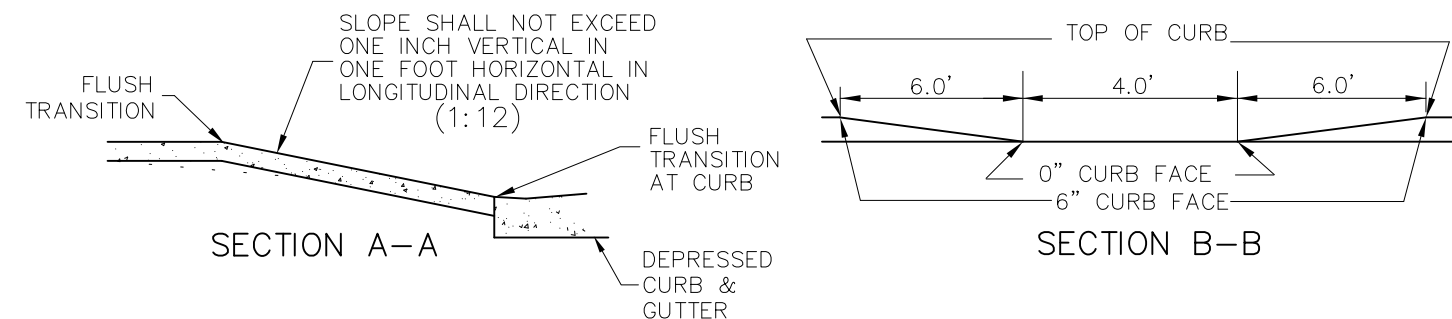
LEGAL DESCRIPTION:

PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO 4773 BEING A PART OF THE
NORTHEAST 1/4, SOUTHWEST 1/4, AND NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF MUKWANAGO,
WALWORTH COUNTY, WISCONSIN.

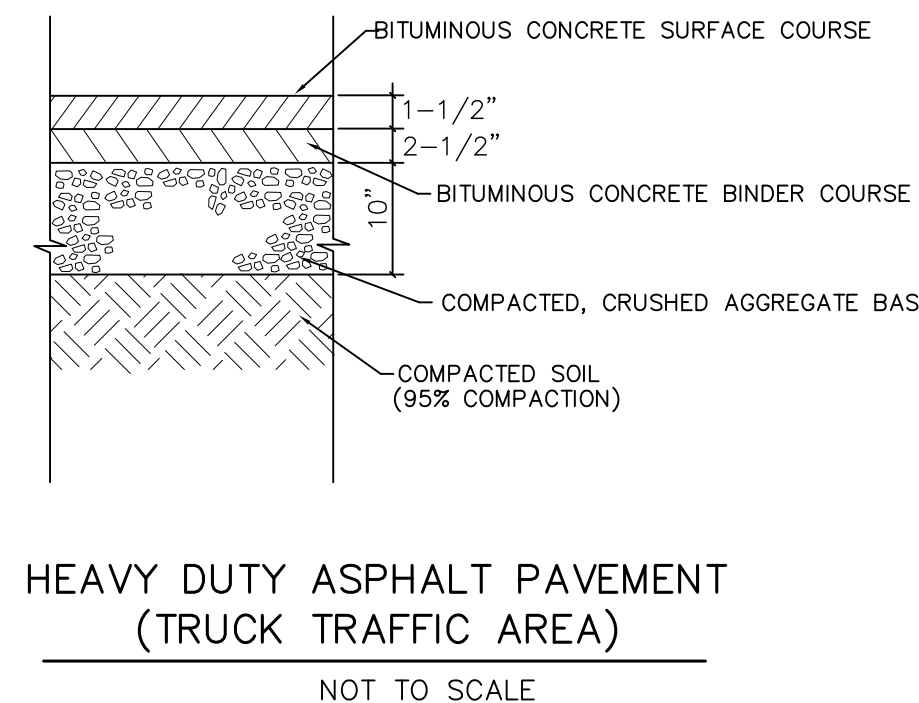
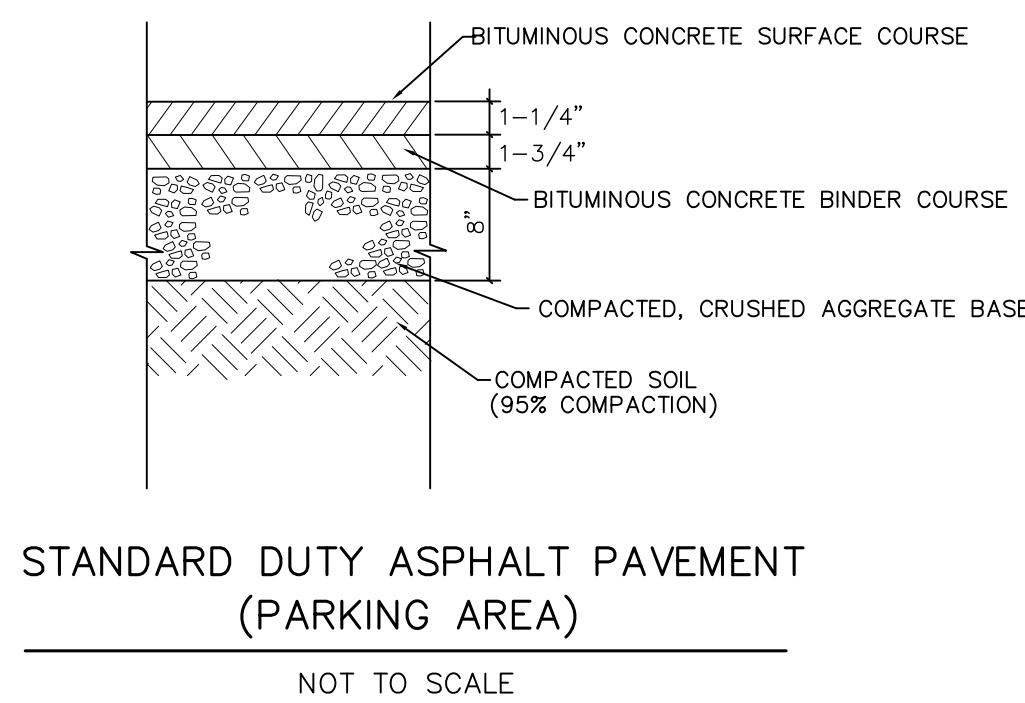
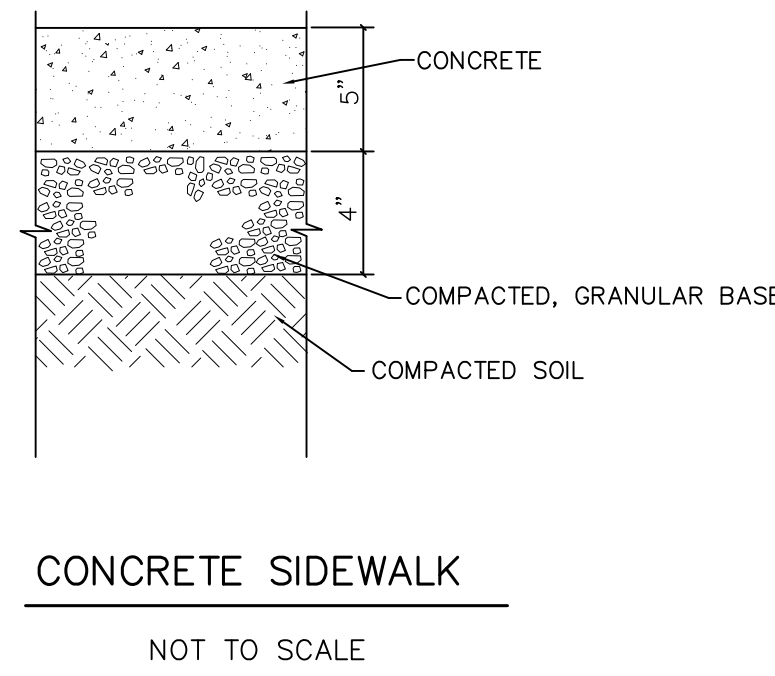
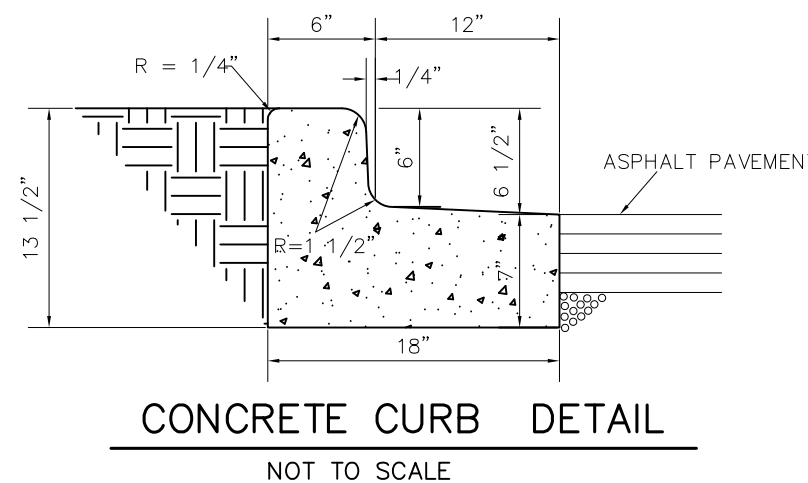
- NOTES
1. NO LEGAL DESCRIPTION EXISTS FOR SUBJECT PROPERTY AT TIME OF SURVEY. LANDS SHOWN ON SUBJECT PROPERTY CURRENTLY DESCRIBED AS PART OF OUTLOT 1 OF CSM 4773.
 2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE 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 "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55127001250, WITH A DATE OF IDENTIFICATION OF 10/2/2009, WHICH IS A PANEL THAT IS NOT PRINTED IN THE FIRM MAP DATABASE, IN COMMUNITY NO. 550485, THE VILLAGE OF MUKWANAGO, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 4. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WALWORTH COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)). USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WCSORS & GEOID 12A).

LEGEND		
— SAN —	— SANITARY SEWER	— HYDRANT
— ST —	STORM SEWER	— WATER VALVE
— W —	WATER MAIN	— GAS VALVE
— G —	BURIED GAS LINE	— MANHOLE
— TEL —	BURIED TELEPHONE LINE	— ST —
— E —	BURIED ELECTRIC LINE	— CATCH BASIN
— FO —	BURIED FIBER OPTIC LINE	— CURB INLET
— CATV —	BURIED CABLE TELEVISION LINES	— UTILITY POLE
— COMB —	COMBINATION SEWER	— WOOD SIGN
— WOOD FENCE —	WOOD FENCE	— METAL SIGN
— METAL FENCE —	METAL FENCE	— FLAG POLE
— BOLLARD —	BOLLARD	— WOOD LIGHT POLE
— MAIL BOX —	MAIL BOX	— FIBER OPTIC MARKER
— GUY —	GUY WIRE	
— 994.32 DS —	DOOR SILL ELEVATION	
— FIRE DEPARTMENT CONNECTION —	FIRE DEPARTMENT CONNECTION	
— ELECTRIC TRANSFORMER —	ELECTRIC TRANSFORMER	
— ELECTRIC METER —	ELECTRIC METER	
— ELECTRIC PEDESTAL —	ELECTRIC PEDESTAL	
— ELECTRIC BOX AT GRADE —	ELECTRIC BOX AT GRADE	
— TELEPHONE BOX AT GRADE —	TELEPHONE BOX AT GRADE	
— TELEPHONE PEDESTAL —	TELEPHONE PEDESTAL	
— TV PEDESTAL —	TV PEDESTAL	
— GAS METER —	GAS METER	
— AIR CONDITIONER —	AIR CONDITIONER	
— UTILITY POLE —	UTILITY POLE	
— WOOD SIGN —	WOOD SIGN	
— METAL SIGN —	METAL SIGN	
— FLAG POLE —	FLAG POLE	
— WOOD LIGHT POLE —	WOOD LIGHT POLE	
— MAIL BOX —	MAIL BOX	
— FIBER OPTIC MARKER —	FIBER OPTIC MARKER	
— GUY —	GUY WIRE	





HANDICAP CURB AND SIDEWALK RAMP
NOT TO SCALE



SITE AREAS:

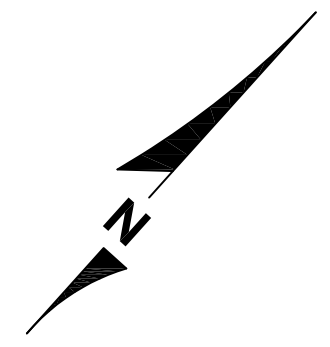
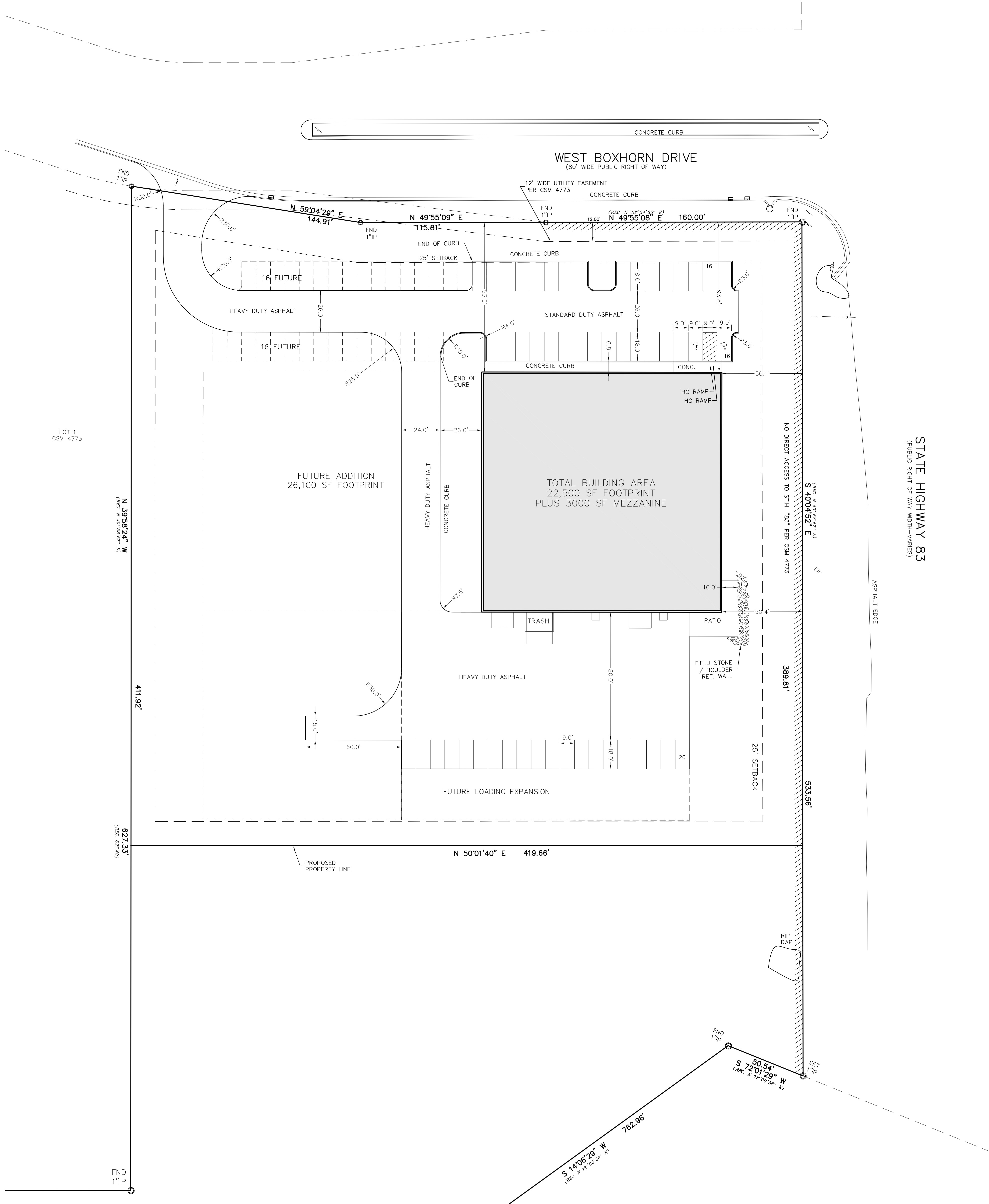
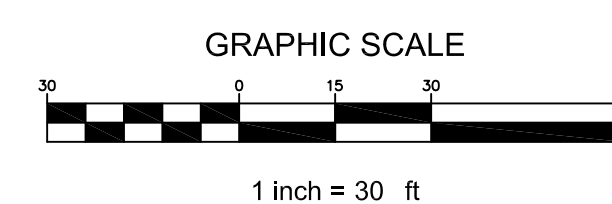
PROPERTY AREA = 164,918 S.F. (3.786 ACRES)
BUILDING FOOTPRINT = 22,500 S.F.
FUTURE BUILDING FOOTPRINT = 26,100 S.F.
PAVEMENT = 40,400 S.F.
FUTURE PAVEMENT = 26,817 S.F.
TOTAL IMPERVIOUS AREA = 62,900 S.F. (1.44 ACRES)
TOTAL IMPERVIOUS AREA WITH FUTURE EXPANSION = 116,132 S.F. (2.67 ACRES)
OPEN (GREEN) SPACE = 102,018 S.F. (2.34 ACRES) 61.9% OF TOTAL SITE
OPEN SPACE WITH FUTURE EXPANSION = 48,417 S.F. (1.11 ACRES) 29.4% OF TOTAL SITE

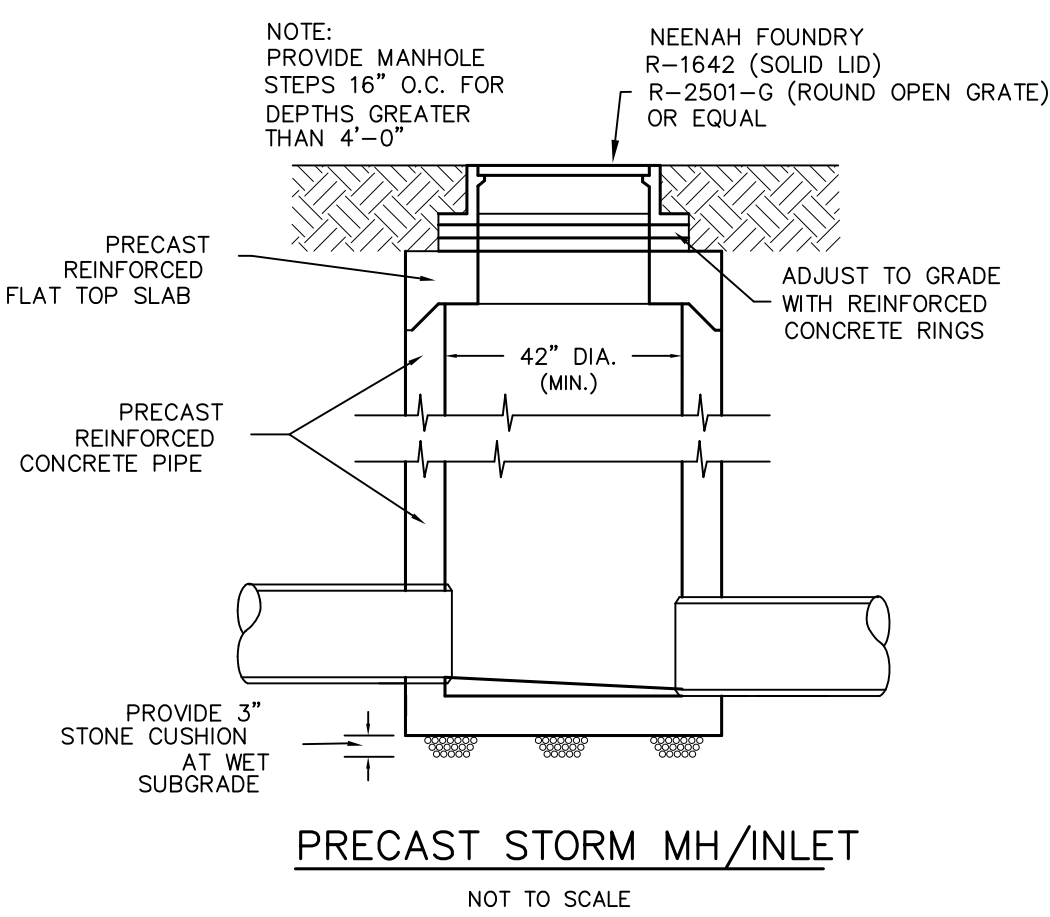
PARKING:

REGULAR PARKING SPACES = 50
HANDICAPPED SPACES = 2
FUTURE PARKING SPACES = 32
TOTAL PARKING = 52 SPACES
TOTAL WITH FUTURE PARKING = 84 SPACES

NOTES:

1. DISTURBED AREA = 147,600 S.F. (3.4 ACRES)
2. DIMENSIONS ARE TO THE FACE OF CURB

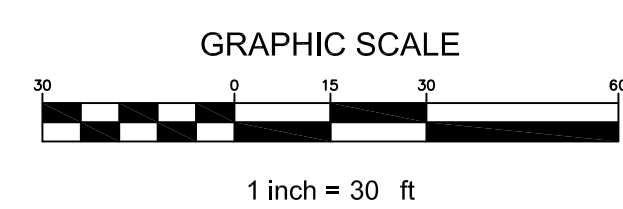
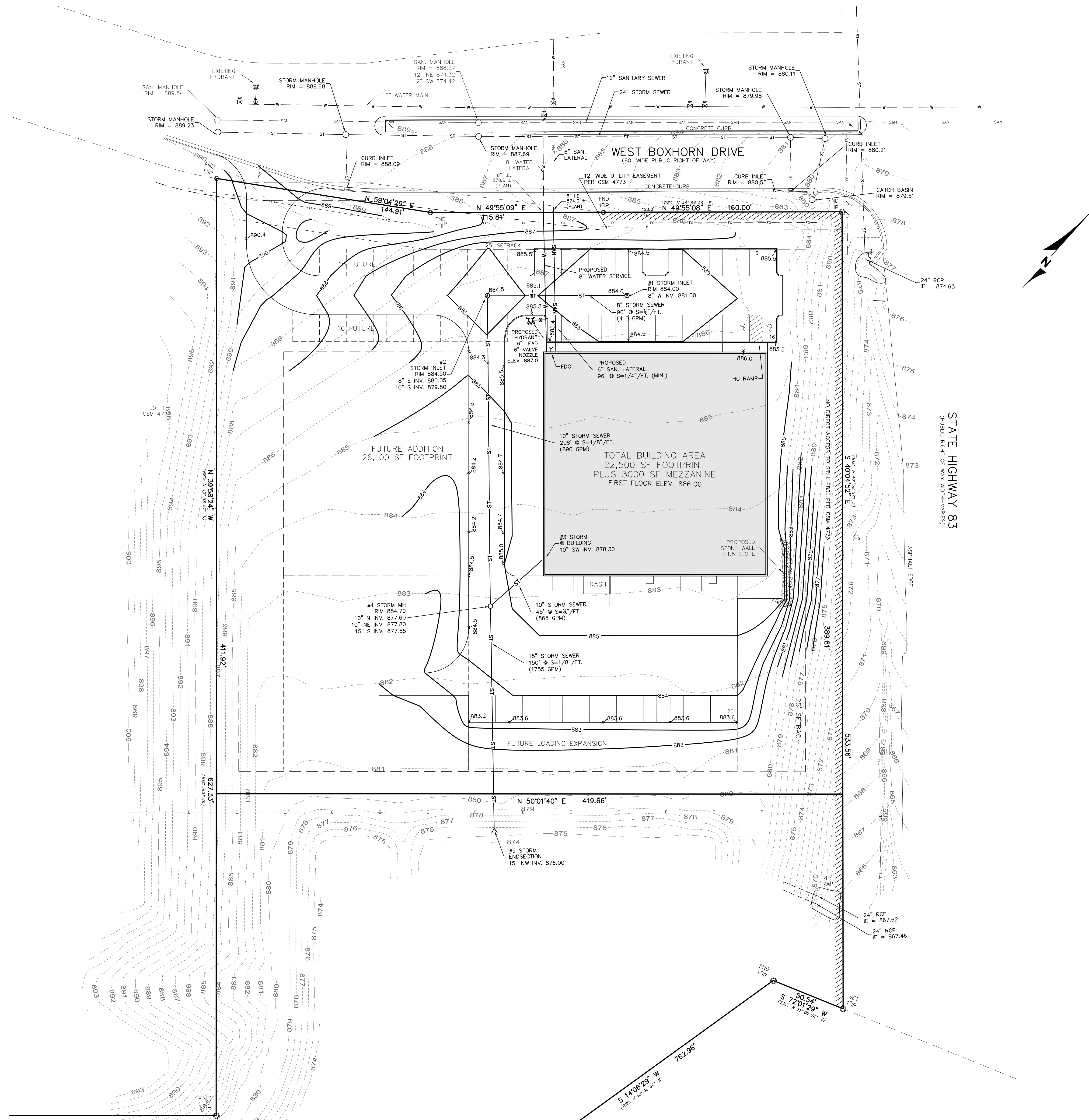




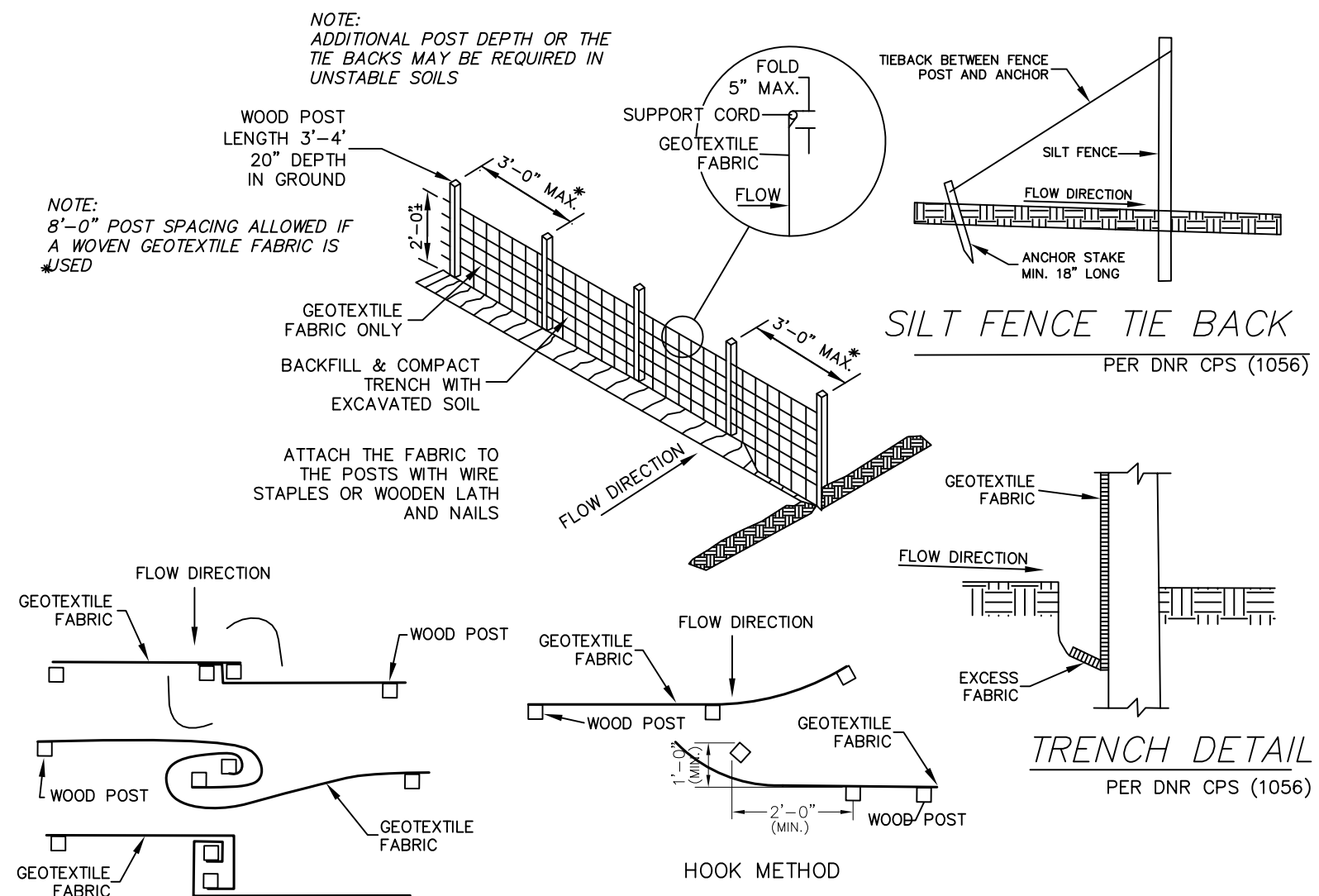
- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWANAGO REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 4. THE PROPOSED STORM SEWER HAS BEEN DESIGNED BY USING AREA METHOD.
 5. UNLESS OTHERWISE LABELED ON THE PLAN:
STORM SEWER: PVC ASTM D3034 OR ADS-HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
WATER SERVICE: PVC, AWWA C900
 6. STORM SEWER MATERIAL FROM INLET #2 AND MH #4 SHALL CONFIRM TO SCHEDULE 40.
 7. STORM WATER MANAGEMENT: THIS IS PROVIDED WITH AN EXISTING REGIONAL POND.
 8. DISTURBED AREA = 147,600 S.F. (3.4 ACRES)

LEGEND

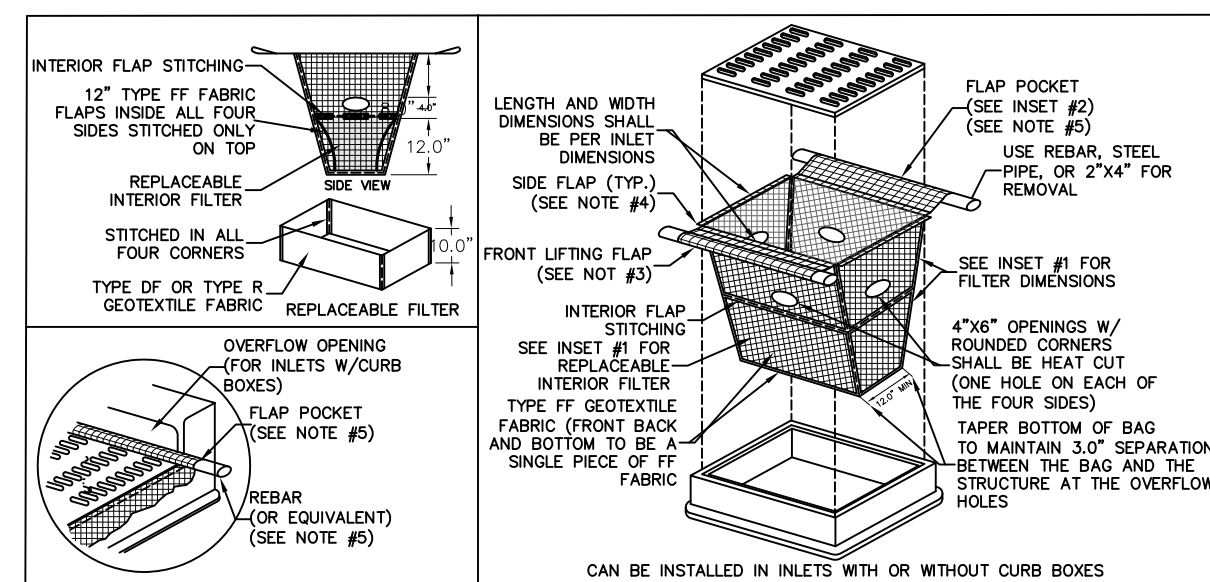
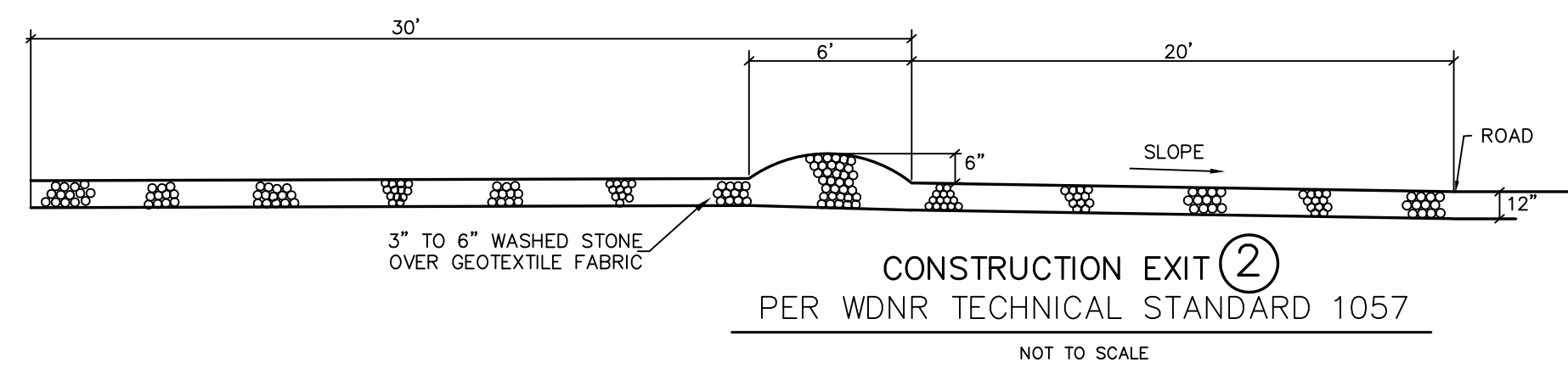
- 896 --- EXISTING CONTOUR
- 905 --- PROPOSED CONTOUR
- x 906.5 --- PROPOSED ELEVATION
- ST --- EXISTING STORM SEWER
- ST --- PROPOSED STORM SEWER
- SAN --- EXISTING SANITARY SEWER
- SAN --- PROPOSED SANITARY SEWER
- W --- EXISTING WATER MAIN
- W --- PROPOSED WATER MAIN
- B --- BURIED GAS MAIN
- // --- OVER HEAD WIRE
- E --- BURIED ELECTRIC



**SITE GRADING
AND UTILITY PLAN**



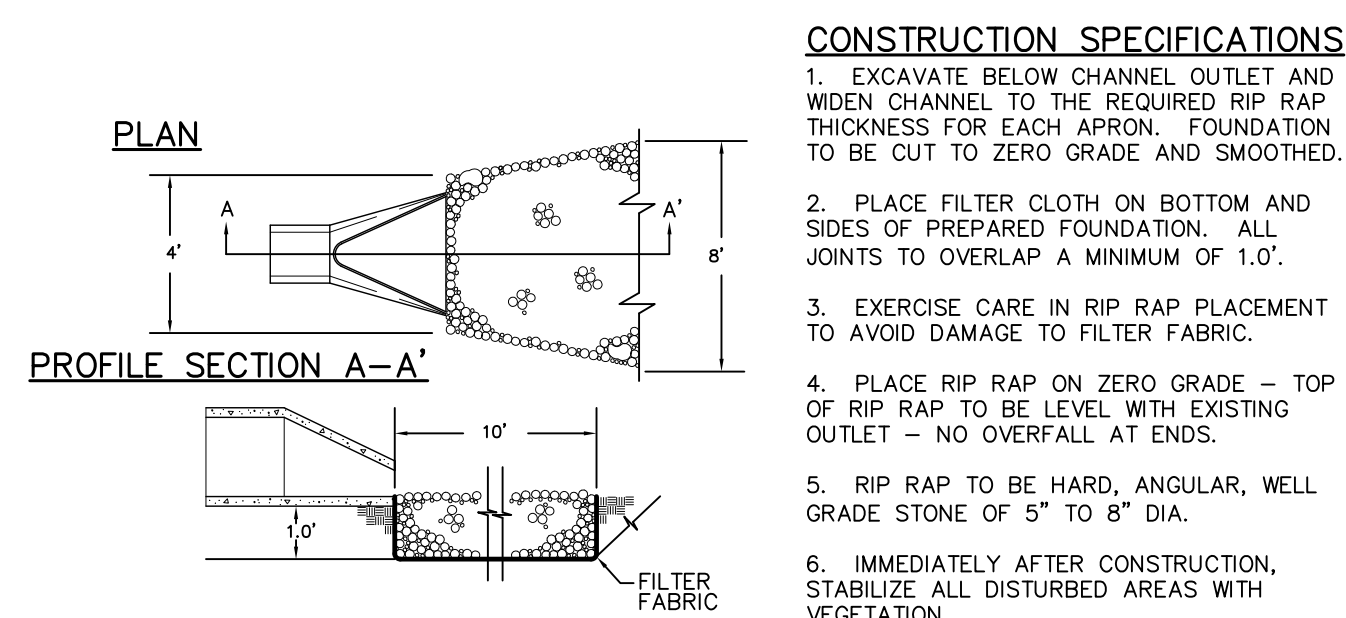
SILT FENCE ①
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE



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

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

INLET PROTECTION, TYPE D-M
PER WDNR TECHNICAL STANDARD 1060 ③
NOT TO SCALE



OUTLET PROTECTION FOR ENDSECTION ④
NOT TO SCALE

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 882.5	PROPOSED ELEVATION
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC
---	SILT FENCE LOCATION

NOTE:
1. DISTURBED AREA = 147,600 S.F. (3.4 ACRES)
2. STORM WATER MANAGEMENT IS PROVIDED BY AN OFFSITE REGIONAL POND.

CONSTRUCTION SCHEDULE

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 TOPSOIL AND STOCKPILE. SURROUND WITH SILT FENCE.
6. ROUGH GRADE SITE.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL OUTLET PROTECTION.
10. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
11. INSTALL BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
15. ESTIMATED TIME BEFORE FINAL STABILIZATION - 3 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 8" RUNOFF-PRODUCTION RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

TEMPORARY COVER:

DURING GROWING SEASON:

TEMPORARY SEEDING DATES

OATS - 4/1-9/1

ANNUAL RYEGRASS - 4/1-9/1

WINTER WHEAT - 8/1-10/1

WINTER CEREAL RYE - 8/1-10/15

(FOR TEMPORARY COVER SEED AT 131# PER ACRES)

DURING NON-GROWING SEASON:

AREAS THAT ARE INACTIVE DURING SUCH SEASON MUST BE STABILIZED WITH ANIONIC POLYACRYLAMIDE (POLYMER), SEE WDNR TECHNICAL STANDARD 1050.

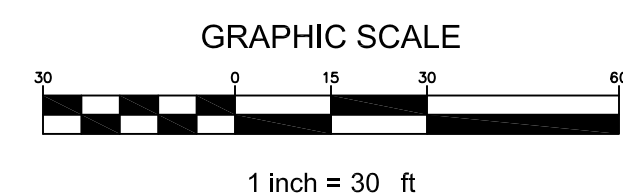
EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ INLET PROTECTION
- ④ OUTLET PROTECTION
- ⑤ EROSION MAT

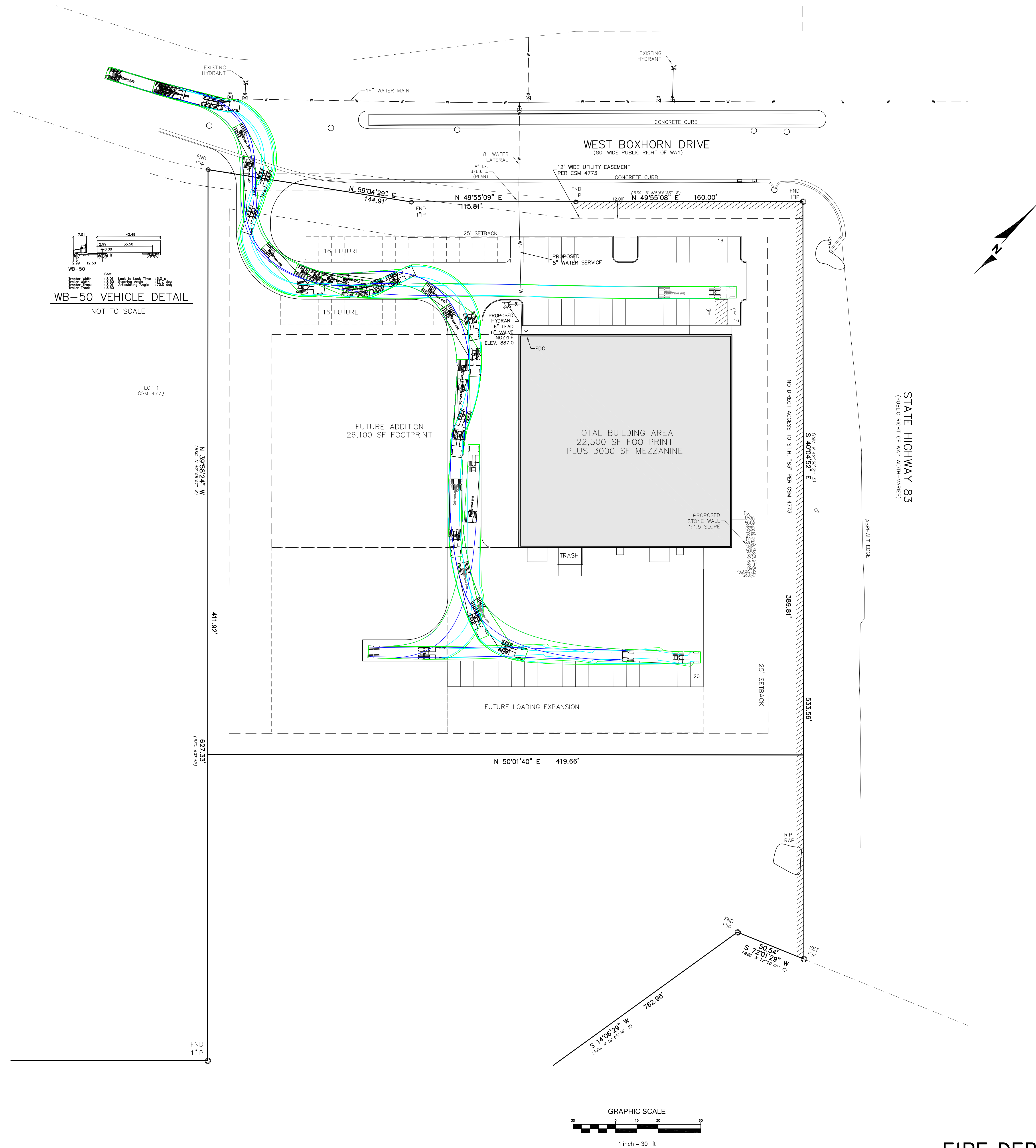
EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS 1 TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" IN ALL SWALES AND ON ALL SLOPES 4:1 OR GREATER.

INSTALL PER MANUFACTURERS SPECIFICATIONS.



EROSION CONTROL PLAN





- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - KCT Kentucky Coffee Tree
 - SWO Swamp White Oak
 - VFE Valley Forge American Elm
- ORNAMENTAL TREES (DECIDUOUS)**
- TCH Thornless Cockspear Hawthorn
 - AFC Adams Flowering Crabapple
 - PFC Prairie Fire Flowering Crabapple

- EVERGREEN TREES**
- NS Norway Spruce
 - BHS Black Hills Spruce

- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - KCPJ Kallay Compact Pfitzer Juniper
 - TIY Taunton Intermediate Yew

- DECIDUOUS SHRUBS**
- IH Incrediball Hydrangea
 - UH Unique Hydrangea
 - GLS Gro Low Fragrant Sumac
 - KOSR Knock Out Shrub Rose
 - MKL Miss Kim Dwarf Lilac
 - MV Mohican Viburnum
- PLANT ABBREVIATIONS**

Required Site Landscaping
One (1) tree for every 20 LF of street frontage.

Length of Street Frontage: 811 LF
Required Trees for Site: 41 Trees
Number of Trees Shown (Shade + Evergreen): 44 Trees

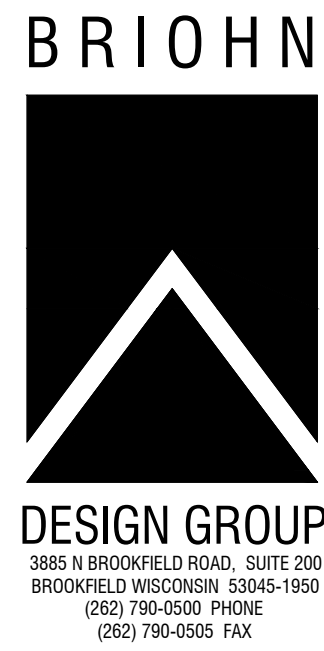
Parking Lot Landscaping
15 SF of interior landscape area per parking stall.
Landscaping between building and parking can count up to count up 50% of requirement.
Minimum island size is 720 SF
10% of required site trees must be located in interior islands.

Number of Parking Stalls: 52 Stalls
Required Area of Interior Islands: 780 SF
Total Area of Interior Islands: 1,169.1 SF
Area Between Building and Vehicle
Use Area Being Counted: 412.5 SF

Required Number of trees inside parking lot: 4.1 Trees
Number of trees shown inside parking lot: 6 Trees

Parking Lot Screening
Required if parking lot is adjacent to residential zones.
Landscaping shall be located within 15' of pavement.

CODE REQUIREMENTS



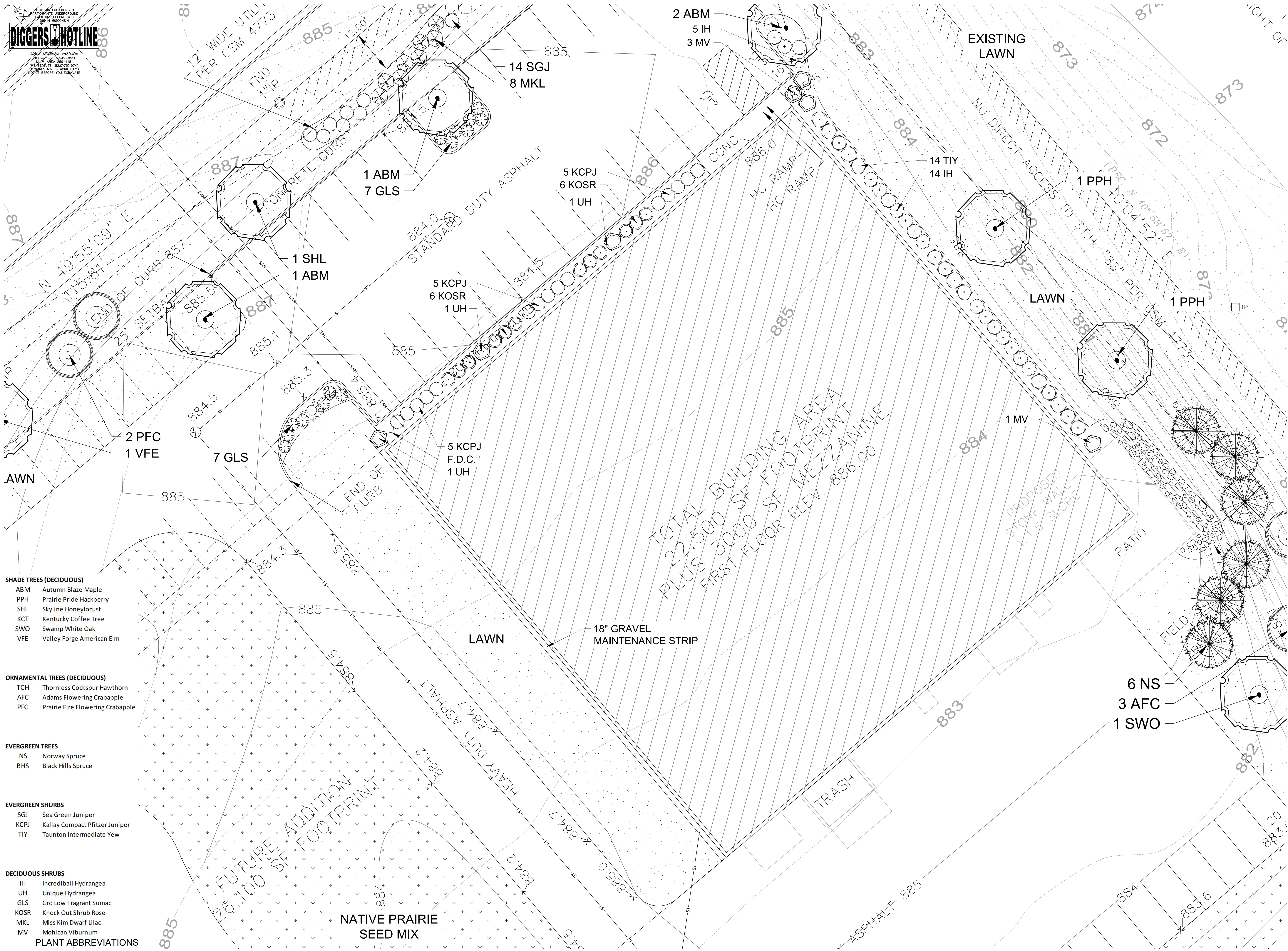
OVERALL LANDSCAPE PLAN

TOUCHPAD ELECTRONICS

W. BOXHORN DRIVE
MUKWONAGO, WI

JOB: 3124
DRAWN: PCA
CHECKED: WDH
DATE: 5/9/2019
SHEET:

L 1.0





- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8811) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 1/3 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 1/3 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to fill soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 2/3 mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 2/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
1/4 CY Peat Moss or Mushroom Compost
1/4 CY blended/pulverized Topsoil
1/4 CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and on all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

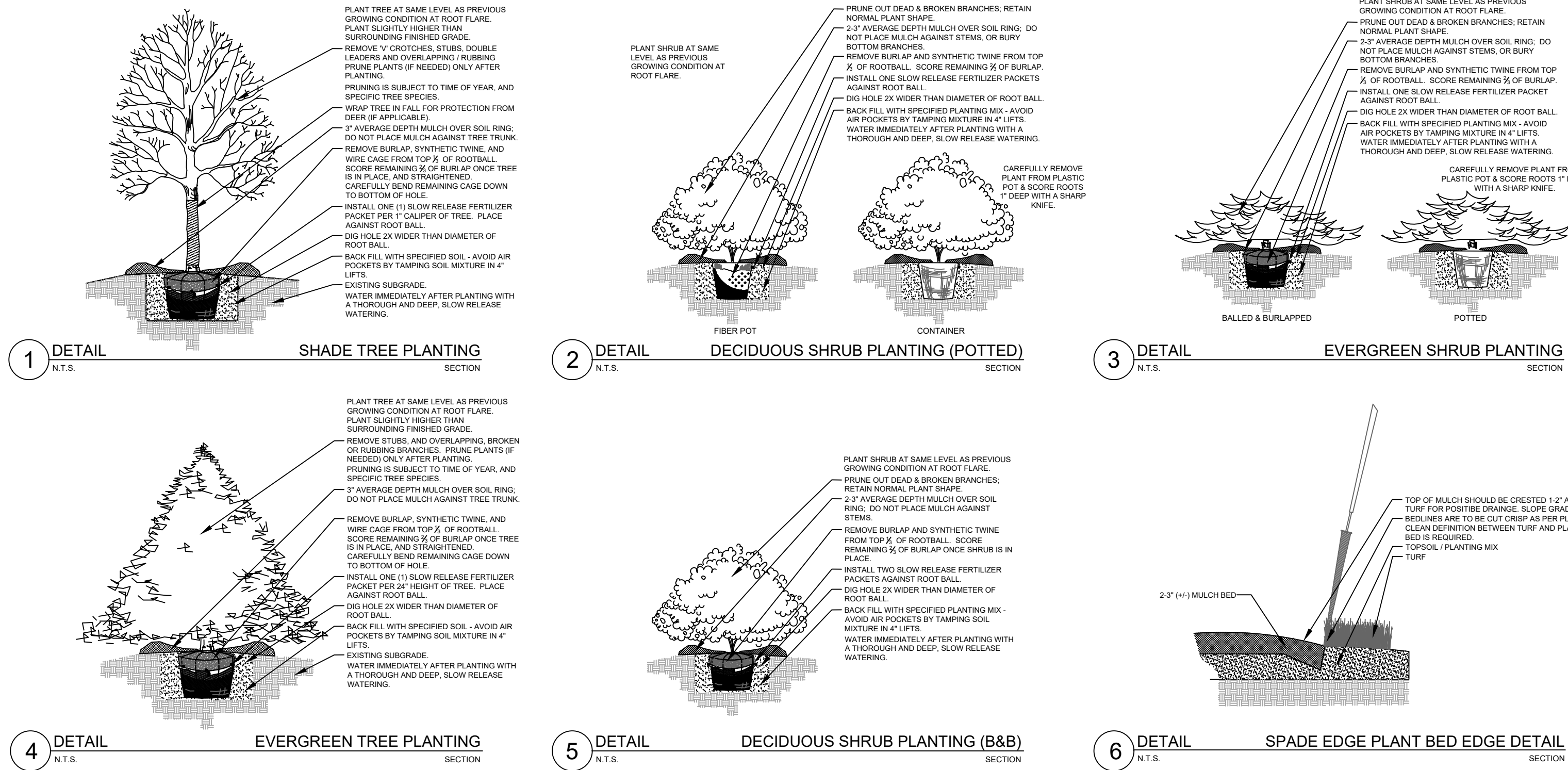
LANDSCAPE GENERAL NOTES

CARDNO / JF New, Inc. www.cardnojfnw.com 128 Sunset Drive Walkerton, Indiana 46574 Ph: 574-586-3400			6140 Cottonwood Road Suite A Fitchburg, Wisconsin 53719 Ph: 608-661-2965	6605 Steger Road Suite A Monee, Illinois 60449 Ph: 708-534-3450
Economy Prairie Seed Mix				
Botanical Name	Common Name		PLS	Ounces/Acre
Permanent Grasses:				
<i>Andropogon gerardii</i>	Big Bluestem			16.00
<i>Bouteloua curtipendula</i>	Side-Oats Gramma			18.00
<i>Carex bicknellii</i> / <i>Carex brevior</i>	Prairie Sedge Mix			1.00
<i>Elymus canadensis</i>	Canada Wild Rye			16.00
<i>Panicum virgatum</i>	Switch Grass			2.50
<i>Schizachyrium scoparium</i>	Little Bluestem			24.00
<i>Sorghastrum nutans</i>	Indian Grass			18.00
	Total			95.50
Temporary Cover:				
<i>Avena sativa</i>	Common Oat			360.00
<i>Lolium multiflorum</i>	Annual Rye			100.00
	Total			460.00
Forbs:				
<i>Asclepias syriaca</i>	Common Milkweed			0.50
<i>Asclepias tuberosa</i>	Butterfly Milkweed			1.00
<i>Aster laevis</i>	Smooth Blue Aster			0.25
<i>Aster novae-angliae</i>	New England Aster			0.75
<i>Chamaecrista fasciculata</i>	Partridge Pea			12.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis			5.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower			7.50
<i>Heliosis helianthoides</i>	False Sunflower			0.25
<i>Lupinus perennis</i>	Wild Lupine			0.25
<i>Monarda fistulosa</i>	Wild Bergamot			0.50
<i>Pycnanthemum tenuifolium</i>	Common Mountain Mint			0.50
<i>Ratibida pinnata</i>	Yellow Coneflower			3.50
<i>Rudbeckia hirta</i>	Black-Eyed Susan			8.00
	Total			40.00

NATIVE PRAIRIE SEED MIX

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ABM	5	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	3"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"	B&B	Straight central leader, full and even crown. Prune only after planting	
KCT	4	Gymnocladus dioica	Kentucky Coffee Tree	3"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	3	Quercus bicolor	Swamp White Oak	3"	B&B	Straight central leader, full and even crown. Prune only after planting	
VFE	3	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	
ORNAMENTAL TREES (DECIDUOUS)							
TCH	5	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
AFB	3	Malus x 'Adams'	Adams Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
PFB	6	Malus x 'Prairifire'	Prairie Fire Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT	ROOT	SPECIFICATION / NOTES	
EVERGREEN TREES							
NS	9	Picea abies	Norway Spruce	6'	B&B	Evenly shaped tree with branching to the ground	
BHS	11	Picea glauca 'densata'	Black Hills Spruce	6'	B&B	Evenly shaped tree with branching to the ground	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB	ROOT/CONT.	SPECIFICATION / NOTES	
EVERGREEN SHRUBS							
SGJ	14	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub	
KCPJ	15	Juniperus chinensis 'Kallay'	Kallay Compact Pfritzer Juniper	#5	Cont.	Full rounded well branched shrub	
TYJ	14	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"	B&B	Full rounded well branched shrub	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB	ROOT/CONT.	SPECIFICATION / NOTES	
DECIDUOUS SHRUBS							
IH	19	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	
UH	3	Hydrangea paniculata 'Unique'	Unique Hydrangea	48"	Cont.	Full, well rooted plant, evenly shaped	
GLS	14	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	
KOSR	12	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	
MKL	8	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped	
MV	4	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER		SPECIFICATION / NOTES	
LAWN	3090	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	52580	Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
	2753	Native Prairie Seed Mix	see plan for area delineation		SY	Cardno/JF New Native Prairie Seed Mix	
Hardscape Materials							
	3.25	Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 225 SF		TN	2" depth	
	155	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF		
	225	Landscape Fabric	SF		SF		
	35	Shredded Hardwood Mulch (3" depth)	Area: 3,800 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	24	Soil Amendments (2" depth)	Area: 3,800 SF		CY		
	162	Pulverized Topsoil (Lawn Area)	Area: 52,280 SF		CY		
	24	Pulverized Topsoil (2" over bed areas)	Area: 3,800 SF		CY		
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.							
Seed Compositions:							
Reinder's Deluxe 50 Seed Mix (800-785-3301):				Seed at rate of 150-200# per acre			
20% Kentucky Bluegrass (Sod Quality)				15% Quebec Perennial Ryegrass			
15% Newport Kentucky Bluegrass				10% Fiesta III Perennial Ryegrass			
15% Ken Blue Kentucky Bluegrass							
25% Creeping Red Fescue							

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS



LANDSCAPE DETAILS, NOTES, & SCHEDULE

TOUCHPAD ELECTRONICS

W. BOXHORN DRIVE
MUKWONAGO, WI

JOB: 3124
DRAWN: PCA
CHECKED: WDH
DATE: 5/9/2019
SHEET:

L 1.2

FLOOR PLANS

SHEET TITLE

TOUCHPAD ELECTRONICS
PROPOSED NEW BUILDING:
W. BOXHORN DRIVE
MUKWONAGO, WI

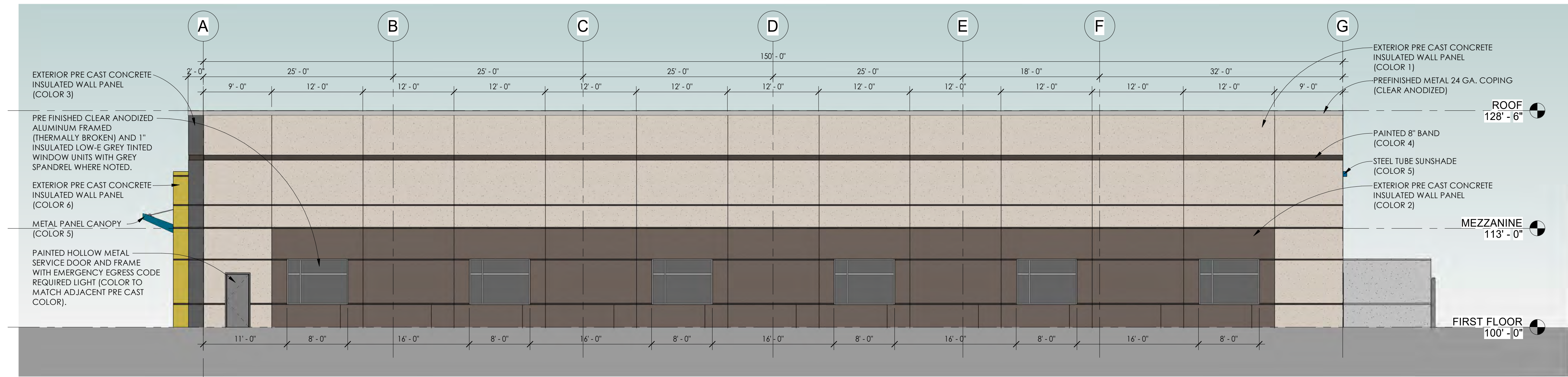
JOB: 3124
DRAWN: RS
CHECKED: DF
DATE: 5/9/2019
SHEET:

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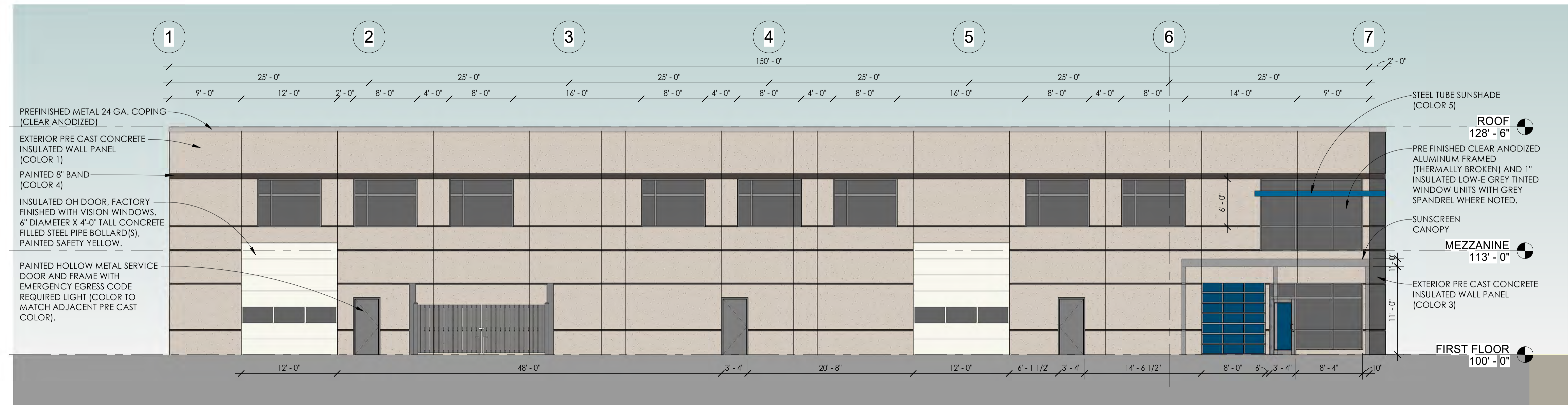


APPLICABLE
TO ALL
PLAN VIEWS

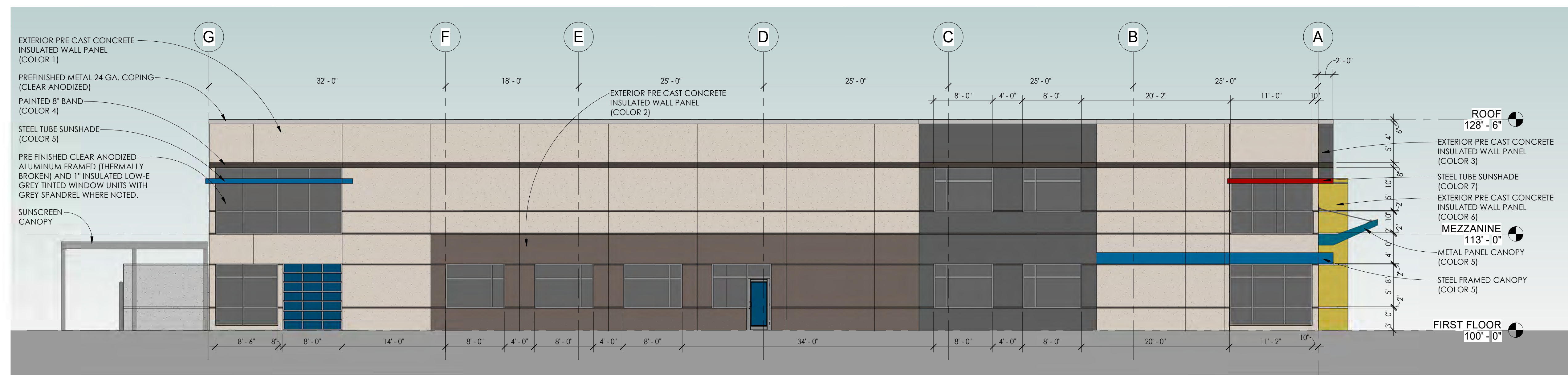




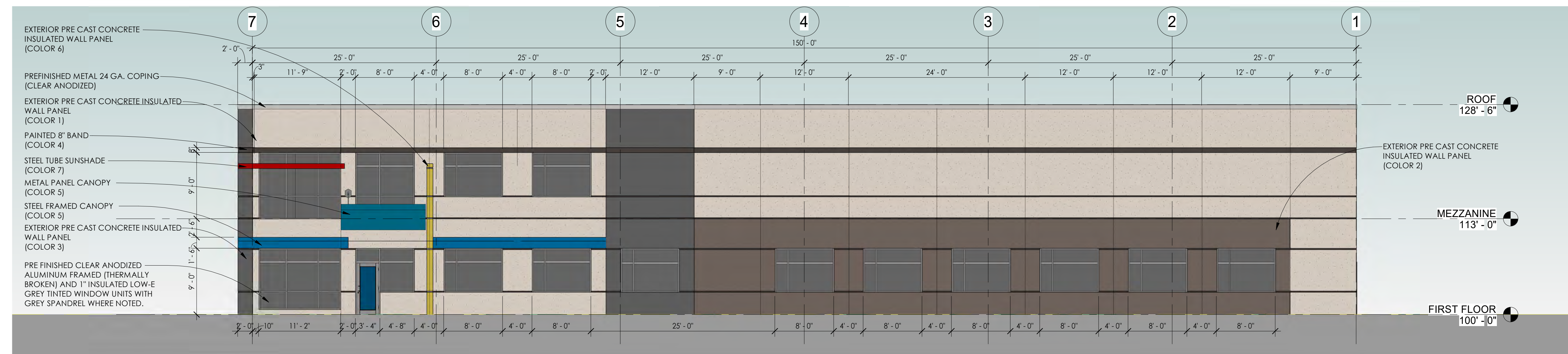
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

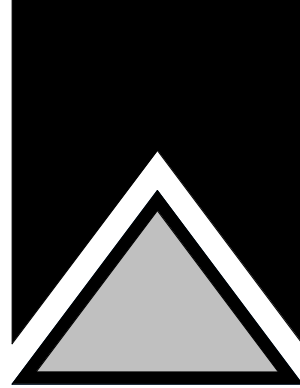


BIRDS EYE PERSPECTIVE



WEST PERSPECTIVE

BRIORN



DESIGN GROUP

3805 N BRIDGEMOOR ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 780-6500 PHONE
(262) 780-6505 FAX

SHEET TITLE

EXTERIOR PERSPECTIVES

TOUCHPAD ELECTRONICS

PROPOSED NEW BUILDING:

W. BOXHORN DRIVE

MUKWONAGO, WI

JOB: 3124

DRAWN: RS

CHECKED: DF

DATE: 5/9/2019

SHEET:

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Page 23

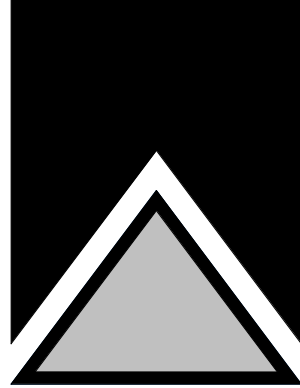


EAST PERSPECTIVE



SOUTH PERSPECTIVE

BRIORN



DESIGN GROUP
3805 N BRIDGEMOOR ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 790-6500 PHONE
(262) 790-6505 FAX

SHEET TITLE

EXTERIOR PERSPECTIVES

TOUCHPAD ELECTRONICS
PROPOSED NEW BUILDING:
W. BOXHORN DRIVE
MUKWONAGO, WI

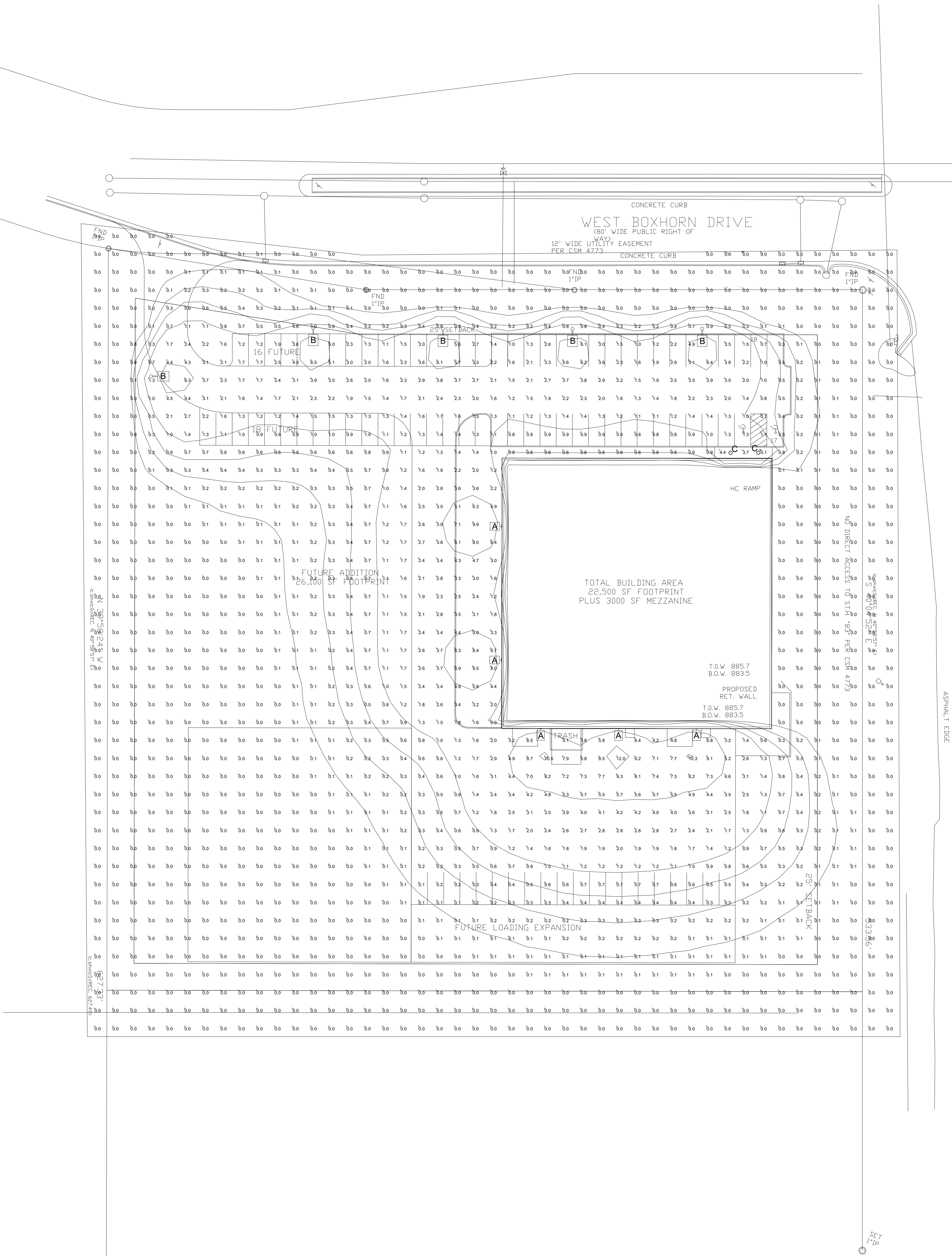
JOB:	3124
DRAWN:	Author
CHECKED:	Checker
DATE:	5/9/2019
SHEET:	

A5.3

Page 24

Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps
	A	5	RAB LIGHTING, INC.	WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6
				Building Mounted at 24'		
	B	5	RAB LIGHTING, INC.	ALED4T165 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6
				Pole Mounted 20' Pole Mounted on a 2' Base		
	C	2	Cooper Lighting	600 Lumen LED Recessed Canopy Fixture	600 Lumen LED Recessed Canopy Fixture 9" Recessed Housing	1
				Mounted at 10' in Canopy		

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	0.8 fc	12.0 fc	0.0 fc	N/A	N/A	0.1:1



RESOLUTION 2019-28

RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF AN INDUSTRIAL BUILDING AT 101 W BOXHORN DRIVE TOUCHPAD ELECTRONICS, APPLICANT

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a Site Plan and Architectural Review has been filed in the office of the Village Clerk for an industrial building with 22,500 square feet, a permitted use within the M-4, Medium/Heavy Industrial, located at 101 W Boxhorn Drive, and

WHEREAS, the application has been submitted by Touchpad Electronics, 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 industrial building with 22,500 square feet with site improvements are subject to all plans and information submitted by the property owner, Briohn Design Group, 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.
 - i. The parcel must be created via a certified survey map as approved by the Village.
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 with verification by the zoning administrator.
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 19th day of June, 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judy A. Taubert, Village Clerk

The remainder of this page left intentionally blank.

ACCEPTANCE

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

Village of Mukwonago

By: _____
Representative

Touchpad Electronics

By: _____
Owner/Agent

Print Name: _____

RESOLUTION 2019-029

**RESOLUTION AMENDING THE SITE PLAN (AS APPROVED BY RESOLUTION 2018-072)
FOR PROHEALTH CARE WITH REGARD TO PARKING AREAS
PROHEALTH CARE, APPLICANT
240 MAPLE AVENUE**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application to amend a previously approved site plan was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Steven Fisco with GRAEF on behalf of ProHealth Care, and

WHEREAS, the ProHealth facility is zoned as B-5, Planned Business and Light Industrial Development District and originally approved with a Planned Unit Development Overlay that planned for and anticipated subsequent additions such as proposed with this subject application, and

WHEREAS, the applicant submitted a site plan and architectural plans to the Village Plan Commission for a major expansion project and the commission approved the same with Resolution 2018-072.

WHEREAS, the applicant now wishes to amend the site plan to provide for more parking.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan with the revisions to the parking areas.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan amendment is subject to the following conditions:

1. Site plan approval is subject to all plans and information submitted for the application by GRAEF, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the site and construction drawings may be modified with the approval of the Village Engineer and other Village staff, and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the parking areas shall remain unchanged.
2. Prior to the start of any site construction the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - b. Approval of the site plans by the Fire Chief.
 - c. The Village Engineer, the Utilities Director and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - d. Approval by the Police Chief of placement and type of traffic control signs.
 - e. Approval of a final landscaping plan by the Zoning Administrator.
 - f. The holding of a pre-construction meeting between the applicant, applicant's engineer and contractors and applicable Village staff.

- g. The Village Engineer shall approve a stormwater management plan for the additional parking areas and ensure the approved stormwater maintenance agreement is amended, if needed to account for the additional parking areas.
 - h. All required review fees and charges due to the Village of Mukwonago shall be paid.
3. Prior to temporary occupancy issuance, and if needed, prior to final occupancy permit any of any section of the addition or interior remodeling, the following shall occur:
- a. Completion of the section of the building to be occupied in accordance with approved plans and all applicable codes.
 - b. Completion of first lift of paving of the reconfigured drives and parking.
 - c. Completion of fire suppression systems of the section of the building to be occupied.
4. Prior to final occupancy permit, the following shall occur:
- a. Completion of all items required in Condition No. 3.
 - b. Completion of final paving of the reconfigured drives and parking as indicated on the site plan as amended.
 - c. Installation of all site landscaping as shown on approved plans to the satisfaction of the Zoning Administrator.
5. All prior Village of Mukwonago conditions of approval for the facility remain in effect.

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 19th day of June 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judith A Taubert, Village Clerk

ACCEPTANCE

This site plan amendment review is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____
Representative

ProHealth Care

By: _____
Agent

Print Name: _____



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: June 6, 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); Steven Fisco, (GREA) agent for applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Amend site plan for ProHealth Care Mukwonago, located at 240 Maple Avenue, with regard to two parking areas

Meeting: June 11, 2019 Plan Commission meeting

Property location 240 Maple Avenue

Property owner/applicant ProHealth Care; Steven Fisco (GREA), agent

Description The petitioner is proposing to amend the site plan approved in 2018 by adding 57 parking spaces to an existing parking lot and adding a new parking lot with 107 spaces.

Stormwater management The proposed parking areas will be served by on-site stormwater management facilities. The Village Engineer has determined the existing facilities with modification will be able to handle the additional storm water. Approval is recommended provided the Village Engineer approves the final stormwater management plan.

Outdoor lighting The two parking areas will be lighted with the same fixtures and poles used throughout the project. Lighting complies with village requirements.

Landscaping Landscaping as currently proposed complies with village requirements.

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 recommending approval Recommend approval to the Village Board subject to the terms and conditions as set forth in the draft Resolution 2019-29

Attachments:

1. Application materials
2. Draft Resolution 2019-29

June 6, 2019

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

Re: ProHealth Care Parking Lot Expansion
Preliminary Storm Water Review

Dear Mr. Schwecke:

We have reviewed the submittal for the parking lot expansion that was received in our office on April 4, 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 site plan and storm water management plan can meet the requirements of the Village Ordinance if the following items were addressed 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 final revised and amended storm water management plan and construction drawings are submitted to us, we will perform a detailed technical review of the documents. Since the items were submitted to us, a few storm water management plan items needed to be clarified to meet the Village's ordinances. Those items were:

1. The proposed parking lot was not included in the original storm water management plan and maintenance agreement for the site. The plan and agreement needed to be amended to incorporate the new parking area.
2. The storm water management plan was not meeting the 80% TSS requirement of the Village ordinance. Modifications needed to be made to the pond and/or the plan to meet the requirements.

We have yet to receive or review the amended storm water plan and maintenance agreement, and construction drawings. Through discussions with the Village and GRAEF, the developer's engineer, it is apparent that no changes needed to be made to the layout of the proposed parking lot expansion and that the only changes that needed to be made were to the pond embankments and outlet structure. We believe that if these changes are made and the storm

Mr. Tim Schwecke
Village of Mukwonago
June 6, 2019
Page 2

water management plan and maintenance agreement for the site are amended, the proposed parking lot expansion can meet the requirements of the Village.

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 revised and amended storm water management plan and maintenance agreement, and the final construction drawings for the requirements of the Department Heads and Village Ordinances. We also request that the permits to allow construction be withheld until this technical review is complete.

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

Very truly yours,

RUEKERT & MIELKE, INC.



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

PWG:pwg

cc: Fred Winchowky, Village of Mukwonago
Linda Gourdoux, 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
Steve Fisco, P.E., GRAEF
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.
File

PROJECT INFORMATION

PHC - MUKWONAGO
EXPANSION

240 Maple Avenue
Mukwonago, WI 53149



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/20/2018	BIO PACKAGE 2: CORE AND SHELL
02/09/2019	CONSTRUCTION BULLETIN 02 (BPT)
03/28/2019	VILLAGE COMMENTS

SHEET INFORMATION

PROJECT MANAGER SJF
PROJECT NUMBER 2018-0215.00

SITE DEMOLITION
AND EROSION
CONTROL PLAN

C101

EROSION CONTROL

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF MUKWONAGO AND SHALL EMPLOY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE RETAIRED PRIOR TO ANY GRADING OR RESURFACING OF THE EXISTING SURFACE MATERIAL ON SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONE INCH EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING THE PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLAN.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE ADJACENT PAVEMENT FREE OF DUST AND GRIT.
- CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 - INSTALL SILT FENCE, INLET PROTECTION, TEMPORARY DIVERSION DITCH AND STORM CONSTRUCTION ENTRANCE IN THE LOCATIONS INDICATED ON THIS PLAN. EXISTING PILES TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AS PERMITTED BY WEATHER AND GROUND CONDITIONS. SHOULD SILT FENCE INSTALLATION NOT BE FEASIBLE, CONTRACTOR SHALL INSTALL BATTERIES IN ACCORDANCE WITH DETAIL 11/0900 AND WORK TECHNICAL STANDARDS 1071 AND AS ALLOWED BY LOCAL INSPECTORS.
 - APPLY SEDIMENT CONTROL POLYMER TO SEDIMENT BASIN D.
 - REMOVE WEEDS AND SPRING UTILITIES, AND OTHER ABOVE GROUND APPURTENANCES NOTED FOR REMOVAL.
 - PERFORM ROUGH GRADING.
 - INSTALL UTILITIES AND INSTALL INLET PROTECTION ON ALL STORM SEWER STRUCTURES INDICATED ON THIS PLAN.
 - CONSTRUCT BUILDING.
 - INSTALL PAVEMENT AND LANDSCAPING.
 - REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASIN.
 - STABILIZE ANY DISTURBED AREAS IMMEDIATELY.
 - GRADE EROSION CONTROL MEASURES ONCE THE SITE WORK IS COMPLETE AND SITE IS CONSIDERED STABILIZED BY THE VILLAGE OF MUKWONAGO.
- SITE DEMOLITION: WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES MONITORED BY THE VILLAGE OF MUKWONAGO AND SEDIMENT CONTROL TECHNICAL STANDARDS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.

GENERAL NOTES

- THE BASE SURVEY WAS PREPARED BY GRAEF IN OCTOBER 2013. UNDERGROUND UTILITIES AND STRUCTURES HAVE SHOWN TO A REASONABLE DEGREE OF ACCURACY BASED ON SURVEY DATA AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
- REFER TO SHEET 0000 FOR BENCHMARKS, DATUM AND TOPOGRAPHIC ELEMENTS.
- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

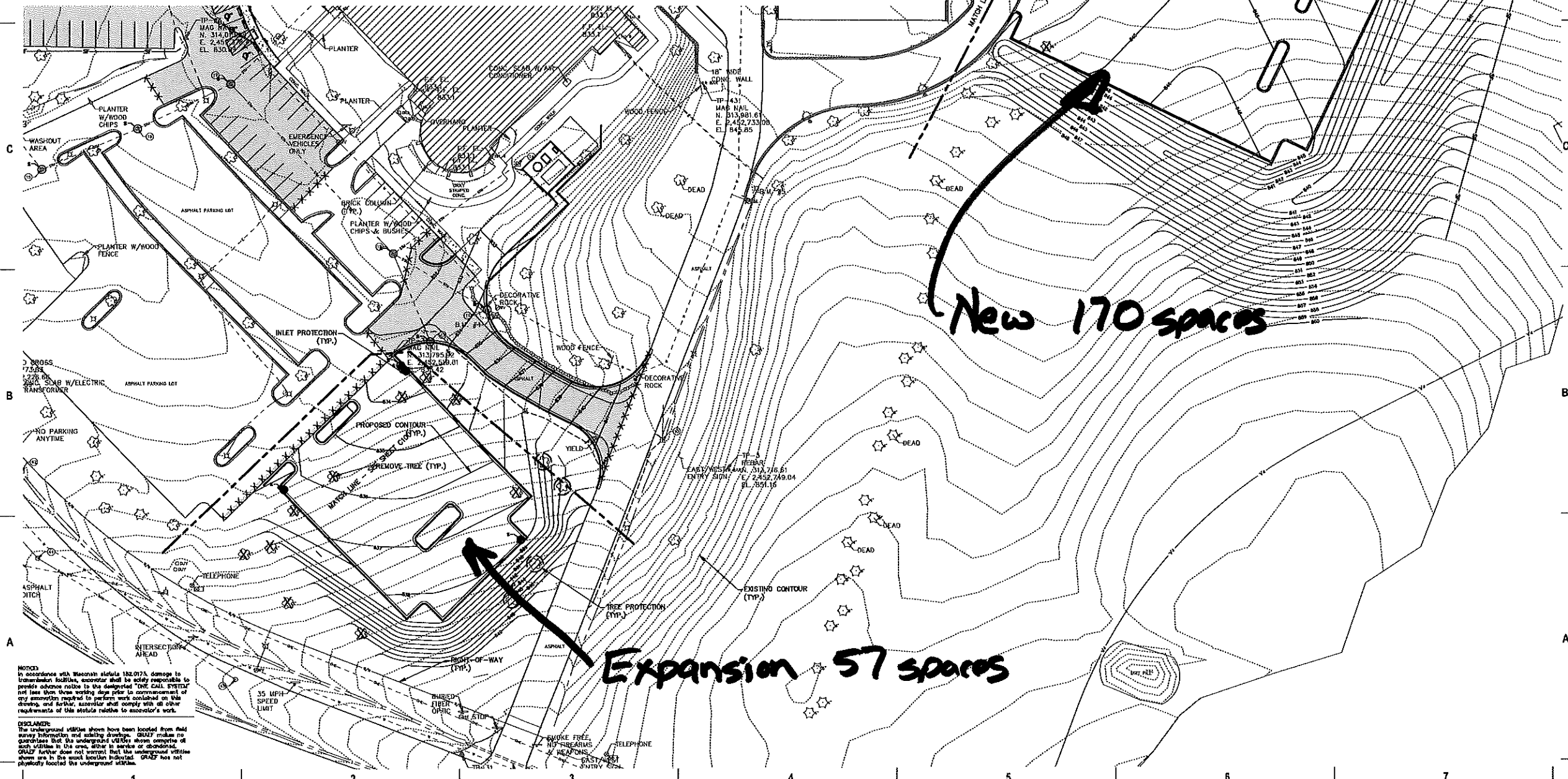
- WASTE AND MATERIAL DISPOSAL: ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING BUT NOT LIMITED TO GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY TRUCK OR WAGON.
- SEDIMENT CLEANUP: ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THAT WORK DAY.
- ALL DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING, TEMPORARY PERMANENT SEEDING AND MULCHING, SEEDING, COVERED WITH TARPS, OR EQUIVALENT BARP.
- IF SOIL OR DIRT STORAGE PILES REMAIN FOR MORE THAN 14 DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARP OR OTHER EQUIVALENT BARP.
- NOTIFY THE VILLAGE OF MUKWONAGO WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- NOTIFY THE VILLAGE OF MUKWONAGO OF THE COMPLETION OF ANY BARP WITHIN THE NEXT WORKING DAY AFTER INSTALLATION.
- OBTAIN PERMISSION IN WRITING FROM THE VILLAGE OF MUKWONAGO PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SLOTTING OR EROSION DAMAGE TO ADJACENT SURFACES RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL ADD SEDIMENT CONTROL MEASURES TO THE PROPOSED SEDIMENT BASIN ITEM 7.6. IN ACCORDANCE WITH WORK TECHNICAL STANDARD 1001.

REMOVAL NOTES

- EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING LINES NOTED FOR REMOVAL. EXISTING UTILITIES THAT ARE TO BE REMOVED SHALL BE REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
- CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL ORDINANCES FOR DUST CONTROL.

RESTORATION NOTES

- DISTURBED AREAS OF SITE SHALL BE STABILIZED AS DIRECTED ON THE SITE LAYOUT AND FINAL LANDSCAPE DRAWINGS. EROSION MATTING AND RIPRAP SHALL BE PLACED AS NOTED ON THIS DRAWING. ANY AREAS FIELD ADJUSTED TO A SLOPE OF 3:1 OR GREATER SHALL ALSO RECEIVE EROSION MATTING.
- SLOPED AREAS WITH SLOPES OF 6:1 OR GREATER BUT FLATTER THAN 3:1 SHALL RECEIVE TEMPORARY STRAW BLANKET MATTING AT TIME OF FINAL STABILIZATION AND SEEDING.
- SEEDING AND PLANTED AREAS SHALL RECEIVE AMENDED TOPSOIL TO DEPTHS AS SCHEDULED IN SECTION 32.01 19 LANDSCAPE GRADING. CONFIRM ALL AREAS AND RESTORATION DETAILS WITH FINAL LANDSCAPE DRAWINGS.
- ALL DISTURBED AREAS OUTSIDE OF PROPOSED PLANTING BEDS AND NOT BEING RESTORED WITH A PAVED SURFACE SHALL BE RESTORED WITH MANICURED TURF SOO IN ACCORDANCE WITH LANDSCAPE PLAN AND PLANTING SPECIFICATIONS.





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PROJECT INFORMATION

PHC - MUKWONAGO
EXPANSION

240 Maple Avenue
Mukwonago, WI 53149



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/26/2018	BID PACKAGE 2: CORE AND SHELL
02/06/2019	CONSTRUCTION BULLETIN 02 (BP1)
03/26/2019	VILLAGE COMMENTS

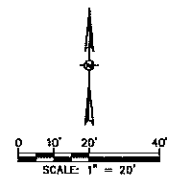
SHEET INFORMATION

PROJECT MANAGER SJF
PROJECT NUMBER 2018-0215.00

DETAILED SITE
GRADING PLAN

C402

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LEGEND

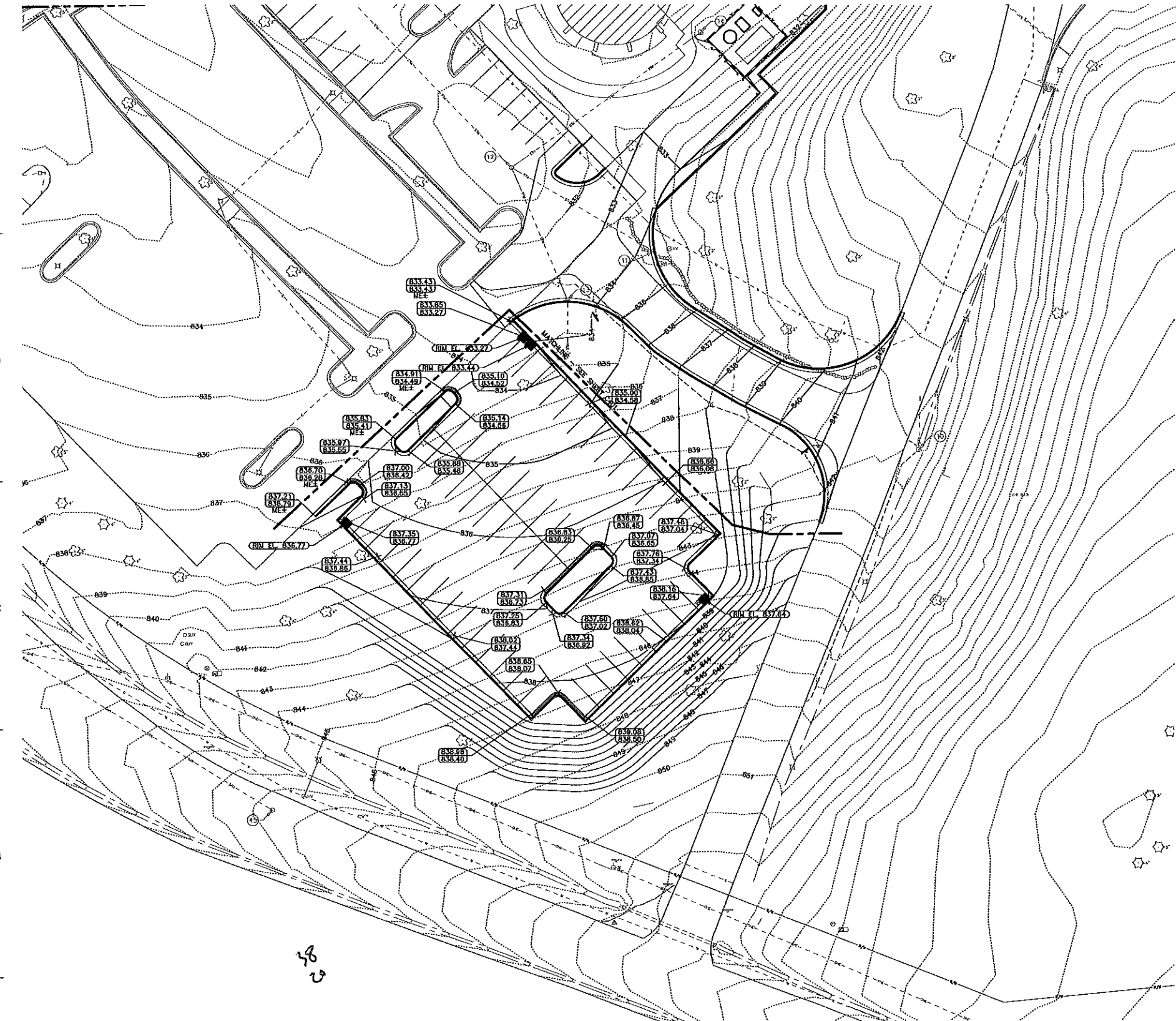
- 100 - EXISTING CONTOUR
- 100 - PROPOSED CONTOUR
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FLUSH CONCRETE CURB AND GUTTER
- PROPOSED MANHOLE
- TOP OF CURB ELEVATION
- CURB FLANGE ELEVATION
- SPOT GRADE
- CURB RAMP

GENERAL NOTES

- THE BASE SURVEY WAS PREPARED BY GRAEF IN OCTOBER 2013. UNDERGROUND UTILITIES AND STRUCTURES HAVE SHOWN TO A REASONABLE DEGREE OF ACCURACY BASED ON SURVEY DATA AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
- REFER TO SHEET C000 FOR BENCHMARKS, DATUM AND TOPOGRAPHIC ELEMENTS.
- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

GRADING NOTES

- ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS WITHIN AN ADA PARKING STALL AND ADJACENT UNLOADING ZONE.
- ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1 AND MAXIMUM LENGTH OF 6 FEET.
- EXISTING POND WAS DESIGNED TO HANDLE FUTURE EXPANSION FLOW. NO ADDITIONAL VOLUME IS REQUIRED.
- EXISTING POND OUTLET CONTROL STRUCTURE IS SUFFICIENT TO HANDLE FUTURE EXPANSION. EXISTING OUTLET CONTROL STRUCTURE TO REMAIN IN PLACE.



NOTES:
In accordance with Wisconsin statute 182.0173, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "OFF CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



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PROJECT INFORMATION

PHC - MUKWONAGO
EXPANSION

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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/20/2016	BID PACKAGE 2: CORE AND SHELL
02/06/2019	CONSTRUCTION BULLETIN 02 (BP1)
03/28/2019	VILLAGE COMMENTS

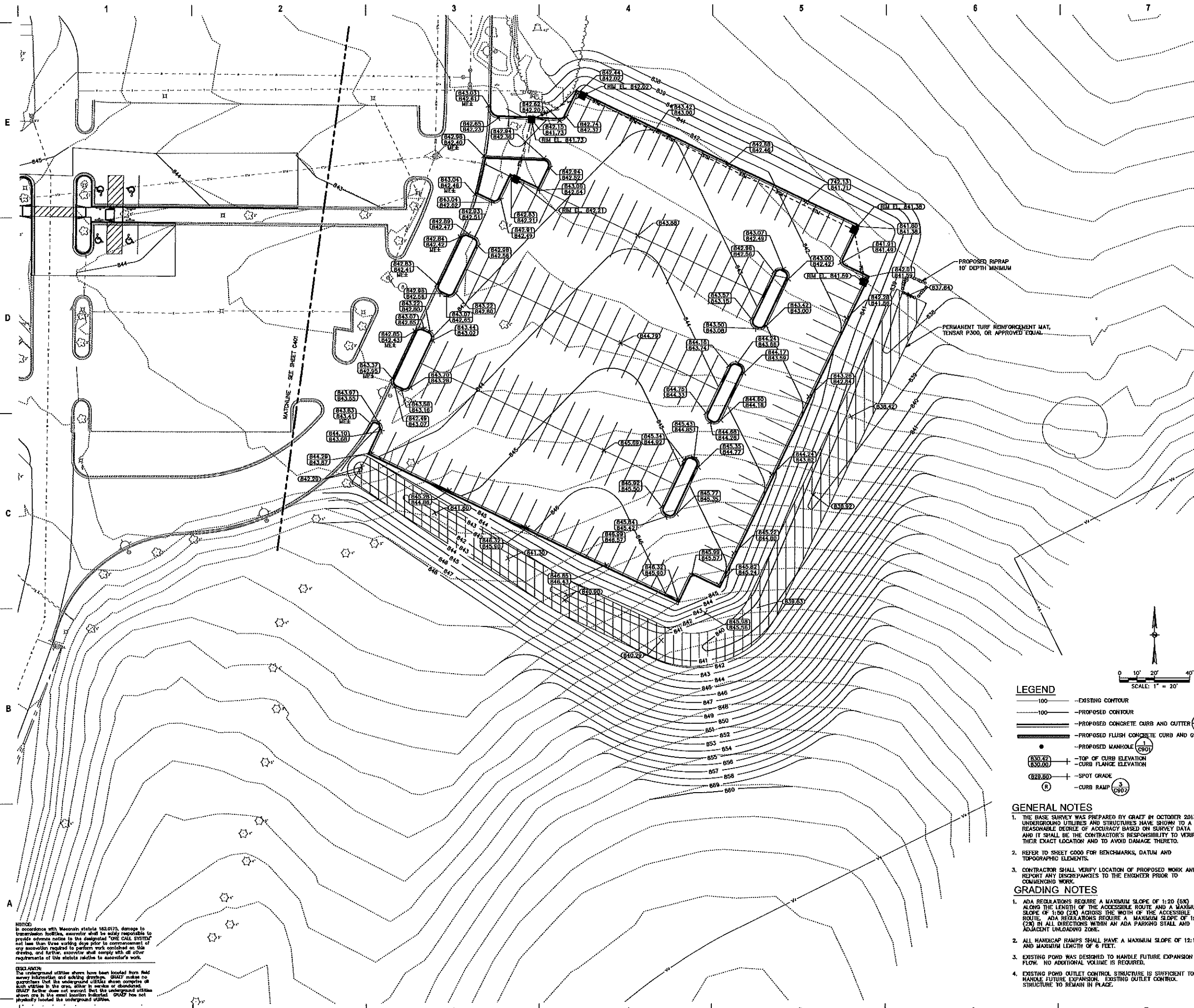
SHEET INFORMATION

PROJECT MANAGER S.J.F.
PROJECT NUMBER 2018-0215.00

DETAILED SITE GRADING PLAN

C403

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LEGEND

- 100 - EXISTING CONTOUR
- 100 - PROPOSED CONTOUR
- PROPOSED CONCRETE CURB AND GUTTER (C903)
- PROPOSED FLUSH CONCRETE CURB AND GUTTER (C903)
- PROPOSED MANHOLE (M901)
- TOP OF CURB ELEVATION (E904)
- CURB FLANGE ELEVATION (E904)
- SPOT GRADE (S902)
- CURB RAMP (R902)

GENERAL NOTES

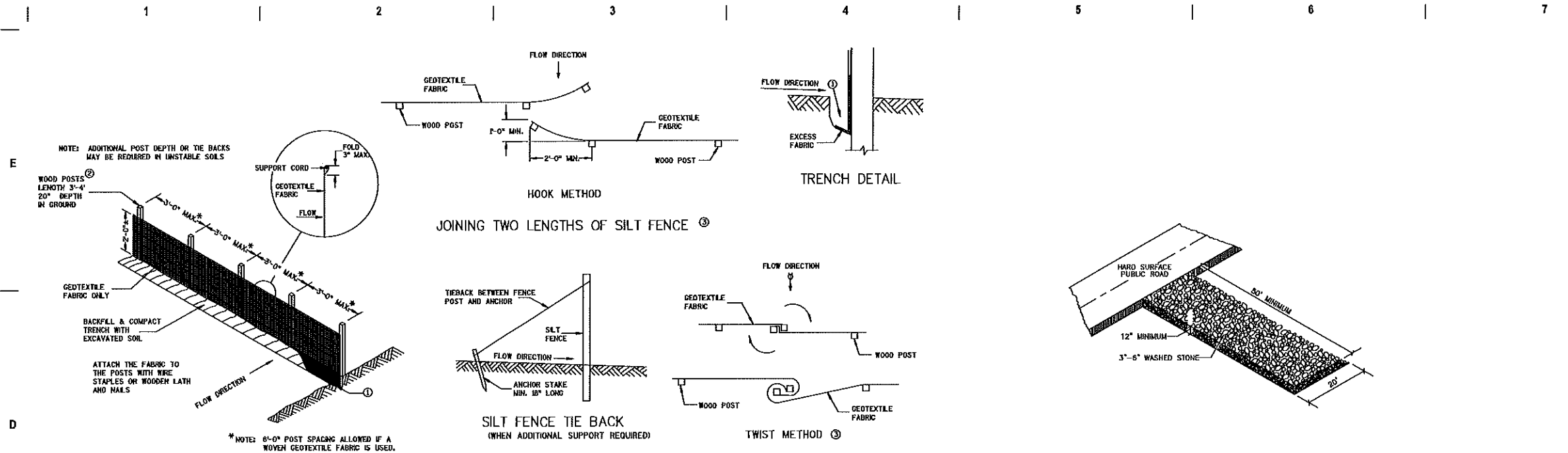
- THE BASE SURVEY WAS PREPARED BY GRAEF IN OCTOBER 2013. UNDERGROUND UTILITIES AND STRUCTURES HAVE SHOWN TO A REASONABLE DEGREE OF ACCURACY BASED ON SURVEY DATA AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- REFER TO SHEET C000 FOR BENCHMARKS, DATUM AND TOPOGRAPHIC ELEMENTS.
- CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

GRADING NOTES

- ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS WITHIN AN ADA PARKING STALL AND ADJACENT UNLOADING ZONE.
- ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1 AND MAXIMUM LENGTH OF 6 FEET.
- EXISTING POND WAS DESIGNED TO HANDLE FUTURE EXPANSION FLOW. NO ADDITIONAL VOLUME IS REQUIRED.
- EXISTING POND OUTLET CONTROL STRUCTURE IS SUFFICIENT TO HANDLE FUTURE EXPANSION. EXISTING OUTLET CONTROL STRUCTURE TO REMAIN IN PLACE.

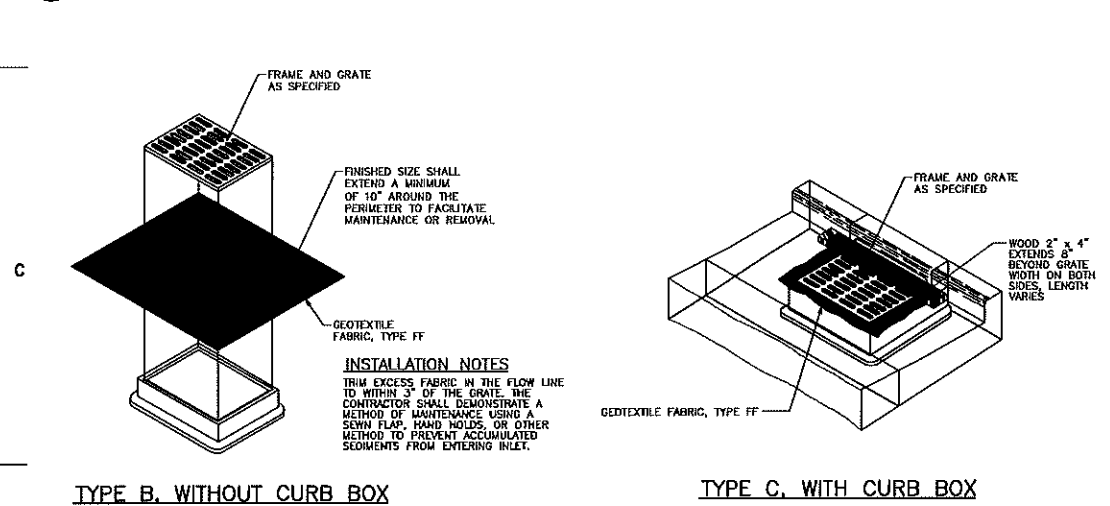
NOTICE: In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated ONE CALL SYSTEM not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER: The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in section or otherwise. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

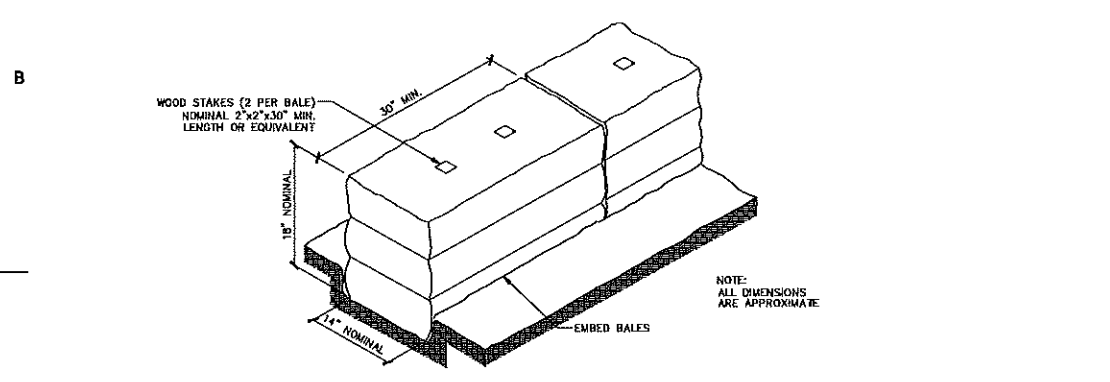


1 SILT FENCE SCALE N.T.S.

2 STONE CONSTRUCTION ENTERANCE SCALE N.T.S.



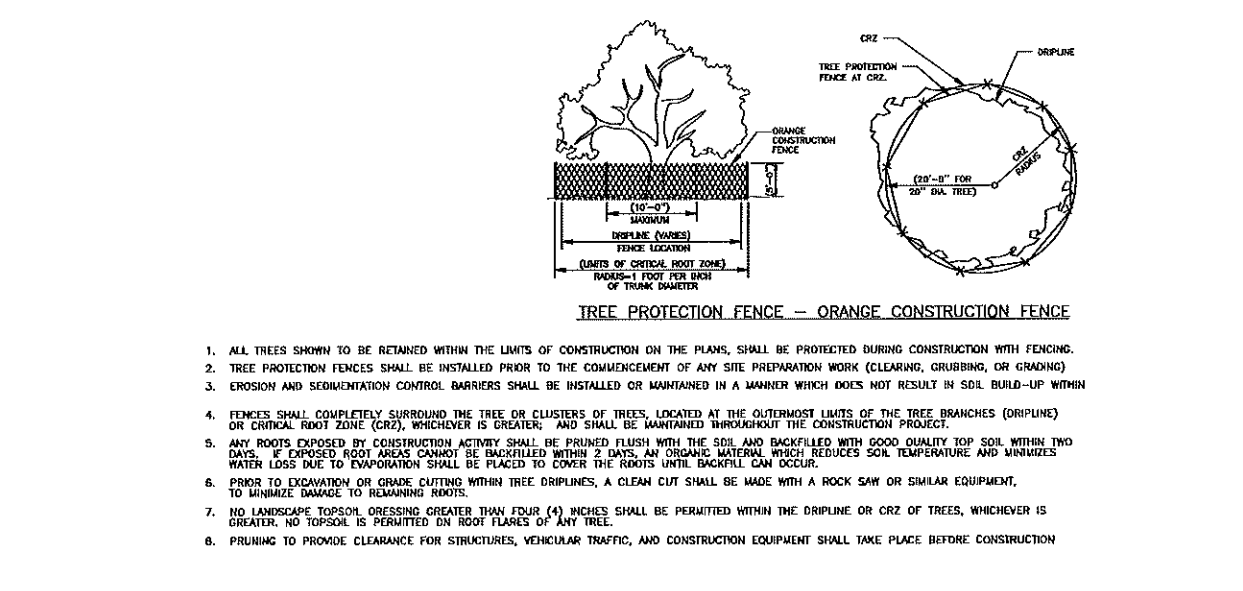
3 INLET PROTECTION SCALE N.T.S.



5 EROSION BALE SCALE N.T.S.

NOTICE: In accordance with Wisconsin statute 182.0173, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER: The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



4 TREE PROTECTION SCALE N.T.S.

- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN THE CRZ.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- NO LANDSCAPE TOPSOIL, DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION.

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PROJECT INFORMATION

PHC - MUKWONAGO
EXPANSION

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Mukwonago, WI 53149

PROHEALTH CARE

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/20/2018	BID PACKAGE 2: CORE AND SHELL
02/08/2019	CONSTRUCTION BULLETIN 02 (BPT)
03/28/2019	VILLAGE COMMENTS

SHEET INFORMATION

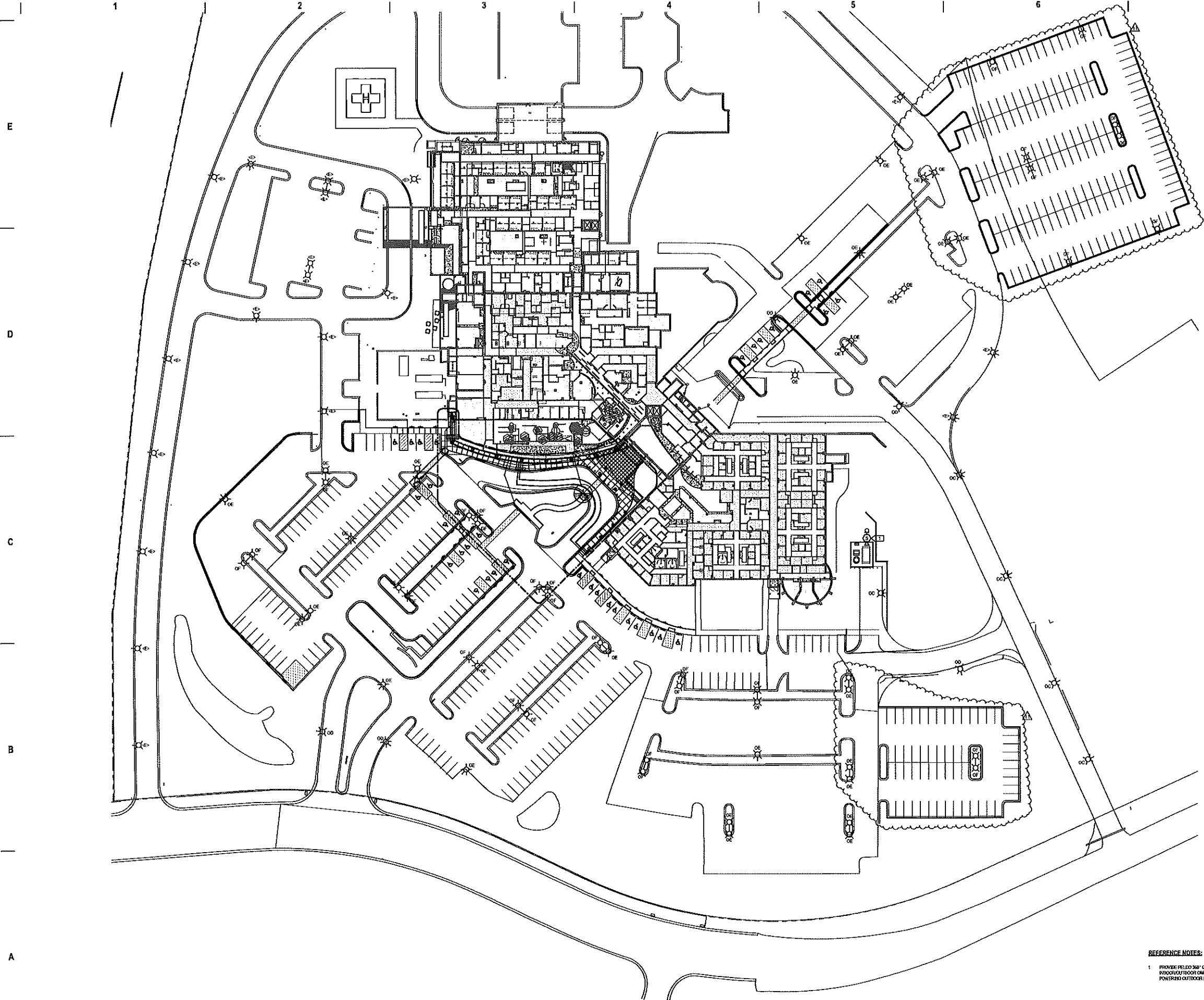
PROJECT MANAGER S.J.F.

PROJECT NUMBER 2018-0215.00

CONSTRUCTION
DETAILS

C900

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E
D
C
B
A

1 2 3 4 5 6 7

1 SITE PLAN - ELECTRICAL
1" = 40'

REFERENCE NOTES: 1
1 PROVIDE FELD 280 CAMERA MOUNTED ON 15' POLE. PROVIDE 6 STRAND
INDOOR/OUTDOOR CABLE TIEB TO LIA. PROVIDE 120V CIRCUIT FOR
POWERING OUTDOOR NETWORK SWITCH.



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PROJECT INFORMATION

PHC - MUKWONAGO
EXPANSION -
ELECTRICAL

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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01-25-2013	RUP PACKAGE & DD DOCUMENTS
02-06-2013	CONSTRUCTION BULLETIN #2 (B2)

C



KEY PLAN

B

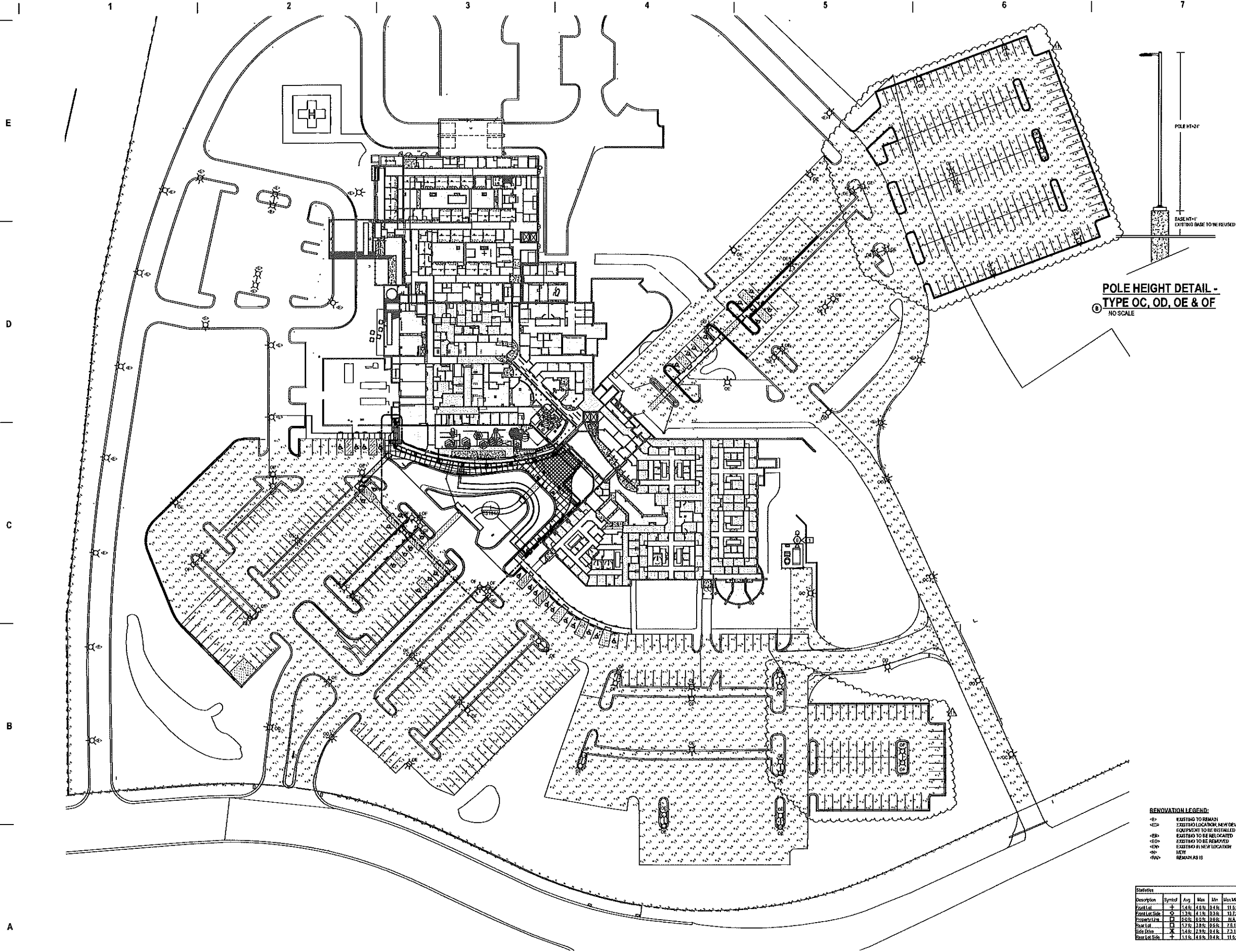
SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
These documents reflect progress and intent and may
be subject to change, including additional detail. These
are not final construction documents and shall not be
used for final bidding or construction-related purposes.

PROJECT MANAGER EMB
PROJECT NUMBER 417571-01

A SITE PLAN -
ELECTRICAL

ES100
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PROJECT INFORMATION

PHC - MUKWONAGO
EXPANSION -
ELECTRICAL

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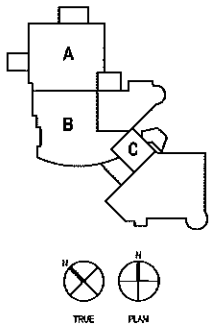


ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.11.2018	PLAN COMMISSION
11.02.2018	RED PACKAGE 2.00 DOCUMENTS
02.08.2019	CONSTRUCTION BULLETIN 02 (R1)



KEY PLAN



SHEET INFORMATION

PROJECT MANAGER

PROJECT NUMBER 417571-01

PARTIAL SITE PLAN -
LIGHTING
PHOTOMETRICS

ES101

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RENOVATION LEGEND:
-E- EXISTING TO REMAIN
-E+ EXISTING LOCATION, NEW DEVICE OR
EQUIPMENT TO BE INSTALLED IN PLACE
-E- EXISTING TO BE RELOCATED
-E- EXISTING TO BE REMOVED
-E+ EXISTING IN NEW LOCATION
-N- NEW
-R- REMAIN AS IS

Station	Description	Symbol	Ang	Max	Min	Max Min	Ang Min
Fixed Ld	+	1.4%	4.6%	8.4%	11.8%	3.9%	
Fixed Ld Side	+	1.2%	4.1%	8.2%	11.7%	4.3%	
Fixed Ld Side	+	0.6%	1.0%	1.8%	2.4%	1.4%	
Fixed Ld	+	1.2%	3.8%	6.6%	7.8%	3.4%	
Fixed Ld Side	+	1.4%	2.8%	5.4%	7.3%	3.8%	
Fixed Ld Side	+	1.1%	1.8%	3.4%	11.6%	2.8%	

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	LIGHT SOURCE	W	W	W	W	W	W	REMARKS
OC	DOWNLIGHT - VET LOCATION	LED	3000	90	11	11	11	11	PORTABLE - 1100-10
OC	ASYMMETRIC AMBIENT LIGHTING	LED	3000	270	55	55	55	55	ASYMMETRIC - 1100-10
OC	POLE MOUNTED - TYPE II	LED	4000	270	66	66	66	66	GE 152-48A-8000-NV
OC	POLE MOUNTED - TYPE II	LED	4000	270	101	101	101	101	GE 152-105A-6400-NV
OC	POLE MOUNTED - TYPE II	LED	4000	270	101	101	101	101	GE 152-105A-6400-NV
OC	POLE MOUNTED - TYPE IV	LED	4000	270	101	101	101	101	GE 154-105A-6400-NV

1 PARTIAL SITE PLAN - LIGHTING PHOTOMETRICS
1" = 40'

RESOLUTION 2019-029

**RESOLUTION AMENDING THE SITE PLAN (AS APPROVED BY RESOLUTION 2018-072)
FOR PROHEALTH CARE WITH REGARD TO PARKING AREAS
PROHEALTH CARE, APPLICANT
240 MAPLE AVENUE**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application to amend a previously approved site plan was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Steven Fisco with GRAEF on behalf of ProHealth Care, and

WHEREAS, the ProHealth facility is zoned as B-5, Planned Business and Light Industrial Development District and originally approved with a Planned Unit Development Overlay that planned for and anticipated subsequent additions such as proposed with this subject application, and

WHEREAS, the applicant submitted a site plan and architectural plans to the Village Plan Commission for a major expansion project and the commission approved the same with Resolution 2018-072.

WHEREAS, the applicant now wishes to amend the site plan to provide for more parking.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan with the revisions to the parking areas.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan amendment is subject to the following conditions:

1. Site plan approval is subject to all plans and information submitted for the application by GRAEF, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the site and construction drawings may be modified with the approval of the Village Engineer and other Village staff, and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the parking areas shall remain unchanged.
2. Prior to the start of any site construction the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - b. Approval of the site plans by the Fire Chief.
 - c. The Village Engineer, the Utilities Director and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - d. Approval by the Police Chief of placement and type of traffic control signs.
 - e. Approval of a final landscaping plan by the Zoning Administrator.
 - f. The holding of a pre-construction meeting between the applicant, applicant's engineer and contractors and applicable Village staff.

- g. The Village Engineer shall approve a stormwater management plan for the additional parking areas and ensure the approved stormwater maintenance agreement is amended, if needed to account for the additional parking areas.
 - h. All required review fees and charges due to the Village of Mukwonago shall be paid.
3. Prior to temporary occupancy issuance, and if needed, prior to final occupancy permit any of any section of the addition or interior remodeling, the following shall occur:
 - a. Completion of the section of the building to be occupied in accordance with approved plans and all applicable codes.
 - b. Completion of first lift of paving of the reconfigured drives and parking.
 - c. Completion of fire suppression systems of the section of the building to be occupied.
4. Prior to final occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 3.
 - b. Completion of final paving of the reconfigured drives and parking as indicated on the site plan as amended.
 - c. Installation of all site landscaping as shown on approved plans to the satisfaction of the Zoning Administrator.
5. All prior Village of Mukwonago conditions of approval for the facility remain in effect.

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 19th day of June 2018.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk

ACCEPTANCE

This site plan amendment review is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____
Representative

ProHealth Care

By: _____
Agent

Print Name: _____

RESOLUTION 2019-30

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR
CONSTRUCTION OF AN INDUSTRIAL BUILDING AT 101 W BOXHORN DRIVE
MALCOLM DRILLING, APPLICANT**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a Site Plan and Architectural Review has been filed in the office of the Village Clerk for an industrial building with 18,994 square feet, a permitted use within the M-4, Medium/Heavy Industrial, located OFF OF Hill Court, and

WHEREAS, the application has been submitted by Malcolm Drilling, 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 industrial building with 18,994 square feet with site improvements are subject to all plans and information submitted by the property owner, Briohn Design Group, 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, Knox Box requirements, 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 curbing related to the parking area in the front of the building.
 - f. Approval by the Village Engineer of any matter relating to stormwater management.
 - g. Approval by the Village Engineer for any proposed grading extending beyond the proposed lot lines.

- h. Approval by the Village Engineer and Zoning Administrator of a berm along the northeast lot line.
 - i. Approval by the Zoning Administrator of the perimeter fencing.
 - j. Approval of directional, no parking signs and other on-site traffic control signs locations by the Police Chief, which also may include pavement markings.
 - k. The parcel must be created via a certified survey map as approved by the Village.
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 with verification by the zoning administrator.
6. All on-site signs shall be approved by separate review and permit. The future buildings shown on the submitted application materials shall be subject to site plan and architectural review requirements as set forth in the zoning code in effect at the time of submittal.

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 19th day of June, 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judy A. Taubert, Village Clerk

The remainder of this page left intentionally blank.

ACCEPTANCE

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

Village of Mukwonago

By: _____
Representative

Malcolm Drilling

By: _____
Owner/Agent

Print Name: _____

DESCRIPTION OF PROPOSAL FOR A NEW 16,960 SQUARE FOOT SINGLE USER BUILDING TO BE CONSTRUCTED FOR MALCOLM DRILLING COMPANY, ON HILL COURT (IN BEAR CORPORATE CENTER BUSINESS PARK IN THE VILLAGE OF MUKWONAGO)

May 9, 2019

Paul Grzeszczak of Briohn Design Group, LLC
Domenico Ferrante of Briohn Design Group, LLC
Peyton Paquin of Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the building owner/occupant, Malcolm Drilling Company:

BRIOHN is submitting this "Description of Proposal" on behalf of Malcolm Drilling Company. Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Village of Mukwonago Plan Commission Application is included, as well as supporting documents required by the Village of Mukwonago, which includes site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management plan (as required) and detailed landscaping plan.

The Description of the Proposal and the Plan of Operation:

Malcolm Drilling Company will purchase a 9.63 acre parcel at the end of Hill Court, to construct a 16,960 sf industrial building (plus potential 3,000sf mezzanine space), and allow for the potential of future additions to make the total building size approximately 25,000 square feet. There is also the likelihood of outbuildings to be built on site in the future (see approximate locations on site plan). Malcolm Drilling Company is proposing this location as their Midwest District headquarters. This will be an operations and maintenance facility. The office area will serve as administrative headquarters for the region, and the shop and yard areas will be dedicated to storage, maintenance, and repair of heavy construction equipment and the materials needed to support these activities. See attached supplemental document from the owner ("Proposed Land Use Activities For Midwest District Office and Yard Facility – TID #5 Business Park, Mukwonago, WI") for plan of operations information. This owner-provided document has previously been shared with Village officials during discussions for placing Malcolm Drilling on this particular site.

The facility will be constructed of painted pre-cast concrete insulated wall panels for all four sides of the proposed building, with insulated tinted glazing, and clear anodized aluminum window framing. The paint scheme uses two main colors and two accent colors, and provides canopy accents at the office area. There is a raised parapet at the front façade, to provide an accent wall at the entry and provide screening of rooftop mechanical units from the street.

Malcolm Drilling is primarily a one shift operation, from 6am to 6pm Monday through Saturday. There will be occasional night and Sunday work on an as needed basis. Some trucks will depart at night or weekends due to specific project requirements. At initial occupancy, there are anticipated to be 21 office employees. In the shop and yard, there will be 4 permanent staff on site, with 20

additional employees who are often off-site and project-based. Visitor access is very limited. We have included 52 marked car parking stalls, to meet full staffing count and ample visitor spaces. Additional non-striped areas are available for parking in the paved yard area, and could be striped as needed as additional staff is added. The facility has large areas of paved yard that can be used for future car parking stalls to meet the village requirements.

We respectfully ask the Village of Mukwonago to review and evaluate our proposal including the submitted drawings and other support materials. We look forward to your approval and our continued mutual success, and appreciate the assistance provided and afforded by the Village of Mukwonago in the approval process.

Please contact us if you have any questions or need additional information.

Sincerely,
Paul Grzeszczak, AIA
Director of Architecture, Briohn Design Group LLC



Proposed Land Use Activities For Midwest District Office and Yard Facility

TID #5 Business Park
Mukwonago, WI

Prepared By:
Malcolm Drilling Company, Inc.
543 AJ Allen Circle Suite B
Wales, WI 53183

May 2019



This report details the activities planned for the proposed new Malcolm Drilling operations and equipment facility in Mukwonago, Wisconsin. In general, the property will be used for the storage, maintenance, and repair of heavy construction equipment and will serve as the administrative headquarters for the Midwest region. In addition to the equipment facility, the site will be used to store construction materials and fabricate drilling equipment. Maintenance and fabrication activities will take place both within enclosed structures and outdoors within the site. Specific activities that will take place within the boundaries of the site are detailed in the following list.

An office will be constructed to house the administrative and project management personnel for the District.

Personnel working in the office will engage in the following specific activities:

- Day to day management of construction projects within the District
- Accounting and general administrative functions
- Business development and marketing
- Estimating and pursuing new project opportunities
- Managing the equipment storage and maintenance facilities that will be constructed on the property
- Engineering design work
- Parking areas for staff automobiles will be located on the site

An equipment maintenance shop will be constructed and used for the following activities:

- Routine maintenance of both light vehicles and heavy construction equipment including:
 - Excavation equipment
 - Specialty drilling equipment and attachments
 - Vibratory pile installation equipment
 - Mobile and crawler cranes
 - Concrete pumping and conveying equipment
 - Grout mixing plants and silos
 - Small equipment including compressors, generators, water pumps, etc.
 - Small construction tools
 - Automobiles and trucks
 - Repair, testing, and calibration of hydraulic jacks
- Light fabrication operations that will include:
 - Welding, cutting and brazing
 - Operation of electrical and air powered hand tools
 - Pressure washing
 - Applying industrial sealants and coatings
 - Utilizing cranes, derricks and forklifts to lift and position materials, supplies and equipment
- Storage of equipment and materials including:
 - Automobiles and light trucks
 - Heavy duty trucks, semi-trucks, and tractor trailers
 - Construction watercraft including small boats and barges
 - Petroleum products and industrial lubricants in quantities consistent with a construction equipment maintenance and repair facility. Petroleum products will be stored indoors, above ground, and will have proper containment devices

- Spare parts for automobiles, trucks and heavy construction equipment
- Miscellaneous nuts, bolts, fasteners, pipe and pipe fittings
- Construction materials including steel, plastics, wood, and concrete admixtures
- Surveying equipment
- Operating and maintenance manuals, inspection reports, forms, records, and design drawings
- Welding, cutting and brazing equipment including consumable materials, oxygen, and acetylene
- Consumable wear parts
- Assembly, testing and troubleshooting of cranes, specialty drilling equipment and other miscellaneous construction equipment and vehicles

Various outbuildings, canopy and shed structures may be constructed to protect vehicles, construction equipment and materials from the elements.

- Shipping containers will be utilized for the storage of small equipment, parts and construction materials

Open air area of the site will be used for storage and maintenance, repair, and fabrication activities including:

- Maintenance and repair of automobiles, light trucks and heavy trucks
- Maintenance and repair of heavy construction equipment and specialty drilling equipment and attachments
- Fabrication and repair of specialty drilling equipment including:
 - Augers,
 - Rock drilling tools such as core barrels, cleanout buckets and rock chisels
 - Pneumatic drilling equipment (cluster drills and down the hole hammers)
 - Small and large diameter casing in many different lengths
 - Kelly bars
 - Deep soil mixing tools and cutter soil mixing tools
 - Vibratory pile installation equipment
- Fabrication of various materials used on construction projects including:
 - Load testing frames
 - Beam and pipe bracing materials
 - Sheet piles
 - Grout pipes
 - Concrete slickline pipes
 - Miscellaneous special metal fabrications
- Assembly, testing, troubleshooting, and tear down of heavy construction equipment including:
 - Mobile and crawler cranes
 - Specialty drilling equipment including:
 - Fixed mast type drill rigs
 - Drilling lead systems
 - Augers and other miscellaneous drilling equipment
 - Bulk material silos
 - Grout mixing plants
 - Concrete and grout pumps
 - Crawler and air-track drills
 - Vibratory pile installation equipment
- Fueling and lubricating construction equipment
- Pressure washing and cleaning construction equipment and materials
- Welding, cutting and brazing

- Operation of electrical and air powered hand tools
- Applying industrial sealants and coatings
- Utilizing cranes, derricks and forklifts to lift and position materials, supplies and equipment
- Storage of equipment and materials including:
 - Excavation equipment
 - Specialty drilling equipment and attachments
 - Mobile and crawler cranes
 - Concrete pumping and conveying equipment
 - Grout mixing plants and silos
 - Small equipment including compressors, generators, water pumps, etc.
 - Small construction tools
 - Automobiles and trucks
 - Drilling tools and metal casings in various diameters and lengths
 - Shipping containers
 - Miscellaneous bulk construction materials required for business operations including:
 - Structural Steel
 - Concrete reinforcing steel
 - Sheet piles
 - Various steel piling products including H-piles and pipe piles
 - Timber Products
 - Metal pipe
 - Plastics
 - Concrete products and admixtures

The facility will serve as a shipping and receiving point for equipment and materials. Shipping and receiving activities will include:

- Loading and unloading of delivery trucks and trailers using cranes and forklifts
- Preparing and staging materials for delivery to jobsites
- Packaging of materials for shipment

Pictures of Proposed Land Use:



Outside Storage of Drilling Equipment and Shipping Containers -
Hayward, CA



Outside Storage of Grout Silo and Equipment Components
Kent, WA



Outside Storage of Drilling Equipment – Kent, WA



Outside Storage of Drilling Equipment - Kent, WA



Outside Storage of Structural Steel and Shipping Containers – Hayward, CA



Outside Storage of Drilling Equipment - Kent, WA



Outside Storage of Equipment and Metal Casings - Hayward, CA



Outside Storage of Drilling Tools - Hayward, CA



Outside Storage of Metal Casings and Equipment Components -
Hayward, CA



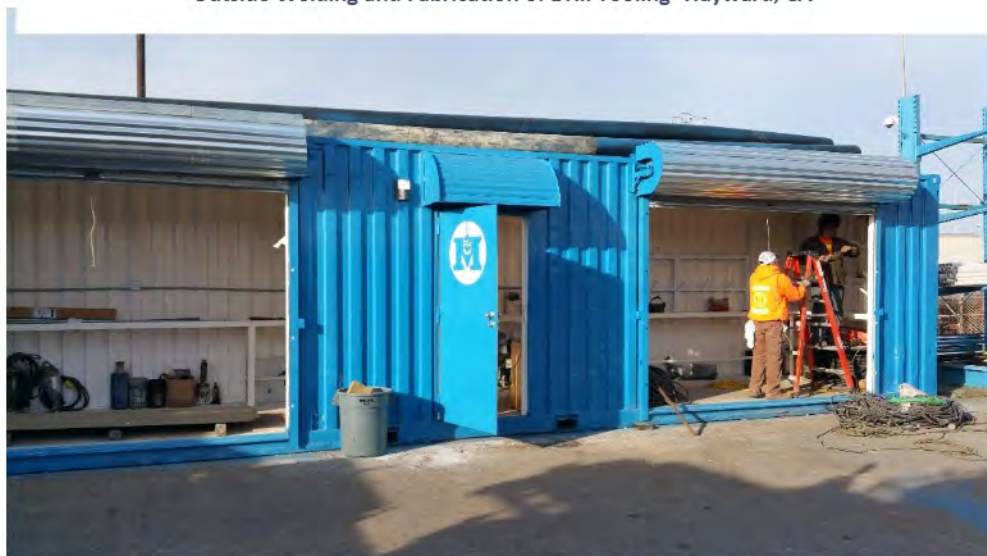
Outside Storage of Drilling Equipment - Hayward, CA



Specialty Drilling Equipment - Hayward, CA



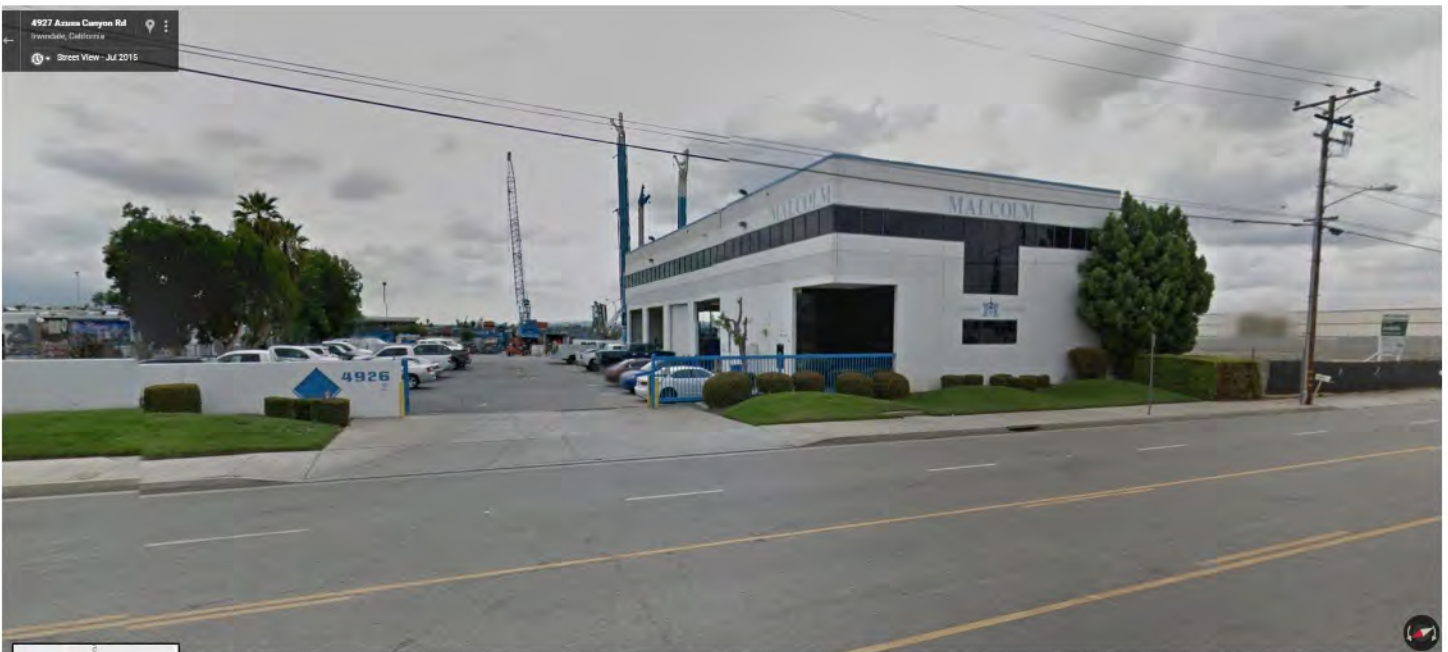
Outside Welding and Fabrication of Drill Tooling- Hayward, CA



Storage and Fabrication of Shipping Container - Hayward, CA



Google Street View of Malcolm Facility in Hayward, CA



Google Street View of Malcolm Facility in Irwindale, CA



Street View of Malcolm Facility in Drain, OR



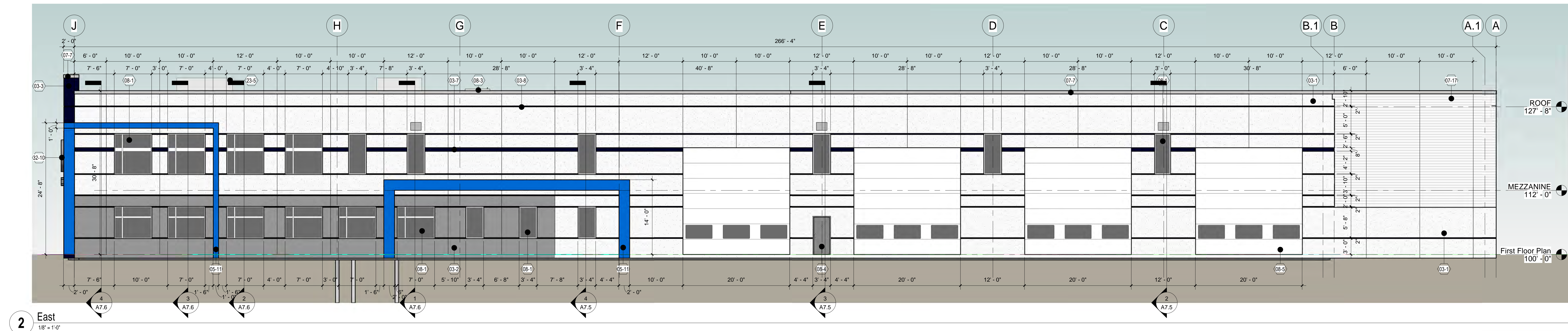
Google Street View of Malcolm Facility in Salt Lake City, UT



View of Malcolm Facility in Kent, WA



SITE PLAN
Scale: 1" = 30'-0"



THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6
(PER IECC SECTION 502) PER TABLE 502.1 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED
R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED
R-13.57ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED
R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: PENETRATION
VERTICAL PENETRATION (40% MAXIMUM ALLOWED ABOVE GRADE); 13.45% ACTUAL PROVIDED.
REQUIRED U-FACTOR .40; ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE PENETRATION SEE EXCEPTION 1, FIELD FABRICATED PENETRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1, DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

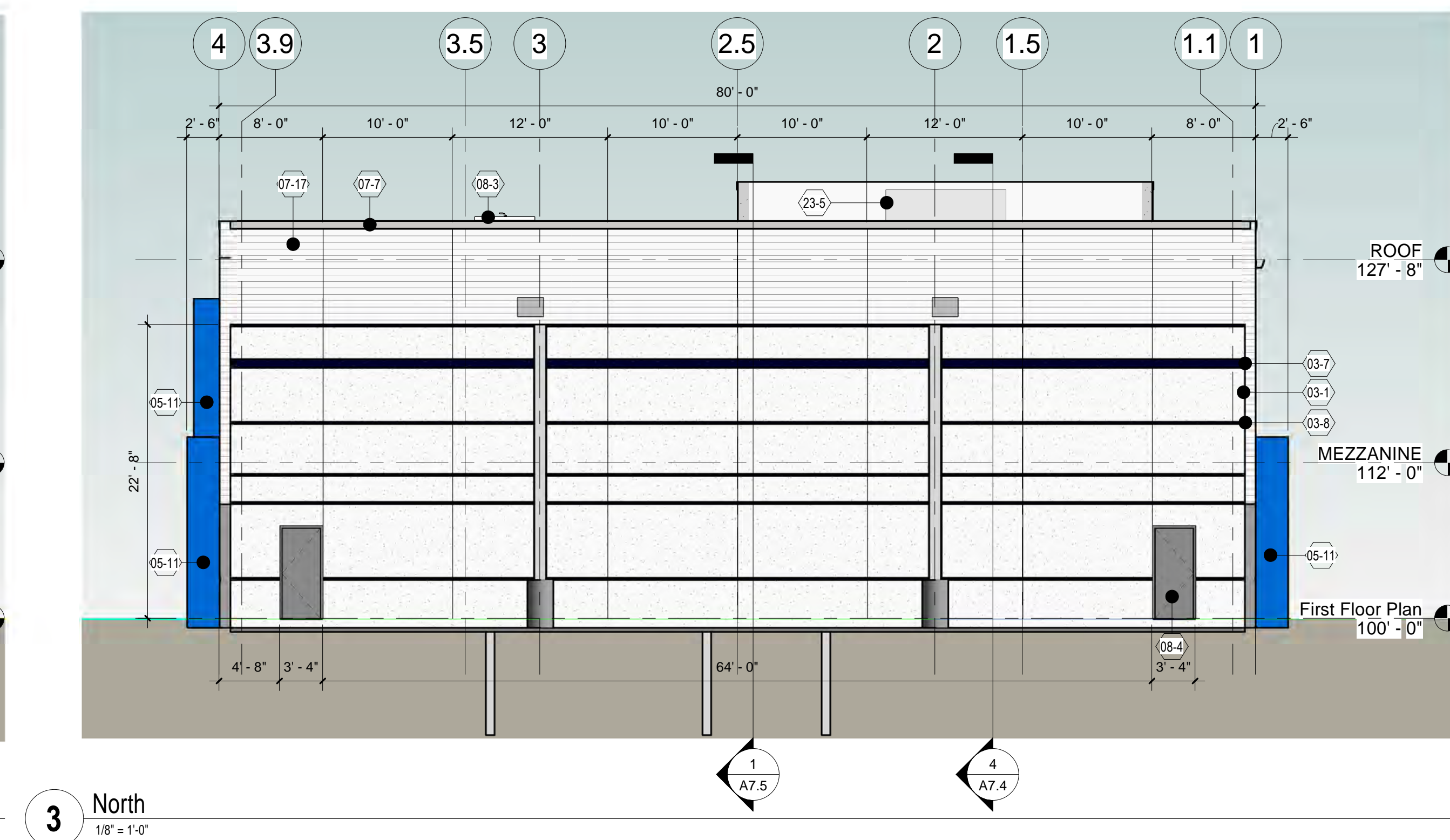
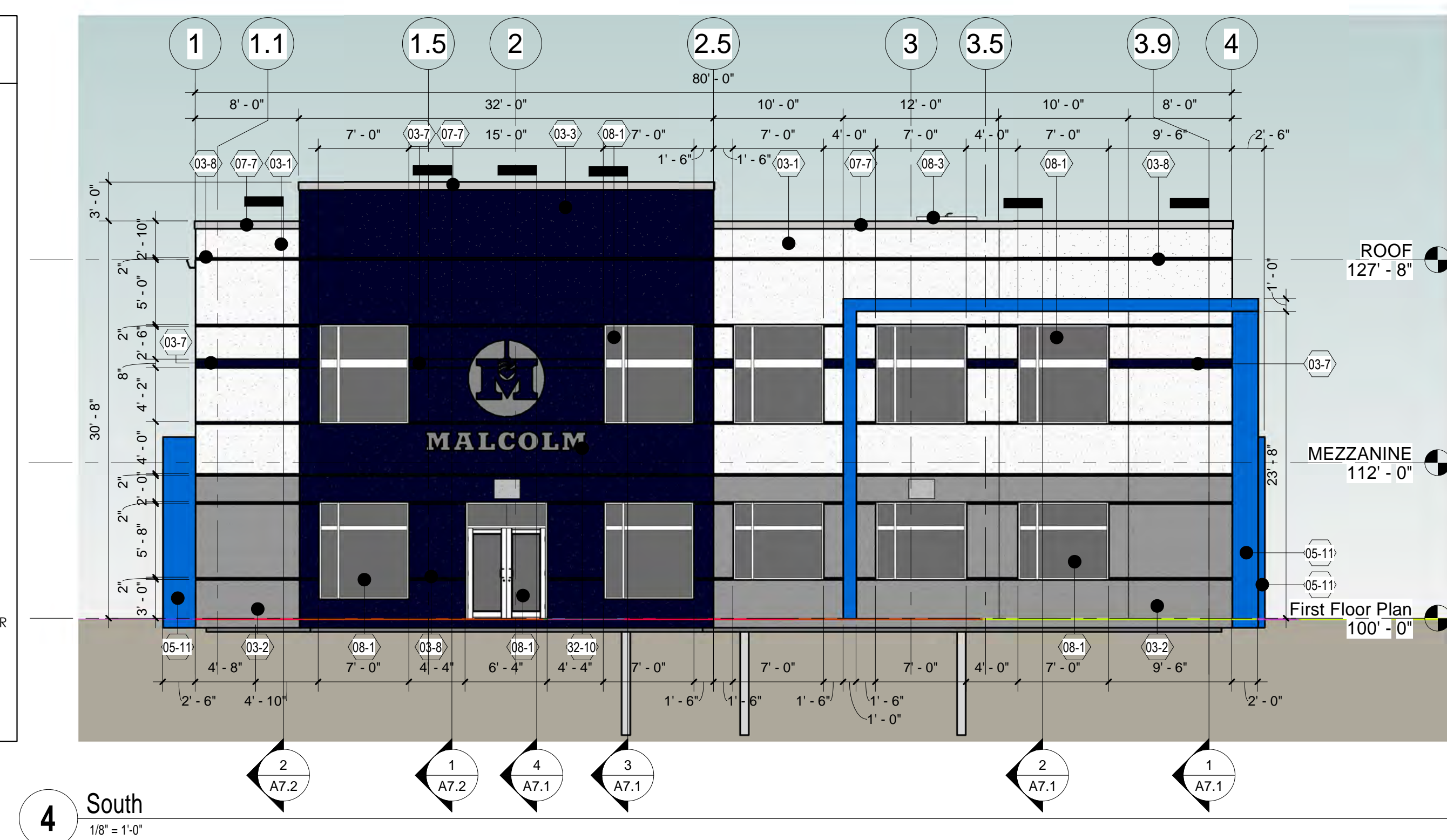
C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS, IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2, DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, OR INTENDED SOLELY FOR EMPLOYEE USE, EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA, EXCEPTION 6; DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL AND ADJACENT PERSONNEL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

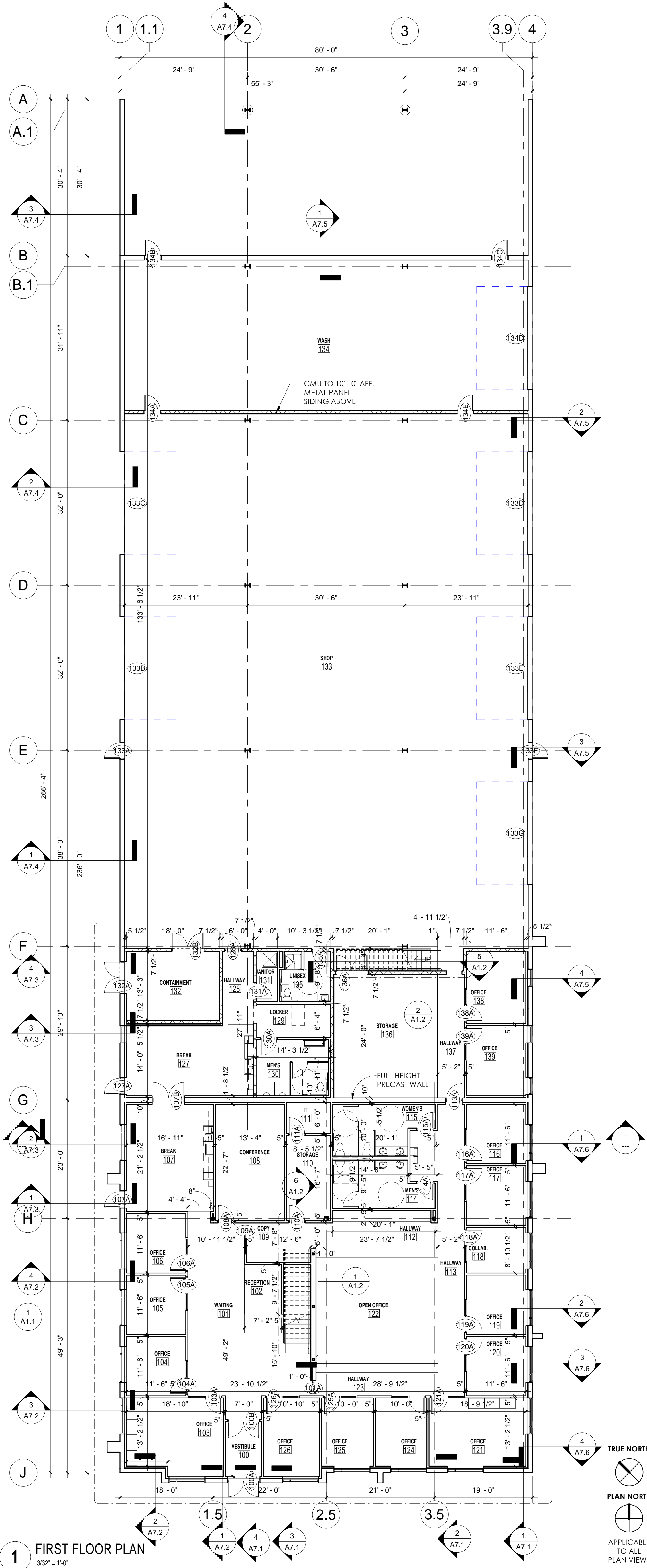
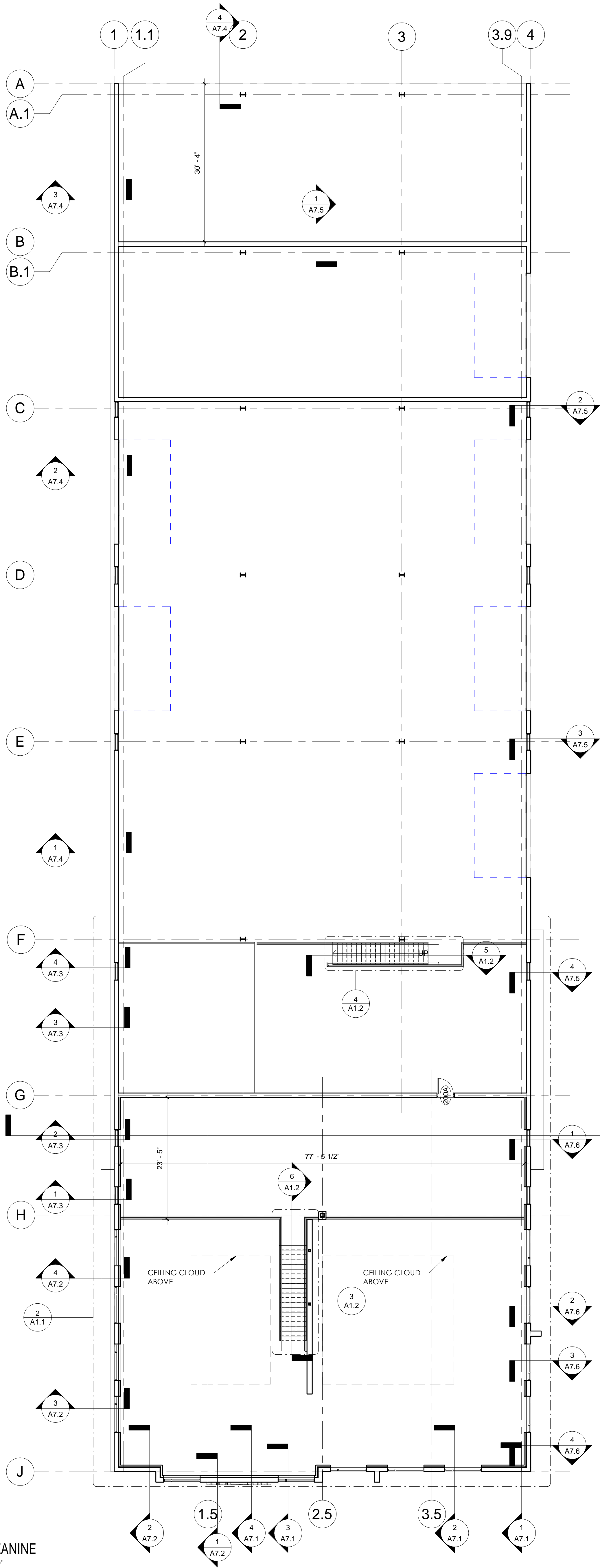


VALUE		CODED NOTES
03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - SW 7004 SNOWBOUND.	
03-2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - SW 7664 STEELY GRAY.	
03-3	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - SW 9178 IN THE NAVY.	
03-7	8" X 1/2" DEEP REVEAL	
03-8	2" X 1/2" DEEP REVEAL	
05-11	ALUMINIUM COMPOSITE PANEL - CUSTOM FACTORY FINISH	
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".	
07-17	PRE-FINISHED METAL FASCIA PANEL WITH PAINTED FINISH - SW 6958 DYNAMIC BLUE.	
07-18	PREFINISHED STEEL GUTTER AND DOWNSPOUT SYSTEM. SIZE AND GA. TO BE VERIFIED BY PLUMBER. COORD. W/ ROOF INSTALLATION.	
08-1	ALUMINIUM STOREFRONT	
08-3	ROOF HATCH. PROVIDE CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL 3/A4.1	
08-4	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE CAST COLOR);	
08-5	INSULATED OH DOOR. FACTORY FINISHED WITH VISION WINDOWS. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW	
03-5	ROOF/MECHANICAL UNITS, PARAPET WITH VISION SCREENING.	
32-10	INTERNAI XLT SIGN BY OWNER	

KEYNOTE LEGEND	
VALUE	CODED NOTES

FLOOR PLAN LEGEND		
	ROOM	
	ROOM NAME	
	ROOM NUMBER	
	DOOR NUMBER	
	PARTITION TYPE	
	PLAN NOTES	
	SURFACE MOUNTED FIRE EXTINGUISHER	
	F.E.	
	RECESSED EXTINGUISHER	
	F.E.C.	
	EXIT LIGHT	
	EXIT LIGHT (DIRECTIONAL)	
	PARTITION TO BE DEMOLISHED	
	DOOR AND FRAME TO BE REMOVED	
	EXISTING PARTITION TO REMAIN	
	EXISTING DOOR TO REMAIN	
	NEW CONSTRUCTION	
	NEW DOOR & FRAME	

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



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

BRIORN
DESIGN GROUP
3805 N BROADFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 780-6500 PHONE
(262) 780-6505 FAX

SHEET TITLE

OVERALL FLOOR PLAN

MALCOLM DRILLING
PROPOSED NEW FACILITY AT:
HILL COURT
MUKWONAGO, WI

PROGRESS SET
NOT FOR CONSTRUCTION

JOB: 3175
DRAWN: PG/TT
CHECKED: DF/PP/PG
DATE: 05-22-2019
SHEET:

TRUE NORTH
PLAN NORTH
APPLICABLE TO ALL PLAN VIEWS

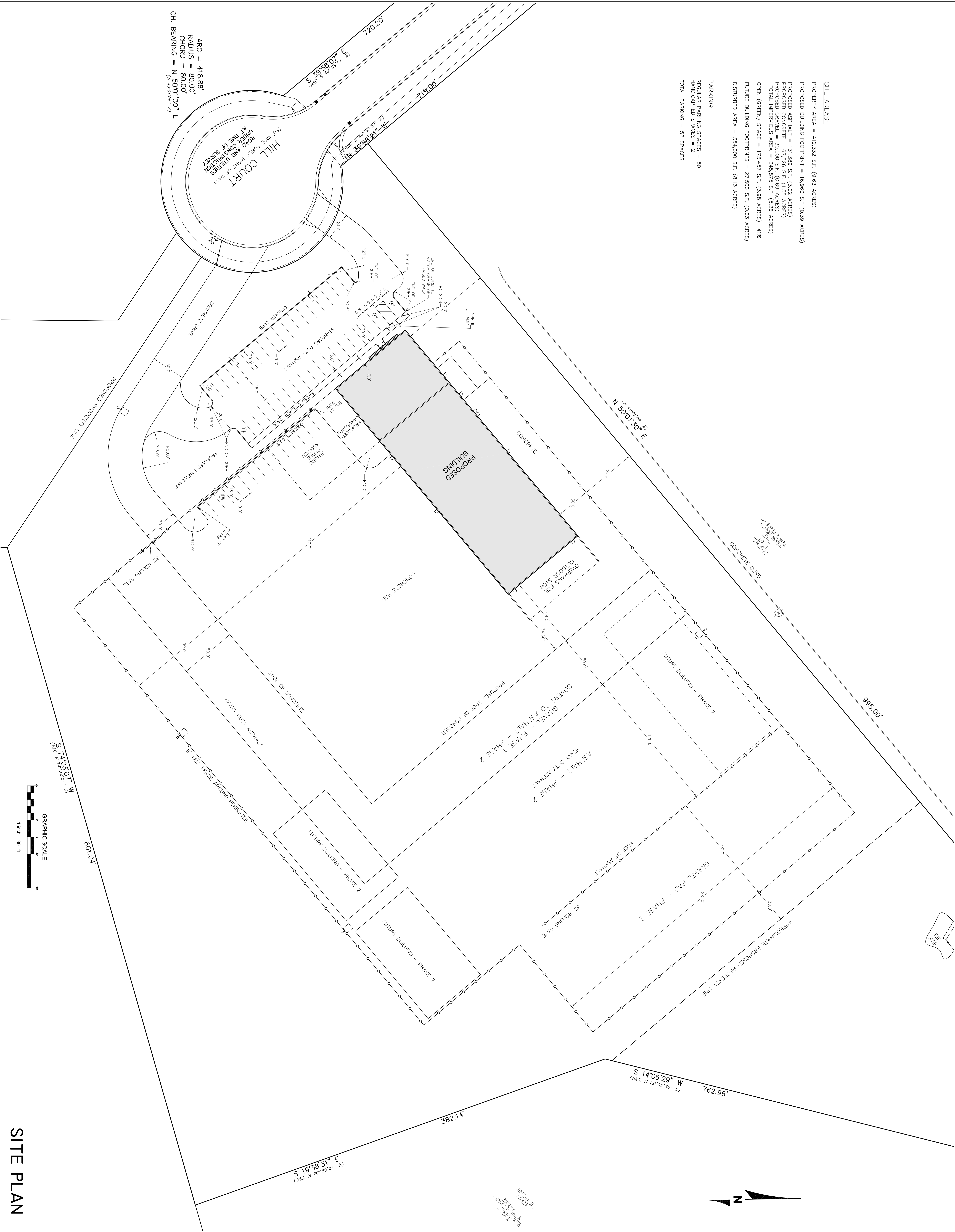
A1.0

SITE AREAS:

PROPERTY AREA = 419,332 S.F. (9.63 ACRES)
PROPOSED BUILDING FOOTPRINT = 16,960 S.F. (0.39 ACRES)
PROPOSED ASPHALT = 131,389 S.F. (3.02 ACRES)
PROPOSED CONCRETE = 67,526 S.F. (1.55 ACRES)
PROPOSED GRAVEL = 30,000 S.F. (0.69 ACRES)
TOTAL IMPERVIOUS AREA = 245,875 S.F. (5.26 ACRES)
OPEN (GREEN) SPACE = 173,457 S.F. (3.98 ACRES) 41%
FUTURE BUILDING FOOTPRINTS = 27,500 S.F. (0.63 ACRES)
DISTURBED AREA = 354,000 S.F. (8.13 ACRES)

PARKING:

REGULAR PARKING SPACES = 50
HANDICAPPED SPACES = 2
TOTAL PARKING = 52 SPACES



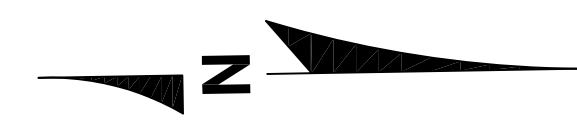
MALCOLM DRILLING COMPNAY
HILL COURT MUKWANAGO, WISCONSIN

SITE PLAN

C1.0
SHEET 1 OF 4

CJE NO.: 191IR5
MAY 28, 2019

- NOTES:
1. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAINS, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWANAGO REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 4. THE PROPOSED STORM SEWER HAS BEEN DESIGNED BY USING AREA METHOD.
 5. UNLESS OTHERWISE LABELED ON THE PLAN, ALL STORM SEWERS SHALL BE 12" DIA. 15' SLOPE PER 100'.
 6. STORM WATER MANAGEMENT: THIS IS PROVIDED WITH AN EXISTING REGIONAL POND.
 7. DISTURBED AREA = 354,000 S.F. (8.13 ACRES)

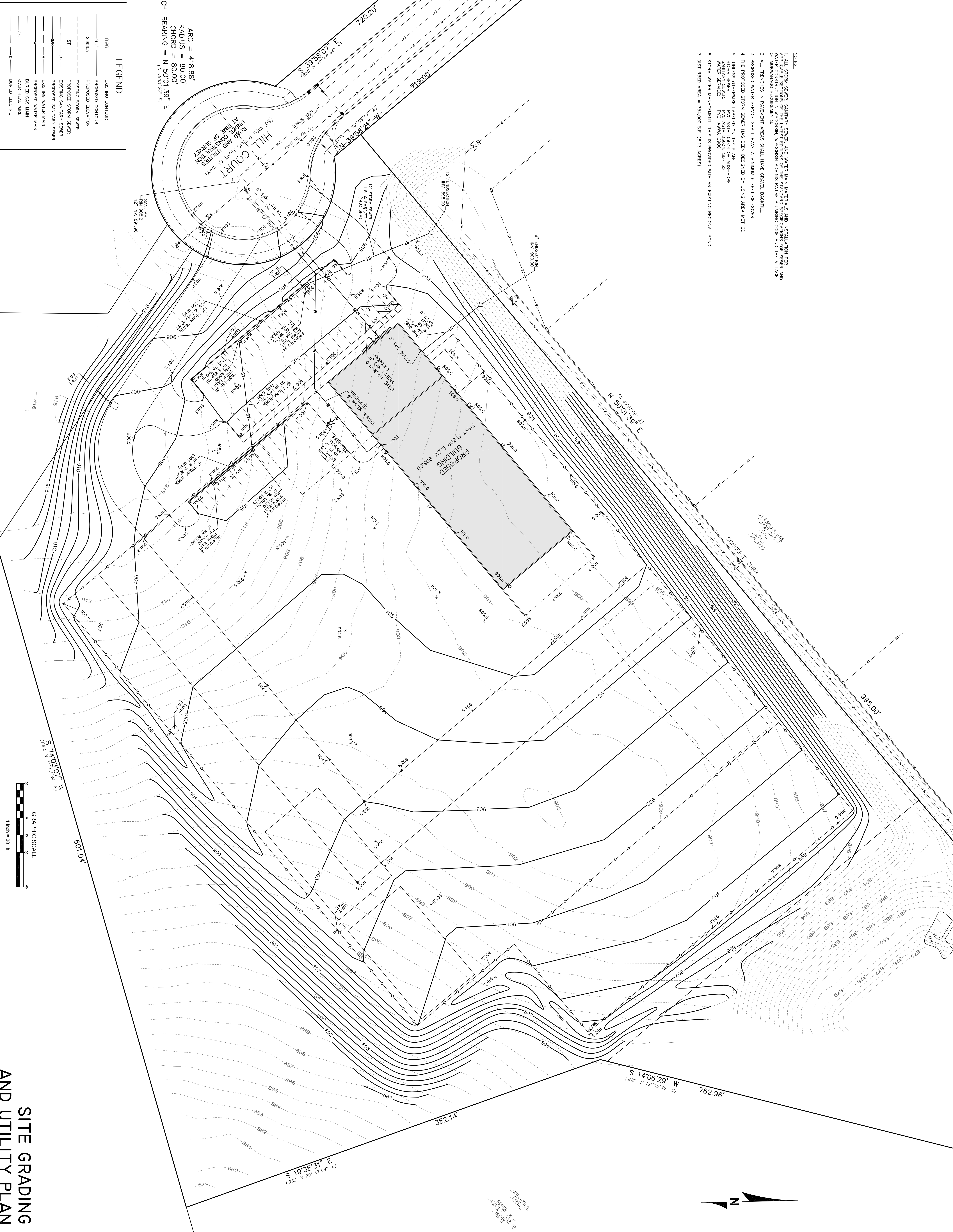
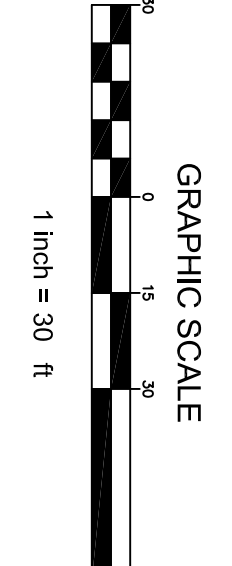


MALCOLM DRILLING COMPNAY
HILL COURT MUKWANAGO, WISCONSIN

CUE NO.: 191IR4
MAY 28, 2019

C2.0
SHEET 2 OF 4

**SITE GRADING
AND UTILITY PLAN**



LEGEND

886	EXISTING CONTOUR
905	PROPOSED CONTOUR
x 895.5	PROPOSED ELEVATION
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SM	EXISTING SANITARY SEWER
SM	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
///	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC

- CONSTRUCTION SCHEDULE**
1. OBTAIN PERMITS AND APPROVALS
 2. INSTALL SILT FENCE
 3. STRIP TOPSOIL AND STOCKPILE IN AREA OF SEDIMENT BASIN.
 4. INSTALL SEDIMENT BASIN AND DIVERSION BERMS AND SWALES.
 5. INSTALL HALE BALES IN EXISTING DITCH.
 6. BEGIN BUILDING CONSTRUCTION.
 7. INSTALL INLET FRAME SCREENS IN ALL NEW STORM INLETS.
 8. FINAL GRADING, SLOPES AND TOPSOIL, CRITICAL SLOPES.
 9. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
 10. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES 18 MONTHS BEFORE FINAL STABILIZATION - 6 MONTHS.

**EROSION CONTROL
PRACTICES SCHEDULE**

- 1 SILT FENCE
- 2 CONSTRUCTION EXIT
- 3 INLET PROTECTION
- 4 OUTLET PROTECTION
- 5 EROSION MAT
- 6 SEDIMENT BASIN
- 7 HALE BALES

EROSION MATTING
EROSION MATTING SHALL BE INSTALLED ON ALL EXPOSED SOILS. MAT SHALL BE CLASS TYPE B EROSION MAT PER MANUFACTURER'S SPECIFICATIONS.

TEMPORARY COVER:
DURING GROWING SEASON:
TEMPORARY SEEDING DATES
OATS - 4/1-8/1
WINTER WHEAT - 9/1-10/1
WATER CEREAL RYE - 8/1-10/15 (FOR TEMPORARY COVER SEED AT 131# PER ACRE)
AREAS THAT ARE INACTIVE DURING SUCH PERIODS SHALL BE COVERED WITH AN ANNUAL POLYMER/CLAY (COVER) SEE WORK TECHNICAL STANDARD 1050.

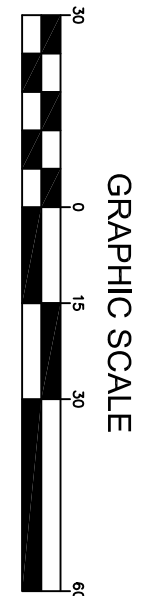
- MAINTENANCE PLAN**
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED FOR THE DURATION OF THE PROJECT. ALL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
 2. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
 3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NEEDED TO MAINTAIN A MINIMUM 90% VEGETATIVE COVER.
 4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

ARC = 418.88'
RADIUS = 80.00'
CHORD = 80.00'
CH. BEARING = N 50°01'39" E
(7° 49'01" 00" 00" 00")

LEGEND

- 89.6 EXISTING CONTOUR
- 90.5 PROPOSED CONTOUR
- 906.5 PROPOSED ELEVATION
- ST EXISTING STORM SEWER
- SM EXISTING SANITARY SEWER
- SM PROPOSED SANITARY SEWER
- W EXISTING WATER MAIN
- W PROPOSED WATER MAIN
- OVER HEAD WIRE
- BURIED ELECTRIC
- SILT FENCE LOCATION

NOTE:
1. DISTURBED AREA = 354,000 S.F. (8.13 ACRES)
2. STORM WATER MANAGEMENT IS PROVIDED BY AN OFFSITE REGIONAL POND.



MALCOLM DRILLING COMPANY

HILL COURT MUKWANAGO, WISCONSIN

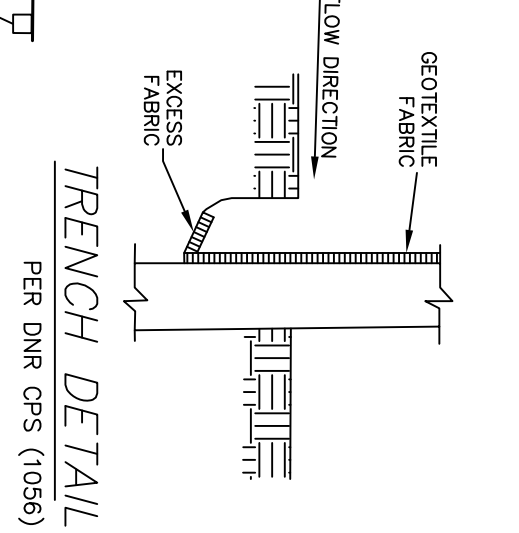
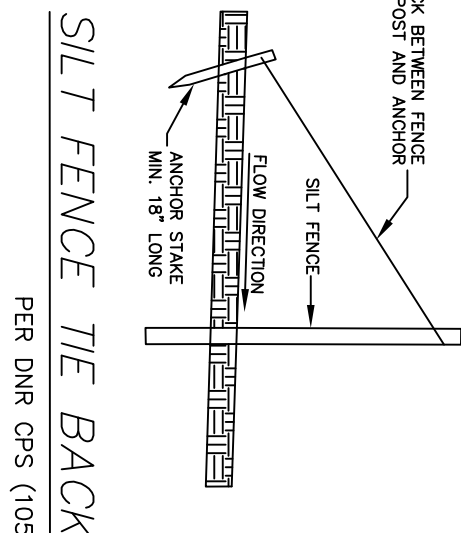
CJE NO.: 1911RS
MAY 28, 2019

EROSION CONTROL PLAN

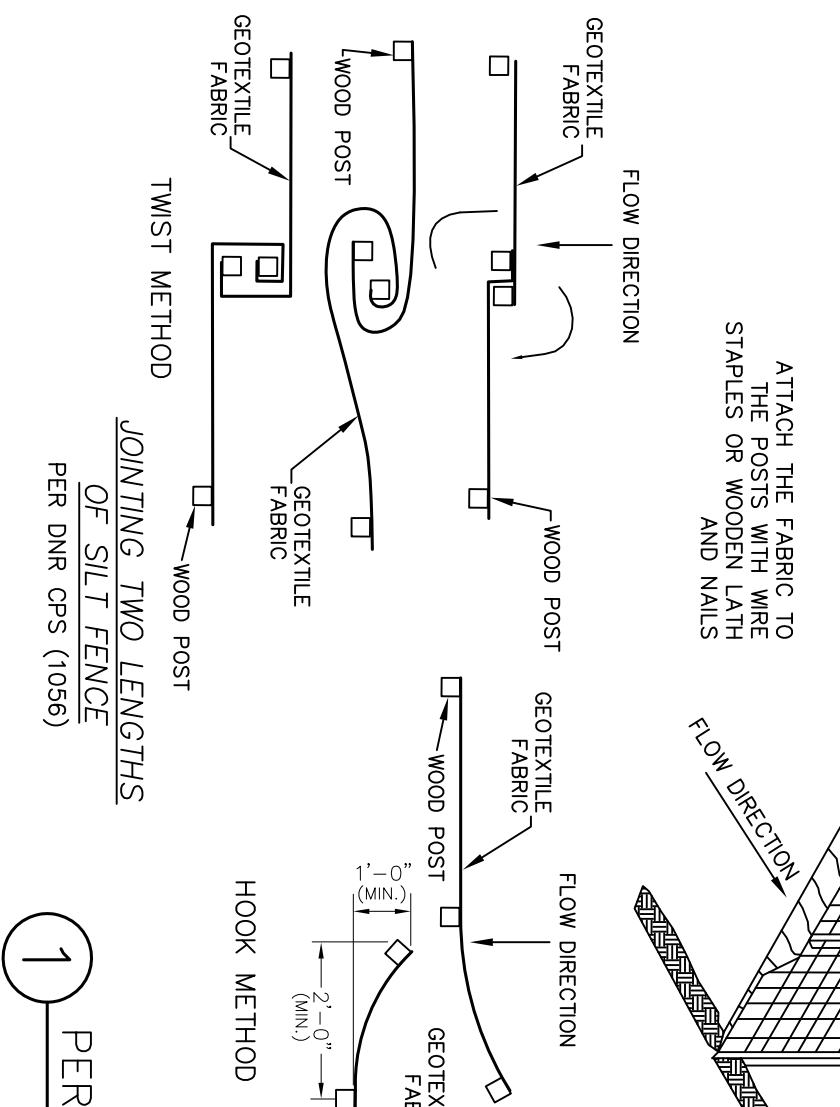
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SHEET 3 OF 4

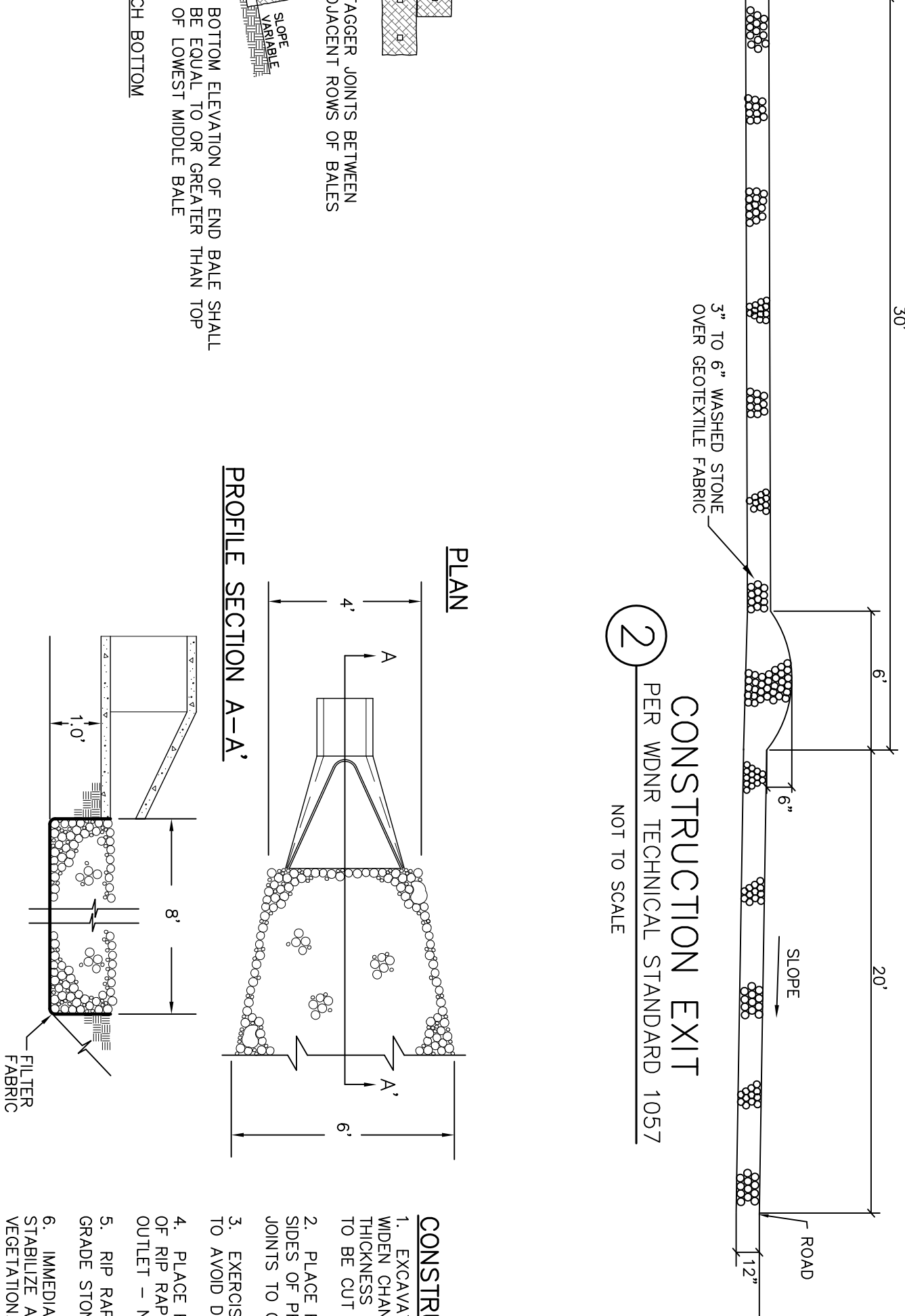
- SILT FENCE CONSTRUCTION SPECIFICATIONS**
(SEE DNR GPS 1056)
- Excavate all loose material and debris from the area of the silt fence and remove it from the site.
 - Locate posts per DNR GPS (1056).
 - When a trench is necessary, refer to DNR GPS (1056) for details.
 - Filter fabric to be of nylon, polyester, polypropylene or ethylene glycol with a flow rate of at least 0.3 gal/ft² ft/min. and with a flow rate of at least 0.3 gal/ft² ft/min. and stability.
 - The filter fabric shall be covered by spreading at least 8 inches of fabric in a 4' x 6' trench.
 - Post to be 1 1/8" x 1/8" heavy or oak, 3 feet long, spaced a maximum of 3 feet apart.
 - Use 1/2" x 1/2" x 1/8" heavy or oak, 3 feet long, spaced a maximum of 3 feet apart.
 - Use 1/2" x 1/2" x 1/8" heavy or oak, 3 feet long, spaced a maximum of 3 feet apart.
 - Use 1/2" x 1/2" x 1/8" heavy or oak, 3 feet long, spaced a maximum of 3 feet apart.



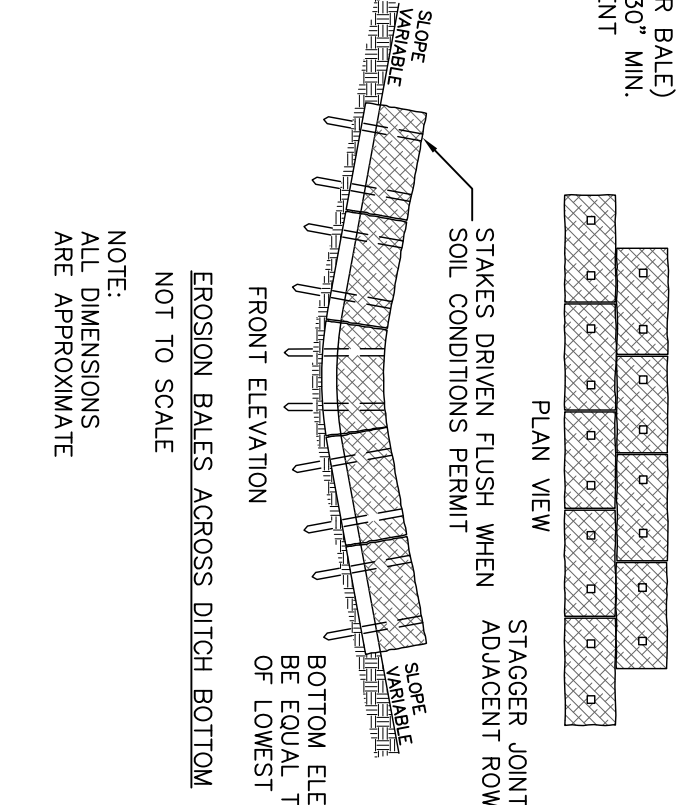
SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE



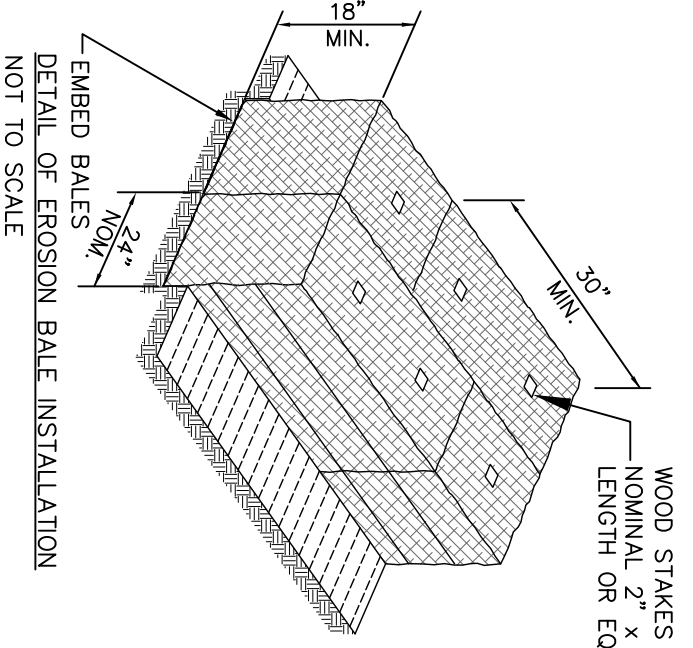
CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE



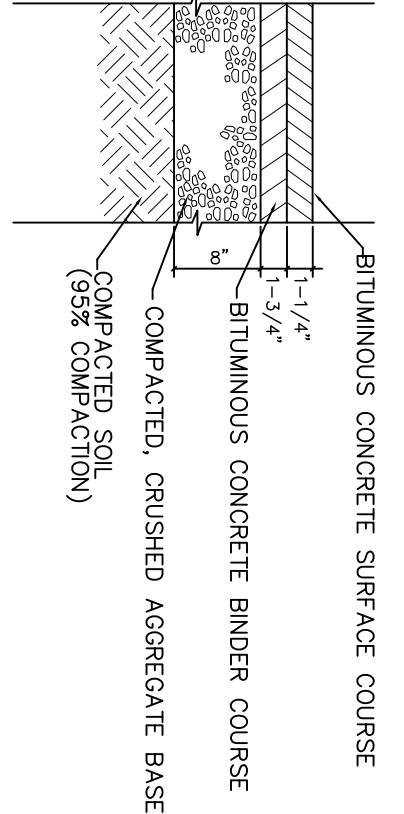
OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE



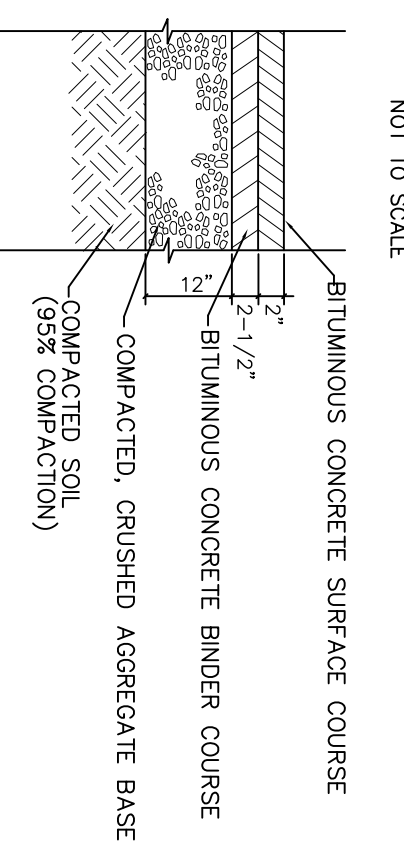
HAY BALE DITCH CHECK
PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE



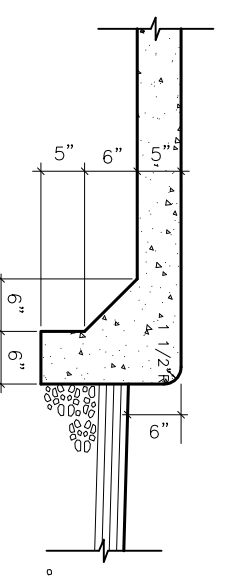
STANDARD DUTY ASPHALT PAVEMENT
(PARKING AREA)
NOT TO SCALE



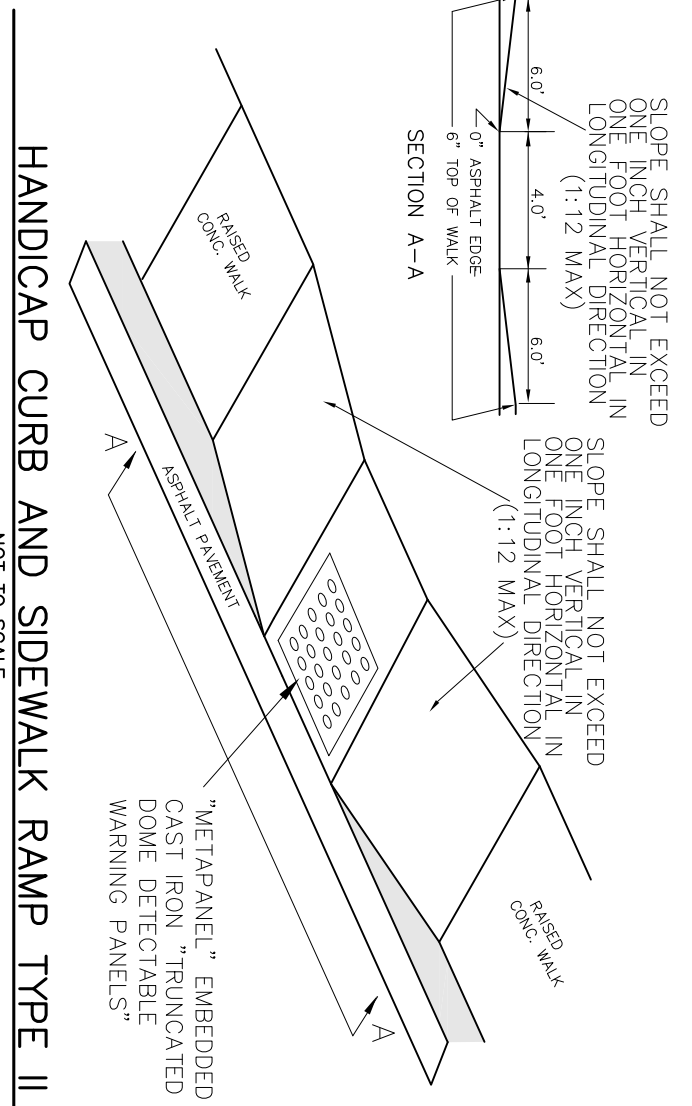
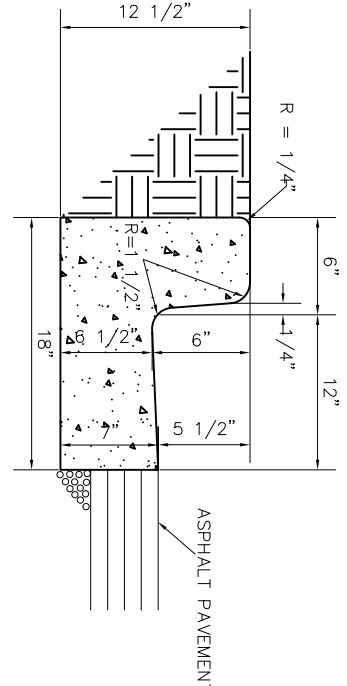
HEAVY DUTY ASPHALT PAVEMENT
(TRUCK TRAFFIC AREA)
NOT TO SCALE



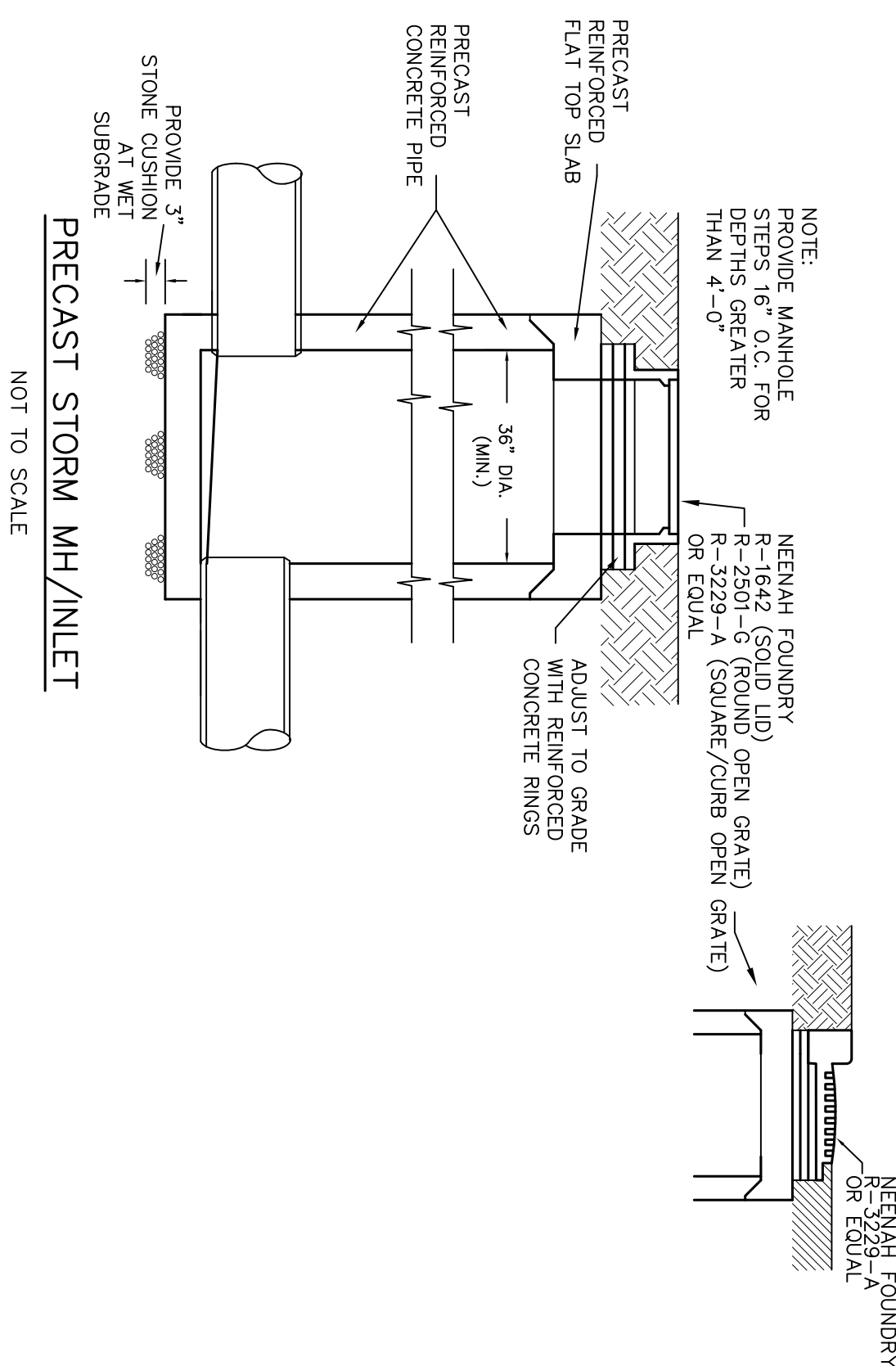
CONCRETE WALK WITH INTEGRAL CURB
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

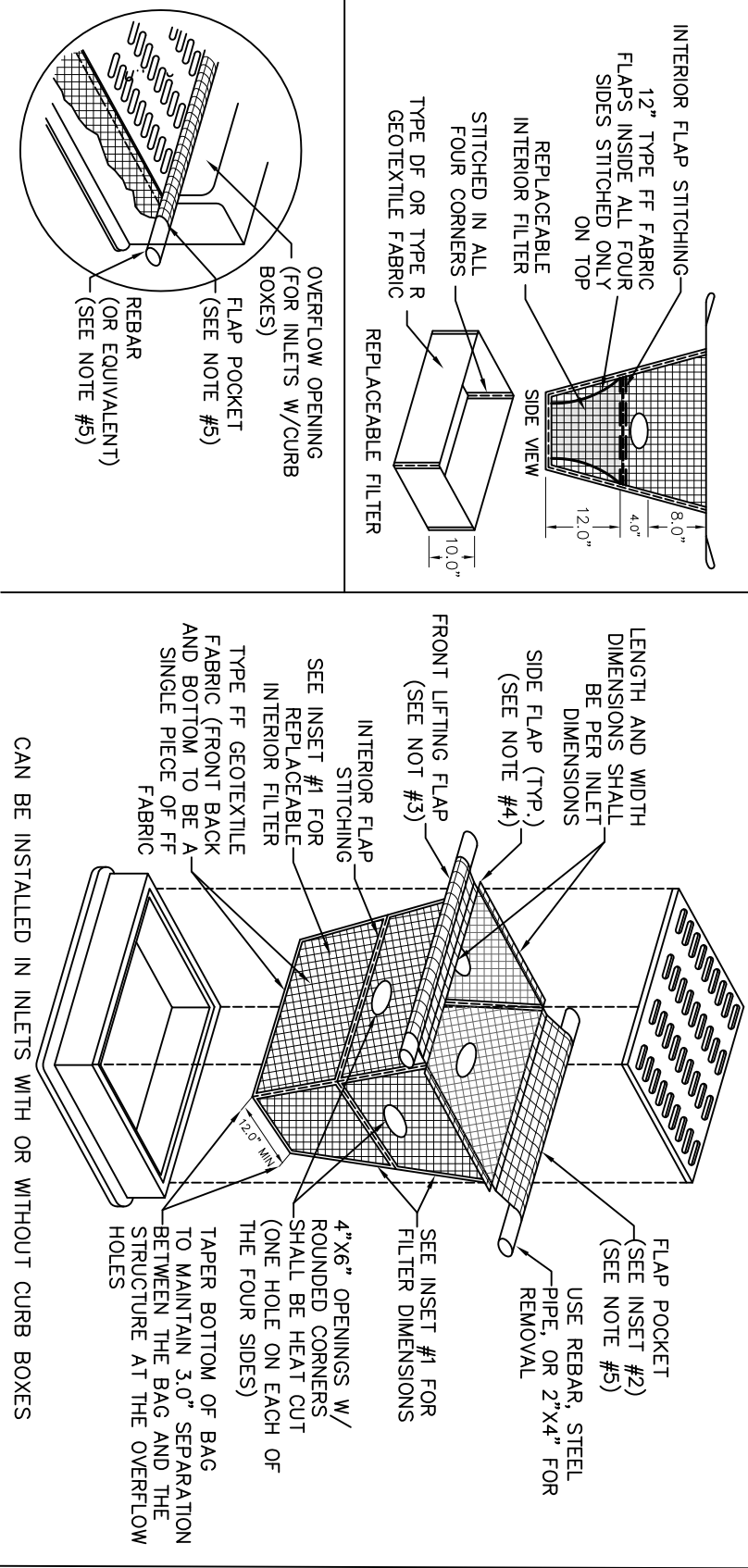


HANDICAP CURB AND SIDEWALK RAMP TYPE II
NOT TO SCALE



PRECAST STORM MH/INLET
NOT TO SCALE

INLET PROTECTION, TYPE D-M
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



- NOTES:**
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE. MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GUT STRUCTURE WALL.
 2. THE OVERFLOW OPENINGS TO GUT STRUCTURE WALL.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- MAINTENANCE NOTES:**
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

3



TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
UTILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS' HOTLINE
811 or 1-800-242-6011
MUN. PROJ. 242-1181
MS. STATUTE 182.075(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

Required Site Landscaping

One (1) tree for every 20 LF of street frontage.

Length of Street Frontage: 217 LF
Required Trees for Site: 11 Trees
Number of Trees Shown: 73 Trees

Parking Lot Landscaping

15 SF of interior landscape area per parking stall.

Landscaping between building and parking can count up to

count up 50% of requirement.

Minimum island size is 720 SF

10% of required site trees must be located in interior islands.

Number of Parking Stalls: 52 Stalls
Required Area of Interior Islands: 780 SF
Total Area of Interior Islands: 8,971 SF
Area Between Building and Vehicle
Use Area Being Counted: 2,545 SF

Required Number of Trees inside parking lot: 1.08 Trees
Number of trees shown inside parking lot: 5 Trees

Parking Lot Screening

Required if parking lot is adjacent to residential zones.

Landscaping shall be located within 15' of pavement.

CODE REQUIREMENTS

ARC = 418.88'
RADIUS = 80.00'
CHORD = 80.00'
CH. BEARING = N 50°01'39" E
(N 49°01'09" E)

SHADE TREES (DECIDUOUS)
AFM Autumn Fantasy Maple
PPH Prairie Pride Hackberry
VFE Valley Forge American Elm

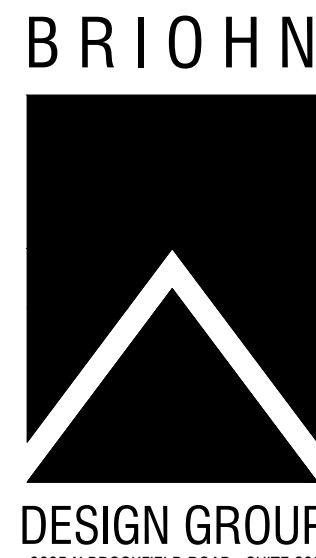
EVERGREEN TREES
CF Concolor Fir
NS Norway Spruce
BHS Black Hills Spruce
CGS Colorado Green Spruce

EVERGREEN SHRUBS
SGJ Sea Green Juniper
KCPJ Kallay Compact Pfitzer Juniper

DECIDUOUS SHRUBS
MKL Miss Kim Dwarf Lilac
MV Mohican Viburnum
WRW Wine & Roses Compact Wiegela

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
PDS Prairie Dropseed

HERBACEOUS PERENNIALS
HRD Happy Returns Daylilly
RRD Rosy Returns Daylilly
PPCB Palace Purple Coralbells
PLANT ABBREVIATIONS



OVERALL LANDSCAPE PLAN

PROPOSED NEW BUILDING:
MALCOLM DRILLING
MUKWONAGO, WI



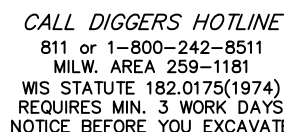
OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"



JOB: 3175
DRAWN: PCA
CHECKED: WDH
DATE: 04-18-2019
SHEET:

L 1.0



EVERGREEN TREES

CF	Concolor Fir
NS	Norway Spruce
BHS	Black Hills Spruce
CGS	Colorado Green Spruce

DECIDUOUS SHRUBS

MKL	Miss Kim Dwarf Lilac
MV	Mohican Viburnum
WRW	Wine & Roses Compact Wiegela

ORNAMENTAL GRASSES

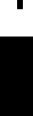
KFRG	Karl Foerster Feather Reed Grass
PDS	Prairie Dropseed

HERBACEOUS PERENNIALS

HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
PPCB	Palace Purple Coralbell

PLANT ABBREVIATIONS

BRIORN



DESIGN GROUP

3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

ENLARGED LANDSCAPE PLAN

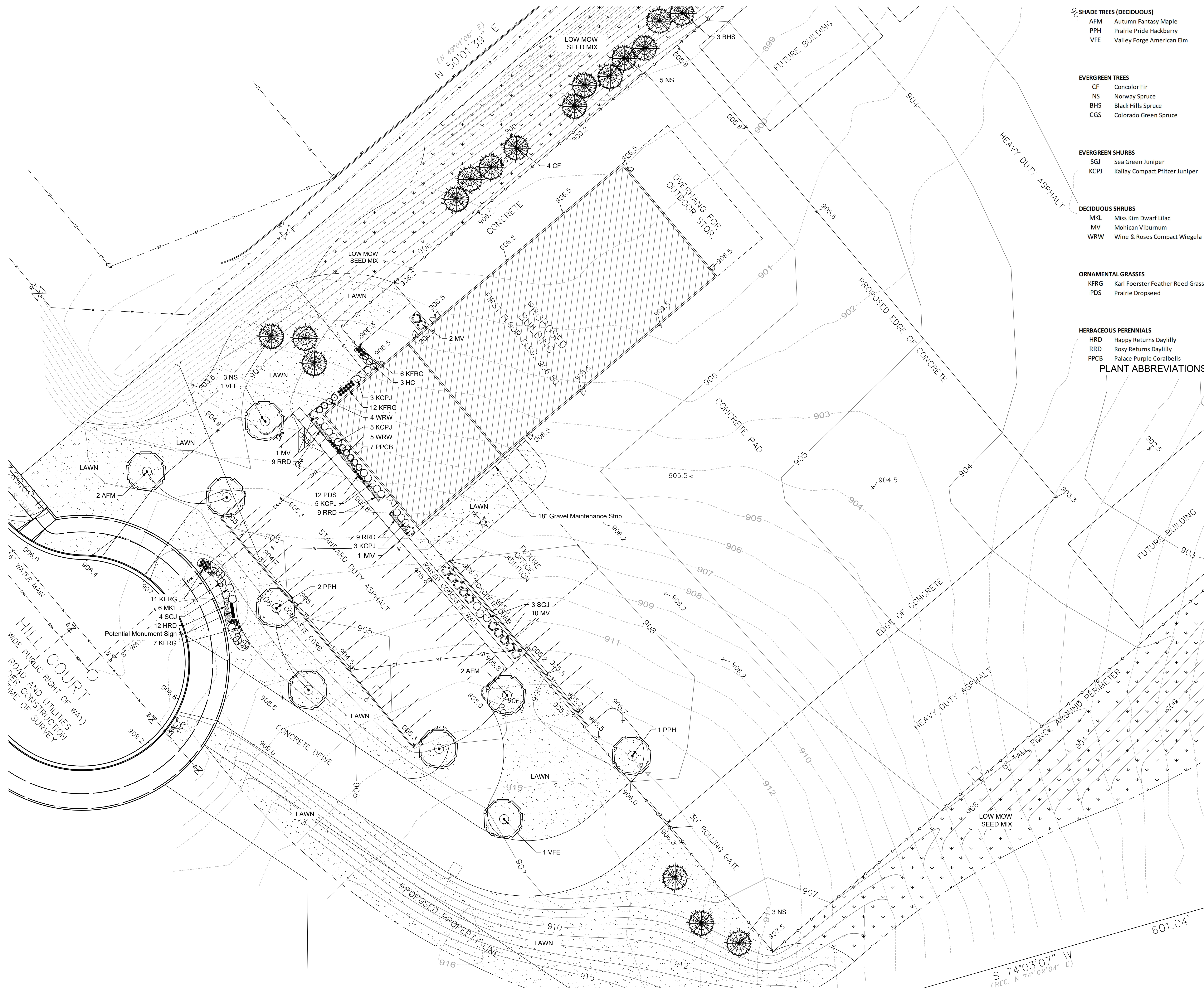
1

PROPOSED NEW BUILDING:
MALCOLM DRILLING
MUKWONAGO, WI

MUKWONAGO, WI

JOB:	3175
DRAWN:	PCA
CHECKED:	WDH
DATE:	04-18-2019
SHEET:	

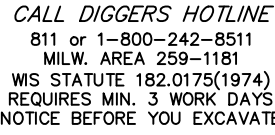
L 1.1



ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"

APPLICABLE
TO ALL
PLAN VIEWS





RESIDENTIAL • COMMERCIAL • INDUSTRIAL

227 Weil Drive • Slinger, WI 53086

Phone(262)644-6940 • Fax(262)644-7647

Malcolm Drilling

Exterior Lighting Submittal 5-3-19



Color: Bronze

Weight: 34.8 lbs

Project:

Malcolm Drilling

Type:

A

Prepared By:

HFR electric inc.

Date:

5-3-19

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	55.2W

LED Info

Watts	50W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	6,855
Efficacy	124.2 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

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

DLC Product Code: P00001794

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

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

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Electrical

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

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

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

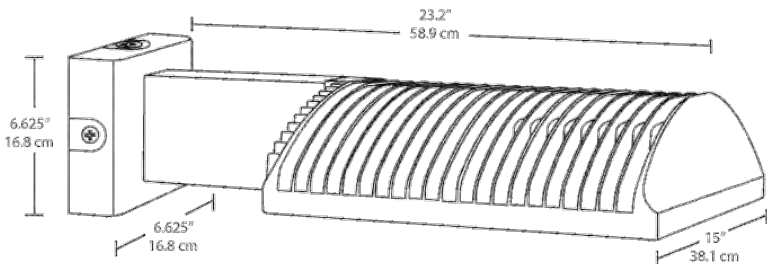
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	3T	50					
	4T = Type IV	50 = 50W 78 = 78W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller
	3T = Type III	105 = 105W					
	2T = Type II	125 = 125W 150 = 150W					



Color: Bronze

Weight: 34.8 lbs

Project:

Malcolm Drilling

Type:

B

Prepared By:

HFR electric inc.

Date:

5-3-19

Driver Info

Type	Constant Current
120V	0.89A
208V	0.58A
240V	0.50A
277V	0.44A
Input Watts	108.9W

LED Info

Watts	105W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000
Lumens	12,476
Efficacy	114.6 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

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

DLC Product Code: P0000179D

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

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

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Other

Warranty:

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

Patents:

The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:

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

Optical

BUG Rating:

B1 U0 G2

Electrical

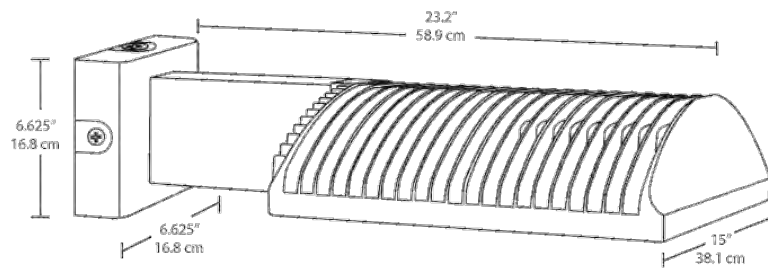
Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.9% at 120V, 16.2% at 277V

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	3T	105					
	4T = Type IV	50 = 50W 78 = 78W	Blank = 5000K (Cool)	Blank = Arm	Blank = Bronze	Blank = Standard	Blank = Standard
	3T = Type III	105 = 105W	N = 4000K (Neutral)	FX = Flat Mount	W = White	/480 = 480V	/PC = 120V Photocell
	2T = Type II	125 = 125W 150 = 150W	Y = 3000K (Warm)			/BL = Bi-Level	/PC2 = 277V Photocell
						/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell
						/480/D10 = 480V 0-10V Dimming	/PCT4 = 480V Twistlock Photocell
							/PCS = 120V Swivel Photocell
							/PCS2 = 277V Swivel Photocell
							/PCS4 = 480V Swivel Photocell
							/WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.)
							/WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.)
							/LC = Lightcloud Controller



Color: Bronze

Weight: 34.8 lbs

Project:

Malcolm Drilling

Type:

C

Prepared By:

HFR electric inc.

Date:

5-3-19

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.8W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	18,464
Efficacy	118.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

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

DLC Product Code: P0000174K

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

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

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Other

Warranty:

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

Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:

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

Optical

BUG Rating:

B1 U0 G3

Electrical

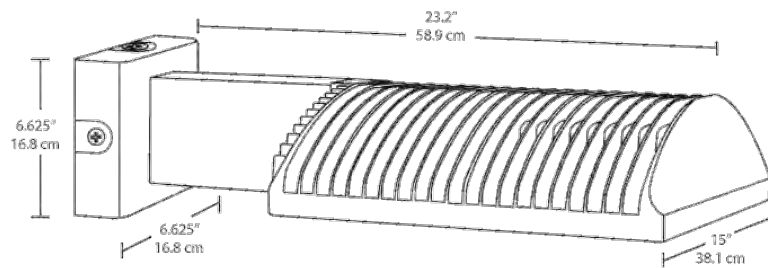
Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	150					
	4T = Type IV	50 = 50W 78 = 78W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller
	3T = Type III	105 = 105W					
	2T = Type II	125 = 125W 150 = 150W					



LED 10W & 13 Wallpacks. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Malcolm Drilling

Type:

D

Prepared By:

HFR electric inc.

Date:

5-3-19

Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.4W

LED Info

Watts	10W
Color Temp	5000K (Cool)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	97.4 LPW

Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PXP2JZLL

LED Characteristics

Lifespan:

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

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

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

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die cast aluminum housing, lens frame

Mounting:

Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Other

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Warranty:

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

Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

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

Technical Specifications (continued)

Optical

BUG Rating:

B1 U0 G0

Electrical

Driver:

Multi-chip 10W high output long life LED Driver
Constant Current, Class II, 120V-240V, 50/60/ Hz,
350mA

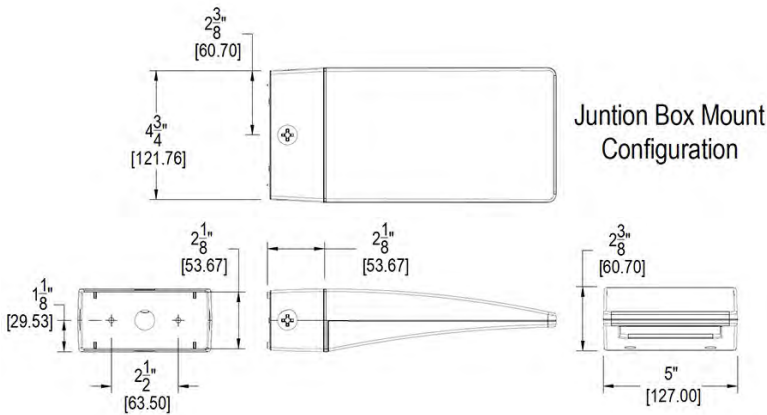
THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty



Color: Bronze

Weight: 32.3 lbs

Project:

Malcolm Drilling

Type:

E

Prepared By:

HFR electric inc.

Date:

5-3-19

Driver Info

Type	Constant Current
120V	0.89A
208V	0.58A
240V	0.50A
277V	0.44A
Input Watts	108.9W

LED Info

Watts	105W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000
Lumens	12,476
Efficacy	114.6 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

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

DLC Product Code: P0000177E

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

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

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens included

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection:

4kV

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.9% at 120V, 16.2% at 277V

Power Factor:

99.6% at 120V, 94.5% at 277V

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

BAA Compliance:

Click www.rablighting.com/product/ALED3T105 USA for BAA compliance.

Warranty:

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

Equivalency:

Replaces 320W Metal Halide

Buy American Act Compliance:

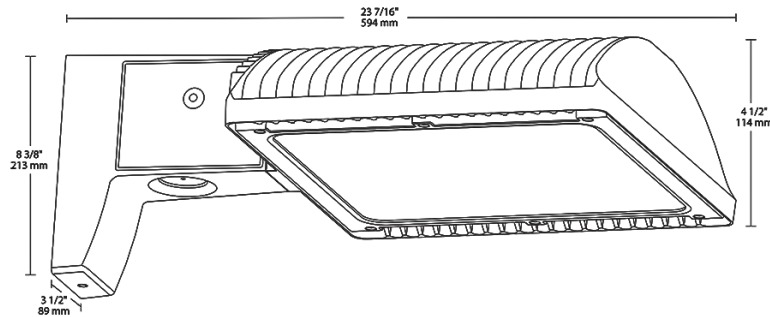
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	105						
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming	/PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	



Color: Bronze

Weight: 32.9 lbs

Project:

Malcolm Drilling

Type:

F

Prepared By:

HFR electric inc.

Date:

5-3-19

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.8W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	18,464
Efficacy	118.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

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

DLC Product Code: P0000175F

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

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

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens included

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection:

4kV

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Optical

BUG Rating:

B1 U0 G3

Other

BAA Compliance:

Click www.rablighting.com/product/ALED4T150 USA for BAA compliance.

Warranty:

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

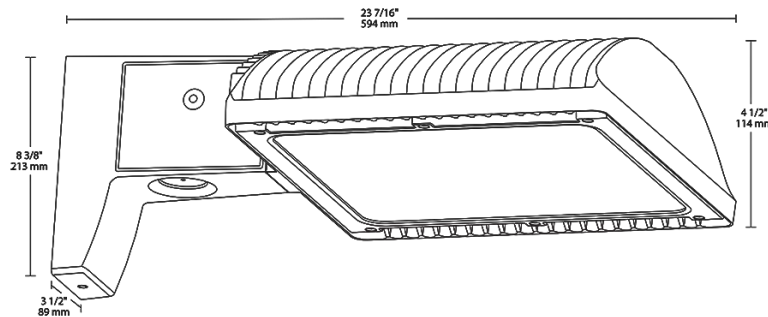
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

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

Dimensions



Features

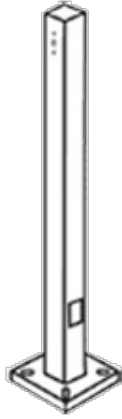
66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150						
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming	/PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:

Malcolm Drilling

Type:

Pole

Prepared By:

HFR electric inc.

Date:

5-3-19

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available
www.rablighting.com/downloads/instructions/poles4.pdf
 f" target="_blank.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 8.3 ft./240 lb.
 80MPH 5.6 ft./165 lb.
 90MPH 3.6 ft./110 lb.
 100MPH 2.2 ft./75 lb.
 110MPH 1.0 ft./45 lb.
 120MPH 0.2 ft./20 lb..

Accessories:

Anchor Bolts: www.rablighting.com/product/ABK4-11

Technical Specifications (continued)

Other

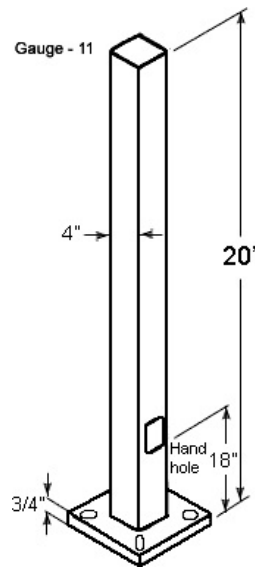
Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

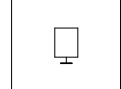
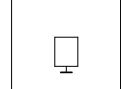
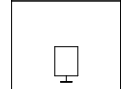

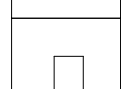
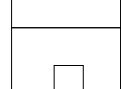
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps Wattage
	A	2	RAB LIGHTING, INC.	WPLED3150 (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	6 55.2
	B	2	RAB LIGHTING, INC.	WPLED3105 (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6 105.7
	C	5	RAB LIGHTING, INC.	WPLED4150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6 155.7
	D	2	RAB LIGHTING, INC.	10watt LED wall pack	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6 10.5
	E	3	RAB LIGHTING, INC.	ALED3105 (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6 105.7
	F	3	RAB LIGHTING, INC.	WPLED4150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6 155.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #2	+	0.4 fc	12.2 fc	0.0 fc	N/A	N/A

May 30, 2019

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

Re: Proposed Malcolm Drilling
Preliminary Storm Water Review

Dear Mr. Schwecke:

We have reviewed the preliminary storm water submittal for the proposed Malcolm Drilling Development. A plan commission submittal was submitted and is dated May 9, 2019 and was received in our office on May 16, 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 and regional storm water management plan. 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 plans, as submitted, can meet the requirements of the Village Ordinance and regional storm water management plan 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 construction set is submitted to us, we will perform a detailed technical review of the documents. A few clarification should be made when the construction set is submitted:

1. Storm sewer and inlet capacity analysis computation should be included on the proposed utility plan.
2. A narrative should be submitted detailing how any spills or leaks of hydraulic fluid, gas, or oil will be handled on the site so that they never make it to the regional pond.

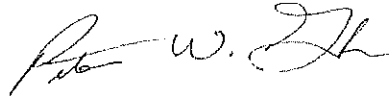
If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads, Village Ordinances and regional storm water management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

Mr. Tim Schwecke
Village of Mukwonago
May 30, 2019
Page 2

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

Very truly yours,

RUEKERT & MIELKE, INC.



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

PWG:pwg

cc: Fred Winchowky, Village of Mukwonago
John Weidl, Village of Mukwonago
Bob Harley, Village of Mukwonago
Mark G. Blum, Village of Mukwonago
Dave Brown, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Domenico Ferrante, AIA, Briohn Design Group LLC
Paul Grzeszczak, AIA, Briohn Design Group LLC
Christopher Jackson, P.E., CJ Engineering
Peyton Paquin, Briohn Building Corporation
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.
File



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: June 5, 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); Paul Grzeszczak, agent for applicant (via email)

From: Tim Schwecke, AICP; Interim Village Planner

Subject: Malcom Drilling Site Plan / Architectural Review

Meeting: June 11, 2019 Plan Commission meeting

Property location Hill Court (Part of Outlot 1 of CSM 4773)

Current zoning M-4 (Medium - Heavy Industrial)

General description Malcolm Drilling is proposing a 18,994 square foot industrial building with a potential expansion for a total of 23,844 square feet. The building will be used for administrative offices, storage, equipment repair and staging, and related operations.

Three accessory buildings may be constructed in the future. Those buildings will be reviewed at the time of submittal.

Parcel The subject property is currently part of a larger parcel in the industrial park. A certified survey map (CSM) will be prepared to create the parcel and submitted for village review. The proposed parcel will be about 9.63 acres.

Dimensional standards The proposed building complies with all relevant dimensional standards, including building height, setbacks and coverage.

Architectural review The exterior walls will consist of pre-cast concrete wall panels, with tinted window glazing in an aluminum window framing. The paint scheme uses two main colors and two accent colors. The proposed materials comply with the standards in the M-4 district.

Parking Two parking areas are planned: 37 stalls in front of the building and 16 stalls within the fenced area. Additional parking may be required as part of the building expansion.

As set forth in s. 100-402(f)(5) of the zoning code, all vehicle use areas with parking for 20 or more vehicles on a subject property, must be constructed with full concrete and gutter surrounding the vehicle use areas (both driveways and parking areas). The plan should be revised to meet this standard.

Outdoor storage As depicted in their application materials, there is a large storage area for equipment and materials. Some of the machinery will be kept in a vertical position (booms and the like). Given the size of some of the machinery, repairs will also be done in the yard. Shipping containers will also be

used for storage and staging equipment and will be stored in this area. The applicant will need to describe where the containers will be stored and if they will be stacked.

A portion of the yard is intended for long-term overflow storage. It is about 3,000 square feet and is located in the northeast corner of the yard. Given the size of the area and low number of vehicle trips over the area, dust should not be a concern. However, The Plan Commission will need to determine if this area should be hard-surfaced or not.

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.) As set forth in s. 100-601(e) of the zoning code, lighting levels shall not exceed zero footcandle at the lot line. The photometric plan submitted with the application shows compliance with that standard.

Landscaping plan Staff has reviewed the landscaping plan and has determined it complies with the landscaping requirements. It should be noted the plans call for a significant vegetative screening with conifers along the north north/east lot lines. In earlier reviews the previous Village Planner, stated that a berm would be required along the northeast lot line. That has not been addressed. The Plan Commission will need to determine if a berm is needed to provide additional screening of the site.

Fencing A 6-foot tall fence will be placed around the perimeter of the building and the yard.

Stormwater management The developer is proposing an onsite stormwater basin. It appears that a portion of the site is draining off-site (i.e., not directed to basin). The Village Engineer has conducted a preliminary review and has determined the plans, as submitted, can meet the village's requirements (letter attached).

Interdepartmental Review Conditions of approval are incorporated in the resolution to address comments made by village departments, including fire, police, public works, and utilities. Below is a summary of comments:

1. A fire department connection (FDC) as approved by the fire chief is required.
2. Will they install an 8-inch lead to the building?
3. Need an additional fire hydrant(s) to comply with a maximum distance of 300 feet between hydrants.
4. KNOX Box location to be approved by the fire chief.
5. A sampling manhole is required at the lot line per the utility department.
6. All private hydrants must be painted yellow to differentiate from public hydrants (red).
7. The sidewalk and apron should be constructed to accommodate the oversized vehicles (i.e., thicker concrete).

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

Potential motion Recommend to the Village Board the approval of the proposed project as set forth in the draft Resolution 2019-30

Attachments:

1. Correspondence from Peter Gesch (village engineer) dated May 30, 2019
2. Application materials
3. Draft Resolution 2019-30

ORDINANCE No. 963

**AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN FOR THE VILLAGE OF
MUKWONAGO FOR PROPERTY LOCATED AT 255 E WOLF RUN**

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

NOW, THEREFORE, the Board of Trustees of the Village of Mukwonago, Waukesha and Walworth Counties, **DOES HEARBY ORDAIN AS FOLLOWS:**

SECTION I: The Comprehensive Plan for the Village of Mukwonago entitled "Comprehensive Plan 2035 for the Village of Mukwonago" is hereby amended as follows:

- A. Map 9, "Land Use 2035", shall be amended by adding a "Business Mixed Use overlay" to Parcel Number MUKV2013995007
- B. Map 9, "Land Use 2035", shall retain the environmental features as shown on Exhibit A.
- C. This amendment shall take precedence to any conflict that may arise between other Comprehensive Plan policies and presentation of projected number of dwelling units and population within the Comprehensive Plan calculated based on the prior land use designation of the area subject to this amendment pursuant to Exhibit A.

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

SECTION III: SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decisions shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, section or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other

ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION IV: EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Passed and adopted this 19th day of June, 2019.

Fred Winchowky, Village President

Attest:

Judith A. Taubert, Village Clerk



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

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

From: Tim Schwecke, AICP; Interim Village Planner

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

Meeting: May 14, 2019 Plan Commission meeting

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

Property owner Greenwald Family Limited Partnership

Applicant Infinity Development, LLC (Greg Petruski, agent)

Zoning classification B-4

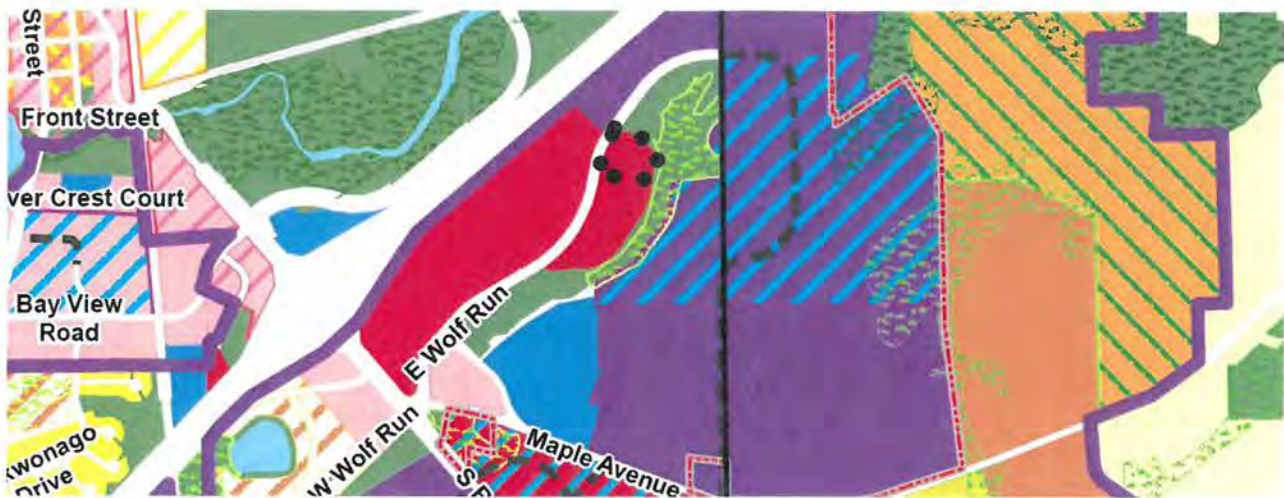
Previous review(s) The Plan Commission considered this proposal as a concept at their meeting on April 9, 2019. The staff report for that meeting is attached.

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

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

If the plan is amended as requested, the developer would 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 fluid and cursive, with the first name "Bruce" being more prominent than the last name "Kaniewski".

Bruce Kaniewski, AICP
Village Planner/Zoning Administrator

GreatLife Mixed Use Senior Community – Mukwonago
"Live Healthy, Live Happy"

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

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

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

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

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

Greg Petruski
GreatLife Communities

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

TOTAL: 112KGSF,
 140 units

• PARKING UNDERGROUND
 FOR RESIDENTS,
 SURFACE PARKING
 FOR VISITORS

• ACTIVE
 COURTYARD
 w/ PERIMETER
 WALKING PATH

• CENTRALIZED
 AMENITIES



CONCEPTUAL SITE PLAN
 1/20/2019 8:00 PM
 1/20/2019 8:00 PM
 1/20/2019 8:00 PM







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 ROSKINS PASS City: NEW BERLIN State: WI Zip: 53151
Daytime Phone: 414-688-8911 Fax: _____
E-Mail: G.Petruski@hotmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Josh Gimbel, J.D.
Company: Gimbel, Reilly, Guevin & Brown
Address: 330 E Kilbourn Street City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-271-1440 Fax: 414-271-9680
E-Mail: JL.Gimbel@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: M.Rinka@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: AKoch@Pinnacle-Eng.com

REGISTERED SURVEYOR

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

CONTRACTOR

Name: GREG PETRAUSKI
Company: Taffinity Developments, 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: DN GREENWALD@CENTURYTEL.NET
Present Zoning: B4 Tax Key No(s): MUKW 2012 995-007
Location/Address: Lot 3 CSM 10881
Present Use: VACANT LAND Intended Use: Mixed Use Commercial

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

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

Application:

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

Other Documents:

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

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
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

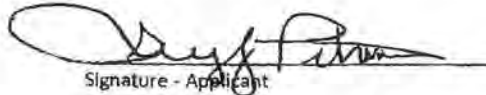
Signature - Property Owner

DARWIN N. GREENWALD, AGENT

Name & Title (PRINT)

2/28/19

Date



Signature - Applicant

GREG PETRUSIK, Managing Member

Name & Title (PRINT)

2/28/19

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

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

PLAN COMMISSION

RESOLUTION 2019-20

- Draft May 8, 2019 -

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

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

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

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

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

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

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

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

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

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

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

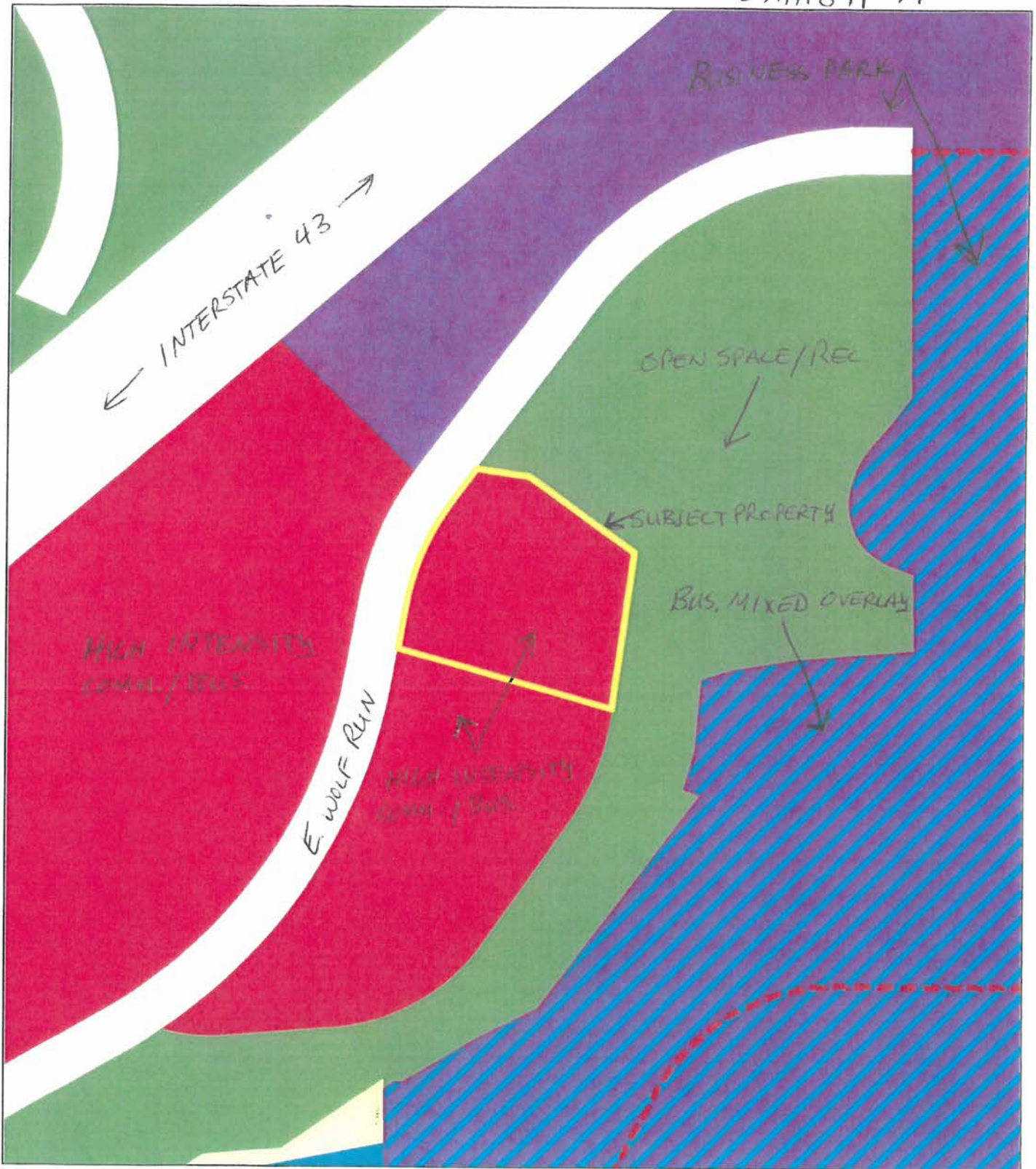
Add a Business Mixed Use overlay to Parcel Number MUKV2013995007.

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

Fred H. Winchowky, Village President

Judith A. Taubert, Village Clerk

EXHIBIT A



Village of Mukwonago GIS

255 E Wolf Run Business Mixed Overlay Addition

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 333'

VILLAGE OF MUKWONAGO

440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 6/13/2019

ORDINANCE No. 964

**AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN FOR THE VILLAGE OF
MUKWONAGO FOR PROPERTY LOCATED ON CTH LO**

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.

WHEREAS, after providing all due notice as required by Wisconsin Statutes Section 66.1001(4)(d), and also to the extent applicable, if at all, Wisconsin Statutes Section 66.1001(4)(e) and (f), on Wednesday, June 19, 2019, a public hearing was held by the Village of Mukwonago Village Board to take public testimony regarding said amendment.

NOW, THEREFORE, the Board of Trustees of the Village of Mukwonago, Waukesha and Walworth Counties, **DOES HEARBY ORDAIN AS FOLLOWS:**

SECTION I: The Comprehensive Plan for the Village of Mukwonago entitled "Comprehensive Plan 2035 for the Village of Mukwonago" is hereby amended as follows:

- A. Map 9, "Land Use 2035", shall be amended by changing the land use designation for the area highlighted on Exhibit A, from "Medium Lot Single Family I (25,000 square feet)" to "Low Density Multi-Family Residential (5 Units / Ac.)."
- B. Map 9, "Land Use 2035", shall retain the environmental features as shown on Exhibit A.
- C. This amendment shall take precedence to any conflict that may arise between other Comprehensive Plan policies and presentation of projected number of dwelling units and

population within the Comprehensive Plan calculated based on the prior land use designation of the area subject to this amendment pursuant to Exhibit A.

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

SECTION III: SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decisions shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, section or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION IV: EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Passed and adopted this 19th day of June, 2019.

Fred Winchowky, Village President

Attest:

Judith A. Taubert, Village Clerk



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: May 7, 2019

To: Fred Winchowky, Village President
Plan Commissioners

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

From: Tim Schwecke, AICP; Interim Village Planner

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

Meeting: May 14, 2019 Plan Commission meeting

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

Property owner Jeffrey and Tammy Tekaver

Applicant Infinity Development, LLC (Greg Petruski, agent)

Zoning classification A-1

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

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

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

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

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



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

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

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

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

Attachments:

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

Legal Description:

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

Overview of Adjoining Lots:

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

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

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

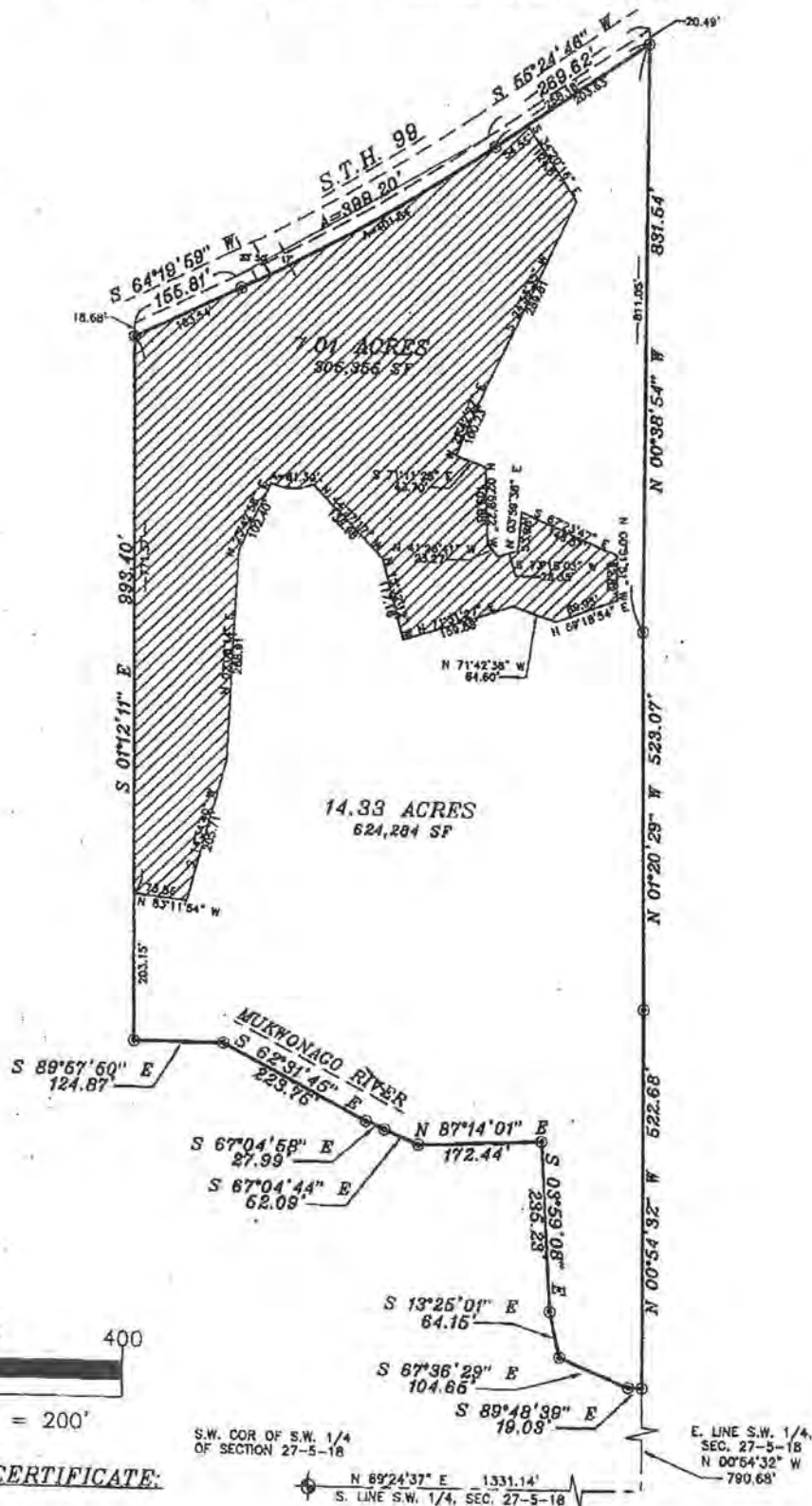
To South: Phantom Lake

Reasons & background for this request:

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

the CTH I and LO intersection. According to Waukesha GIS, the properties total 20.75 acres. The southern portion of the property is comprised of floodplain, wetland, and Primary Environmental Corridor as the Mukwonago River and its tributaries extend through the southern part of the site. Therefore, less than 50% of the site can be built on. About 10 years ago the Tekaver's attached the site to the Village from the Town of Mukwonago with the intent of constructing a single family subdivision. Today the site remains zoned as A-1, Agricultural, the zoning automatically assigned with attachment. The Village Comprehensive Plan designates the site with a Medium Lot Single Family use (minimum 25,000 square foot lots) and open space/recreational covering the site's environmentally protected areas. Village sanitary sewer and water utilities are nearby via the Minor's Subdivision along the north side of CTH LO. We as applicants are now requesting consideration of a land use to construct side by side residential condominiums on the site, or a combination of attached and standalone residential condominiums. Our request would require an amendment to the Comprehensive Plan with a land use designation of Low Density Multi Family Residential (maximum of five dwelling units per acre) along with a corresponding rezoning to R-5, Low density Multi Family Residential District.

PLAT OF SURVEY



SCALE: 1" = 200'

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

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

March 5, 2019

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

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

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

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



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



Village of Mukwonago

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planner@villageofmukwonago.com

The Proposal

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

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

The applicants and staff look forward to your input.

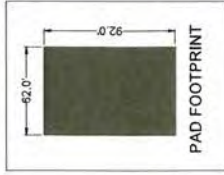
Sincerely,

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

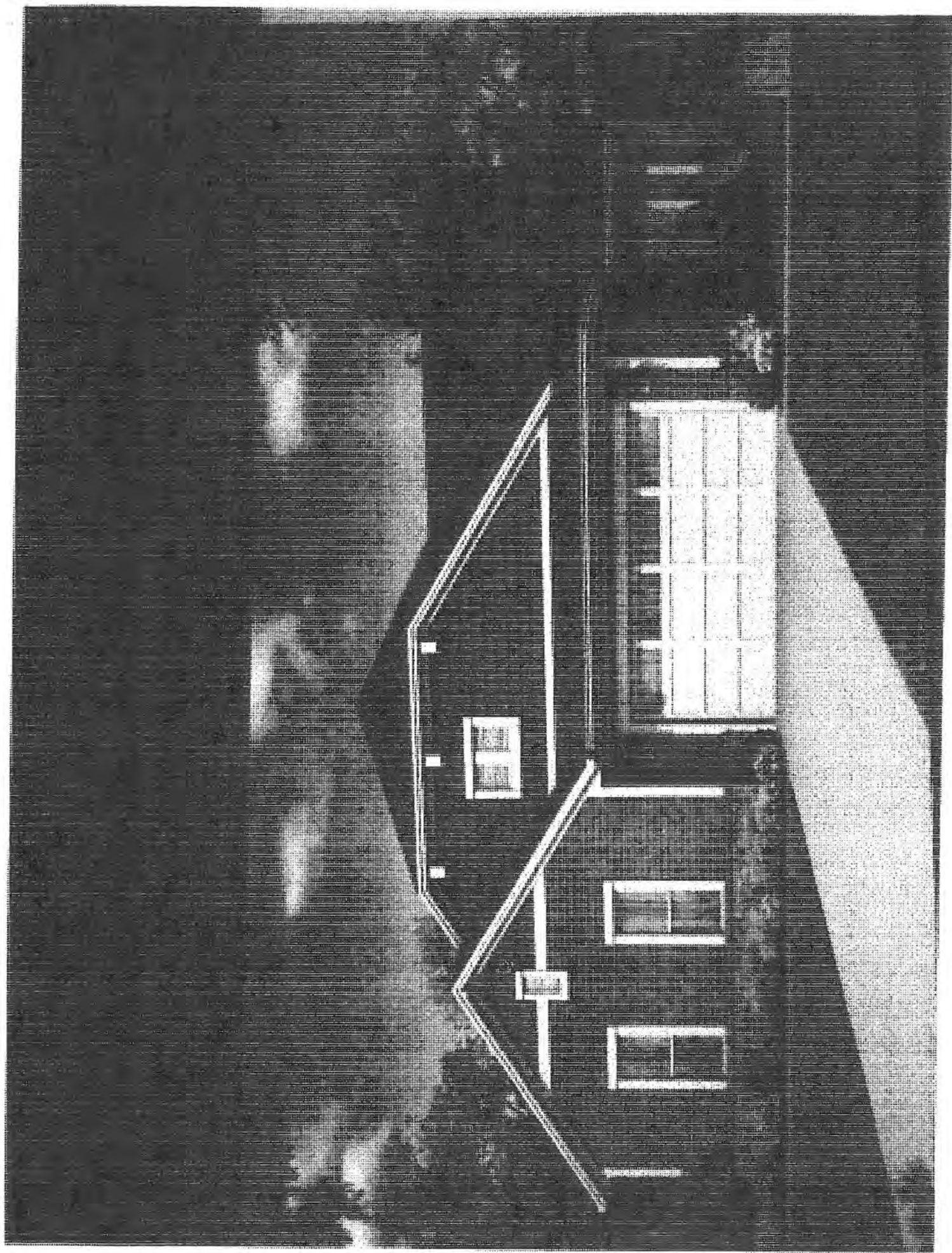
PINNACLE ENGINEERING GROUP

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

31414 - BIK

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 Braun State: WI Zip: 53151
Daytime Phone: 414-688-8911 Fax: -
E-Mail: G.PETRAUSKI@HOTMAIL.COM

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

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

PROFESSIONAL ENGINEER

Name: Aaron Koch
Company: Pinnacle Engineering Group
Address: 15850 W. Bluemound Rd. City: _____ State: _____ Zip: _____
Daytime Phone: 262-754-8888 Fax: 262-754-8850
E-Mail: AEKoch@Pinnacle-Eng.com

REGISTERED SURVEYOR

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

CONTRACTOR

Name: Infinity Development, LLC
Company: GREG PETRAUSKI
Address: 6090 S. ROSETREE PASS City: NEW BERLIN 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

Greg Petruski

Signature - Applicant

Greg Petruski, 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 57394 Quietwood Dr. City: MUSKEGON 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, T05N-R18E
Present Use: Single Family Raw Land Intended Use: Condominium Community

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

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

Application:

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

Other Documents:

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

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

PLAN COMMISSION

RESOLUTION 2019-19

- Draft May 8, 2019 -

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

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

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

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

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

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

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

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

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

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

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

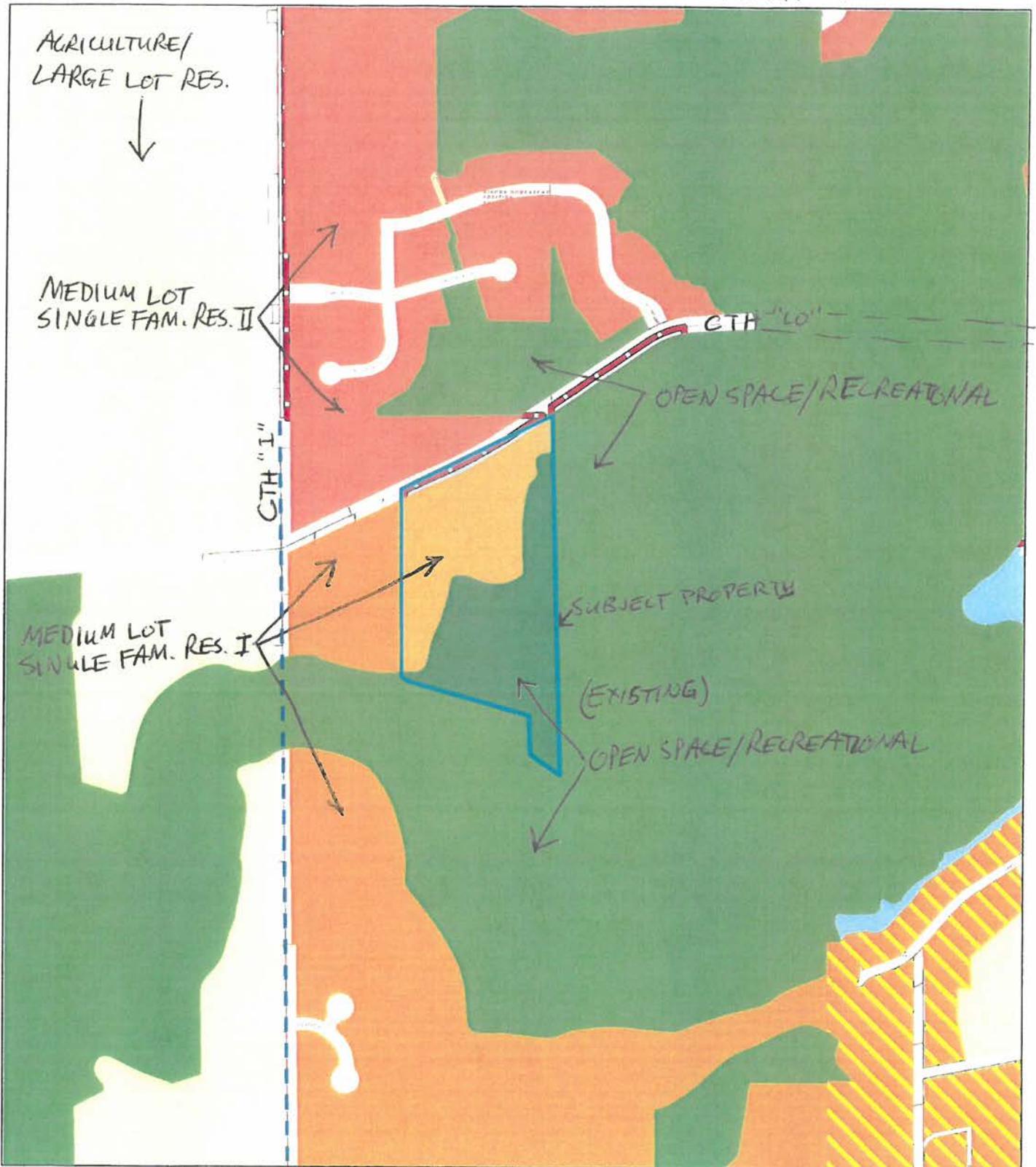
Change the land use classification of that area in Parcel Numbers MUKV1979991 and MUKV1979992 designated as Medium Lot Single Family I (25,000 sq. ft.) to Low Density Multi-Family Residential (maximum of five dwelling units per acre), while retaining the designation of the area designated as Primary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

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

Fred H. Winchowky, Village President

Judith A. Taubert, Village Clerk

EXHIBIT A



Village of Mukwonago GIS

CTH LO Amdt to Low Density Residential

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 6/13/2019