

Village of Mukwonago
PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, July 9, 2019

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

1. Call to Order
2. Roll Call
3. Approval of minutes for the June 11, 2019 regular meetings
4. New Business
Discussion and Possible Action on the Following Items:
 - A. Recommendation to the Village Board regarding Approval of the Certified Survey Map for Malcom Drilling and Touchpad Electronics site in Mukwonago Business Park; Part of Parcel #A477300002
 - B. Recommendation to the Village Board regarding Approval of Extraterritorial Review of Certified Survey Map for two lots out of a one-lot property located approximately one-half mile south of Village Boundary at N9101 Stone School Road in the Town of East Troy
 - C. Recommendation to the Village Board to Approve signage for Triple Crown Products at 102 Boxhorn Dr; Parcel #A480500001
5. Adjournment

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 440 River Crest Court, (262) 363-6420, Option 4.

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, June 11, 2019**

Call to Order

Deputy Clerk Gourdoux called the meeting to order at 6:34 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Jim Decker
Joe Abruzzo
Robert Harley
John Meiners
Jason Wamser

Commissioners excused: Fred Winchowky, Chairman
Ken Werner

Also present: Tim Schwecke, Interim Planner/Zoning Administrator
Ben Kohout, Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

In the Absence of the Chair, Gourdoux asked for a motion to nominate Chair Pro Tem.

Motion made by Decker/Wamser to nominate Abruzzo as Chair, carried

Minutes

Motion made by Decker/Meiners to approve the minutes of the May 14, 2019 special and regular meeting, carried.

New Business

Discussion and Possible Action on the Following Items:

Recommendation to Village Board to approve Resolution 2019-030, for the Site Plan and Architectural Review for Malcom Drilling Company, Part of Parcel #A477300002; (Brady Frederick, PE, agent) applicant

Grzeszczak, Briohn Design Group, LLC, gave overview of project

Schwecke gave overview of project

Motion by Decker/Meiners to Recommend to Village Board to approve Resolution 2019-030, as amended, adding 2. L. Approval of and location of decorative fencing by the Zoning Administrator for the Site Plan and Architectural Review for Malcom Drilling Company, Part of Parcel #A477300002; (Brady Frederick, PE, agent) applicant, carried.

Recommend to the Village Board to approve Site Plan and Architectural Review for Touchpad Electronics, Part of Parcel #A477300002; (Matt Sween, agent), applicant

Stensberg, Briohn Design Group, LLC, gave overview of project

Schwecke gave overview of project

Motion by Decker/Wamser to Recommend to Village Board to approve Resolution 2019-028 for the Site Plan and Architectural Review for Touchpad Electronics, Part of Parcel #A477300002; (Matt Sween, agent), carried.

Recommendation to the Village Board to Amend the Site Plan for DN Greenwald ProHealth Facility Additional Parking Submittal; 240 Maple Ave; MUKV 2016-993-002

Fisco, GRAEF, gave overview of project

Schwecke gave overview of project

Motion by Meiners/Decker to Recommend to Village Board approval of Resolution 2019-029 the Site Plan for DN Greenwald ProHealth Facility Additional Park Submittal; 240 Maple Ave; MUKV 2016-993-002, carried

Deputy Clerk introduced Ben Kohout, the new Village Planner/Zoning Administrator

Adjournment

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

DRAFT



Village of Mukwonago

Office of the Village Planner

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

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: July 1, 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)

From: Ben Kohout, AICP; Village Planner

Subject: **3-Lot Certified Survey Map**
Malcom Drilling and Touchpad Electronics Properties CSM

Meeting: July 9, 2019 Plan Commission meeting

Property location SW corner of STH 83 and W. Boxhorn Dr.

Current zoning M-4, Medium/Heavy Industrial District

General description The Village is proposing to create a 3-Lot Certified Survey Map (CSM) to divide Outlot 1 of CSM 4773 within the new Business Park to create the legal properties for the Malcom Drilling (Lot 2) and Touchpad Electronics (Lot 1) sites and Outlot 1 for stormwater pond. Malcom Drilling and Touchpad Electronics gained Site Plan and Architectural Review approval during June 2019 Plan Commission meeting.

The purpose of the CSM is to create two lots in the Village Industrial Park to convey said lots to the two aforementioned businesses. The third lot is an unbuildable lot (Outlot 1) which will remain under Village ownership and serve as a storm-water pond.

Recommendation

Staff recommends approval of the 3-Lot Certified Survey Map with the conditions listed below. The CSM is consistent with M-4 zoning of the site and the approved site plan.

1. Prior to Village officials signing of the CSM, final documents conveying the property from the Village of Mukwonago to the organization representing Malcom Drilling and Touchpad Electronics shall be confirmed by Village Staff.
2. Prior to Village officials signing of the CSM, the zoning on the CSM shall be changed to reflect the current M-4 zoning of the property (from A-1 shown).



Village of Mukwonago

AGENDA ITEM REQUEST FORM

Committee/Board:	Committee of Whole/Village Board
Topic:	Certified Survey Map for Malcolm and TouchPad Lots
From:	Jerad Wegner
Department:	Public Works
Presenter:	Jerad Wegner
Date of Committee Action (if required):	July 2, 2019
Date of Village Board Action (if required):	July 2, 2019

Information

Subject: Approval and recording of CSM for Lot 1 and Lot 2, Malcolm Drilling and TouchPad parcels.

Background Information/Rationale: RM drafted CSM and confirmed lot dimensions and layout with Malcolm's engineer.

Key Issues for Consideration: N/A

Fiscal Impact (If any): N/A

Requested Action by Committee/Board: Approval of resolution and recording of CSM for Lot 1 and Lot 2 of prior CSM 4773.

Attachments

Certified Survey Map date June 27, 2019
Resolution

#VM 00009

#A477300003

#A477300004

P ET-100001

#A477300001

P ET-100001

#VM 00018

P ET-100003

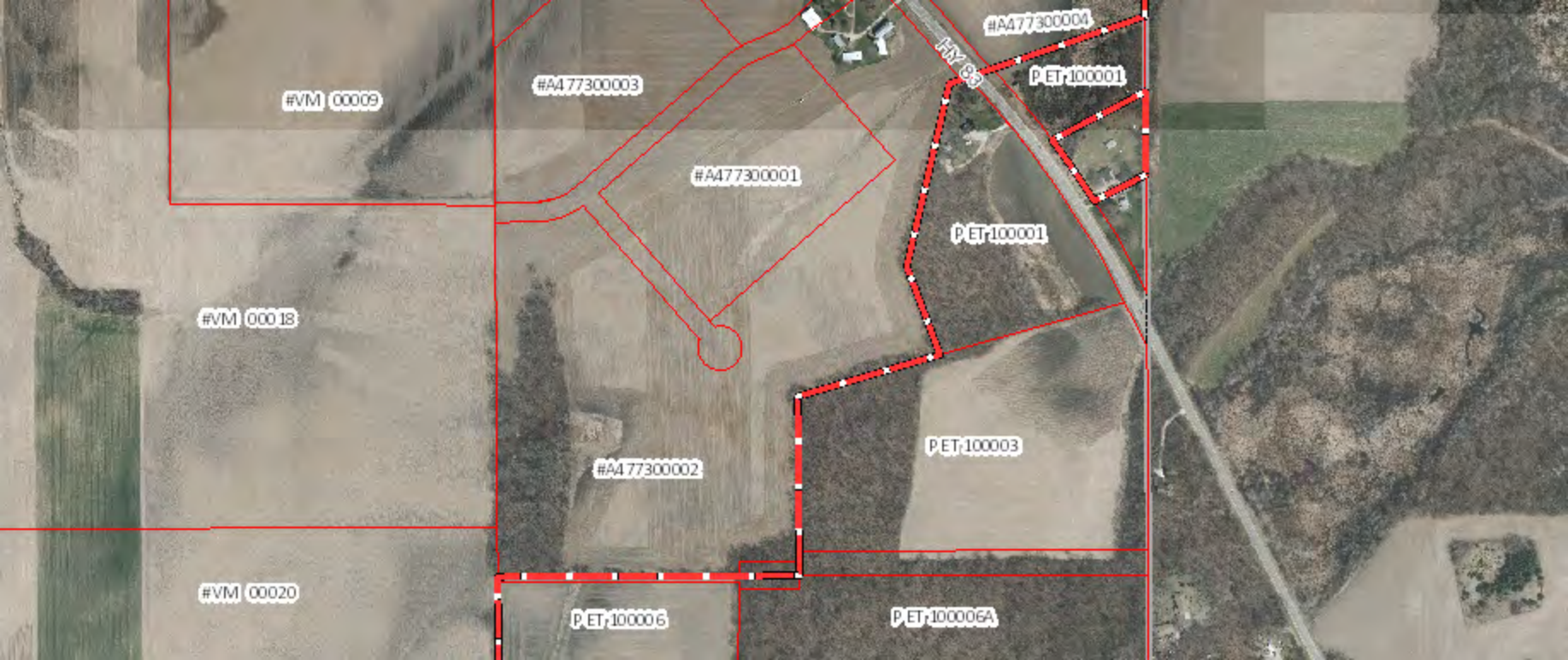
#A477300002

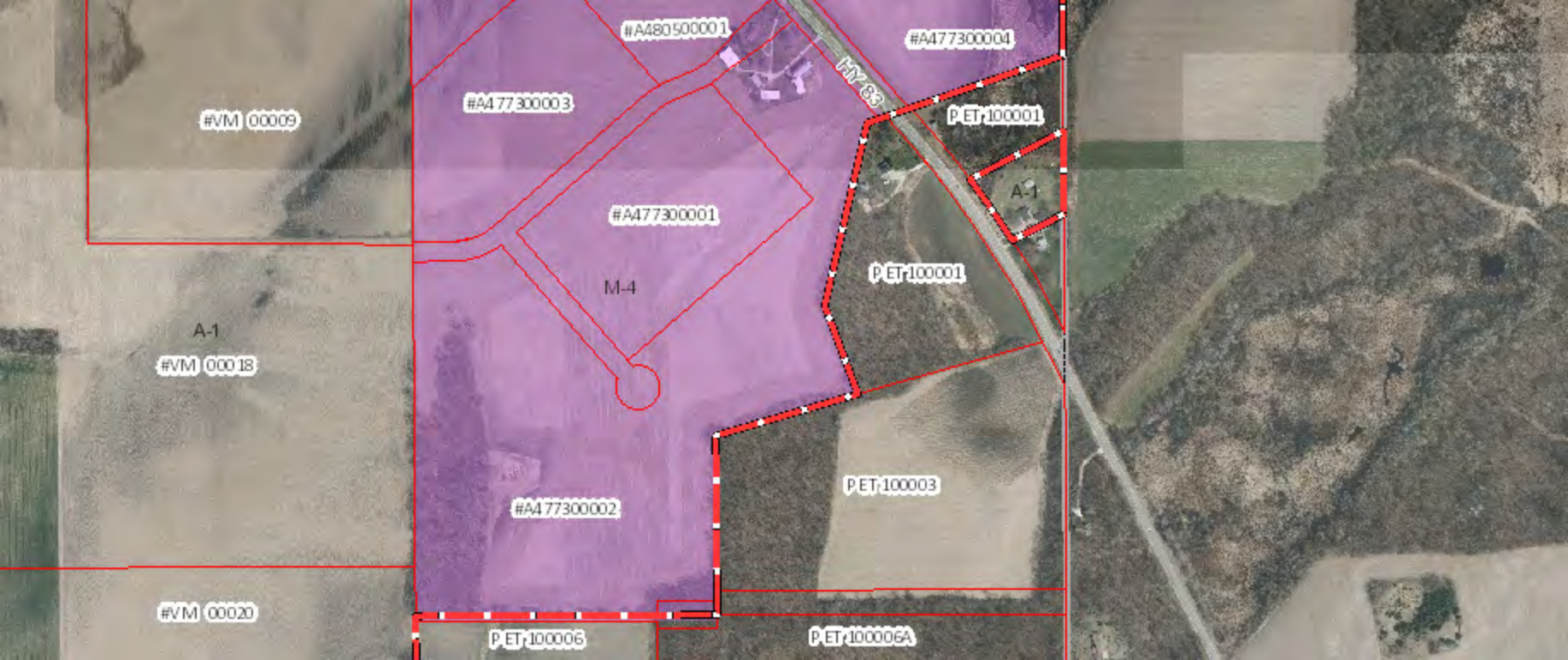
#VM 00020

P ET-100006

P ET-100006A

HY 89





#VM 00009

#A477300003

#A480500001

#A477300004

HWY 88

#PET-100001

#A477300001

M-4

A-1

#PET-100001

A-1
#VM 00018

#PET-100003

#A477300002

#VM 00020

#PET-100006

#PET-100006A

RESOLUTION 2019-032

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP ON BEHALF OF MALCOM DRILLING COMPANY AND TOUCHPAD ELECTRONICS IN MUKWONAGO BUSINESS PARK;
VILLAGE OF MUKWONAGO, APPLICANT**

WHEREAS, pursuant to Article IV of the Land Division Ordinance, a 3-Lot Certified Survey Map for the vacant property located west of the southwest corner of Rochester Street (STH 83) and Boxhorn Drive, in the Village of Mukwonago, was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Chris Ruetten, of Ruetten and Mielke, to allow Malcom Drilling Company and Touchpad Electronics Company to purchase the two lots created by this Certified Survey Map from the Village and construct an industrial building on each respective lot within the Mukwonago Business Park, and

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

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the 1-Lot Certified Survey Map dated December 1, 2018, prepared by Chris Ruetten, Public Land Surveyor and submitted by the Village of Mukwonago.

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

1. Prior to Village officials signing of the CSM, final documents conveying the property from the Village of Mukwonago to the organization representing Malcom Drilling and Touchpad Electronics shall be confirmed by Village Staff.
2. Prior to Village officials signing of the CSM, the zoning on the CSM shall be changed to reflect the current M-4 zoning of the property (from A-1 shown).

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

Passed and dated this 17th day of July, 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judith A. Taubert, Village Clerk-Treasurer



Village of Mukwonago

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

Office of the Village Planner

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: June 28, 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); Doug Olson, agent for applicant (via email)

From: Ben Kohout, AICP; Village Planner

Subject: Klug CSM/ **Extraterritorial Review**

Meeting: July 9, 2019 Plan Commission meeting

Property location N9101 Stone School Road, East Troy, WI (Town of East Troy)

Current zoning R-1 (Residential)- Town of East Troy

General description Mr. Robert Klug is proposing to create a two-lot CSM out of his existing 3.56 acre parcel, with a proposed 33 foot wide easement providing access to the proposed "Lot 1". The property is along the west side of Stone School Road (Honeywell Road in Village of Mukwonago limits), about one-half mile south of the Village corporate boundary, meaning that pursuant to state law the Village has an opportunity to review the CSM under extraterritorial plat review authority. The property is outside the ultimate Village boundary pursuant to the Town-Village boundary agreement.

The purpose of the CSM is to create two lots out of the one larger buildable lot. A parallel review process is occurring with the Town of East Troy.

Recommendation

State law allows the Village to review the CSM to ensure compliance with the Village Comprehensive Plan. The Village Comprehensive Plan designates the property as Medium Lot Single-Family I with lot sizes 25,000 square feet and above. Therefore, as the proposed CSM conforms to the comprehensive plan, I recommend approval with the following conditions:

1. Prior to Village signature placement on the CSM, the addition of the Village President name shall be listed as Frank Winchowky, and the clerk's signature shall be listed as Judy A. Taubert, Village Clerk/Treasurer.
2. Prior to Village signature placement on the CSM, the Town of East Troy shall provide the Village Planner with documentation of Town approval.

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Extraterritorial Review Application ▼

RECEIVED

JUN 17 2019

BY: Rg

entry 1 of 1

Edit Settings Entries Preview

Extraterritorial Review
Application : Entry # 552

Show empty fields

Entry

Entry id: 552
Submitted on: 2019/06/12 at 11:05 am
User IP: 97.87.59.80
Embed Url: [.../extraterritorial-review-application](#)

Edit

Date Submitted

06/12/2019

Type of Submittal

Certified Survey Map

Applicant Information

Name

Robert F. Klug

Address

N9101 Stone School Road
East Troy, Wisconsin 53120
United States
Map It

Daytime Phone

(414) 303-9461

Applicant is Represented by

Name

Douglas Olson

Company

Olson Land Surveying, LLC

Address

45 South Wisconsin Street
PO Box 322
Ekhorn, Wisconsin 53121
United States
Map It

Daytime Phone

(262) 723-3434

Fax

(262) 723-8044

Representative Email

doug@olsonsurveying.com

VILLAGE OF MUKWONAGO
440 RIVER CREST CT
MUKWONAGO WI 53149
262-363-6420

Transaction 32567.1603
06/20/2019 08:06am

N9101 STONE SCHOOL RD
CSM-EXTRATERRITORIAL REVIEW

ding Permits & Impact Fees	\$0.00
Zoning Review Fees	\$0.00
Plan Review Fees	\$200.00
ETZ FOR CSM OLSON LAND SURVEYING LLC	
State Building Permit Fees	\$0.00
Building Permits	\$0.00
Erosion Control Fees	\$0.00
Occupancy Permit Fees	\$0.00
Record Mgmt Assessor Fee	\$0.00
Administration Fee	\$0.00
Parkland Site Fees Rec'd	\$0.00
Sewer Impact Fees Rec'd	\$0.00
Water Impact Fees Rec'd	\$0.00
Library Impact Fees Rec'd	\$0.00
Police Impact Fees Rec'd	\$0.00
Fire Impact Fees Rec'd	\$0.00
Sewer RCA Fees Rec'd	\$0.00
ated Garbage/Recycling Fee	\$0.00

Receipt Total \$200.00

Check Payment (6941) \$200.00

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Extraterritorial Review
Application : Entry # 552

[View empty fields](#)

Architect

Address

United States
Map It

Professional Engineer

Address

United States
Map It

Registered Surveyor

Name

Same as above

Address

United States
Map It

Contractor

Address

United States
Map It

Property and Project Information

Address

United States
Map It

Location/Address

N9101 Stone School Road, East Troy, Wisconsin

Present Zoning

R-7

Tax Key #(s)

Tax Parcel PET 1100040A

Name of Town Property is Located In:

East Troy

Town Official Contact Name:

Christine Kniep

Town Official Phone #:

(262) 642-5386

Present Use

Dashboard

Posts

Events

Media

Forms

Forms

New Form

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Extraterritorial Review
Application ; Entry # 552

[show entry field](#)

1 Single Family Residence

Intended Use

Create a new lot for a Single Family Residence

Procedural Checklist for Extraterritorial Review and Approval

Application:

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

Certification

Property Owner Name

Robert Klug

Applicant Signature



Applicant Name

Douglas Olson

Would you like to receive updates from the Village via email or text?

Yes

Email for Updates

doug@olsonsurveying.com

Mobile for Updates

(262) 215-3434

Notes

[Add Note](#) Also email this note to

Plat of Survey

of

A parcel of land described in a Warranty Deed recorded February 1, 1994 in Vol. 628 on Page 4387 as Document No. 277878, as shown below:

A parcel of land located in the West fractional 1/2 of Section 11, Town 4 North, Range 18 East in the Town of East Troy, Walworth County, Wisconsin, bounded and described as follows: Commencing at the East 1/8 Section corner of the Northwest 1/4 of said section, thence South 0° 20' West along the center of a public road 1293.74 feet to the place of beginning, thence South 0° 20' West along said road 175.00 feet to a point, thence North 82° 15' West 505.28 feet to a point, thence South 0° 41' West 70.00 feet to a point, thence North 82° 50' 10" West 321.41 feet to a point, thence North 6° 44' East 245.00 feet to a point, thence South 82° 32' East 295.60 feet to a point, thence South 82° 14' East 504.22 feet to the place of beginning.

Also a Right of Way over the following described parcel of land: Commencing at the East 1/8 section corner of the Northwest 1/4 of said Section 11, Town 4 North, Range 18 East, thence South 0° 20' West along the centerline of the public road 1277.10 feet to the place of beginning, thence continue South 0° 20' West along the centerline of the public road 16.64 feet, thence North 82° 14' West 504.22 feet, thence North 0° 20' East 16.64 feet, thence South 82° 14' East 504.22 feet to the place of beginning.

Also: the parcel first above described is subject to a right of way over the following described portion of it: Commencing at the East 1/8 section corner of the Northwest 1/4 of Section 11, Town 4 North, Range 18 East, thence South 0° 20' West along the centerline of the public road 1293.74 feet to the place of beginning, thence continue South 0° 20' West along the centerline of said road 16.64 feet, thence North 82° 14' West 504.22 feet, thence North 0° 20' East 16.64 feet, thence South 82° 14' East 504.22 feet to the place of beginning.

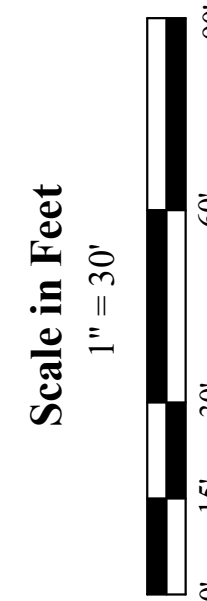
ALSO, EXCEPTING THEREFROM A parcel of land described in a Quit Claim Deed recorded June 2019, as Document No. 506142, located in the Southeast 1/4 of the Northwest 1/4 of Section 11, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows: Commencing at the East 1/8 Section corner of the Northwest 1/4 of said section, thence South 0° 20' West, along the centerline of Stone School Road, 1293.46 feet (1293.74) to the Northeast corner of a parcel of land described in a Warranty Deed recorded February 1, 1994 in Vol. 628 on Page 4387 as Document No. 277878, said point being 2657.85 feet North 0° 20' 00" East of the South 1/4 corner of said Section 11; thence North 82° 15' 16" West, along the North line of said parcel, 504.48 feet to an iron pipe; thence North 82° 31' 44" West, along the North line of said parcel, 4.00 feet to an iron pipe and the Point of Beginning; thence South 46° 40' 00" West 18.88 feet to an iron pipe; thence North 79° 32' 00" West 280.00 feet to an iron pipe at the Northwest corner of said parcel described in Document No. 277878; thence South 82° 31' 44" East, along the North line of said parcel, 291.55 feet to the Point of Beginning.

Miramar Road

Surveyed for: **Robert Klug**
N9101 Stone School Road
East Troy, Wisconsin, 53120

East 1/8 Corner of the Northwest 1/4 of Section 11-4-18
Per Walworth County Section Corner records a 1846 survey by Lloyd L. Jensen, numerous surveys and deeds of record. Monument may be in place under new pavement. Location was calculated from Certified Survey Map No. 4335.

Survey date: May 20, 2019
Revisions: No. 1 - Proposed Plat Line
No. 2 - Proposed 2 Lot
Certified Survey Map



45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin, 53121
Telephone: (262) 723-3434
Fax: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

OLSON

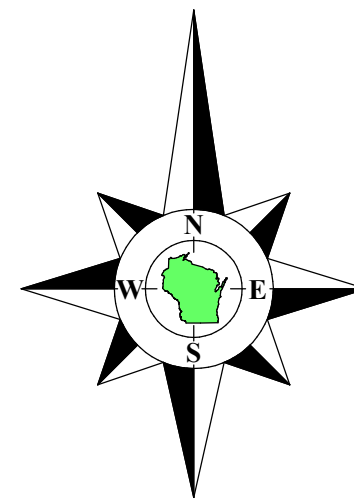
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

■	Recorded County Section Corner
●	Recorded from Rod
○	Recorded Information
○	Utility Pole
○	Concrete Cover
○	Alphabet Surface
○	Concrete Surface
○	Brick Pavers

Sheet 1 of 1 Sheets
Job Reference Number
2019.005

2019.005



Bearings referenced to the centerline of Stone School Road, recorded as N0°20'E on survey by Lloyd L. Jensen in 1942, which produces a bearing of N0°06'05"E on the East line of the Southwest 1/4 of Section 11-4-18 as currently monumented with county markers. A rotation of 0°17'12" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Tax Parcel
PET 1100041
Doc No. 476486

Tax Parcel
PET 1100042
Doc No. 506142

Tax Parcel
PET 1100040A
3.690 Acres
160,724 Sq.Ft.

Tax Parcel
PET 1100039
Doc No. 84934

Tax Parcel
PET 1100039
Doc No. 84934

Proposed Lot 1
1.677 Acres
73,073 Sq.Ft.
1.662 Acres
72,376 Sq.Ft.
Exclusive of R.O.W. along North Line

Proposed Lot 2
1.880 Acres
81,876 Sq.Ft.
1.717 Acres
74,813 Sq.Ft.
Exclusive of R.O.W. along North Line

Proposed Lot 2
1.880 Acres
81,876 Sq.Ft.
1.717 Acres
74,813 Sq.Ft.
Exclusive of R.O.W. along North Line

Not Certified Unless
Stamped in Red.

Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.

Copyright © 2019 by Olson Land Surveying, LLC.

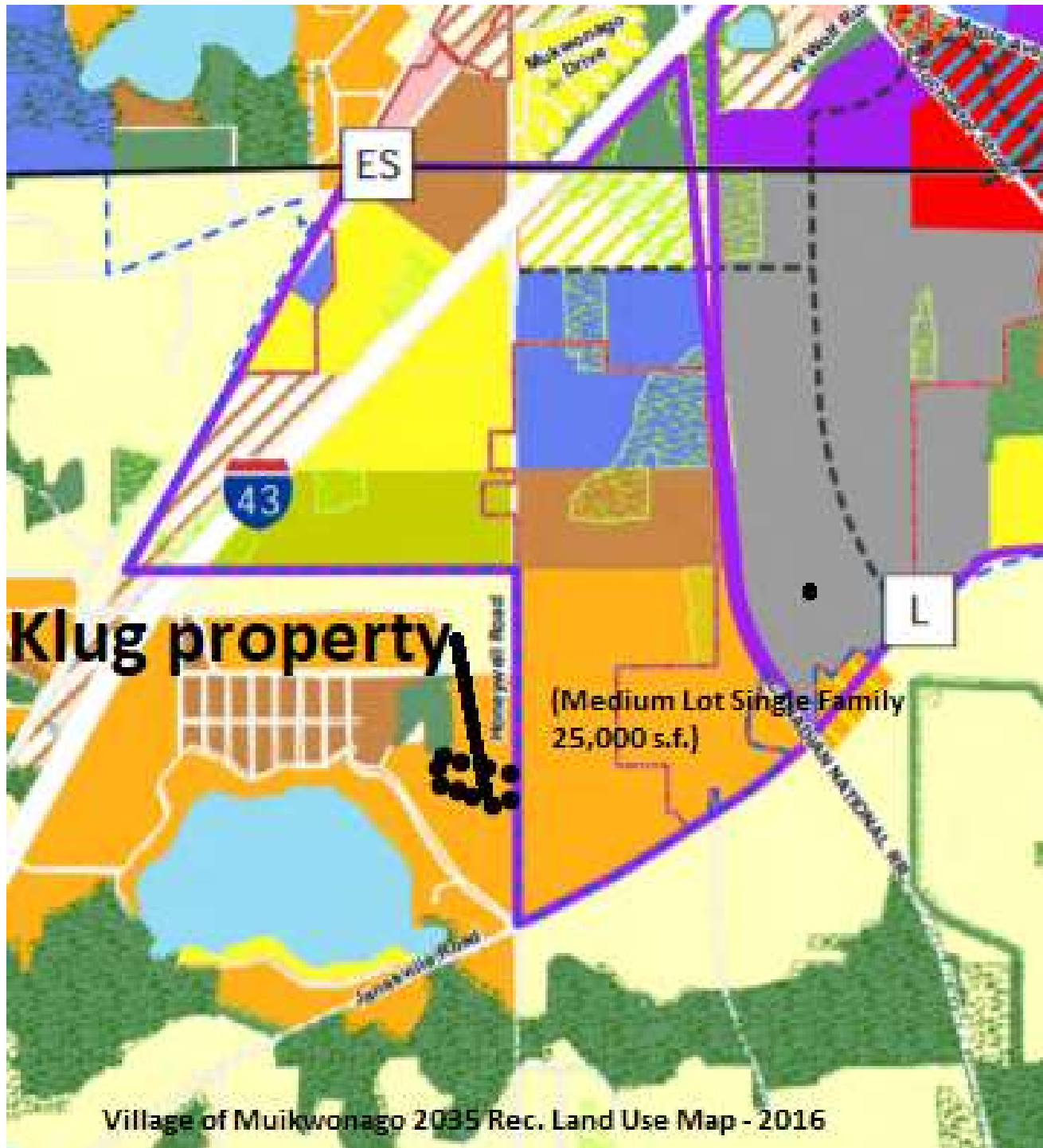
All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

recorded as(N011027W 2639.14'State Plane
N0°06'05"E 2639.09'
East line of the Southwest 1/4 of Section 11-4-18
as currently monumented with county markers.
N0°20'00"E 2482.85'
Centerline of the public road as surveyed by Lloyd L. Jensen in 1942 & 1950.
N0°20'00"E 3961.31'
recorded as(N020E 3951.56)'LL
recorded as(S020W 175.00'
S0°20'00"W 175.00'
Proposed Dedication
0.133 Acre
9,179 Sq.Ft.
recorded as(S020W 175.00'
S0°20'00"W 175.00'

Center 1/4 Corner
Section 11-4-18
N. 303,843.29
E. 2,446,364.79



RESOLUTION 2019-032

**RESOLUTION APPROVING THE EXTRATERRITORIAL REVIEW OF A CERTIFIED SURVEY MAP WITHIN THE TOWN OF EAST TROY
ROBERT F. KLUG, OWNER**

WHEREAS, pursuant to the Village of Mukwonago Land Division Ordinance and the State of Wisconsin Plat Act (Chapter 236), an application for extraterritorial review of a Certified Survey Map for the property with the current tax key number of PET1100040A, located within the Town of East Troy, was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Douglas Olson of Olson Land Surveying, LLC, representing Robert F. Klug, and

WHEREAS, the subject property, located along the west side of Stone School Road, about one-half mile south of the Village corporate boundary, falls within the 1.5-mile extraterritorial plat review area surrounding the corporate boundary of the Village of Mukwonago, and

WHEREAS, the Plat Act allows the Village the opportunity to review any land division that is within the 1.5-mile extraterritorial plat review area for compliance with the Village Comprehensive Plan, and

WHEREAS, a 2-Lot Certified Survey Map creating two parcels out of an existing parcel has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the 2-Lot Certified Survey Map dated May 20, 2019 prepared by Douglas Olson, Public Land Surveyor, finding that the Certified Survey Map conforms to the Village Comprehensive Plan.

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

1. Prior to Village signature placement on the Certified Survey Map, the addition of the Village President name shall be listed as Frank Winchowky, and the clerk's signature shall be listed as Judy A. Taubert, Village Clerk/Treasurer.
2. Prior to Village signature placement on the Certified Survey Map, the Town of East Troy shall provide the Village Planner with documentation of Town approval.

Passed and dated this 17th day of July, 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judith A. Taubert, Village Clerk-Treasurer



Village of Mukwonago

Office of the Village Planner

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

www.villageofmukwonago.com
planner@villageofmukwonago.com

Date: July 2, 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); Dave Salkin, agent for applicant (via email)

From: Ben Kohout, AICP; Community Planner

Subject: Triple Crown Products / **Sign Review**

Meeting: July 9, 2019 Plan Commission meeting

Property location 102 W. Boxhorn Dr.

Current zoning M-4 (Medium - Heavy Industrial)

General description Triple Crown Products building and site plan are nearing completion. They have applied for wall signage.

Per Code Section 64-32 (5A), wall signs on properties greater than 3 acres in size are to be brought forward for the Plan Commission review and action.

Dimensional standards The proposed sign complies with all relevant dimensional standards, including setbacks and coverage. Section 64-32(5A) requires a maximum wall signage allowance for a single tenant property/building in the form of 0.75 feet of sign per linear foot of building frontage, up to 150 square feet. The frontage is substantial and affords the 150 square footage of wall signage. The proposal is for 150 square feet on the East side of the building and includes a logo, and two rows of lettering.

Recommendation The proposal meets the 150 square foot threshold and therefore recommends Approval.

Attachments:

1. Application materials
2. Draft Resolution

RESOLUTION 2019-033

**RESOLUTION APPROVING SIGNAGE FOR TRIPLE CROWN PRODUCTS FACILITY
BAUER SIGN AND LIGHTING, APPLICANTS
102 WEST BOXHORN DRIVE**

WHEREAS, pursuant to Section 64-32, an application for wall signs is required to be accepted by the zoning administrator and review the applications for zoning compliance, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Dave Salkin, of Bauer Sign and Lighting Company, on behalf of Triple Crown Products Company, and

WHEREAS, Section 64-32, subsection (b), requires Plan Commission review and recommendation of all signage for single tenant properties 3.01 acres or greater in size, and

WHEREAS, the proposed wall sign presented as meeting the requirements of Section 64-32 has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed wall signage for proposed on plans file stamped June 19, 2019, for property at 102 West Boxhorn Drive, which meet size requirements, based upon the plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this wall signage approval shall be subject to the plans submitted by Bauer Sign and Lighting Company, on file in the office of the Zoning Administrator.

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

Passed and dated this 17th day of July, 2019.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Judith A. Taubert, Village Clerk-Treasurer

ACCEPTANCE

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

Village of Mukwonago

By: _____
Representative

Bauer Sign Company

By: _____
Agent

Print Name: _____

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

SIGN PERMIT REVIEW APPLICATION

Application Fee: Below

Date Submitted: 5/22/19

Total Fees Paid: \$100.00

FEES

(Please check one)

- Basic Sign Review: \$100
 Sign Special Exception: \$450

CONTACTS

Zoning and Planning Department

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

VILLAGE OF MUKWONAGO
440 RIVER CREST CT
MUKWONAGO WI 53149
262-363-6420

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for a sign p Commission of the Village of Mukwonago. The application packet must be filed wi to the meeting of the Planning Commission at which action is desired. The Plan C of each month at 6:30 p.m.

Materials listed on page 3 must be provided to the Village of Mukwonago in accord: 64 and other pertinent sections of Village ordinances and as necessary to perm planning practice. The Village will strive to accommodate reasonable requests for ir the Village shall not place any items on the agenda for Plan Commission consider complete in accordance with all requirements specified on this and other attached

Transaction 32568.1603
06/20/2019 08:32am

102 W BOX HORN DR

ding Permits & Impact Fees \$0.00
Zoning Review Fees \$0.00
Plan Review Fees \$100.00
BAUER SIGN & LIGHTING INC
State Building Permit Fees \$0.00
Building Permits \$0.00
Erosion Control Fees \$0.00
Occupancy Permit Fees \$0.00
Record Mgmt Assessor Fee \$0.00
Administration Fee \$0.00
Parkland Site Fees Rec'd \$0.00
Sewer Impact Fees Rec'd \$0.00
Water Impact Fees Rec'd \$0.00
Library Impact Fees Rec'd \$0.00
Police Impact Fees Rec'd \$0.00
Fire Impact Fees Rec'd \$0.00
Sewer RCA Fees Rec'd \$0.00
ated Garbage/Recycling Fee \$0.00

Receipt Total \$100.00

Check Payment (42106) \$100.00

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

APPLICANT (Full Legal Name)

Name: Triple Crown Products
Company: Bauer Sign and Lighting
Address: 814 Ela Ave City: Waterford State: WI zip: 53185
Daytime Phone: 1800-619-1110 Fax: _____
E-Mail: tim@triplecrownproducts.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Dave Salkin
Company: Bauer Sign and Lighting
Address: 2500 S 170th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: 262-784-0500 Fax: _____
E-Mail: dsalkin@bauersignusa.com

SIGN CONTRACTOR

Name: Dave Salkin
Company: Bauer Sign and Lighting
Address: 2500 S 170th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: 262-784-0500 Fax: _____
E-Mail: dsalkin@bauersignusa.com

PROPERTY AND PROJECT INFORMATION

Address/Location: 102 West Boxhorn Dr Mukwonago, WI 53149

A. The property is presently used as:
Under Construction

B. Size of property (in acres): _____
C. Project Timetable: Start Date: 11/2018 Completion Date: July 2019
D. Type/Description of Sign(s):
The Triple Crown Products logo will be illuminated with LED's. The Text "Triple Crown Products" will also illuminate. These will be orange and lit with LED Lighting. Underneath are aluminum not illuminated black plate letters. Copy to include: Custom Logo's, Quality Brands, Unbeatable prices.

PROCEDURAL CHECKLIST FOR SIGN PERMIT REVIEW AND APPROVAL

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

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

Application:

- Completed application form including the procedural checklist and justification of the proposed special exception (if necessary).
- Application fee: See page 1.
- Agreement for Reimbursable Services (separate application)

Required site drawings:

- Survey of the property
- Professional drawings of the sign showing exact dimensions of the perimeter of the sign.
- Colors of the sign.

Other Documents:

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

JUSTIFICATION OF THE PROPOSED SIGN SPECIAL EXCEPTION

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

A. State the category of special exception pursuant to Sec. 64-34 (b) of Chapter 64 of the Municipal Code (Sign Code).
This sign is proportion to the allowable footage.

B. State the size and percentage of additional signage requested.

C. State how the proposed special exception (the exception in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and Chapter 64 of the Municipal Code (Sign Code).

D. State the unusual factors that preclude construction of the sign(s) in accordance with Chapter 64 of the Municipal Code (Sign Code).

E. State the hardship that would occur if completed to conform with Chapter 64 of the Municipal Code (Sign Code).

F. State how the requested special exception would not be harmful to the general public.

G. State how the requested special exception supports the public safety, health and welfare of the public.

H. State other reasons for the request pursuant to justification needed for the category of special exception as listed in Sec. 64-34 (b) of Chapter 64 of the Municipal Code (Sign Code).

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.
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project.
4. Applicant has read and understands all information in this packet.
5. Applicant has read and understands all pertinent regulation in Chapter 64 of the Municipal Code.

Applicant further understands the policies of the Village regarding signage and property development. Conditions of the resolution regarding all approvals are strictly followed.

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

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

Signature - Property Owner _____

Tim Quernemoen
Name & Title (PRINT)

5/23/19
Date

Signature - Applicant _____

Dave Salkin
Name & Title (PRINT)

5/23/19
Date



FOR OFFICE USE ONLY			
Date Paid	Receipt #	Date(s) / Notice Published	Date Notices Mailed
6-20-19	32568.1603		
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Plan Commission Disposition			



2500 South 170th Street
New Berlin, Wisconsin 53151
Proudly Made In the USA!

wire bauersignusa.com
voice 262.784.0500
fax 262.784.6675

SAVED AS	Triple Crown
LOCATION	Mukwanago
CLIENT	
SALES REP	Dave Salkin
DATE	06/10/19
REVISION	



RECEIVED
JUN 19 2019
BY:

SPECIFICATIONS

FABRICATE (1) INTERNALLY FRONT ILLUMINATED RACEWAY MOUNTED CHANNEL LETTERS.

- **FACES TO BE WHITE POLYCARBONATE SHEETED WITH BURNT ORANGE 3630-127**
- **RETURNS TO BE .050X3" AND BACKS TO BE .050 ALUMINUM**
- **TRIMCAPS TO BE 1" ORANGE WAGNER**
- **EXTERIORS TO BE VIBRANT ORANGE**
- **INTERIORS TO BE WHITE**
- **ILLUMINATED WITH WHITE LEDs**
- **POWERED WITH APPROPRIATE LOAD POWER SUPPLIES**
- **RACEWAYS TO BE 5" X 3.5" X 272 & 188" EXTRUSION PAINTED SW 7649 SILVER PLATE**



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY



our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and / or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

Scale: 3/16" - 1'