

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, August 13, 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 July 9, 2019 regular meeting

4. Public Hearings

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

- A. Comments for Business Mixed Use Development Overlay District as a Conditional Use and associated residential and commercial site plan for one (1) three-story 108-unit senior living building, with two (2) separate commercial buildings request for Vacant property on the South Side of E. Wolf Run, approximately 2,400 feet E. of the intersection of E. Wolf Run and Maple Ave. on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Greenwald; MUKV 2013995007.
- B. Comments for Planned Unit Development Overlay District as a Conditional Use and associated residential site plan for ten (10) side by side condominiums (duplexes) for two vacant properties located on the South Side of County Highway LO, approx. 700 feet East of County Highway I on behalf of Greg Petruski of Infinity Development, LLC. Property Owner: Tekaver; MUKV 1979992 AND MUKV 1979991.

5. New Business

Discussion and Possible Action on the Following Items:

- A. Recommendation to the Village Board for Site Plan and Architectural Review as a Conditional Use for Business Mixed Use Overlay District Proposal (BMX) for Vacant property on the South Side of E. Wolf Run, approximately 2,400 feet E. of the intersection of E. Wolf Run and Maple Ave. on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Greenwald; MUKV 2013995007. Proposal is for one (1) three-story 108-unit senior living building, with two (2) separate commercial buildings (undetermined multi-tenant commercial usage) adjacent to E. Wolf Run.
- B. Recommendation to the Village Board for Site Plan and Architectural Review as a Conditional Use for Planned Unit Development Overlay District Proposal (PUD) for Vacant property on the South Side of County Highway LO, approx. 700 feet East of County Highway I, on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Tekaver;

MUKV 1979992 AND MUKV 1979991. Proposal is for for ten (10) side by side condominiums (duplexes) for 20 total units sharing a private cul de sac drive.

- C. Recommendation to the Village Board for Zoning District Boundary Change (rezoning) from A-1 Agricultural District with existing Floodplain Overlay, to R-5 Low Density Multi-Family Residential District with existing Floodplain Overlay for Vacant property on the South Side of County Highway LO, approx. 700 feet East of County Highway I, on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979992 AND MUKV 1979991.
- D. Recommendation to the Village Board for two wall signs for Banker Wire industrial property at 123 Boxhorn Dr; Parcel # A477300001.
- E. Recommendation to the Village Board for two-lot Certified Survey Map (CSM) for Helminiak property at terminus of Minors Drive (west end); MUKV1978999002.
- F. Recommendation to the Village Board for Extraterritorial Review (outside City limits, and within 1.5 miles) of four-lot Certified Survey Map on North side of Territorial Drive in the Town of Waterford; Parcel # 016041905004000.
- G. Recommendation to the Village Board for Amendment of Sections 100-352 and 100-354 of the Village of Mukwonago Municipal Code (a/k/a Zoning Ordinance) regarding Conditional Uses.

6. Adjournment

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

Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: August 8, 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); Kevin Glenn (via
email)

From: Ben Kohout, AICP; Community Planner

Subject: Banker Wire / **Wall Signs Review**

Meeting: August 13, 2019 Plan Commission meeting

Property location 123 W. Boxhorn Dr.

Current zoning M-4 (Medium - Heavy Industrial)

General description Banker Wire building is complete. 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.

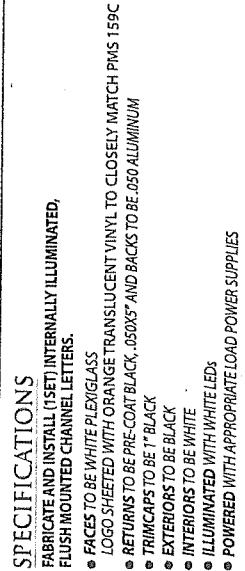
Dimensional standards The proposed three (3) Wall signs do not currently comply with all relevant dimensional standards, specifically the coverage. Section 64-32(5A) requires a maximum wall signage allowance for a single tenant property/building in the form of 0.75 feet of sign per linear foot of building frontage, up to 150 square feet per sign and up to 300 s.f. for all additional wall signage. The frontage is substantial and affords the 300 square feet total of signage. The proposal is for 150 square feet on the main side of the building (already installed) and includes a logo, and two additional signs on the rear for "shipping" and "receiving". As of the drafting of this staff summary, the signage for all of these comes in at 332 s.f. As of August 8, 2019, the applicant is deciding if they will shrink down either the "shipping", "receiving" signs or both to conform by a difference of 32 s.f. Staff has no issue with proposed placement or style of signage.

Recommendation The proposal currently does not meet the standards, but with revisions, would meet the 300 square foot total threshold and therefore staff would recommend Approval with the following condition:

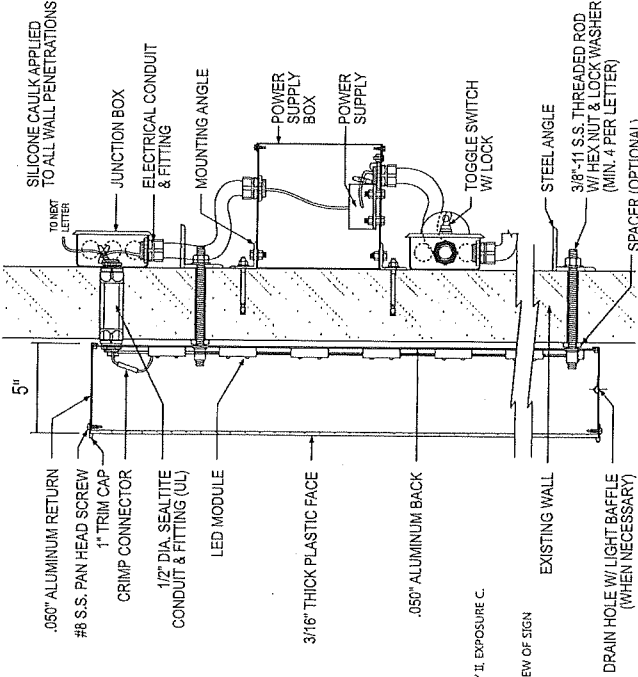
1. The applicant presents a satisfactory dimensioned plan to the Plan Commission and staff for review and recommendation during the Plan Commission meeting, or request the item to be tabled to the next available Plan Commission meeting for further review.

Attachments







1. Application materials



SCALE: 3/16"=1'-0"



SCALE: N.T.S.

WALL TYPE	CWIL BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD BLOCKING, PLYWOOD	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING PLYWOOD
SECTION						
ANCHOR TYPE	Ø17" SLEEVE ANCHOR (3/8" BOLT), 7" MIN. EMBEDMENT	Ø3/8" EXPANSION ANCHOR 2.1/2" MIN. EMBEDMENT	Ø3/8" LAG BOLT	Ø3/8" THREADED ROD	Ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	Ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

SCALE: N.T.S.

Drawing prepared for:

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
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Revision Description:	See request for details
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Rev #	Original	306138	Date:	Req. By:	Down By:	Revision Description:
Rev 1	306252	11/27/18	KG	ABP		See request for details
Rev 2	000000	00/00/00	XXX	XXX		
Rev 3	000000	00/00/00	XXX	XXX		
Rev 4	000000	00/00/00	XXX	XXX		
Rev 5	000000	00/00/00	XXX	XXX		
Rev 6	000000	00/00/00	XXX	XXX		

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

SCALE: 1 1/2"=1'-0"

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: 12/3/18

Total Fees Paid: 168.00

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

GUIDELINES

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

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

Mail completed applications to: Village Planner
ATTN: Sign Permit Review
PO Box 206
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: David Stout
Company: Banker Wire
Address: 123 Borkhorn Drive City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-6129 Fax: 262-363-9792
E-Mail: dave@bankerwire.com

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

Transaction 32726.1622
07/17/2019 12:19pm

123 W BOX HORN DR
BANKER WIRE
REVIEW ONLY

ding Permits & Impact Fees	\$0.00
Zoning Review Fees	\$0.00
Plan Review Fees	\$100.00
LENBERG ELECTRIC CO	
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 (84429) \$100.00

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).

David W. Saut
Signature - Property Owner

David W. Saut, CEO
Name & Title (PRINT)

11-28-18
Date

Tina Lewis
Signature - Applicant

TINA LEWIS Project Manager
Name & Title (PRINT)

11-28-18
Date

88 7/17/19

FOR OFFICE USE ONLY			
Date Paid 12/3/18	Receipt # 32726.1622	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date n/a	Plan Commission Date(s) TBD	Village Board Date(s) TBD	Resolution Number TBD*
Plan Commission Disposition *To be on later mtg. - will sign app'val - info. signs to be app'val at PC/UB at later mtg.			

Ben K 7-17-19.

Agreement for Reimbursable Services Petitioner/Applicant/Property Owner

In accordance with Village Ordinance 70-15, the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission/Board of Building and Zoning Appeals. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Applicant.

The Applicant is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Applicant. The Property Owner acknowledges that review fees which are applied to an Applicant, but which are not paid by such Applicant, may be charged by the Village as an assessment against the subject property for current services provided the property.

Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time may be charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

Banker Wire Sign Permit
(Project Name/Nature of Application)

(Property Tax Key Numbers Involved in Project)

Lemberg
(Print Name of Applicant/Petitioner)

Jin Leub
(Signature of Applicant/Petitioner)

11-28-18
(Date)

David W. Scott
(Print Name of Property Owner)

[Signature]
(Signature of Property Owner)

11-28-18
(Date)

600 Parkview Dr.
(Mailing Address)

Mukwonago, WI 53149
(City, ST Zip)

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Tina Lewis
Company: Lemberg
Address: 4085 N 128th St. City: Brookfield State: WI Zip: 53005
Daytime Phone: 262-364-0052 Fax: _____
E-Mail: tlcws@lembergelectric.com

SIGN CONTRACTOR

Name: Tina Lewis
Company: Lemberg
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: 262-364-0052 Fax: _____
E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Address/Location:

123 Boxhorn Dr.

A. The property is presently used as:

Banker Wire new location

B. Size of property (in acres):

16 Acres

C. Project Timetable: Start Date: _____ Completion Date: _____

D. Type/Description of Sign(s):

(1) Illuminated Letterset 148 SQ. FT.

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).

- 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).

NOTE: ALL SITE SIGNS TO BE AT LEAST 5' OFF ALL PROPERTY LINES AND ROW LINES



Drawing prepared by:


Location: 123 Boxhorn Dr.
Mukwonago, WI 53149

Proj #: 4492

Loc #: 1112

Order #: 1134347

File Path: K:\Active\ACCOUNTS\Banker Wire\Project 4492\Locations\4492_1112_Mukwonago_WI_R2



Drawing prepared for:

Revision #	Req. #	Date:	Artist:	Revision #	Req. #	Date:	Artist:
Original	311483	04/08/19	IS	Rev 6	000000	00/00/00	XXX
Rev 1	312750	05/13/19	ASP	Rev 7	000000	00/00/00	XXX
Rev 2	315743	07/29/19	ASP	Rev 8	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX
				Rev 12	000000	00/00/00	XXX
				Rev 13	000000	00/00/00	XXX
				Rev 14	000000	00/00/00	XXX
				Rev 15	000000	00/00/00	XXX
				Rev 16	000000	00/00/00	XXX
				Rev 17	000000	00/00/00	XXX

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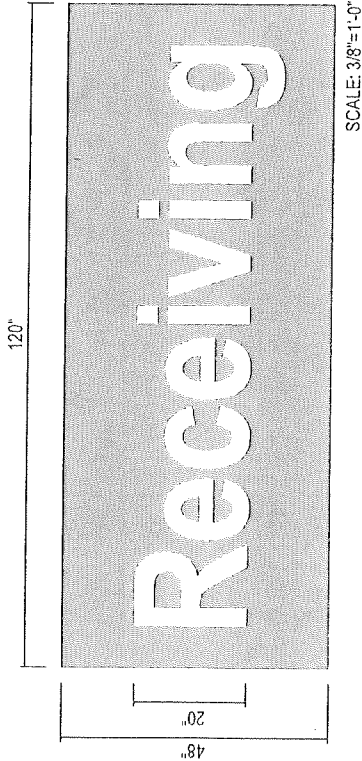
Pg. 1

Proposed Signage

3	1	Flat aluminum wall Sign	40
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NOTES:

.080" Flat aluminum face, paint to match SW 7036 Accessible Beige
w/ White reflective vinyl copy
Fastened directly to building with screws.
Center above over-head door.



SCALE: 3/8"=1'-0"

Drawing prepared by:

ICON

Drawing prepared for:

BANKER

Location:
123 Boxhorn Dr.
Mukwonago, WI 53149

Proj #:
4492

Loc #:
1112

Order #:
1134347

File Path: K:\Active\ACCOUNTS\Banker Wire\Project 4492\Locations\4492_1112_Mukwonago_WI_R2

Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist
Original	311433	04/08/19	IS	Rev 6	000000	00/00/00	XXX
Rev 1	312750	05/13/19	ABP	Rev 7	000000	00/00/00	XXX
Rev 2	315743	07/29/19	ABP	Rev 8	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX
Rev 12	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 14	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 16	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

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361 7/8"

SHIPING

LETTERS AREA = 57" X 361.875" = 143.24 SQ. FT.

FACE-LIT WHITE CHANNEL LETTERSET (REMOTE)

Electrical Chart

AMPS:	4	AMPS
V.A.	120	VOLTS WATTS: 480
CIRCUITS:	1-20	amp CIRCUIT

DESIGN LOADS:
115 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C,
2015 INTERNATIONAL
BUILDING CODE, SECTION 16
WIND LOAD, ASCE 7-10

GENERAL REQUIREMENTS

1. ALL LETTER SETS REQUIRE A U.L. LABEL
2. LETTERS ARE DESIGNED TO MEET THE 2015 INTERNATIONAL BUILDING CODE ASCE 7-10
3. SECTION 16, 115 MPH WIND LOAD, RISK CATEGORY II, EXPOSURE C
3. LETTERS TO BE INSTALLED ACCORDING TO NEC AND/OR APPLICABLE LOCAL CODES
4. THE DISCONNECT MUST BE PLACED IN DIRECT VIEW OF SIGN
5. USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

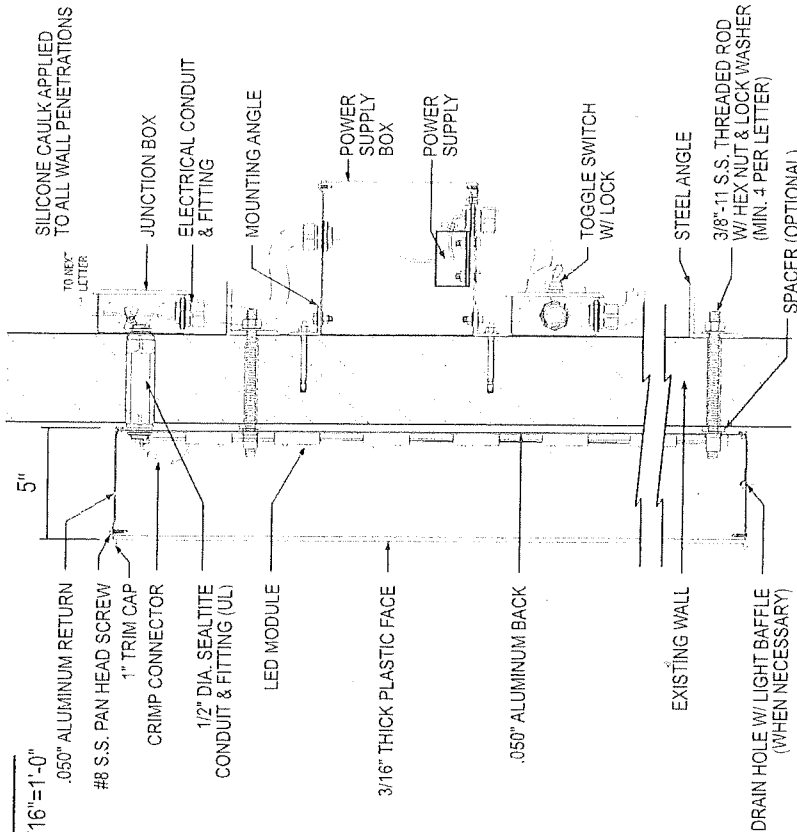
WALL TYPE	CLAU BRICK	PRE-CAST CONCRETE CONCRETE	WOOD BLOOMING PLYWOOD	WOOD CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION						
ANCHOR TYPE	6"x6" SLEEVE ANCHOR (1/2" BOLT, 1/2" MIN. EMBEDMENT)	6"x6" EXPANSION ANCHOR (1/2" BOLT, 1/2" MIN. EMBEDMENT)	6"x6" LAG BOLT	6"x6" THREADED ROD	6"x6" THREADED ROD IN ALUMINUM OR PVC COMPRESSION SLEEVE	6"x6" TOSGLE BOLT (NUTTING OR PHOTO PRO)

MOUNTING OPTION

5"

SPECIFICATIONS
FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED, FLUSH MOUNTED CHANNEL LETTERS.

- FACES TO BE WHITE PLEXIGLASS
- RETURNS TO BE PRE-COAT BLACK, .050X5" AND BACKS TO BE .050 ALUMINUM
- TRIMCAPS TO BE 1" BLACK
- EXTERIORS TO BE BLACK
- INTERIORS TO BE WHITE
- ILLUMINATED WITH WHITE LEDs
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES



SECTION - FACE-LIT CHANNEL LETTERSET (REMOTE)

SCALE: 1 1/2"=1'-0"

Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist
Original	311483	04/08/19	IS	Rev 6	000000	00/00/00	XXX
Rev 1	312750	05/13/19	ABP	Rev 7	000000	00/00/00	XXX
Rev 2	315743	07/29/19	ABP	Rev 8	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX
				Rev 12	000000	00/00/00	XXX
				Rev 13	000000	00/00/00	XXX
				Rev 14	000000	00/00/00	XXX
				Rev 15	000000	00/00/00	XXX
				Rev 16	000000	00/00/00	XXX
				Rev 17	000000	00/00/00	XXX

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted. Pg. 4

Drawing prepared for:

Drawing prepared by:

Location:
123 Boxhorn Dr.
Mukwonago, WI 53149

BANKER

ICON

Order #:

Loc #:

Proj #:

File Path: K:\Active\ACCOUNTS\Banker Wire\Project 4492\Locations\4492_1112_Mukwonago_WI_R2



Sign Permit Review Application

Date Submitted

✓ 8/1/2019

Fees

Please Check One

Basic Sign Review: \$100

☒ Sign Special Exception: \$450

Fee Total

~~\$450.00~~ N/C = Bmk. PD earlier (\$100). RK.

Contacts

Zoning and Planning Department

Contact: Village Planner

Phone: (262) 363-6420

Fax: (262) 363-6425

Email: planner@villageofmukwonago.com

Guidelines

The undersigned petition is to consider a request, as stated herein, for a sign permit and will be reviewed by the Plan Commission 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 on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 64 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.

Complete, accurate and specific information must be entered.

Applicant Information

(Full Legal Name)

Name

Kevin Glenn

Name

Company

Icon Identity Resources

Home

Address

1701 Golf Road E-500

Street Address

Address Line 2

Rolling Meadows

City

Illinois

State

60008

ZIP Code

Daytime Phone

(847) 631-3213

Fax

Applicant Email *

kglenne@iconid.com

Applicant is Represented by

(Full Legal Name)

Name

Travis Wagner

Name

Company

Barker White

Name

Address

123 Foxhorn Dr.

Street Address

Address Line 2

8/1/2019

Sign Permit Review Application | Village of Mukwonago

Mukwonago

City

Waukegan

State

53149

ZIP Code

Daytime Phone

Fax

Representative Email *

twagner@bankerwire.com

Sign Contractor

Name

Justin Silva

Name

Company

Innovative Signs Inc.

Name

Address

21795 Dorol Rd Ste B

Street Address

Address Line 2

Waukegan

City

Waukegan

State

53186-2201

ZIP Code

Daytime Phone

Fax

Email

iSilva@innovative-sign.com

Property & Project Information

Location Address

123 Boxhorn Dr.

Street Address

Address Line 2

Mukwonago

City

Wisconsin

State

53149

ZIP Code

The property is presently used as:

Manufacturing, shipping, and warehouse for Ranger Wire.

Size of property (in acres):

Over 3 acres

Project Start Date

08/26/2019



Project Completion Date

10/31/2019



Type/Description of Sign(s):

Detachable and non-attached aluminum sign with copy 180CFP/112.
Blowback vinyl letterhead Channel Letter Sign copy to sign SHEPHERD

Procedural Checklist for Sign Permit Review and Approval

This section 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 above.

☐ 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.

State the category of special exception pursuant to Sec. 64-34 (b) of Chapter 64 of the Municipal Code (Sign Code).

The purpose of the proposed sign is to appropriately brand the door, window to assist in the control and traffic safety.

State the size and percentage of additional signage requested.

Sign #1: 10' x 10' total

Sign #2: 10' x 10' total

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).

All proposed signs are for branding and are to be used for identification on the premises. These signs will help employees, visitors and truck drivers to find away from each other and maintain safety. These signs will also help several trucks enter and exit the property more efficiently.

8/1/19
Note:
No Variance
Sought at
this time.
-BOR

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

The proposed signs need to be large, so as to be clearly visible to the motorist from a distance and to properly maintain their visibility to the 23' speed limit. The existing deck is

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

The proposed signs have will not allow bus or to the general public and will not be visible to the general public. The signs will be clearly not constructed to allow bus to buy they need to go to. This will result in additional bus maintenance and a time delay in the back of the building.

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

The front of the building is not visible to the general public and the size of the building will not be a hazard to the general public. The illuminated signs will be clearly visible and will not be a hazard to the general public. The signs will be clearly visible and will not be a hazard to the general public.

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

The proposed signs will be installed safely on the wall and will not be a hazard to the general public. The signs will be clearly visible and will not be a hazard to the general public. The signs will be clearly visible and will not be a hazard to the general public.

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).

No other

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.

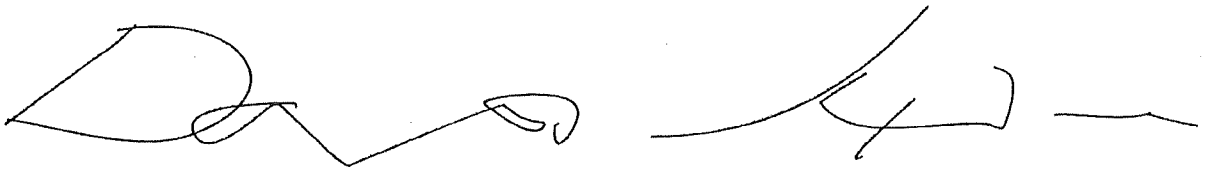
Applicant further understands the policies of the Village regarding signage and property development. Conditions of the resolution regarding all approvals are strictly followed.

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).

Property Owner Signature



Property Owner Name

Dove

First

Stout

Last

CEO

Title

Applicant Signature



Applicant Name

Kevin

First

Glenn

Last

Project Manager

Title

Submit

Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: August 7, 2019

To: Fred Winchowky, Village President ; Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Diana Dykstra, 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 Stien, Fire Chief (via email); Ron Bittner, Public Works Director (via email); Terri Helminiak, applicant (via email)

From: Ben Kohout, AICP; Village Planner

Subject: Two-lot certified survey map (CSM) for Helminiak Property

Meeting: August 13, 2019 Plan Commission meeting

Property location West side of Terminus of Minors Drive, 16.73 AC vacant property (Parcel No. MUKV1978999002)

Property owner/applicant Robert Helminiak/Terri Helminiak

Description Terri Helminiak is working with her surveyor, Michael Greeson of V2G Surveying, LLC. to create a 5.00-acre buildable lot out of an existing 16.73-acre parcel of land at terminus of Minors Drive (West end of roadway).

A survey has come forward, dated August 6, 2019, which shows the one parcel desired to be carved out to provide for a new home. To accomplish this, they have had to address State and Local codes.

To address State Codes, there is a wetland area on the north end of the proposed Lot 1, which renders this area unbuildable. In speaking with the applicant and surveyor, they have secured permission from the Wisconsin Department of Natural Resources for a driveway access permission to their proposed building site. Their proposed building site is to be in the SE corner of the proposed Lot 1. Staff will condition approval with receipt of said letter.

To address local ordinances, there is a requirement of 100 feet of frontage for each lot to be considered buildable, unless it is a lot of record. To achieve this, they are proposing to create an Outlot 1 in the NE corner of the proposed Lot 1. This outlot will have the necessary frontage of 100 feet, and therefore, may be considered for approval. In reviewing the proposed Outlot 1 configuration with other Village Staff, it was concluded this would be permissible. There is an existing example of this previously approved on the west side of the 16.73 AC parcel, from Medina Drive. In this case, two homes were permitted for construction at the terminus of Medina Drive, similar to what is being requested in this instance. Staff finds this proposal acceptable and in meeting with applicable ordinances.

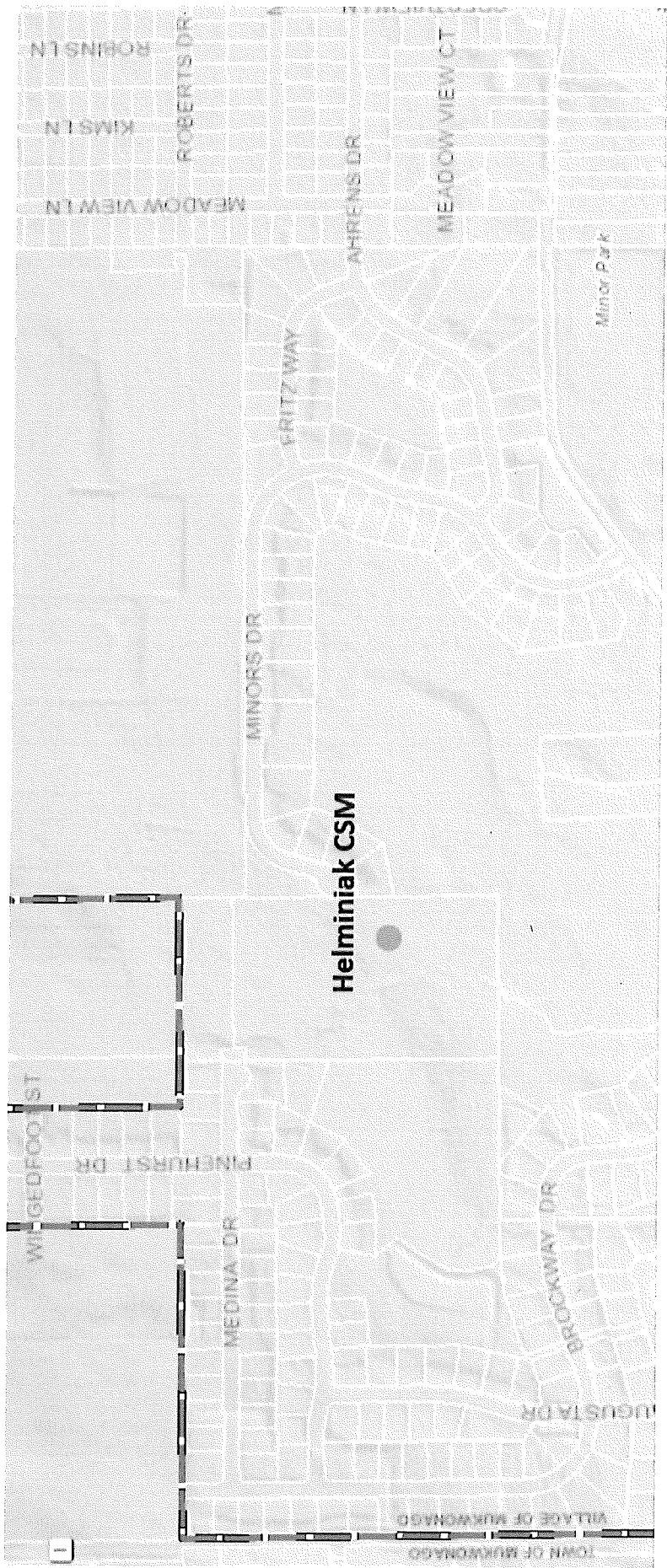
Zoning The subject property is currently zoned R-1 (Single Family Medium Lot Residential District). The minimum lot size of 15,000 square feet, (approx. 0.3 Acre) is exceeded with this request (at 5.0 acres)

Review by Village Engineer The Village Engineer has reviewed the proposed certified survey map and has some minor comments which can be addressed during the preparation of the final certified survey map (attached). The comments were addressing the July 15, 2019 version (not attached) and certain changes have been addressed with the final version submitted August 6, 2019 (attached).

Potential motion recommending approval: Recommend approval to the Village Board subject to the outstanding staff comments and conditions of as set forth in the attached staff review letters.

Attachments:

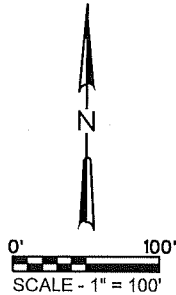
1. Application materials with certified survey map dated August 6, 2019
2. Staff Comments Letter from Village Planner
3. Staff Comments Letter from Village Engineer



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 2, CERTIFIED SURVEY MAP No. 10379,
LOCATED IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE
NORTHWEST ¼ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.



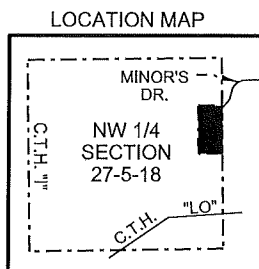
BASIS OF BEARING:

ALL BEARINGS REFER TO THE
EAST LINE OF NORTHWEST 1/4
OF SECTION 27-5-18 WHICH HAS
A WISCONSIN STATE PLANE
COORDINATE SYSTEM (SOUTH
ZONE) BEARING OF N00°46'35"W

ALL MEASUREMENTS HAVE
BEEN MADE TO THE NEAREST
ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS
HAVE BEEN MADE TO THE
NEAREST ONE SECOND.

SEE SHEETS 2 AND 3 FOR
WETLAND LINE DETAIL.



OWNER:

ROBERT HELMINIAK
773 MEDINA DR
MUKWONAGO WI 53149

SURVEYOR:

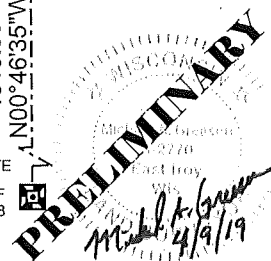
V2G SURVEYING LLC.
123 WOLF RUN SUITE 4
MUKWONAGO, WI 53149
262-378-5097



LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⊗	¾" x 18" IRON REBAR SET, 1.50 lbs./L.F.

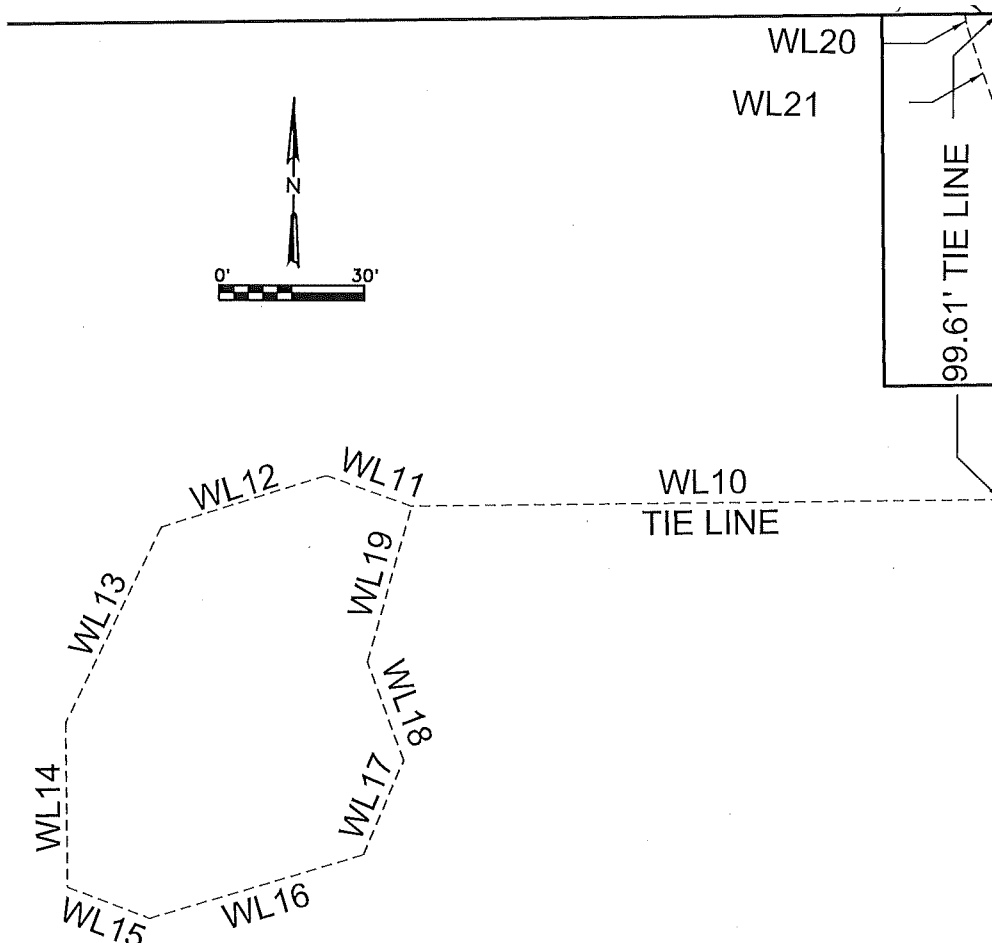
FOUND CONCRETE
MONUMENT W/
BRASS CAP SE OF
NW ¼ SEC. 27-5-18
N. 319447.53
E. 2440934.22



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

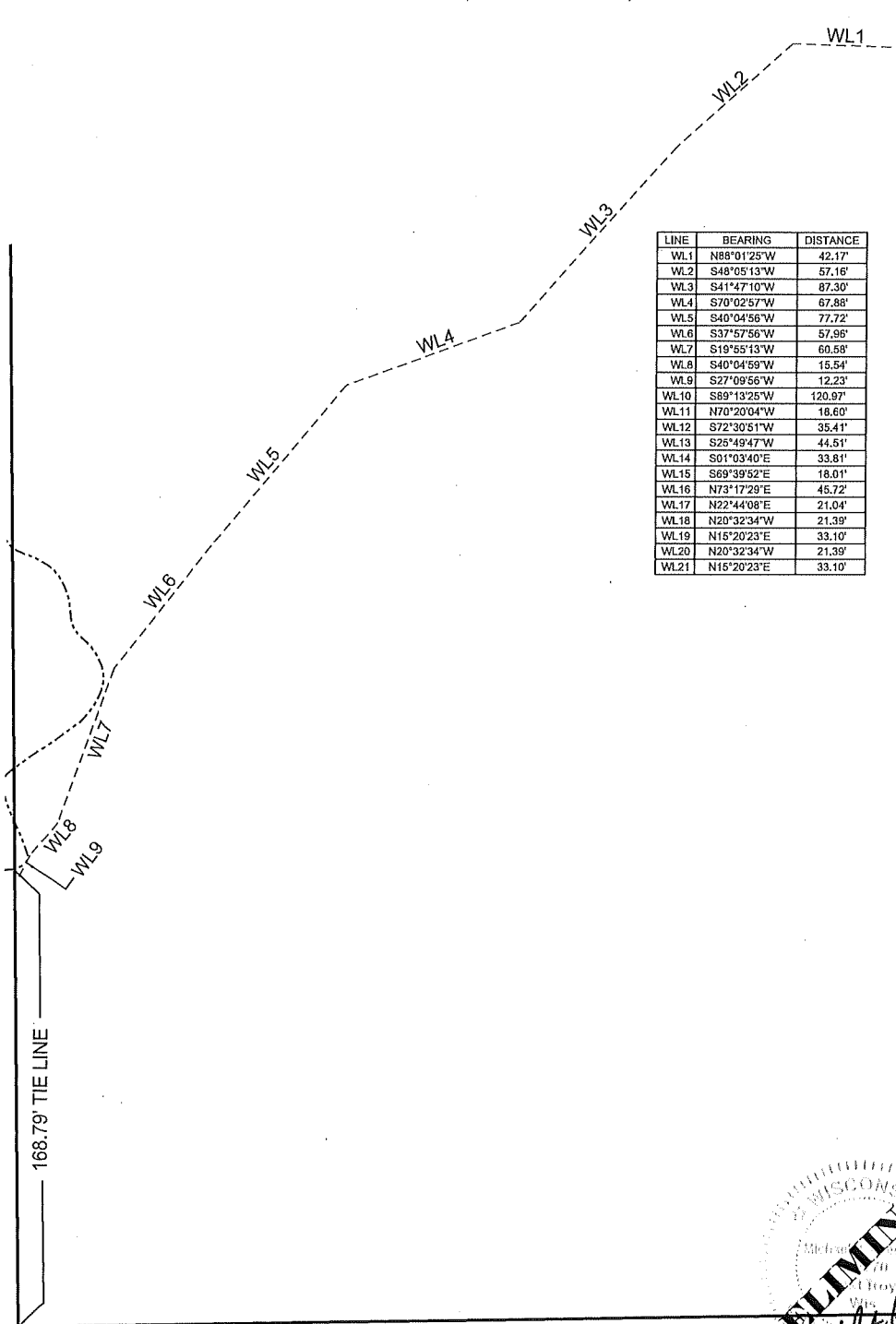
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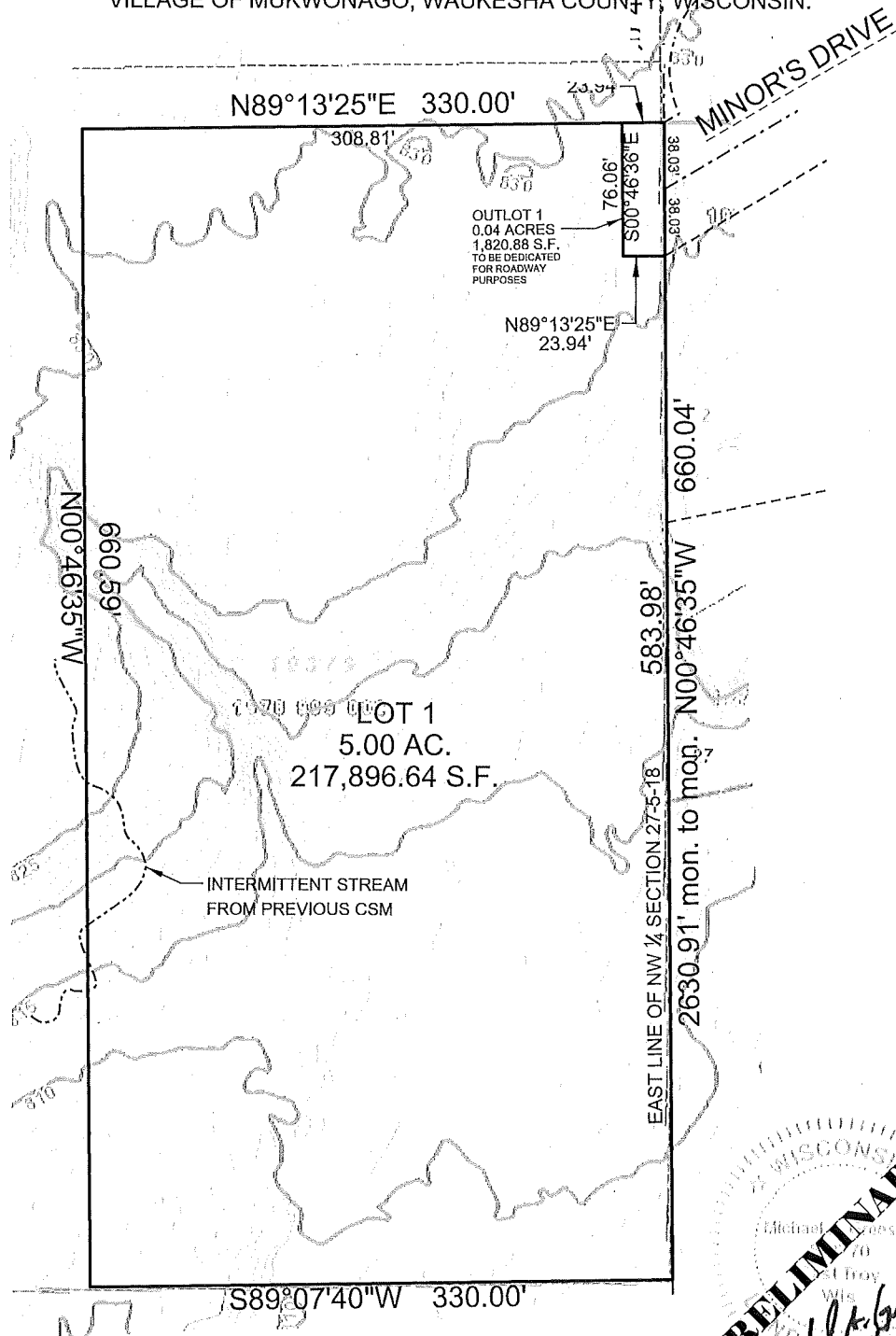
PRELIMINARY

WISCONSIN
Surveyor
Michael J. Gorman
No. 10000
Exp. 12/31/2020
4/9/19

PRELIMINARY

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WISCONSIN
Michael J. Green
Surveyor
PRELIMINARY
4/9/19

PRELIMINARY

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NORTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A RE -DIVISION OF LOT 1, CERTIFIED SURVEY MAP NUMBER 10379, LOCATED IN PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 27; THENCE S00°46'35"E ALONG THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$, 655.37' TO THE POINT OF BEGINNING; THENCE CONTINUING S00°46'35"E ALONG SAID LINE, 660.04' TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 10379; THENCE S89°07'40"W ALONG THE SOUTH LINE OF SAID LOT 1, 330.00'; THENCE N00°46'35"W PARALLEL TO THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$, 660.59'; THENCE N89°13'25"E, 330.00' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 217,904.98 S.F. MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP AT THE DIRECTION OF ROBERT HELMINIAK, OWNER.

THAT SUCH MAP IS A TRUE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND TO BE SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES AND THE LAND DIVISION CODE OF THE VILLAGE OF MUKWONAGO.

MICHAEL A. GREESON
PROFESSIONAL LAND SURVEYOR

AUGUST _____, 2019
DATE

OWNERS CERTIFICATE:

I, ROBERT HELMINIAK, OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND HEREON DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION CODE FOR THE VILLAGE OF MUKWONAGO.

ROBERT HELMINIAK, OWNER
DATE: _____

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED ROBERT HELMINIAK, OWNER TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN
MY COMMISSION EXPIRES ON: _____



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VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

VILLAGE OF MUKWONAGO PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF MUKWONAGO PLAN COMMISSION ACTION
THE DATE OF _____, 2019

FRED WINCHOWKY
CHAIRPERSON

DATE

VILLAGE BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE
VILLAGE OF MUKWONAGO VILLAGE BOARD, BE AND THE SAME IS HEREBY APPROVED, ACKNOWLEDGED AND
ACCEPTED BY THE VILLAGE OF MUKWONAGO.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE
VILLAGE OF MUKWONAGO ON THIS _____ DAY OF _____, 2019.

FRED WINCHOWKY
PRESIDENT

STEVE BRAATZ JR.
CLERK



From: no-reply@villageofmukwonago.com
To: [Village Planner](#)
Subject: Certified Survey Map (CSM) Application Form Entry
Date: Friday, July 12, 2019 8:17:28 AM

Applicant Information

Name

Michael A. Greeson

Company

V2G Surveying

Address

123 wolf run
Suite 4
mukwonago, Wisconsin 53149
United States
[Map It](#)

Daytime Phone

(262) 378-5097

Applicant Email

mikeg@v2g-surveying.com

Applicant is Represented by

Address

United States
[Map It](#)

Property Information

Owner's Name

Terri Helminiak

Address

773 Medina Dr Mukwonago
United States
[Map It](#)

Daytime Phone

(414) 559-3905

Email

terriv77@gmail.com

Present Zoning

R1

Location Address

773 medina dr mukwonago
United States
[Map It](#)

Tax Key #(s)

MUKV1978999002

Present Use

vacant

Intended Use

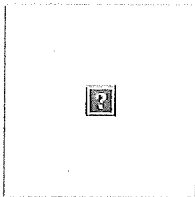
residential

Certification

Property Owner Name

Terri Helminiak owner

Applicant Signature



Applicant Name

Michael Greeson Land Surveyor

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

Yes

Email for Updates

mikeg@v2g-surveying.com

Mobile for Updates

(262) 206-0717

Order

Product	Qty	Unit Price	Price
1-2 Lot CSM: \$150	1	\$150.00	\$150.00
Total:			\$150.00

Village of Mukwonago

Staff Review Comments

Applicant: Michael A. Greeson P.L.S.

Owner: Terri Helminiak

Re: **Helminiak CSM – Two Lot CSM at Terminus of Minors Drive**

Date of Report: 07.15.19

From: Office of the Village Planner; 262-363-6420 ext. 2111, Ben Kohout, AICP

bkohout@villageofmukwonago.com

Village of Mukwonago Staff Comments:

Village Engineer: See Attached Comments letter dated July 15, 2019.

Village Planner: 1. The CSM needs to show the dedicated ROW providing for the minimum 100 feet of lot frontage.

Village Fire Chief: No Comments.

Village Building Inspector: No Comments.

Village Police Chief: No Comments.

Village Dept. of Public Works: No Comments.

Village Public Services: No Comments.

Note: These review comments were based on the plans submitted by the applicant. We ask that you consider the revisions and make any changes and resubmit plans at least two weeks prior to the next Plan Commission meeting for recommendation to the Village Board. Following the Plan Commission meeting, the Village Board will review and render a decision in the form of a resolution.

As of the date of this Staff Report, the next available Plan Commission Meeting is:

August 13, 2019 at 6:30 pm

As of the date of this Staff Report, the next available Village Board Meeting is:

August 21, 2019 at 6:30 pm

July 15, 2019

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

Re: Helminiak CSM Review dated - 04/9/2019

Dear Mr. Winchowky,

This review is for the compliance with Wisconsin Statute Chapter 236 and the Village of Mukwonago Code of Ordinances Chapter 45

Per Wisconsin Administrative Code Chapter A-E 7 – No comments.

1. Per Wisconsin Statute Chapter 236.20 (3)(d) – The names of adjoining subdivisions shown in their proper location. The adjacent property on the north and west reads Lot 1 of CSM 10379. It should read Lot 2 of CSM 10379. REVISED
2. Per the Village of Mukwonago Code of Ordinances Chapter 45-44 (8) – The existing zoning on and adjacent to the proposed subdivision. This needs to be shown. REVISED
3. Per the Village of Mukwonago Code of Ordinances Chapter 45-44(9) – Existing contours and benchmarks referenced to mean sea level need to be shown ADDED FROM COUNTY GIS
4. Per the Village of Mukwonago Code of Ordinances Chapter 45-44(10) – The high-water elevation of all ponds, streams, lakes and wetlands, based on mean sea level datum need to be shown. NEEDS TO BE ADDED
5. Per the Village of Mukwonago Code of Ordinances Chapter 45-14 (13) – The soil type and boundaries need to be shown. NEEDS TO BE ADDED

Per the Village of Mukwonago Code of Ordinances Chapter 45-94(1) – The date of the map on page 1 is incorrect.

- Is the consent of corporate mortgagee certificate and certificate of village treasurer needed on this CSM? REMOVED CORPORATE. DOES VILLAGE TREASURE NEED TO SIGN?
- The bearings in the Surveyor's certificate read differently than those shown on page 1. For the ease of those reading please make them flow in the same direction. REVISED
- Label POB on page 1. REVISED
- On page 2 there is a line table featuring L1 and L2, these are in regard to what? EX. WETLAND REVISED
- The wetland table has 65 bearings and distances shown while only 19 are needed. These appear to be taken verbatim from CSM 10379. Please remedy. REVISED
- Sheet 3 has a line/text overlap on the westerly line REVISED
- Typo on the Owner's Certificate (and not adn), REVISED



Letter to Mr. Fred Winchowky
Helminiak CSM Review dated - 04/9/2019
July 15, 2019
Page 2

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

Respectfully,

RUEKERT & MIELKE, INC.

A handwritten signature in black ink, reading 'Chris Ruetten'.

Christopher J. Ruetten, P.L.S.
Professional Land Surveyor
cruetten@ruekertmielke.com

CJR:jkc

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

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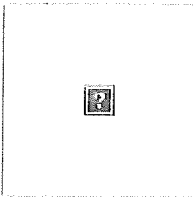
residential

Certification

Property Owner Name

Terri Helminiak owner

Applicant Signature



Applicant Name

Michael Greeson Land Surveyor

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mikeg@v2g-surveying.com

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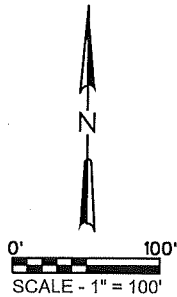
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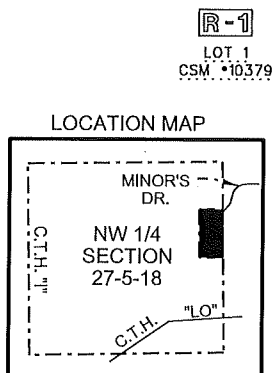
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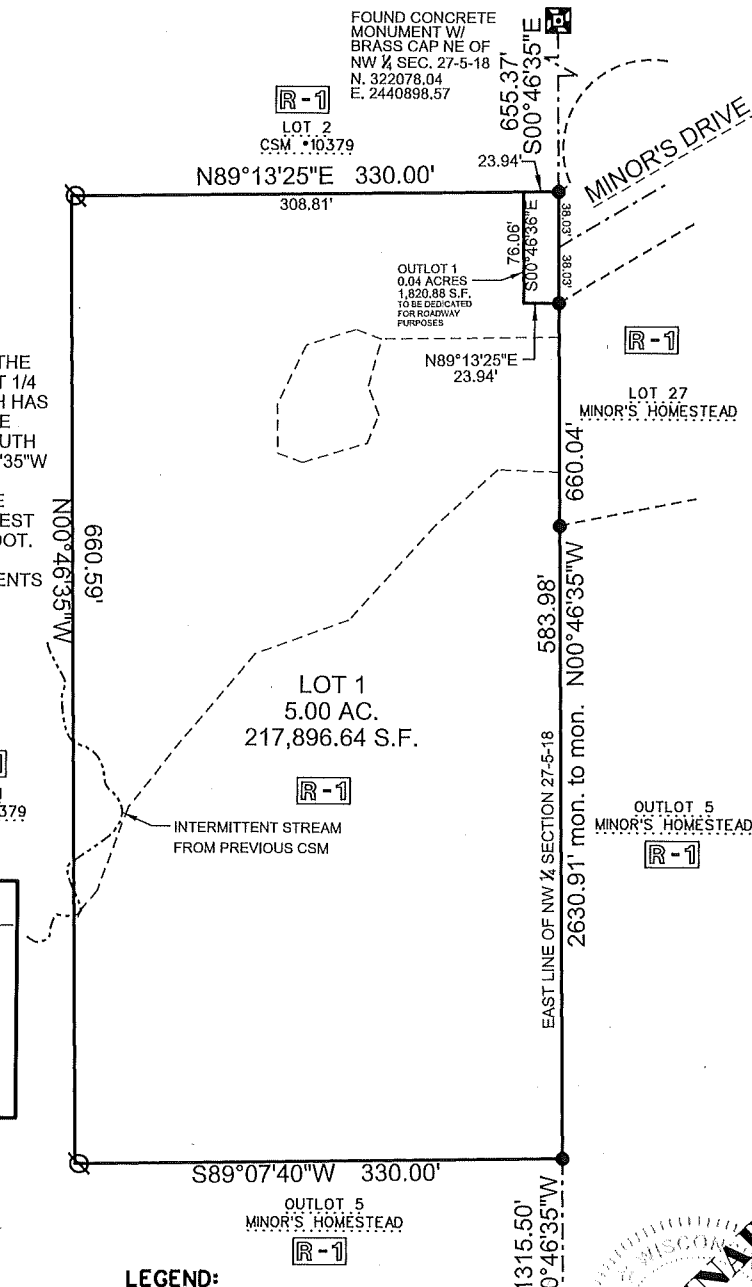


OWNER:

ROBERT HELMINIAK
773 MEDINA DR
MUKWONAGO WI 53149

SURVEYOR:

V2G SURVEYING LLC.
123 WOLF RUN SUITE 4
MUKWONAGO, WI 53149
262-378-5097



LEGEND:

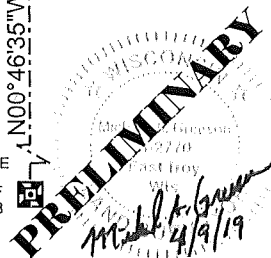
(100.00') RECORDED DISTANCE

100.00' MEASURED DISTANCE

● 1" FOUND IRON PIPE,
UNLESS NOTED

⊗ ¾" x 18" IRON REBAR
SET, 1.50 lbs./L.F.

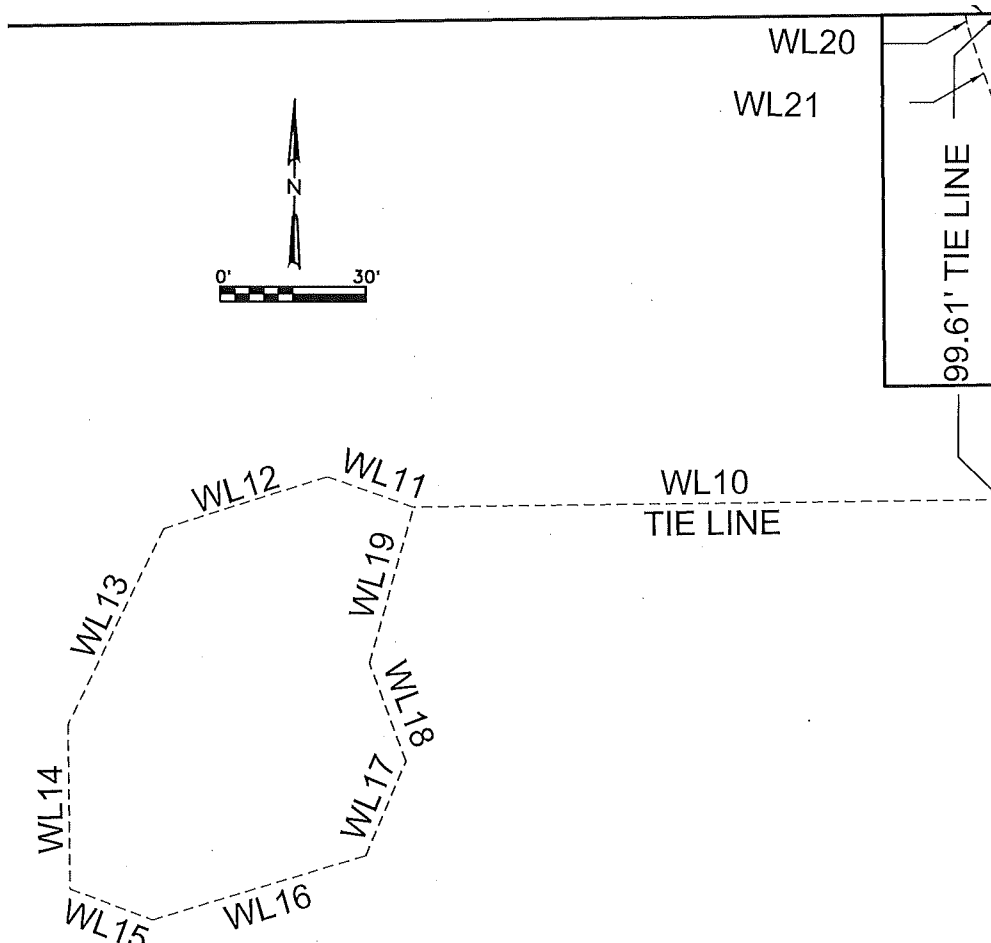
FOUND CONCRETE
MONUMENT W/
BRASS CAP SE OF
NW ¼ SEC. 27-5-18
N. 319447.53
E. 2440934.22



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 2, CERTIFIED SURVEY MAP No. 10379,
LOCATED IN PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

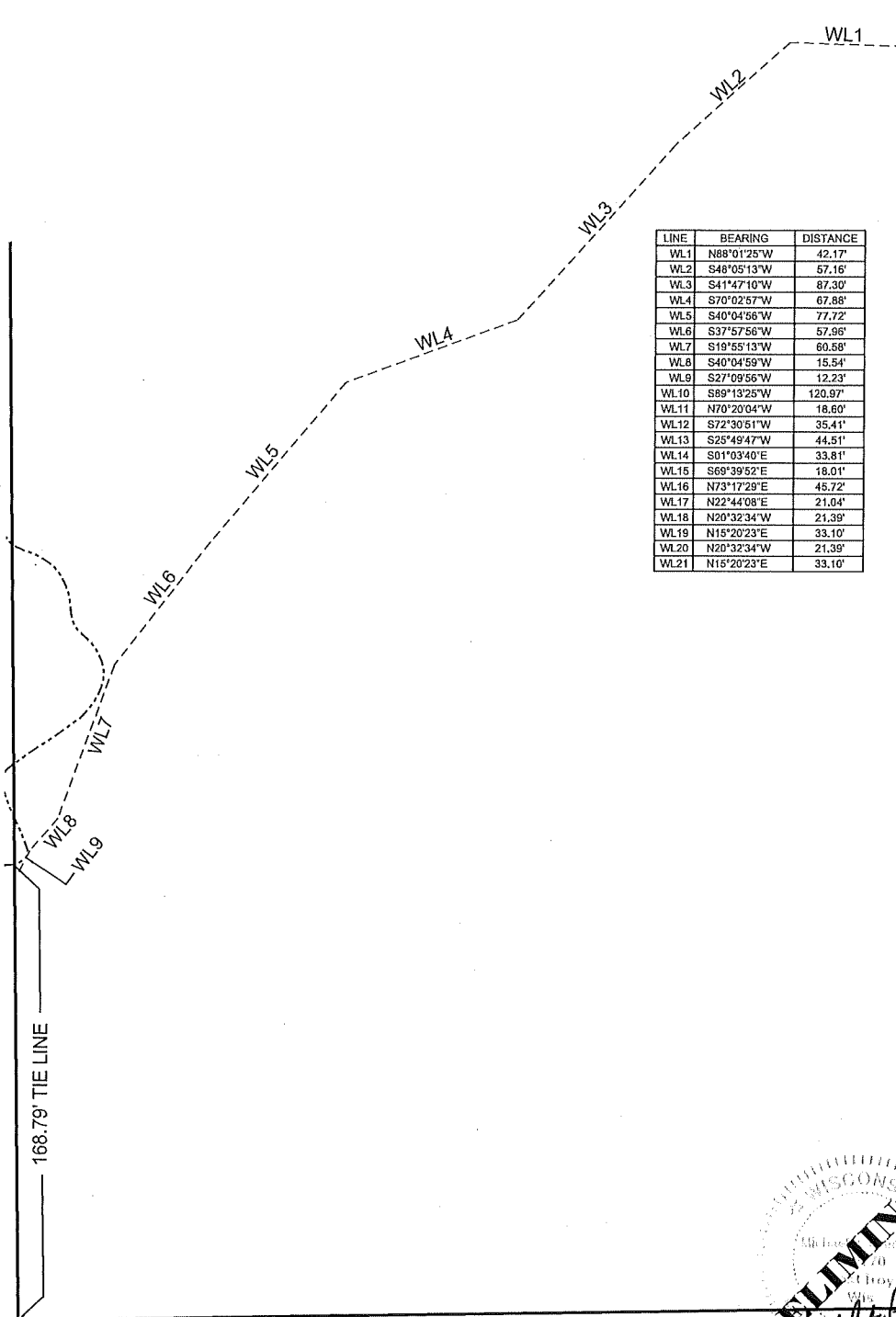


PRELIMINARY
Michael A. Gamm
4/9/19

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 2, CERTIFIED SURVEY MAP No. 10379,
LOCATED IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE
NORTHWEST ¼ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

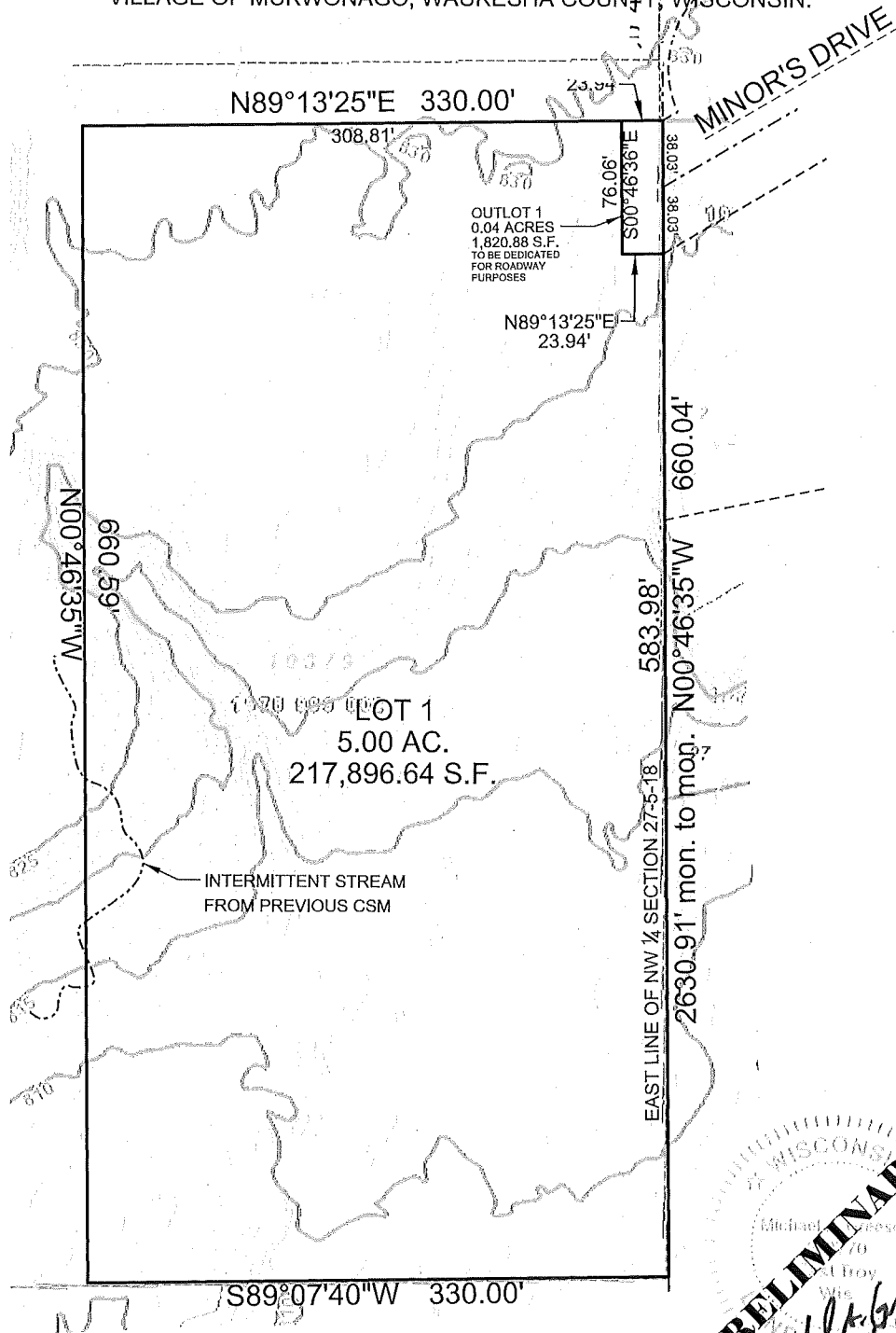


PRELIMINARY

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 2, CERTIFIED SURVEY MAP No. 10379,
LOCATED IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE
NORTHWEST ¼ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.



WISCONSIN
Michael J. Green
70
Troy
Wis.
PRELIMINARY
Michael J. Green
4/9/19

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 2, CERTIFIED SURVEY MAP No. 10379,
LOCATED IN PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A RE -DIVISION OF LOT 1, CERTIFIED SURVEY MAP NUMBER 10379, LOCATED IN PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 27; THENCE S00°46'35"E ALONG THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$, 655.37' TO THE POINT OF BEGINNING; THENCE CONTINUING S00°46'35"E ALONG SAID LINE, 660.04' TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 10379; THENCE S89°07'40"W ALONG THE SOUTH LINE OF SAID LOT 1, 330.00'; THENCE N00°46'35"W PARALLEL TO THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$, 660.59'; THENCE N89°13'25"E, 330.00' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 217,904.98 S.F. MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP AT THE DIRECTION OF ROBERT HELMINIAK, OWNER.

THAT SUCH MAP IS A TRUE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND TO BE SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES AND THE LAND DIVISION CODE OF THE VILLAGE OF MUKWONAGO.

MICHAEL A. GREESON
PROFESSIONAL LAND SURVEYOR

AUGUST _____, 2019
DATE

OWNERS CERTIFICATE:

I, ROBERT HELMINIAK, OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND HEREON DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION CODE FOR THE VILLAGE OF MUKWONAGO.

ROBERT HELMINIAK, OWNER
DATE: _____

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED ROBERT HELMINIAK, OWNER TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN
MY COMMISSION EXPIRES ON: _____



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 2, CERTIFIED SURVEY MAP No. 10379,
LOCATED IN PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 18 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

VILLAGE OF MUKWONAGO PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF MUKWONAGO PLAN COMMISSION ACTION
THE DATE OF _____, 2019

FRED WINCHOWKY
CHAIRPERSON

DATE

VILLAGE BOARD APPROVAL CERTIFICATE

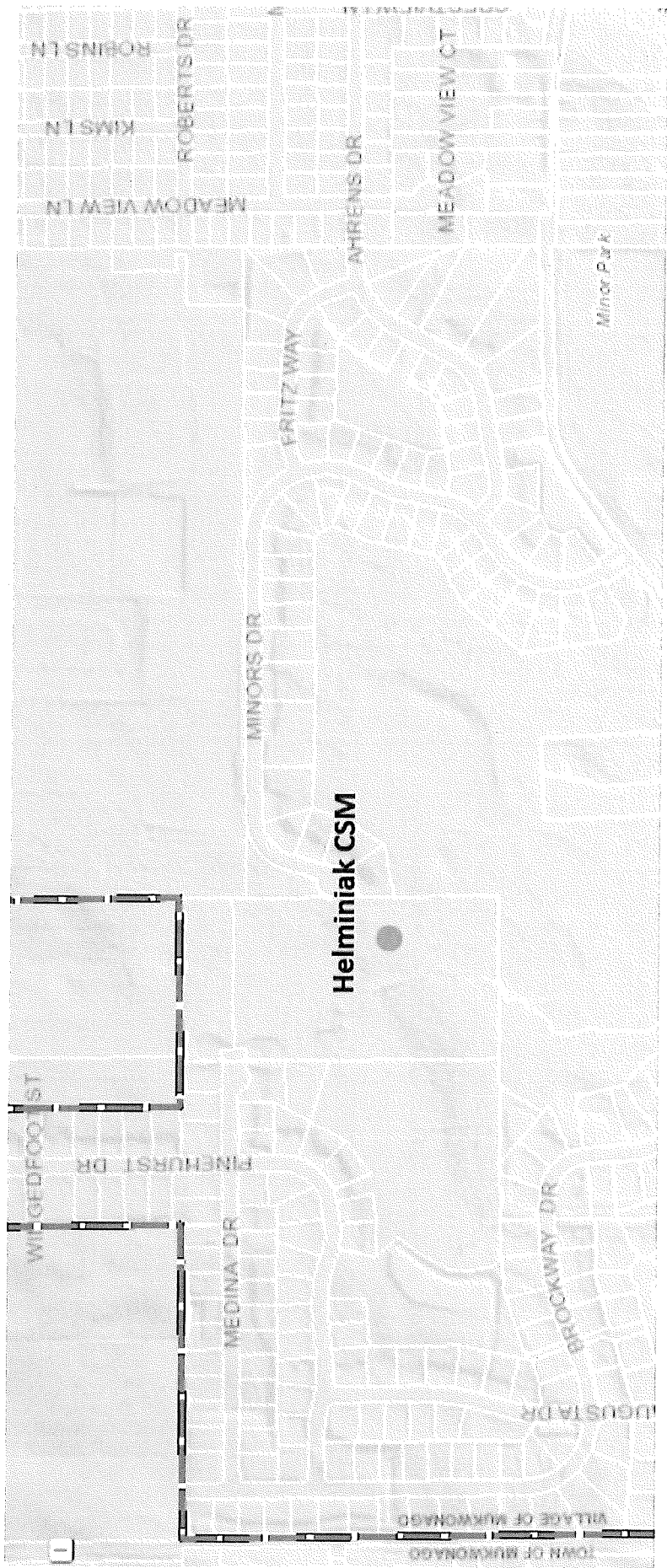
RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE
VILLAGE OF MUKWONAGO VILLAGE BOARD, BE AND THE SAME IS HEREBY APPROVED, ACKNOWLEDGED AND
ACCEPTED BY THE VILLAGE OF MUKWONAGO.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE
VILLAGE OF MUKWONAGO ON THIS _____ DAY OF _____, 2019.

FRED WINCHOWKY
PRESIDENT

STEVE BRAATZ JR.
CLERK





Helminiak CSM

WINGEDFOOT ST

PINCHURST DR

MEDINA DR

MINORS DR

FRITZ WAY

AHRENS DR

ROBINS LN

KIMSLIN

ROBERTS DR

MEADOW VIEW LN

MEADOW VIEW CT

Minor Park

BROCKWAY DR

AUGUSTA DR

VILLAGE OF MUKWONG

TOWN OF MUKWONG

Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: August 8, 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); Spencer Frost, agent for applicant (via email)

From: Ben Kohout, AICP; Village Planner

Subject: Frost CSM – Town of Waterford/ Extraterritorial Review

Meeting: August 13, 2019 Plan Commission meeting

Property location North side of Territorial Road, WI (Town of Waterford, Racine County); Parcel No. 016041905004000.

Current zoning - Town of Waterford

General description Mr. Spencer Frost is proposing to create a four-lot CSM out of his existing 136.6 acre parcel, all with frontage access to Territorial Drive. The property is along the north side of Territorial Road, about 7,000 feet (1.3 miles) 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 four lots out of the one larger buildable lot. A parallel review process is occurring with the Town of Waterford.

The NW portion of the proposed CSM is shown as Agriculture/Large Lot single Family and Staff has no concerns with this request.

Recommendation

Approval with Conditions. 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 Town of Waterford shall provide the Village Planner with documentation of Town approval.

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 AND
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 5, TOWNSHIP 4 NORTH, RANGE
19 EAST OF THE FOURTH PRINCIPAL MERIDIAN
IN THE TOWNSHIP OF WATERFORD, COUNTY
OF RACINE AND STATE OF WISCONSIN.

OWNERS: S AND S FROST HOLDINGS LLC
29537 N. LAKE DRIVE
WATERFORD, WI 53185

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
JOB NO. 9781-CSM

LEGAL DESCRIPTION:

BEING A PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE SOUTH 00°20'28" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION 780.79 FEET; THENCE SOUTH 88°25'49" WEST 822.92 FEET; THENCE SOUTH 00°20'28" EAST 554.79 FEET TO A POINT IN THE CENTER LINE OF TERRITORIAL ROAD; THENCE SOUTH 88°04'06" WEST 284.57 FEET ALONG SAID CENTERLINE; THENCE SOUTH 87°46'03" WEST 564.39 FEET ALONG SAID CENTERLINE; THENCE SOUTH 87°04'46" WEST 310.00 FEET ALONG SAID CENTERLINE; THENCE NORTH 00°33'08" WEST 248.92 FEET; THENCE SOUTH 87°34'37" WEST 350.00 FEET; THENCE NORTH 00°45'21" WEST 1316.23 FEET; THENCE NORTH 87°40'39" EAST 737.78 FEET; THENCE NORTH 03°57'48" EAST 8.01 FEET; THENCE NORTH 87°37'54" EAST 1603.31 FEET TO THE PLACE OF BEGINNING. CONTAINING 58.42 ACRES OF LAND MORE OR LESS.

DATED THIS 1ST DAY OF AUGUST, 2019

ROBERT J. WETZEL

S-1778

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF SPENCER AND STUART FROST OF S AND S FROST HOLDINGS LLC AS PARTNERS, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES, TOWN OF WATERFORD LAND DIVISION ORDINANCE AND THE VILLAGE OF MUKWONAGO EXTRATERRITORIAL JURISDICTION.

DATED THIS 1ST DAY OF AUGUST, 2019

ROBERT J. WETZEL S-1778

OWNER'S CERTIFICATE:

WE, SPENCER AND STEWART FROST AS PARTNERS OF S AND S FROST HOLDINGS LLC, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS _____ DAY OF _____, 201 .

SPENCER FROST

STEWART FROST

STATE OF WISCONSIN)
RACINE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201 , THE ABOVE NAMED SPENCER AND STEWART FROST, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

TOWN OF WATERFORD TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF WATERFORD TOWN BOARD ON THIS _____ DAY OF _____, 201 .

TOM HINCZ TOWN CHAIRMAN TINA MAYER TOWN CLERK

VILLAGE OF MUKWONAGO APPROVAL (EXTRATERRITORIAL):

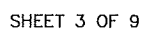
THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE OF MUKWONAGO VILLAGE BOARD ON THIS _____ DAY OF _____, 201 .

FRED WINCHOWKY PRESIDENT DIANA DYKSTRA CLERK

DATED THIS 1ST DAY OF AUGUST, 2019

ROBERT J. WETZEL S-1778

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

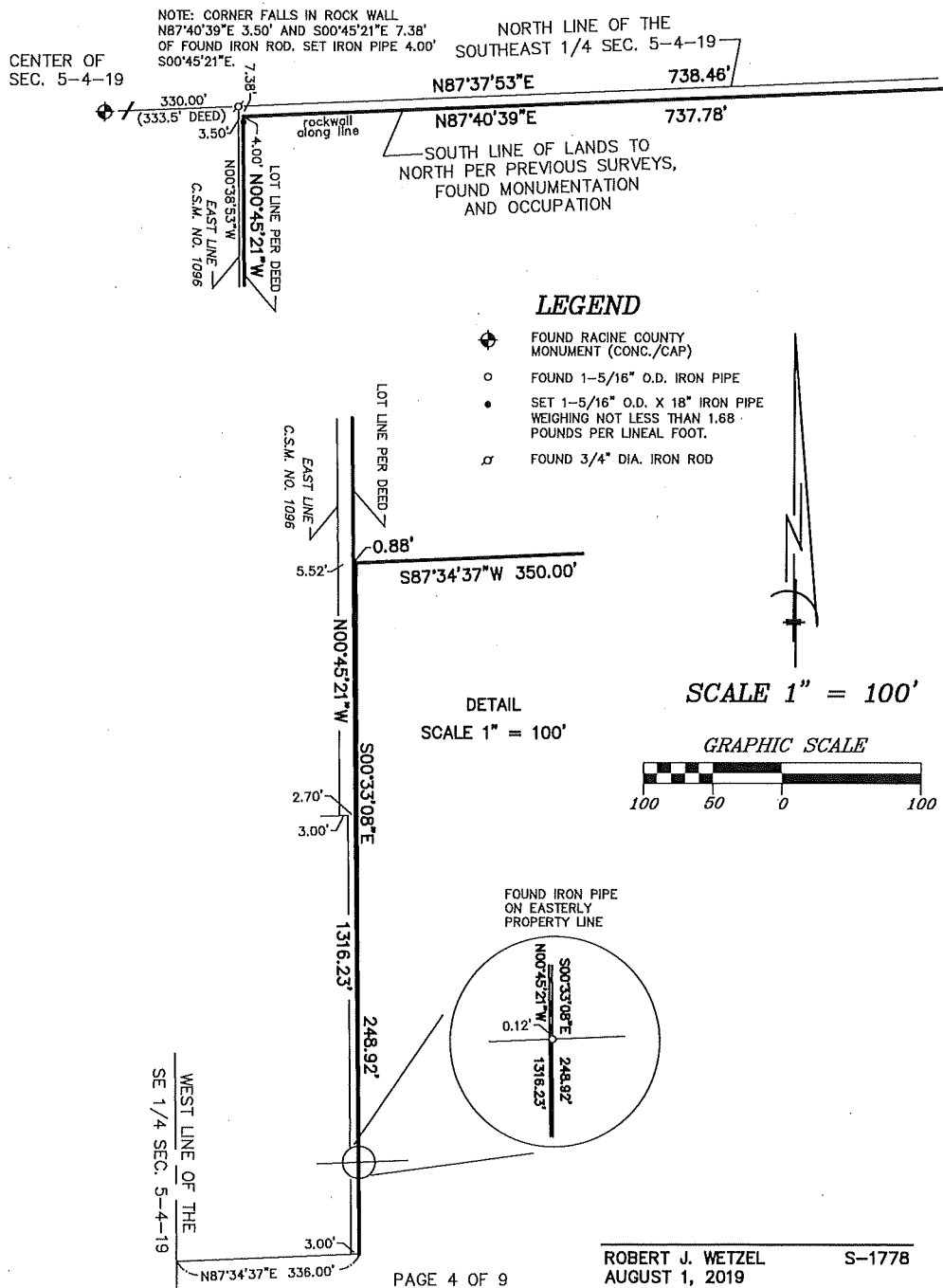


CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

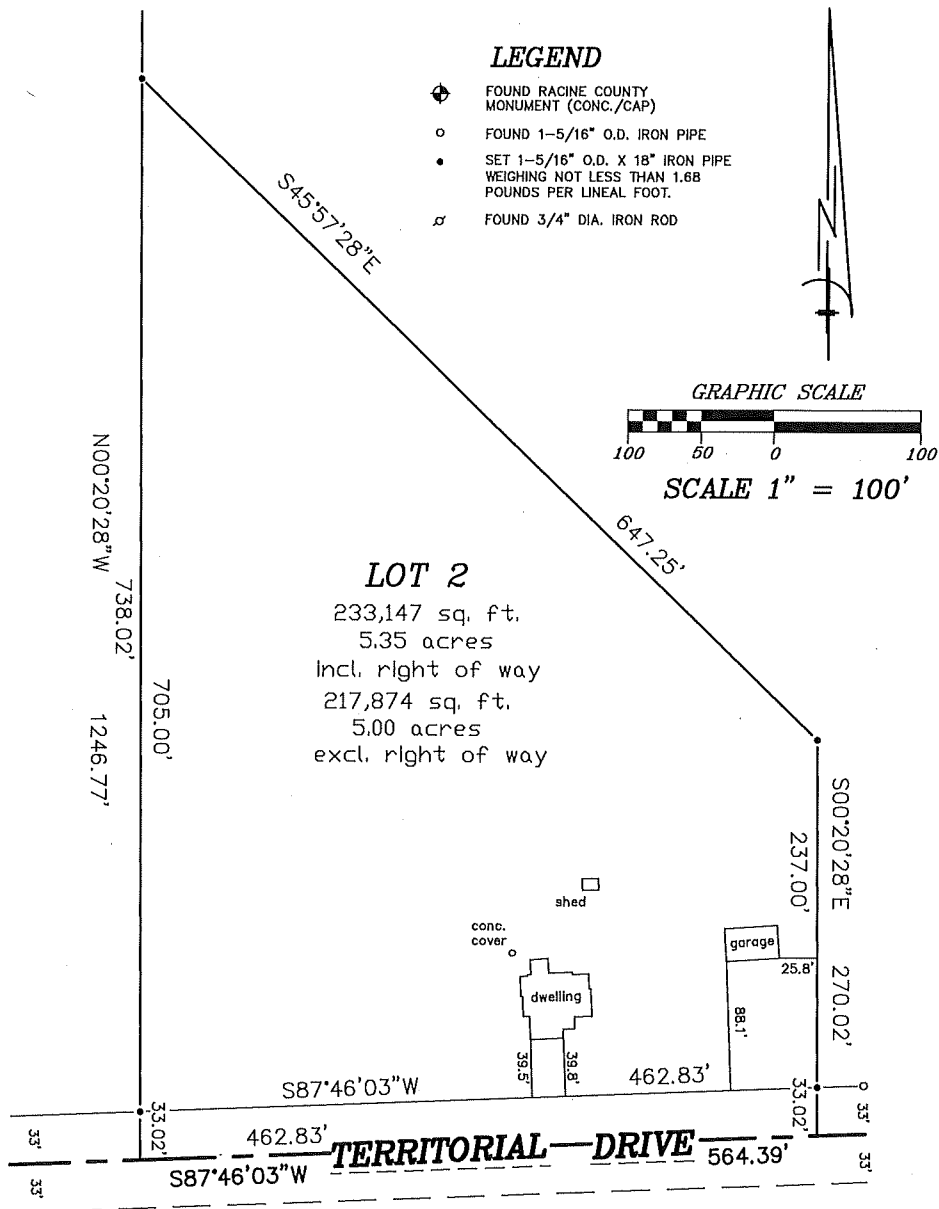
LOT 1 DETAIL

SCALE 1" = 100'



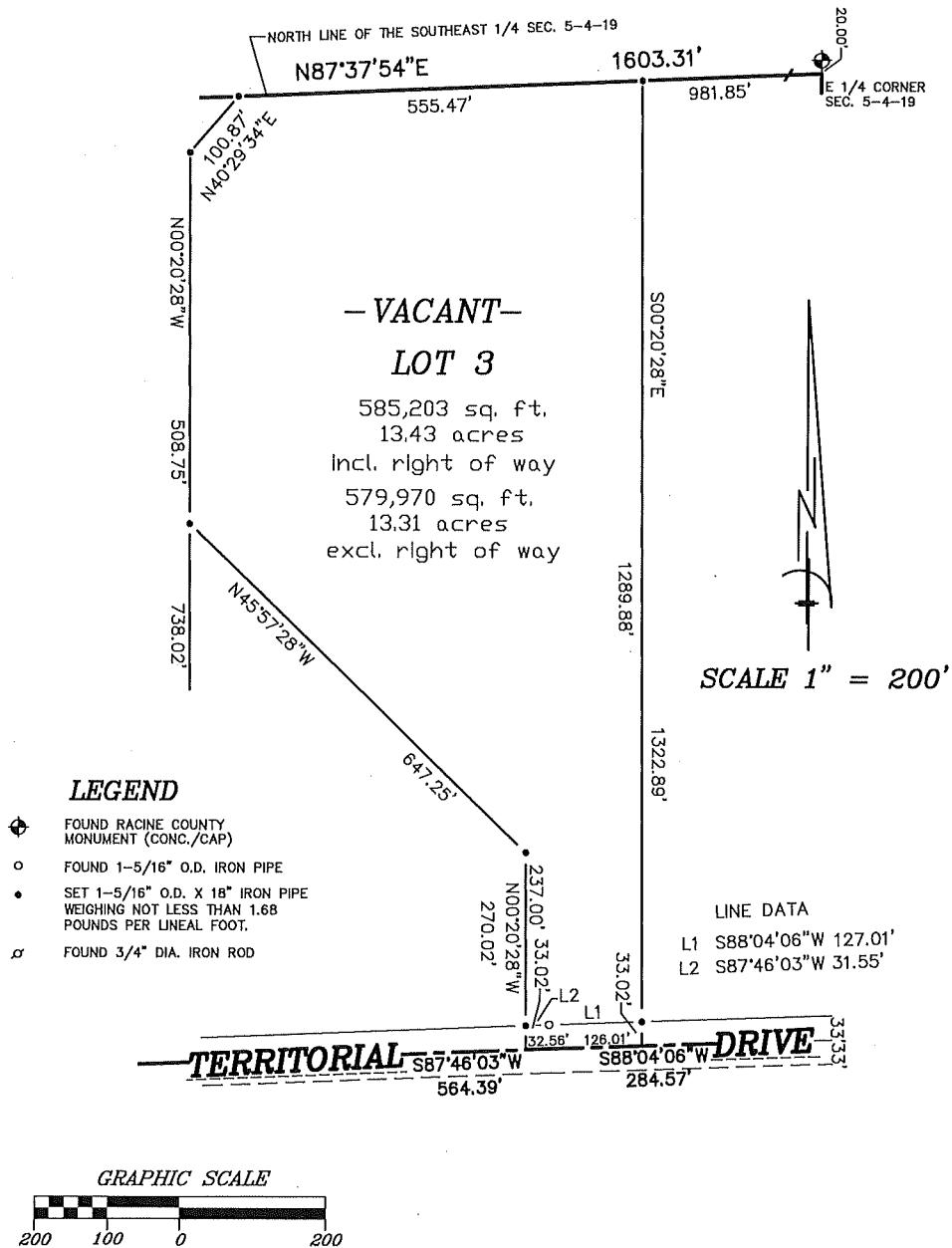
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.



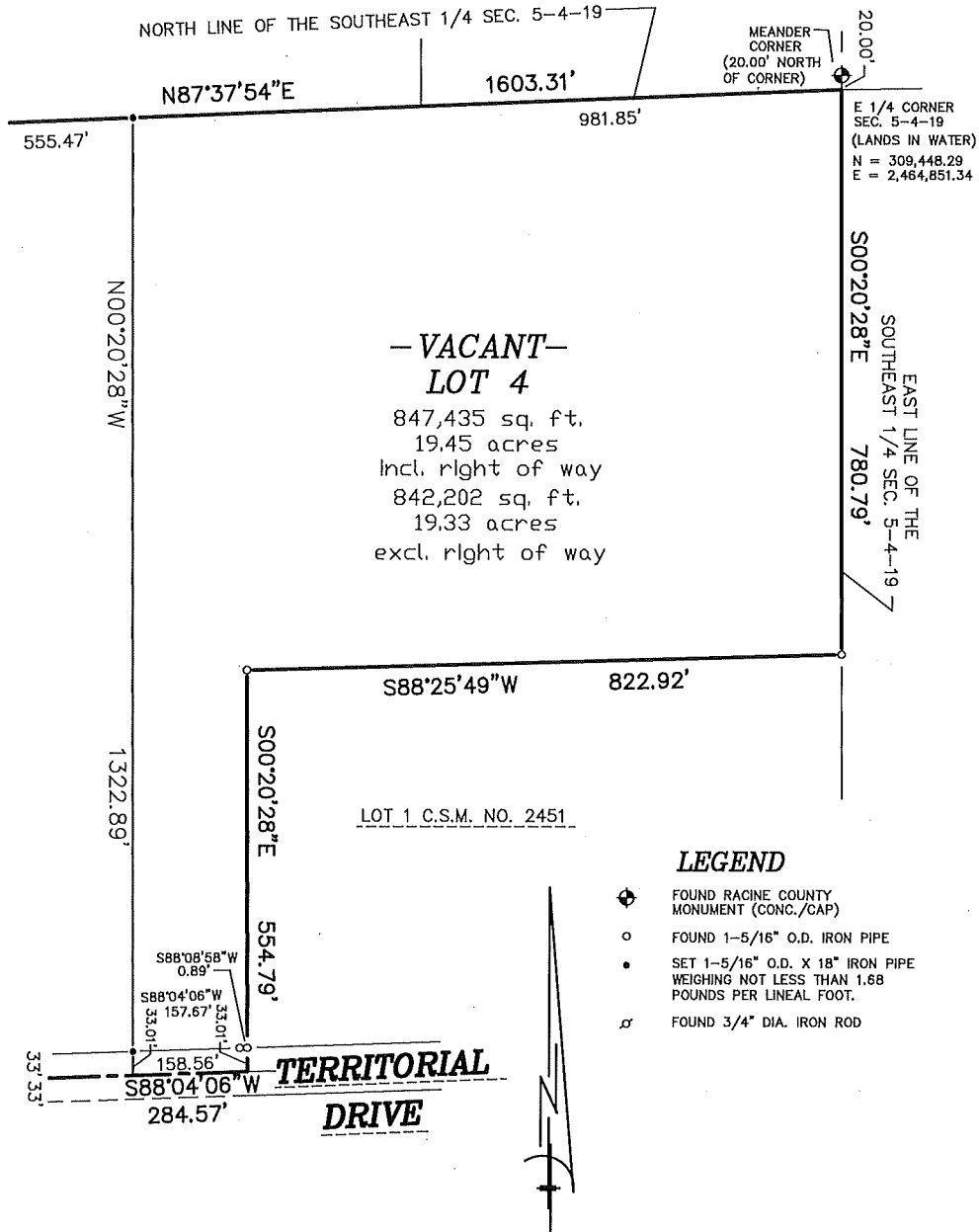
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BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

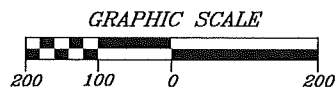


CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.



SCALE 1" = 200'



ROBERT J. WETZEL
AUGUST 1, 2019

S-1778

Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: August 7, 2019

To: Fred Winchowky, Village President ; Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Diana Dykstra, 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 Stien, Fire Chief (via email); Ron Bittner, Public Works Director (via email)

From: Ben Kohout, AICP; Village Planner

Subject: Ordinance Amendment affecting Conditional Use Approval guidelines

Meeting: August 13, 2019 Plan Commission meeting

Sections of Code Affected 100-352; 100-354

Description In 2017, the State of Wisconsin enacted Act 67, which made various changes related to local government essentially being compelled to recommend in the affirmative of applications meeting minimum standards listed in the Zoning code.

The Village Attorney has reviewed the Village Ordinances governing Conditional Uses and is recommending that the proposed ordinance amendments be considered for approval, so as to be in compliance with the mandates and avoid any possible litigation.

For the Village of Mukwonago, there is a perceived need to better address this by being more specific in what will be evaluated with conditional use requests. The proposed ordinance amendments, as prepared by the Village Attorney, and reviewed by Staff, are being recommended to the Plan Commission for review and action.

Attachments:

1. Draft Ordinance

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

ORDINANCE NO. _____

**ORDINANCE TO AMEND SECTIONS 100-352 and 100-354
OF THE VILLAGE OF MUKWONAGO MUNICIPAL CODE
REGARDING CONDITIONAL USES**

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

SECTION I

Section 100-352 of the Municipal Code of the Village of Mukwonago is hereby amended to add the following additional sections:

Section 100-352 Application

- (6) All applications for a Conditional Use Permit must be accompanied by a Plan of Operation that describes in detail, acceptable to the Zoning Administrator, the following characteristics as proposed:
- a. Hours of operation;
 - b. Number of employees, including both full time equivalents and maximum number of personnel to be on the premises at any time;
 - c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate the impacts of these matters on neighboring properties;
 - d. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside of an enclosed building;
 - e. Compliance with the Village's Storm Water Ordinance, Erosion Control Standards where applicable;
 - f. Sanitary facilities and private on-site waste transfer systems are in compliance with the requirements of the County agencies with jurisdiction;
 - g. Facilities for managing removal of trash, solid waste and recycling materials;
 - h. Anticipated daily traffic, including, but not limited to, the types and weights of vehicles, night provisions, necessary intersection and road improvements or other measures proposed to accommodate increased traffic and/or the weight of the vehicles being utilized;
 - i. List of hazardous, toxic or explosive materials to be stored on site and any spill containment, safety or pollution measures which will be put in place for the use;
 - j. Outdoor lighting and measures taken to mitigate light pollution, impacts to neighboring properties;

SECTION II

Section 100-354 of the Municipal Code of the Village of Mukwonago is hereby amended add the following additional sections:

Section 100-354 Review, findings and approval

- (h) Only complete Applications will be accepted. In the event there are any orders pending with respect to the property or the property is in violation of the terms and conditions of the Village Code, or in the event there are fees, special charges for current services or other sums owned by the owner or occupant of the property to the Village, the Application will not be considered until such time as the outstanding fees, costs or assessments are paid and the property is in compliance with Village Ordinances.
- (i) The Village may consult with a person or persons with appropriate expertise as determined by the Village to effectively evaluate a Conditional Use Permit Application. The review that may be conducted by the consultant may include, but not be limited to, peer review of the reports, analysis and opinion of the applicant's consultant or experts. The adequacy of the measures proposed to protect the public health, safety and welfare, as well as the impact of traffic, noise, odors, lighting and containment, the safety or pollution prevention measures necessary to implement the Conditional Use Permit. The Village Administrator or his/her designee will select the consultant. The applicant for the Conditional Use Permit shall bear all reasonable costs and expenses associated with such consultation. The Zoning Administrator shall advise the applicant of the Village's intention to exercise its authority under this section. The applicant may withdraw a pending Conditional Use Permit Application to avoid the incurring of fees under this paragraph until such time as the expert or consultant is retained; after which the applicant shall be responsible for the fees incurred by the expert consultant until the time the Application withdrawn. The Village may postpone action on any Conditional Use Permit until any pending violations of the Village's Municipal Code are resolved and the property owner brings the property to full compliance with applicable standards and any outstanding fees, costs or expenses incurred by the property owner, or any tenant, are paid in full.
- (j) The Plan Commission may require, in its reasonable discretion, a bond or other financial guaranty to dismantle equipment, buildings or structures that may pose a hazard or nuisance after a Conditional Use Permit is abandoned or revoked, unless otherwise required by an applicable State Law or Administrative Code provision. Any bond or financial instrument provided hereunder shall expressly state that it will remain in full force and effect for a period of at least six months after the surety provides the Village with written notice of an expiration or termination of the surety's obligation under the bond. The applicant shall remove any equipment or structure placed or erected pursuant to a Conditional Use Permit that may pose a hazard or nuisance after the permit is abandoned or revoked not less than thirty days prior to termination or expiration of the bond or financial guaranty. The amount of the surety shall be based upon the estimated cost of the removal of the equipment, building or structure, plus twenty percent.
- (k) The Plan Commission shall require the following standards for approval to be met in order to approve any Conditional Use Permit Application:
 - (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
 - (2) That the uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
 - (3) That the establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.

- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
- (5) That adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.
- (l) The Plan Commission shall approve a Conditional Use Permit if the terms and conditions of this Ordinance are met. However, in the event the terms and conditions of the Ordinance are not consented to and complied with by the applicant, the Commission may reject the Conditional Use Permit. In addition, the Commission may reject the Conditional Use Permit Application or place conditions on it if substantial evidence, as defined in Wisconsin Statute §62.23(7) is presented. That evidence shall demonstrate the inability of the applicant to comply with or meet the conditions of this Ordinance or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence.

SECTION III

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

SECTION IV

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

SECTION V

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

PASSED AND ADOPTED by the Village Board this _____ day of _____, 2019.

APPROVED:

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer

GreatLife Mixed Use Development & Senior Community – Plan of Operation

RE: Site Plan, Architectural, and Planned Unit Development (PUD) Application

Lot 3, CSM 10881 (Greenwald Family Partnership Current Owner) - 255 E Wolf Run Mukwonago, WI 53149.

Greg Petrauski of Infinity Development, LLC requests a Site Plan, Architectural, and Planned Unit Development review for the development of this mixed use project comprised of 3 separate buildings – 1 mixed use 108 unit senior community (GreatLife- Mukwonago) which includes multiple commercial spaces open to the public, and 2 separate multi-tenant commercial buildings.

This mixed-use development is located directly adjacent to the future Maple Centre mixed-use development and directly east of the YMCA. It is anticipated that there will be many co-programming offerings between the YMCA & this mixed-use senior community.

The PUD request will allow this development the flexibility to meet overall community land use goals, minimize the effect on existing geo technical features of this site, and maximize the equalized taxable value of this development. All setbacks were established to meet or exceed 50'. All exterior building materials will be of high quality architectural products along with decorative stone.

All mechanical equipment will be located inside each unit residence, except for individual air conditioners located at ground level. There will be a garbage vestibule(s) located as described on site plan. This mixed-use community has been designed to be very accessible serving local citizens who may have mobility or other disability needs, who prefer to live in a convenient, connected, vibrant, living environment. In addition to amenities nearby such as the YMCA, WalMart, Aldi, and Pro Healthcare, there will be a number of built-in convenient amenities within the senior community. These will include a restaurant, dining venue, worship room, movie room, arts & crafts room, health & wellness center, exercise room, therapy services, and a full service concierge. In addition, there will be multiple senior friendly commercial tenants which will enhance the living experience of the residents of the senior community.

This mixed use development will be in operation 24/7/365. In addition to the employees of the commercial spaces, the senior community will have 50+ total employees with the largest shift being during the daytime hours of 8-10 persons. There will be no use or storage of flammable liquids or hazardous materials. This community will be owned and operated by a team of local professionals. The developer Greg Petrauski will be directly involved in the building of this team, and individually brings 27+ years of senior living operating experience. We are grateful for this opportunity to make a difference for senior citizens and their families for many years to come. The expected buildout value of the development will be \$18MM-\$20MM.

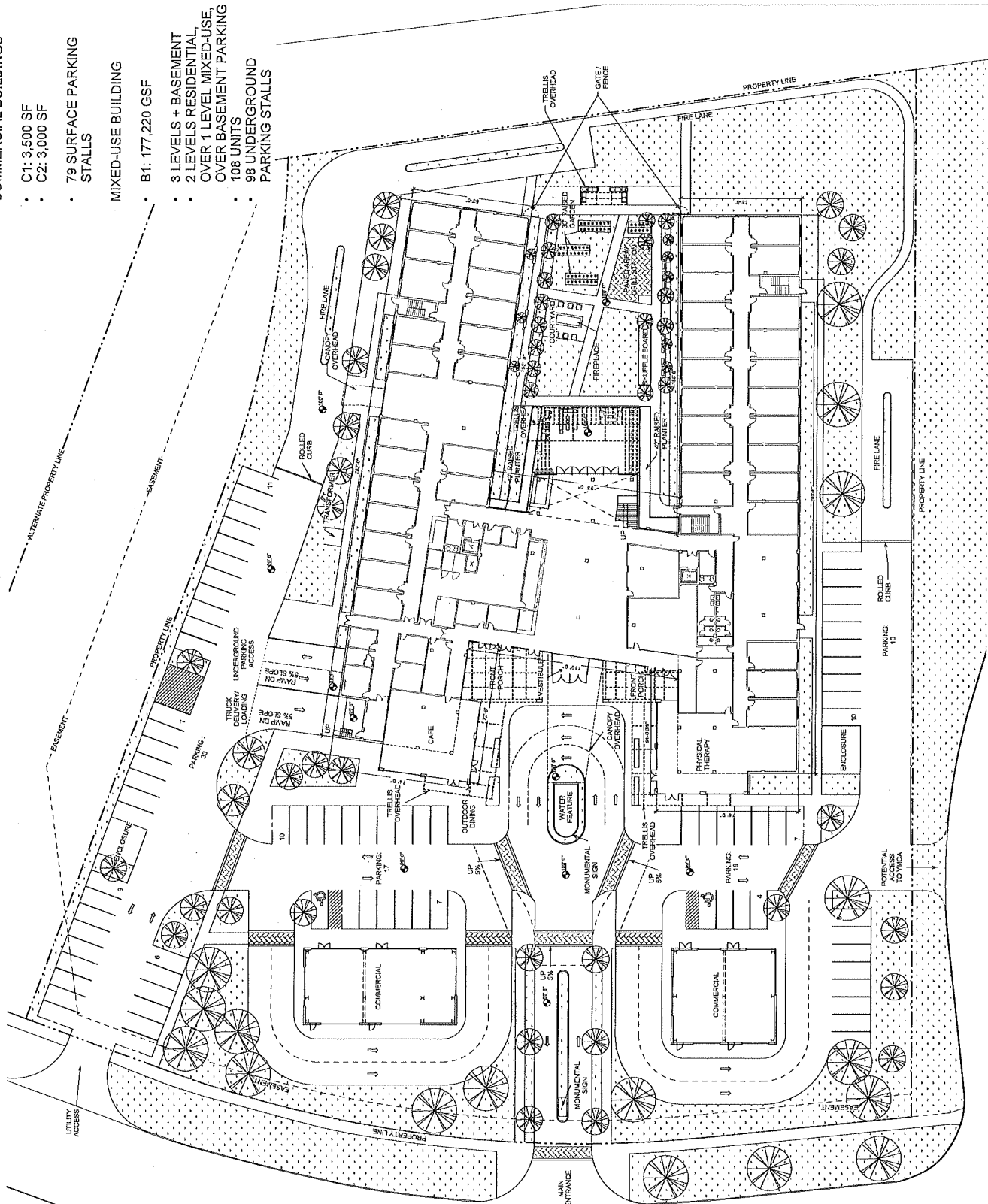
COMMERCIAL BUILDINGS

- C1: 3,500 SF
- C2: 3,000 SF

79 SURFACE PARKING STALLS

MIXED-USE BUILDING

- B1: 177,220 GSF
- 3 LEVELS + BASEMENT
- 2 LEVELS RESIDENTIAL
- OVER 1 LEVEL MIXED-USE
- OVER BASEMENT PARKING
- 108 UNITS
- 98 UNDERGROUND PARKING STALLS



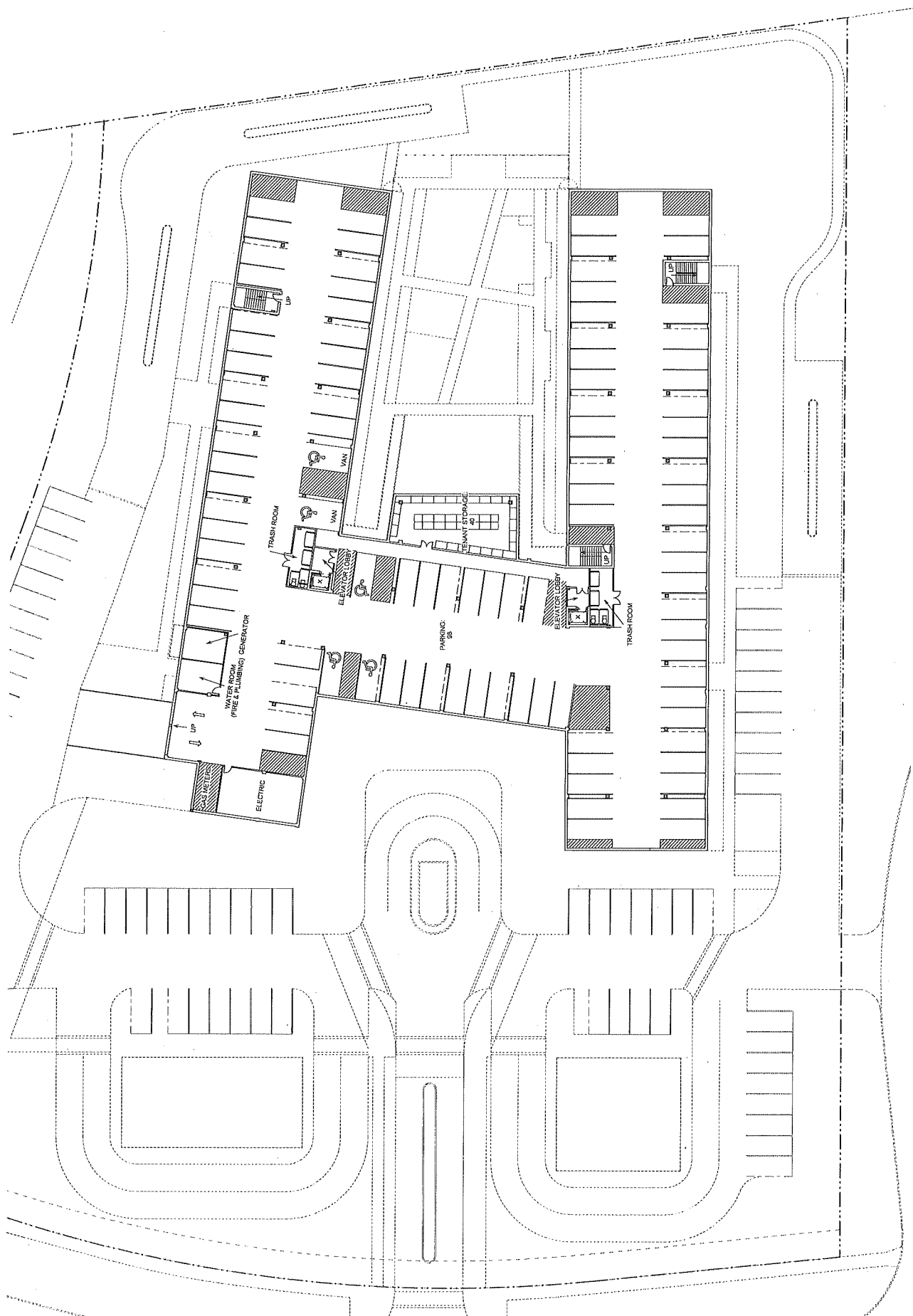
△ Revisions

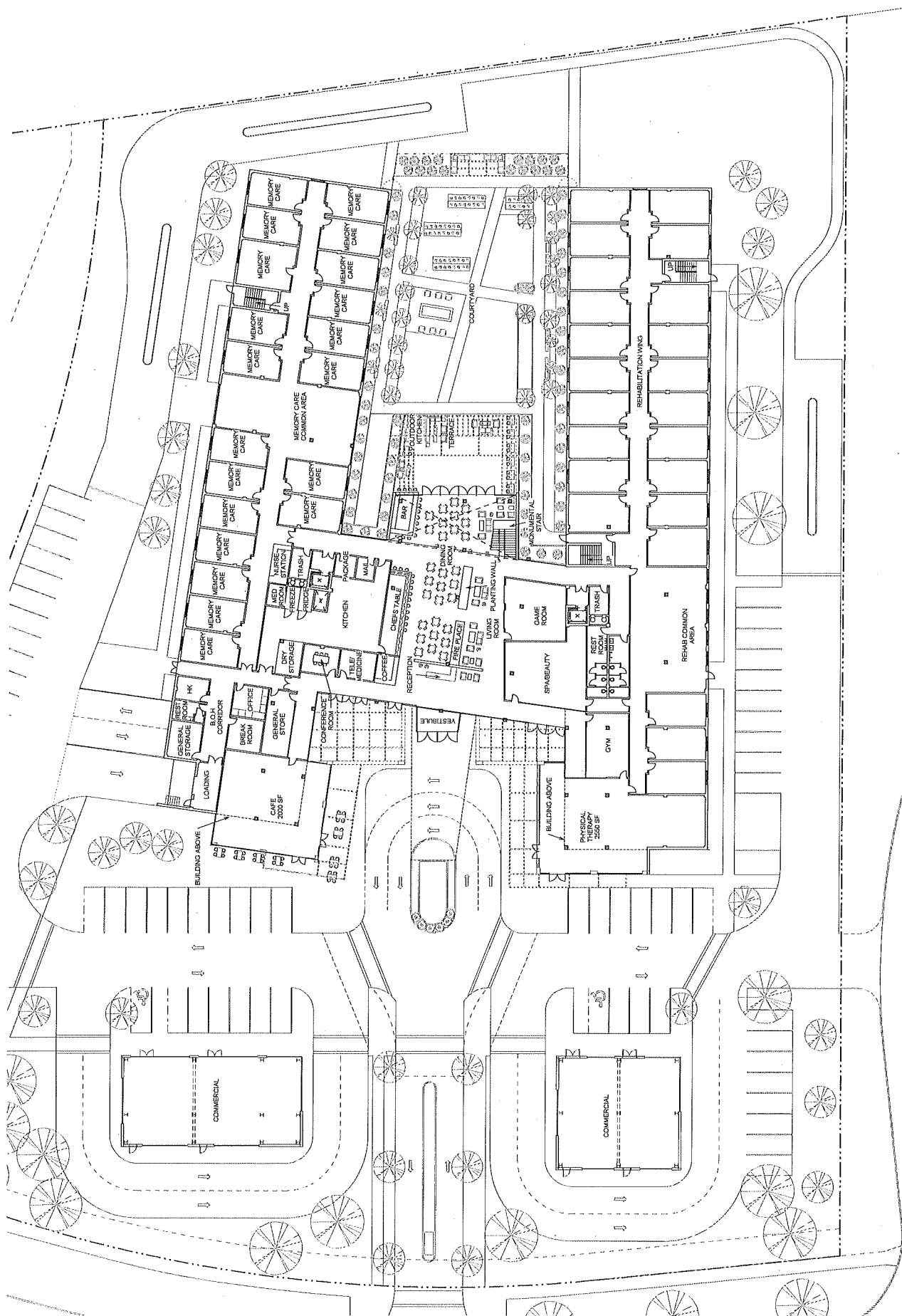
SCHEMATIC DESIGN

GREATLIFE MIXED USE SENIOR COMMUNITY

255 E WOLF RUN
AURORA, CO 80014
Date Issued: 07/11/2019
RINKA Project #: 190219
Sheet Title

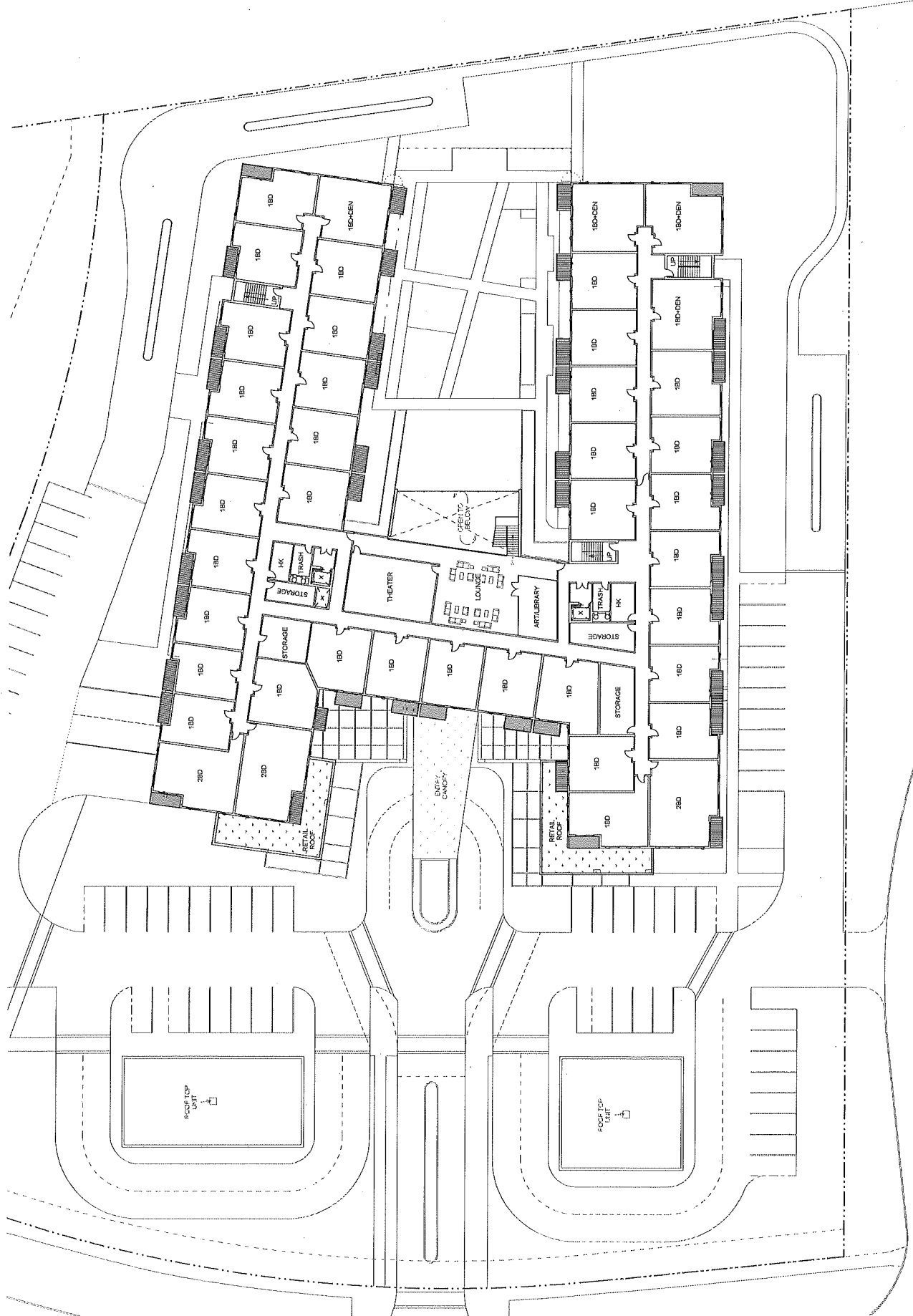
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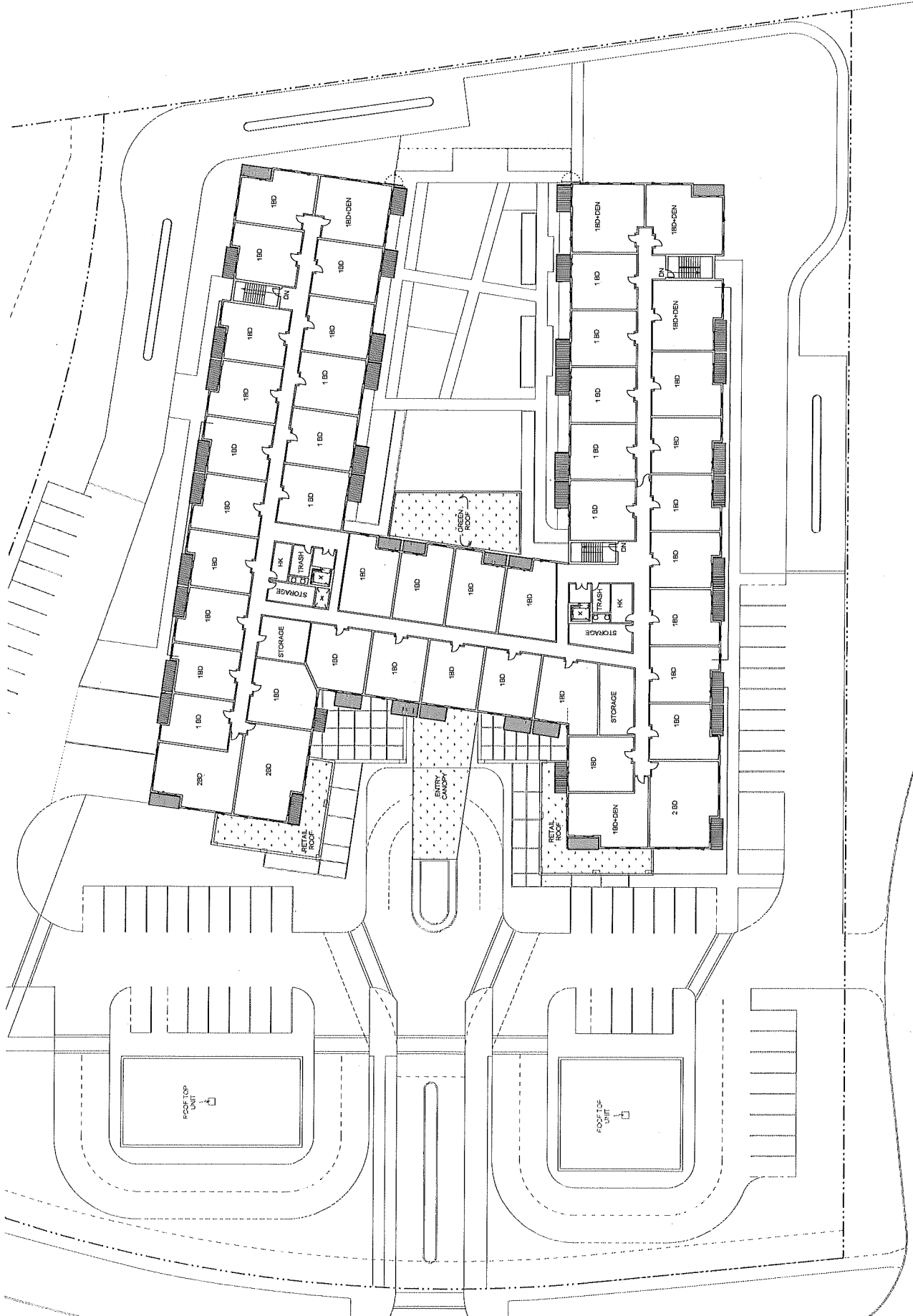
LEVEL 01 FLOOR PLAN
1/16" = 1'-0"

NOT FOR CONSTRUCTION

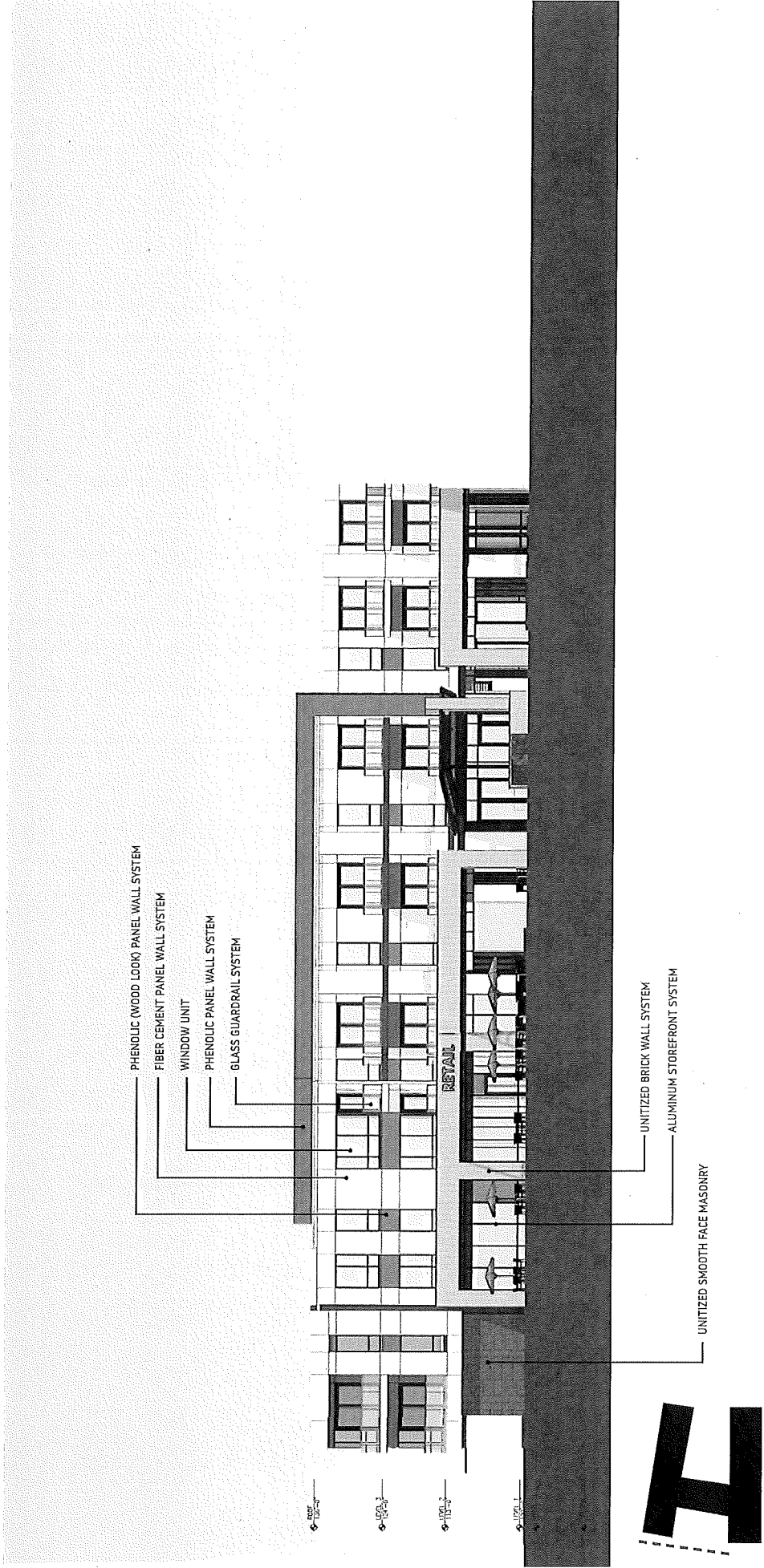


LEVEL 02 FLOOR PLAN

NOT FOR CONSTRUCTION



LEVEL 03 FLOOR PLAN



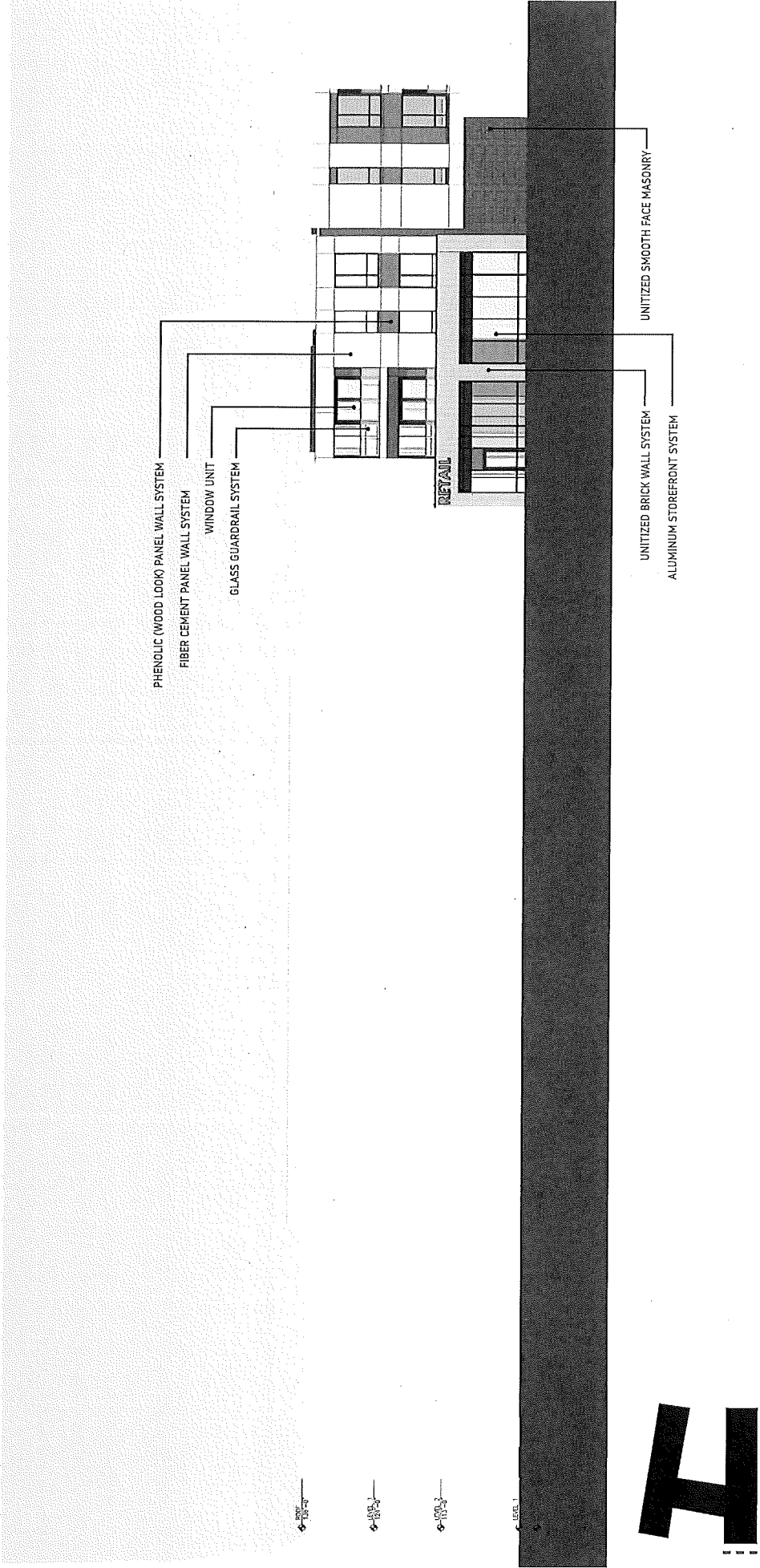
WEST ELEVATION - 01

RINKA+

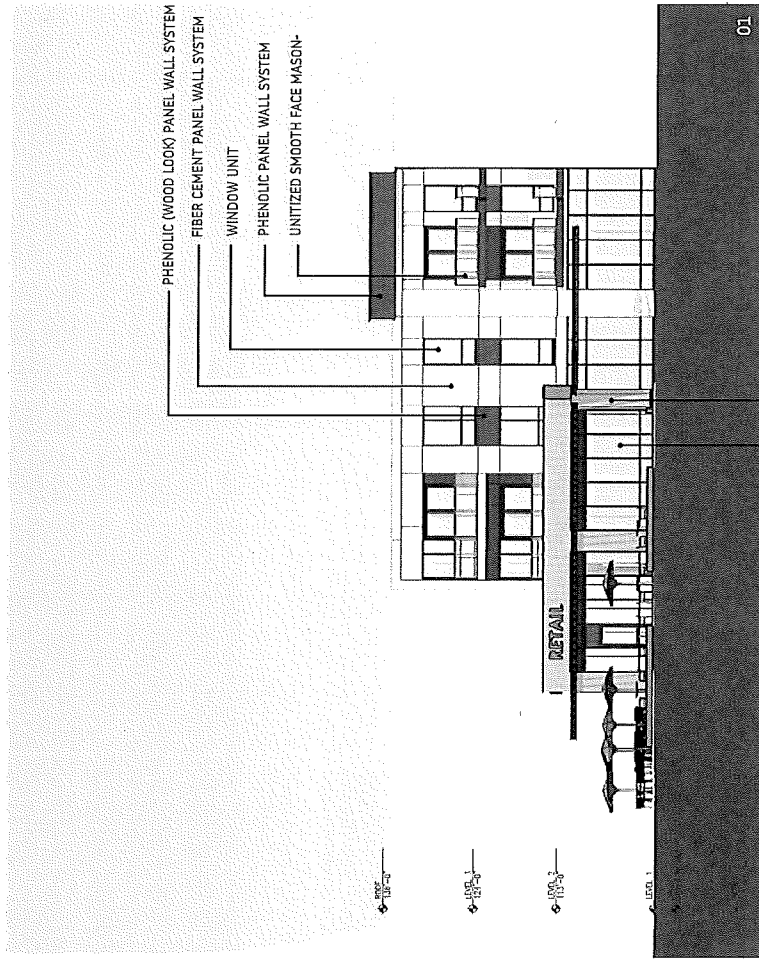
INFINITY DEVELOPMENT

NOT FOR CONSTRUCTION

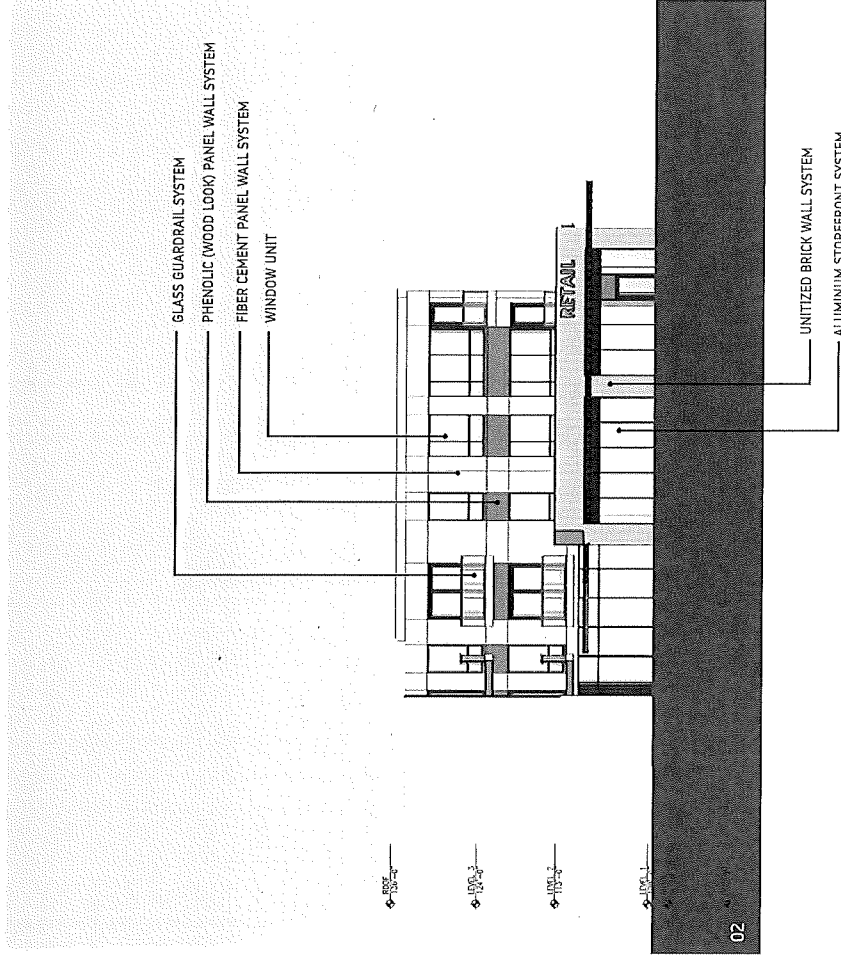
MUKWONAGO DEVELOPMENT
JULY 2ND, 2019



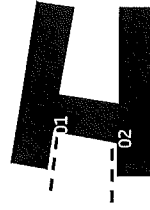
WEST ELEVATION - 02

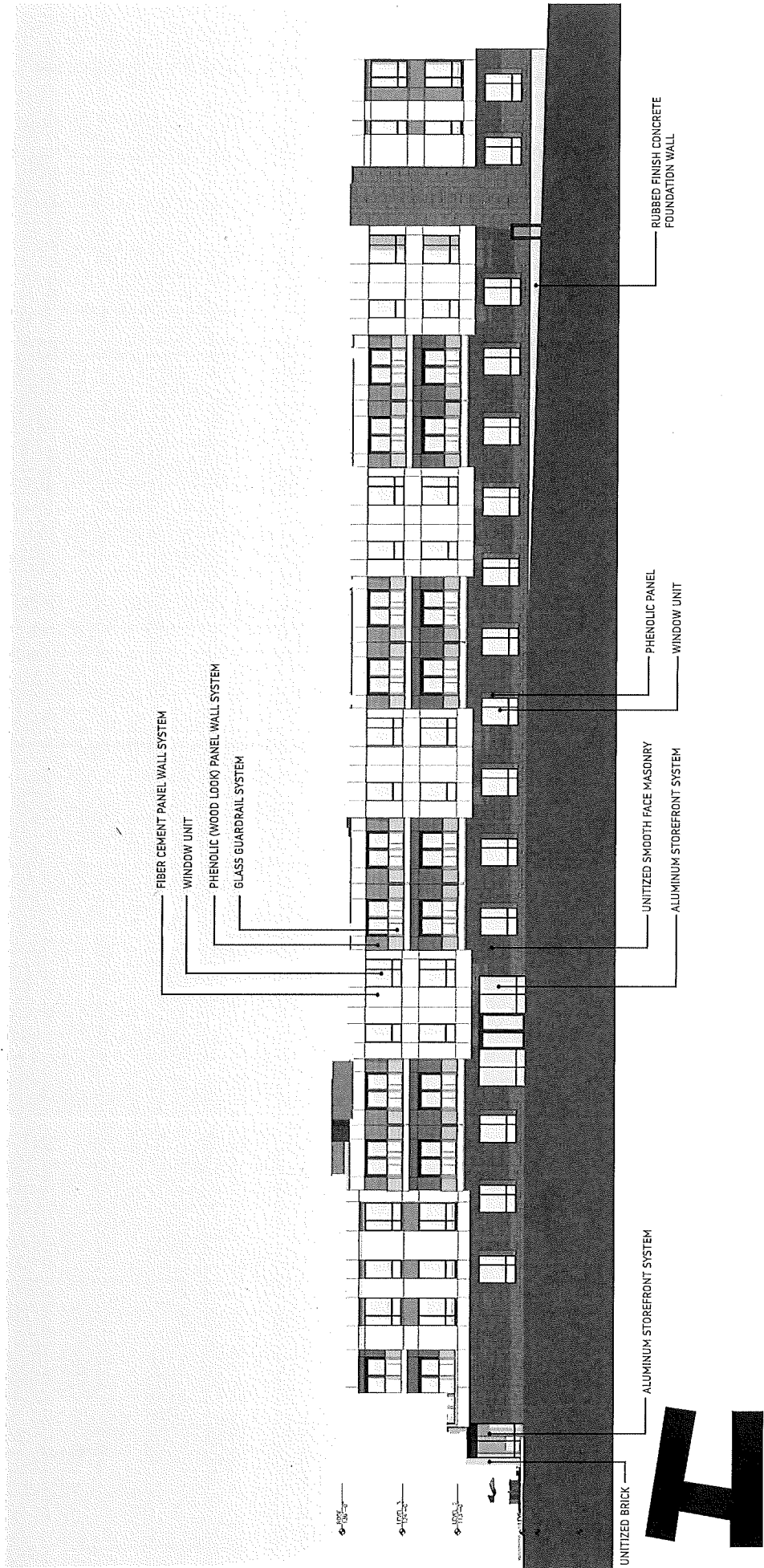


SOUTH ELEVATION - 01

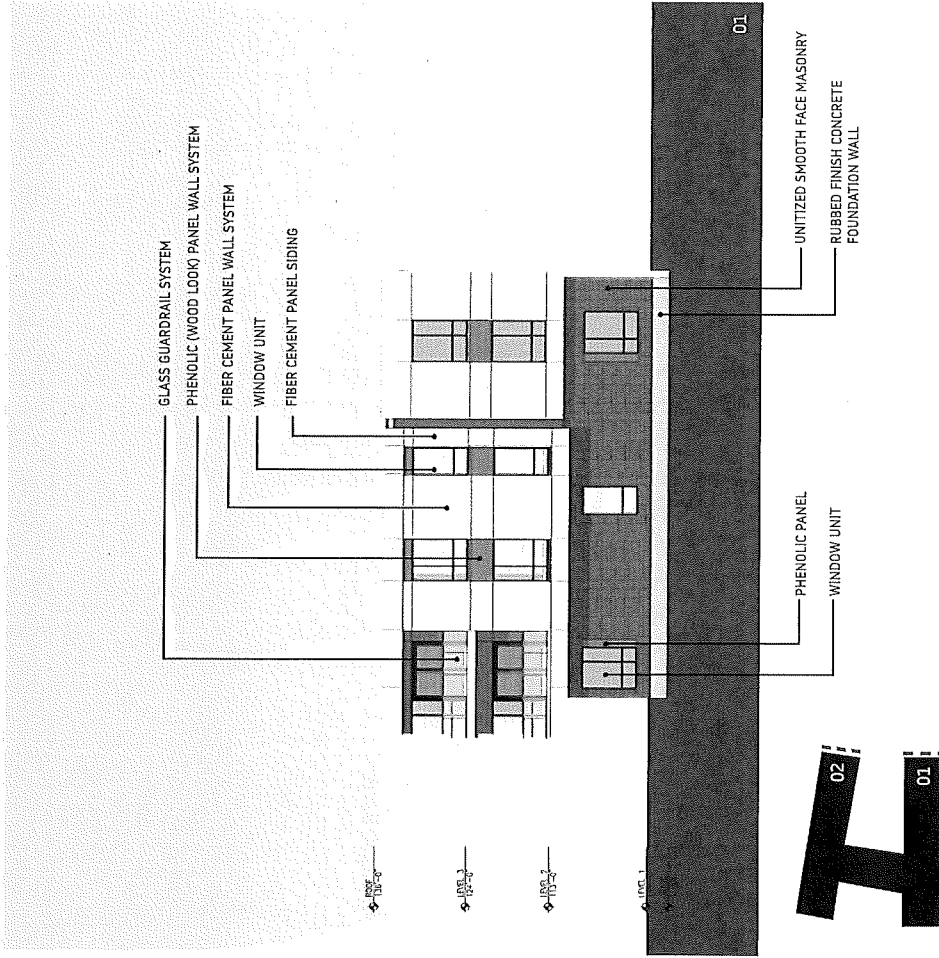


NORTH ELEVATION - 01

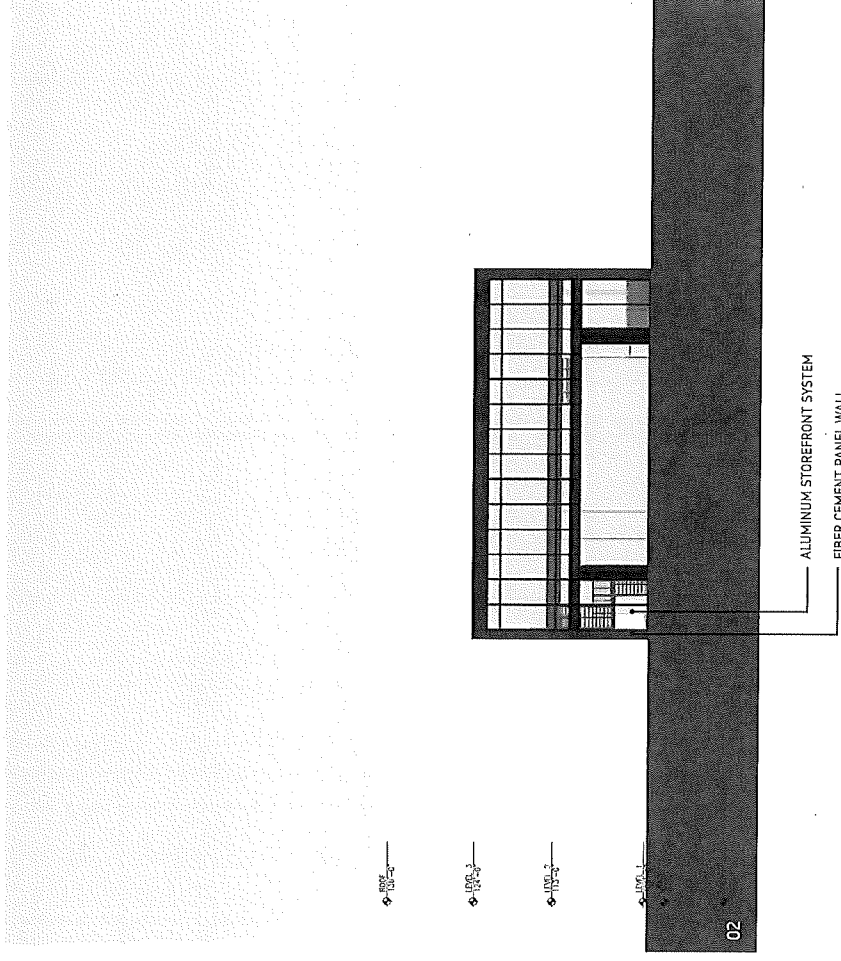




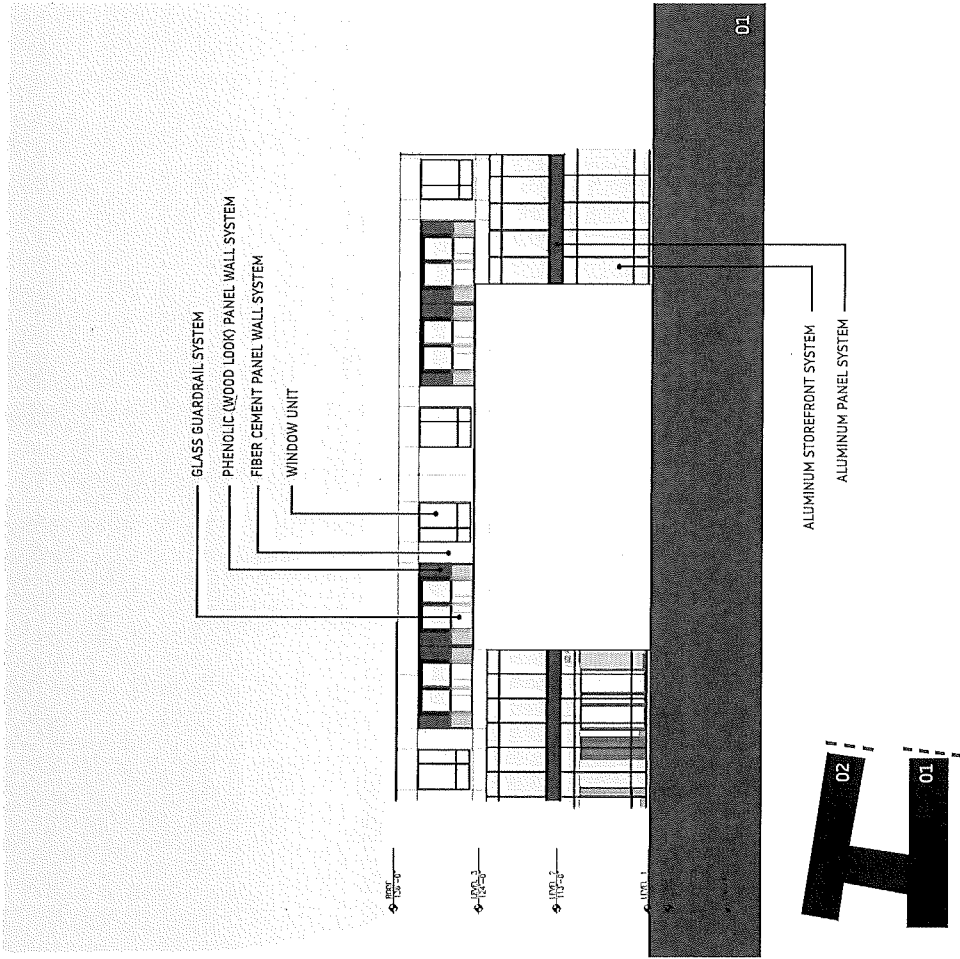
SOUTH ELEVATION - 02



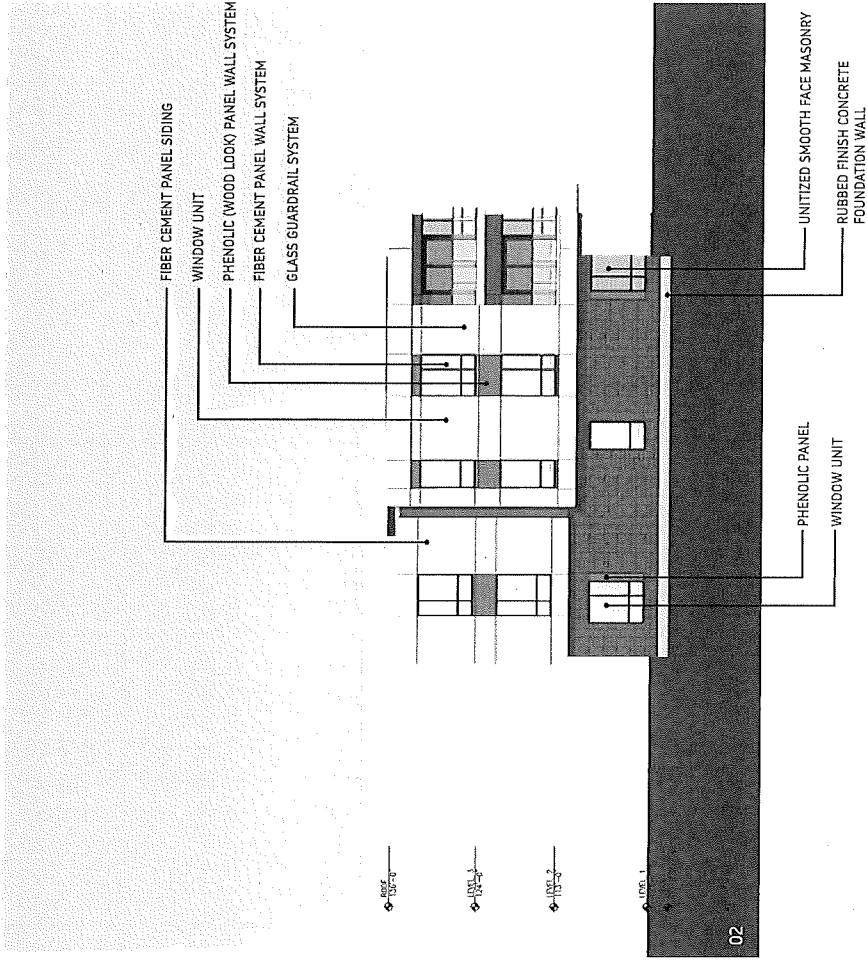
EAST ELEVATION - 01



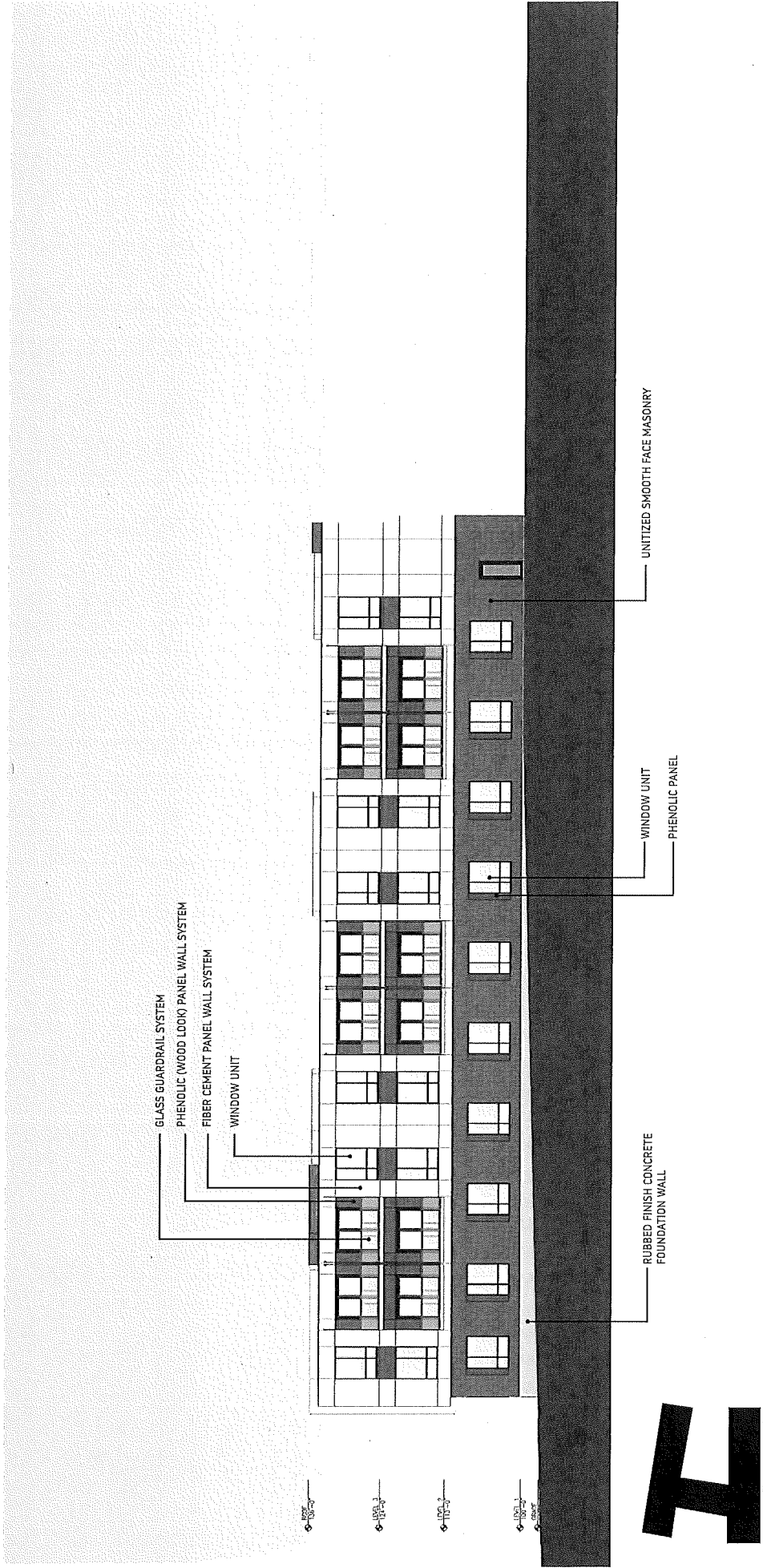
EAST ELEVATION - 02



EAST ELEVATION - 03



EAST ELEVATION - 04



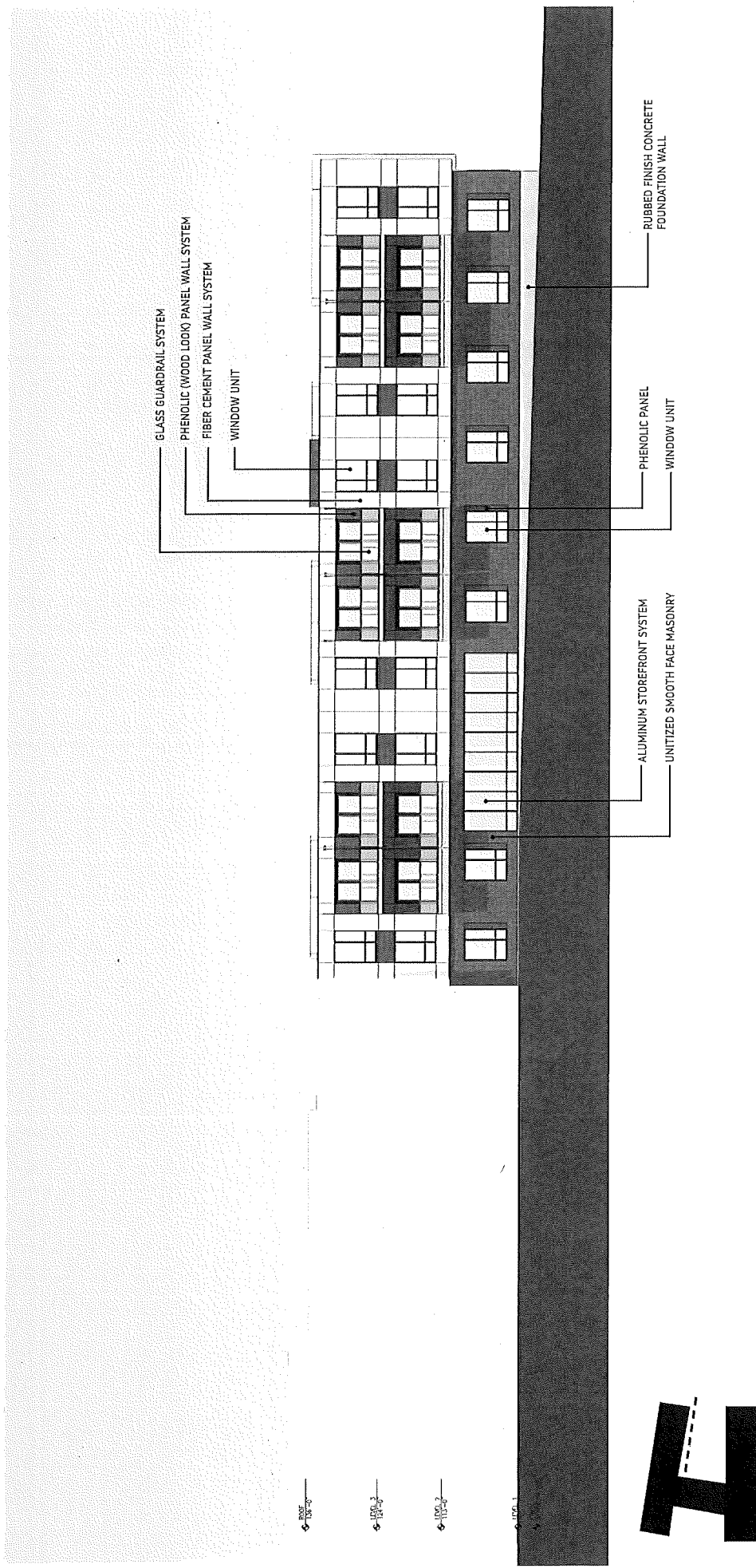
NORTH ELEVATION - 02

RINKA+

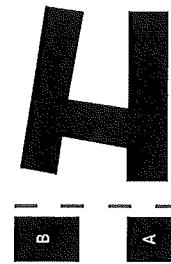
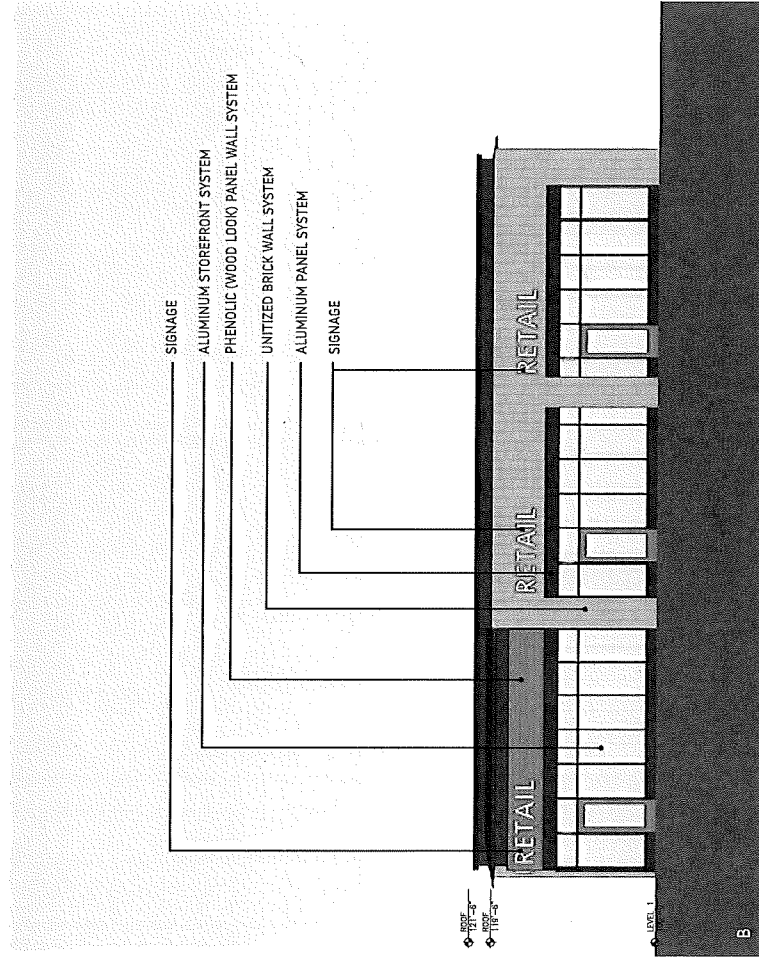
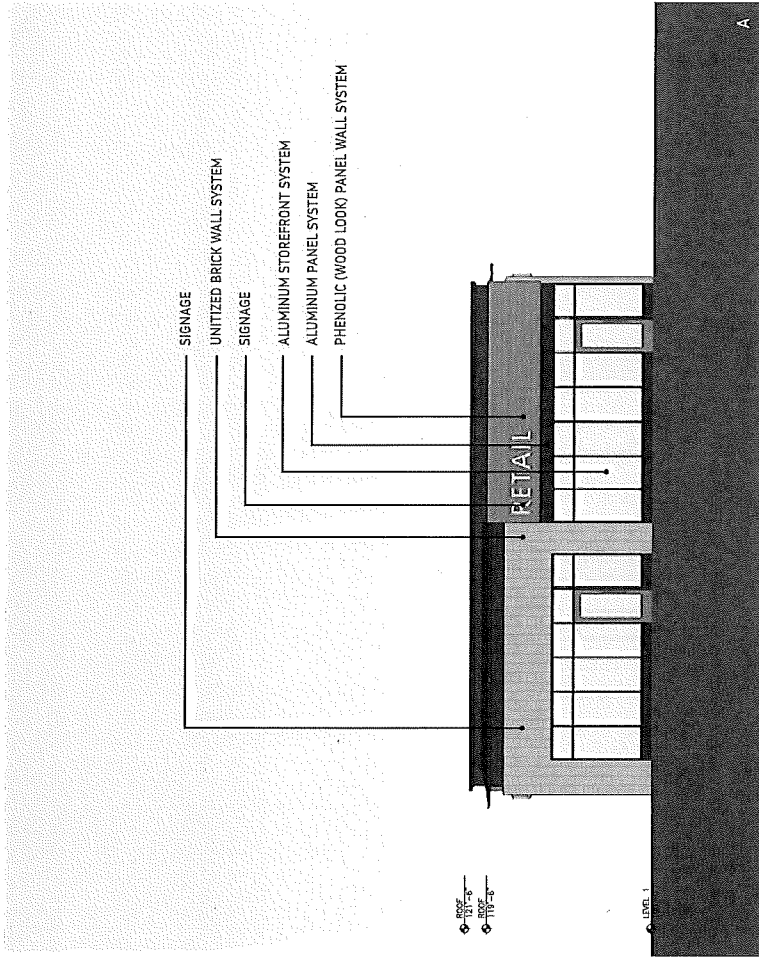
INFINITY DEVELOPMENT

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MUKWONAGO DEVELOPMENT
JULY 2ND, 2019



SOUTH ELEVATION - 03

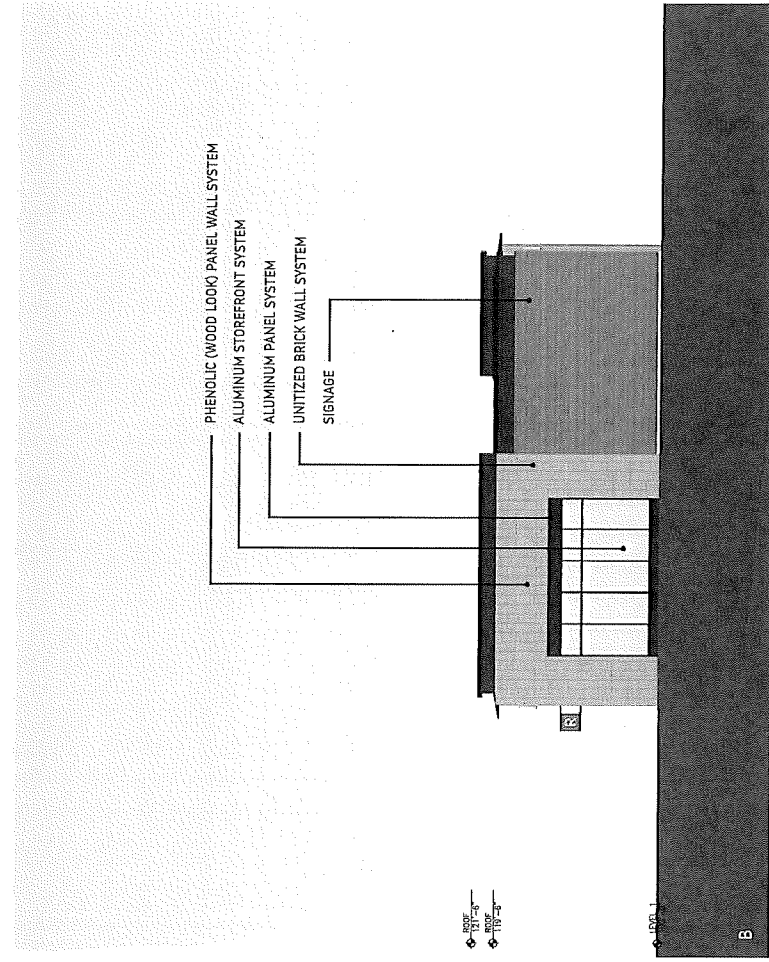
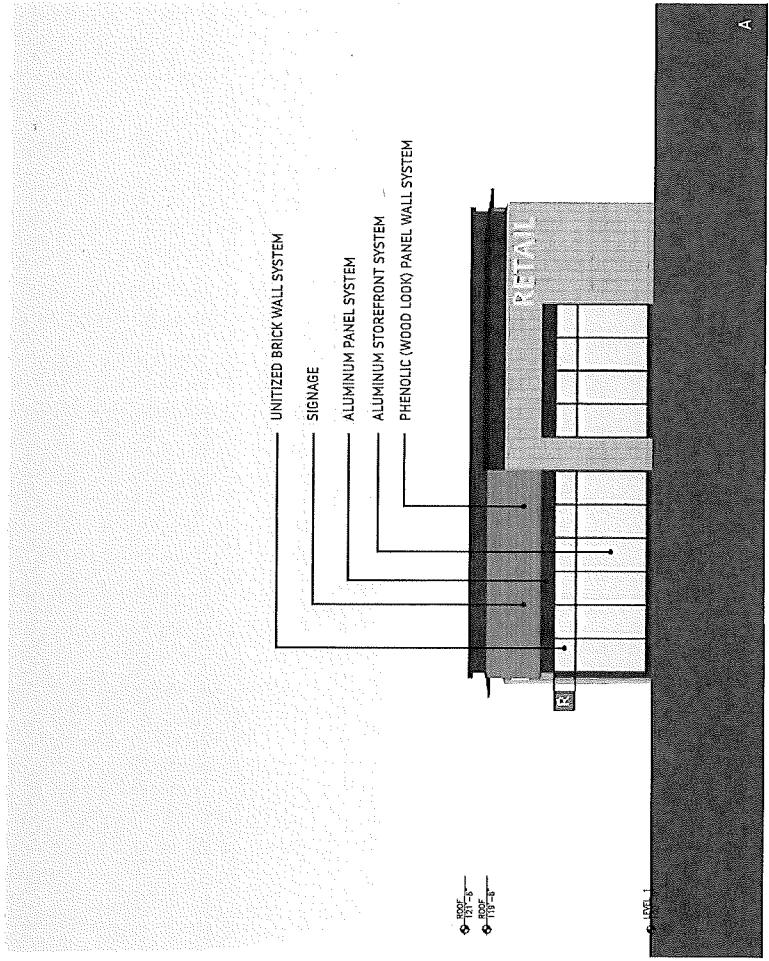


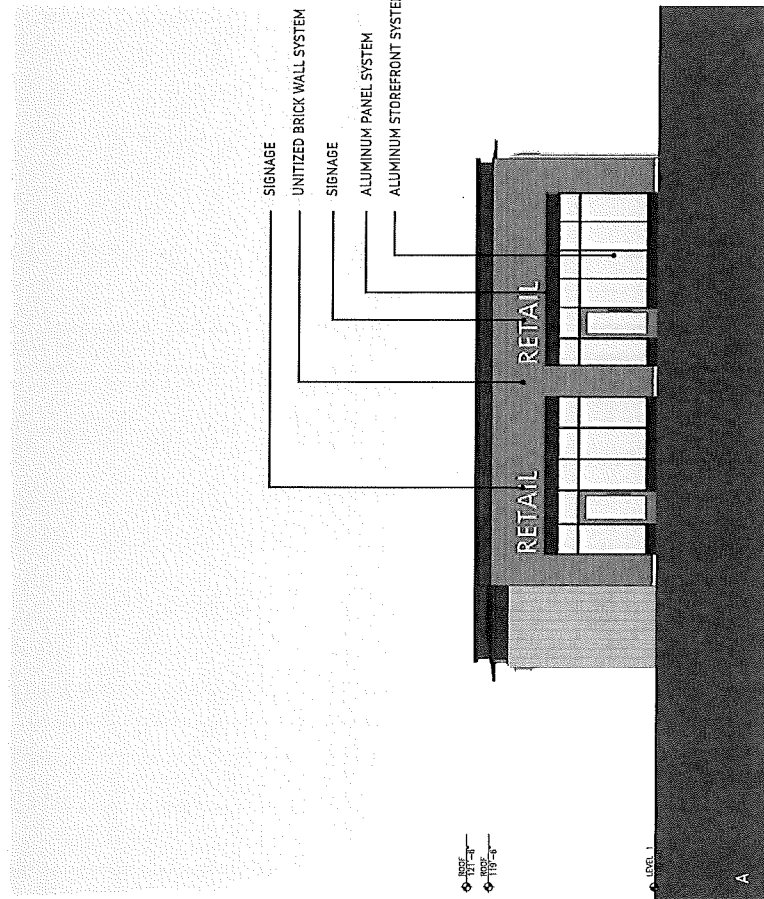
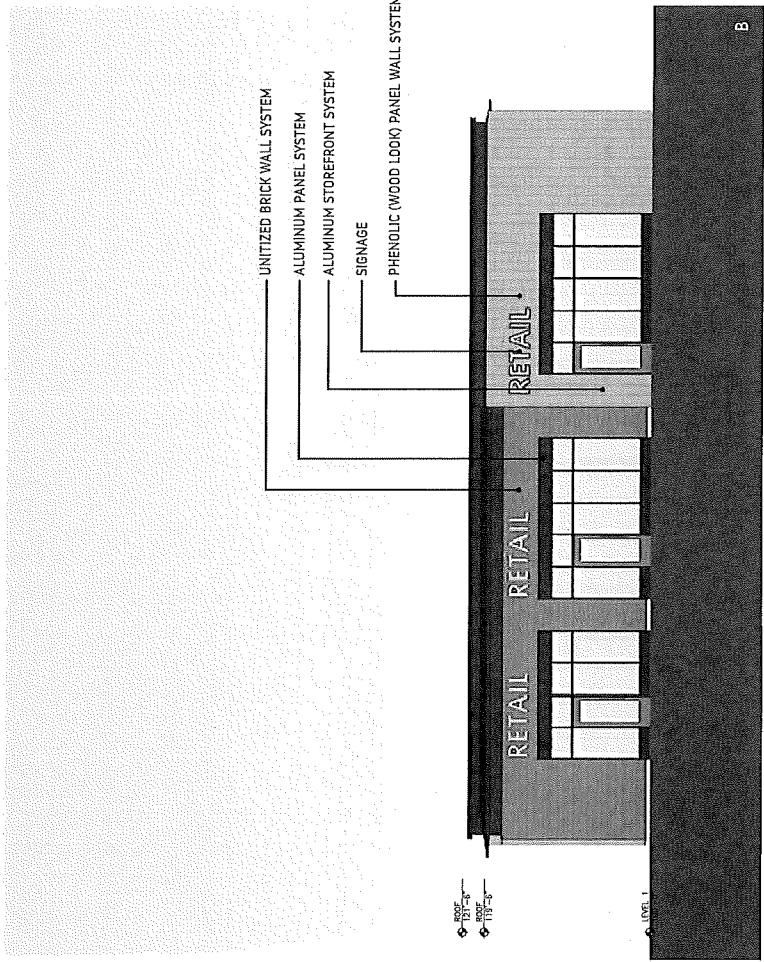
RINKA+

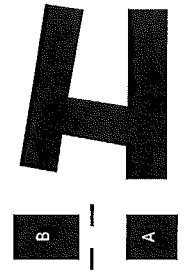
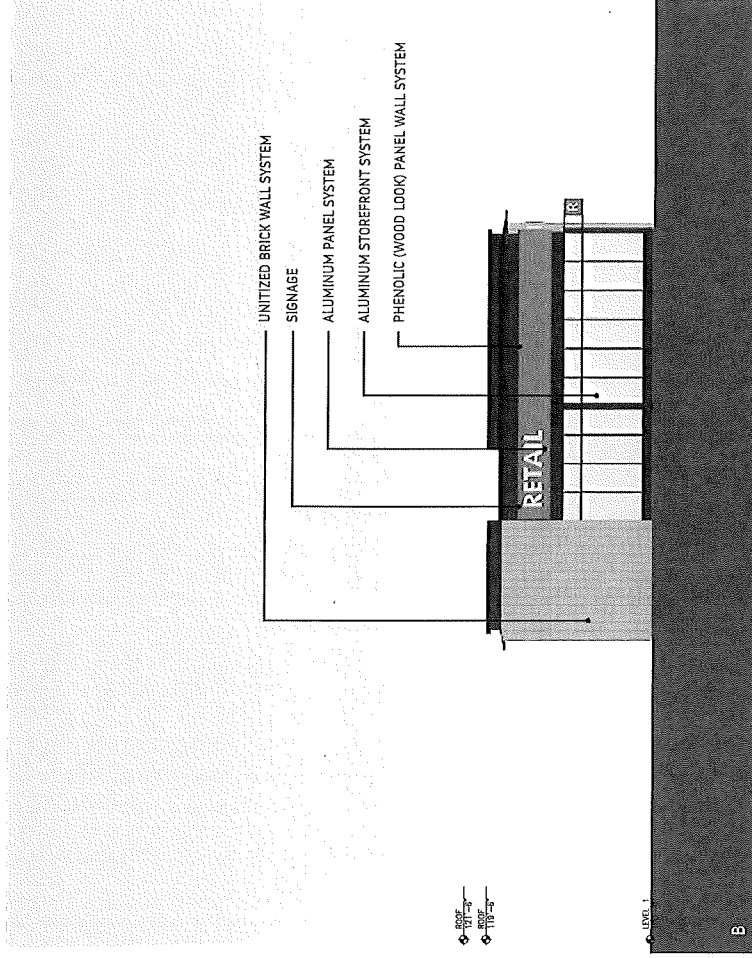
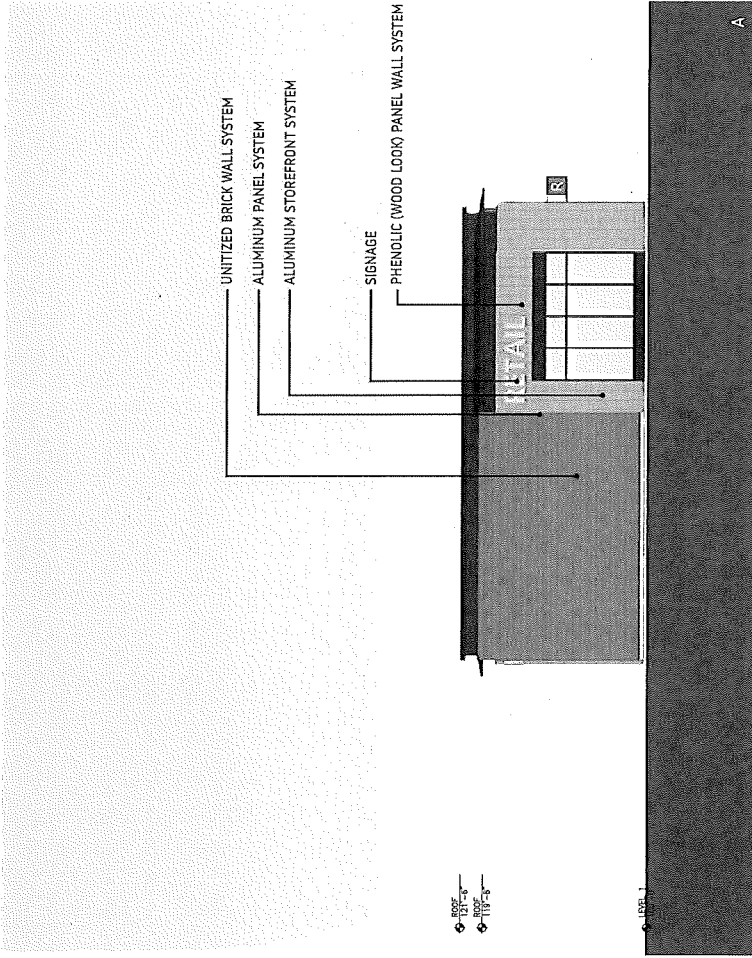
INFINITY DEVELOPMENT

NOT FOR CONSTRUCTION

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019







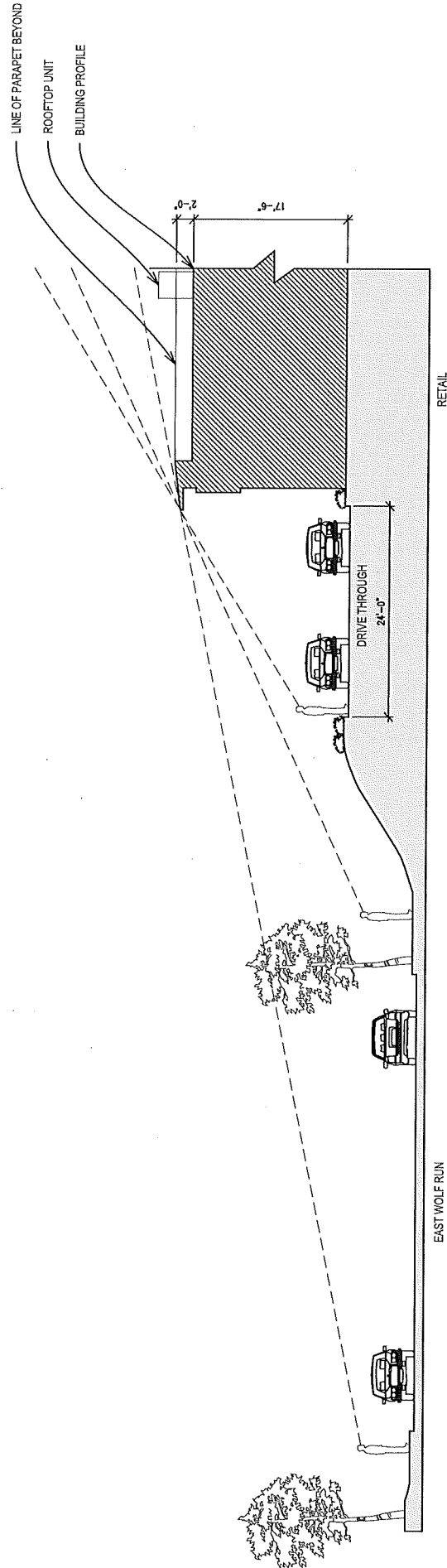
RINKA+

INFINITY DEVELOPMENT

NOT FOR CONSTRUCTION

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019

RTU VISIBILITY DIAGRAM

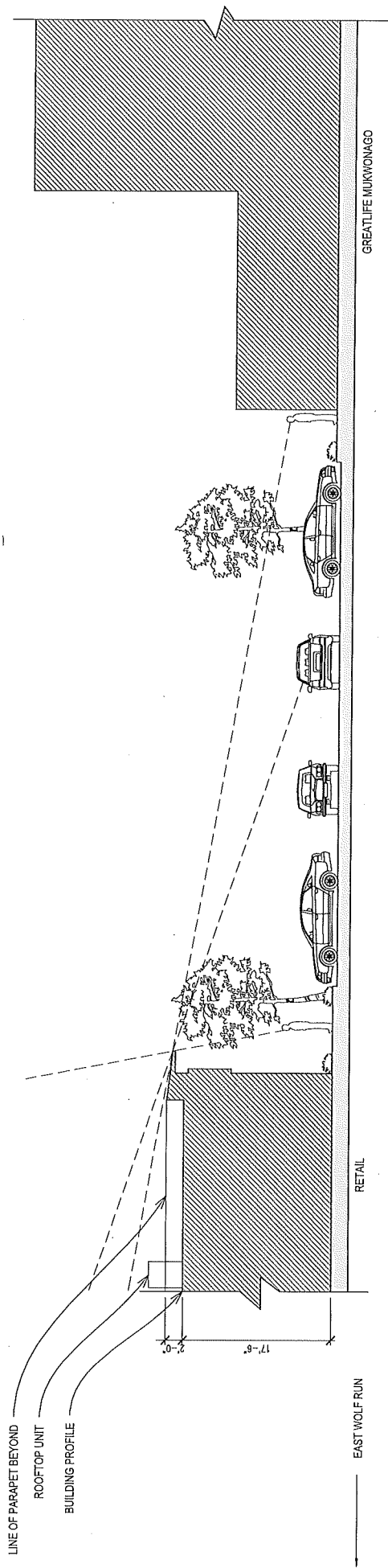


Infinity
Development

MUKWONAGO DEVELOPMENT
AUGUST 13TH, 2019

RINKA+

RTU VISIBILITY DIAGRAM



CONCEPTUAL RENDERING
SITE AERIAL



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INFINITY DEVELOPMENT

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019



ENTERING
MUKWONAGO PLAZA

RETAIL

RETAIL

RINKA+

INFINITY DEVELOPMENT

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019



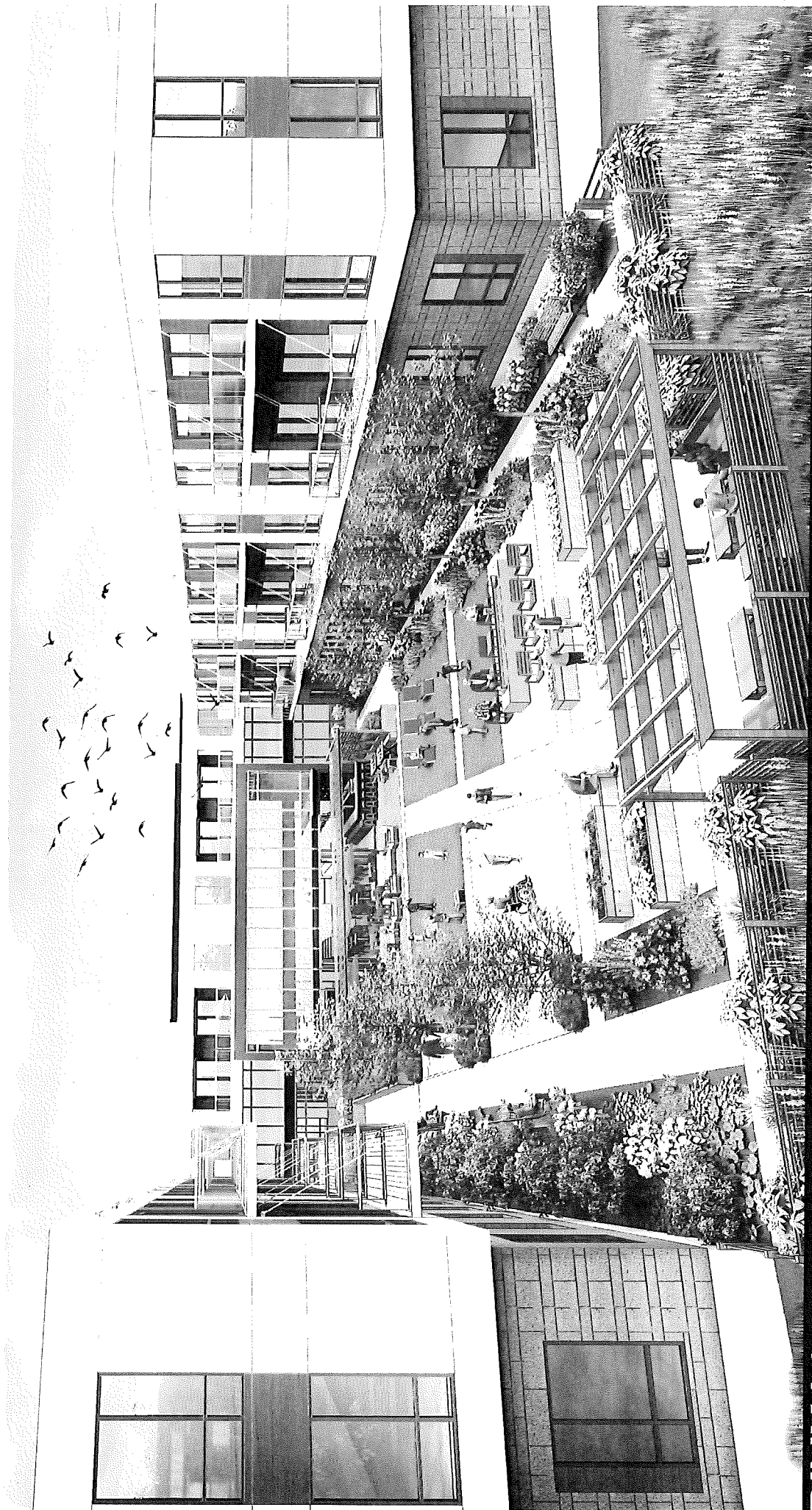
DERING
PLAZA ARCH

DERING
PLAZA ARCH

RINKA+

INFINITY DEVELOPMENT

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019



RINKA+

INFINITY DEVELOPMENT

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019

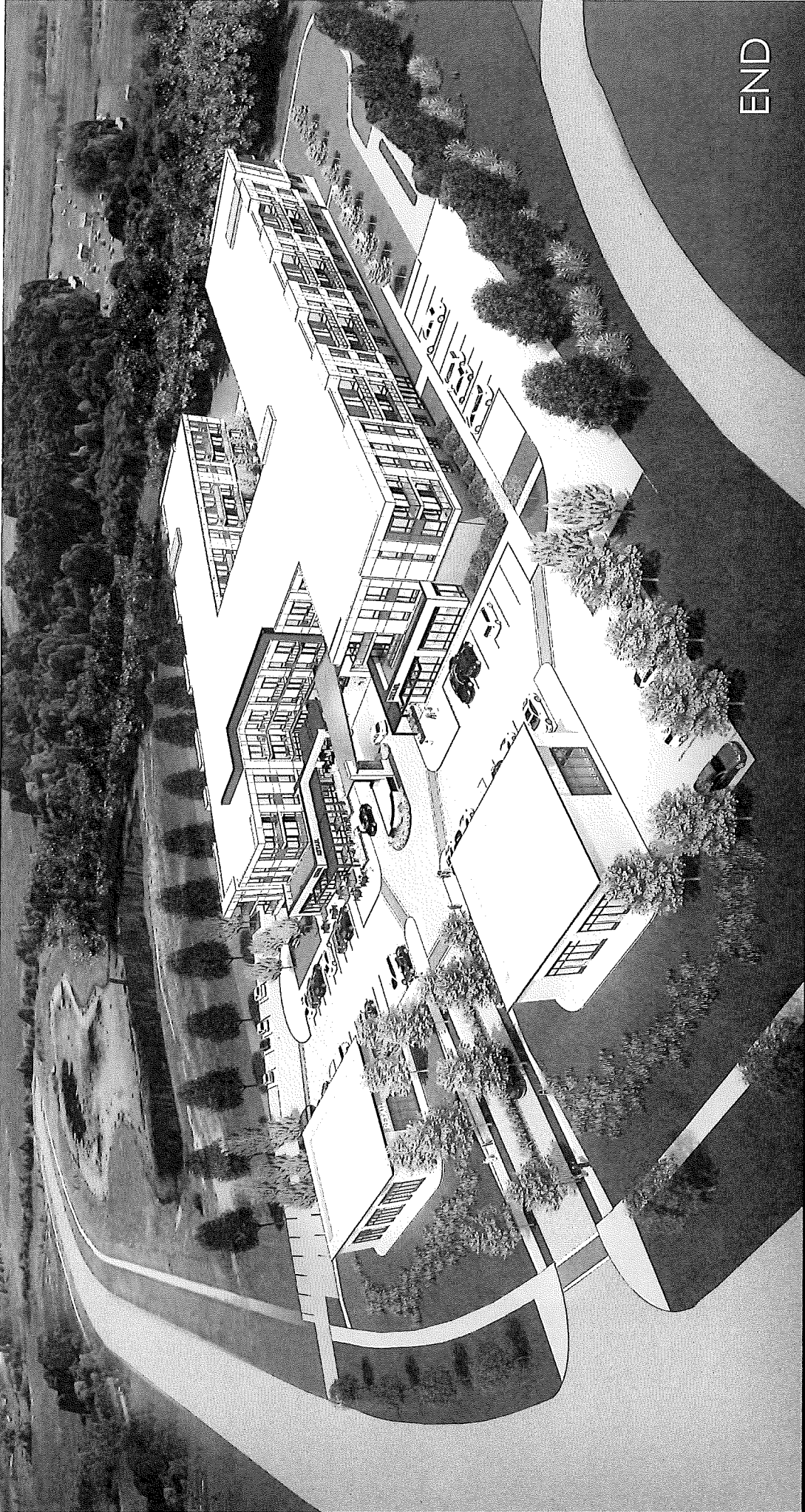
CONCEPTUAL RENDERING
INTERIOR DINING



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INFINITY DEVELOPMENT

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019



END

RINKA+

INFINITY DEVELOPMENT

MUKWONAGO DEVELOPMENT
JULY 2ND, 2019

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

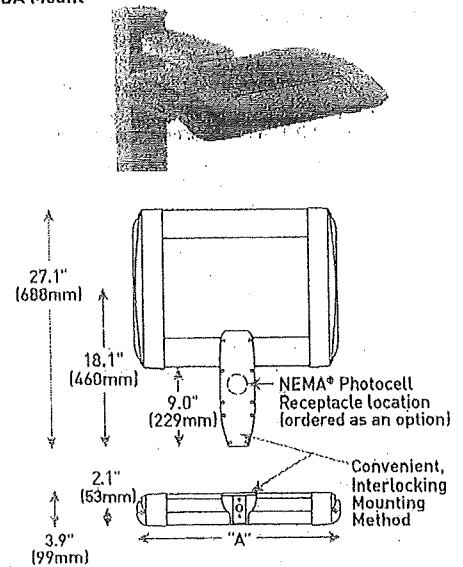
Limited Warranty* 10 year on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	Backlight Control Shields
Bird Spikes	XA-20BLS-4
XA-BROSPK	- Four-pack
Hand-Held Remote	- Unpainted stainless steel
XA-SENSREM	
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type II Medium 3MB Type III Medium w/BLS 4MP Type IV Medium w/Partial BLS 5M Type V Medium w/Partial BLS 6M Type IV Medium w/Partial BLS 7M Type III Medium w/BLS 8M Type IV Medium w/BLS	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350mA 525mA 525mA 700mA 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to <u>Dimming spec sheet</u> for details - Can't exceed specified drive current F Fuse - Refer to <u>ML spec sheet</u> for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to <u>HL spec sheet</u> for details - Sensor not included ML Multi-Level - Refer to <u>ML spec sheet</u> for details - Intended for downlight applications at 0° tilt P Photocell - Refer to <u>ML spec sheet</u> for availability with ML options - Available with UL voltage only PML Programmable Multi-Level, 20-40° Mounting Height - Refer to <u>PML spec sheet</u> for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30° Mounting Height - Refer to <u>PML spec sheet</u> for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to <u>ML spec sheet</u> for availability with ML options 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	25 25° Flood 40 40° Flood 70 70° Flood N6 NEMA® 6 5N Sign	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Rev. Date: V7 R1 10/02/2018

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

Product Specifications


CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-4" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to <https://www.designlights.org/search/> for most current information
- Meets Buy American requirements within ARRA
-  **CA RESIDENTS WARNING:** Cancer and Reproductive Harm - www.p65warnings.ca.gov

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current [A]					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Cree Edge™ Series Ambient Adjusted Lumen Maintenance					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

¹ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times

³ (X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

⁴ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

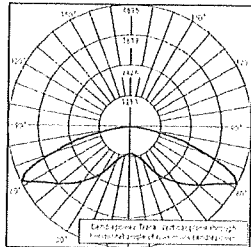


Cree Edge™ LED Area/Flood Luminaire

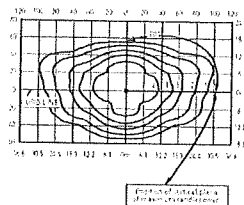
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

2M



RESTL Test Report #: PL10270-004B
ARE-EDG-2M-**-10-E-UL-525-40K
Initial Delivered Lumens: 10,053



ARE-EDG-2M-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,504
Initial FC at grade

Type II Medium Distribution

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B1 U0 G1	5,102	B1 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B2 U0 G2	12,578	B2 U0 G2
12	14,801	B3 U0 G3	15,094	B3 U0 G3
14	17,158	B3 U0 G3	17,498	B3 U0 G3
16	19,609	B3 U0 G3	19,998	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
10	17,504	B3 U0 G3	17,870	B3 U0 G3
12	21,004	B3 U0 G3	21,444	B3 U0 G3
14	24,350	B3 U0 G3	24,860	B3 U0 G3
16	27,828	B4 U0 G3	28,411	B4 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B2 U0 G2	12,678	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

LED Programmable Multi-Level Options

For use with Cree Edge™ Series, 304 Series™, 228 Series™, CPY Series, OSQ™ Series, VG Series, IG Series, OSQ-HO Series, and XSPW™ Series Luminaires

Performance Summary

Adjustable High and Low Modes – High: 0 to 10V; Low: off to 9.8V

Adjustable Time Delay – 30 seconds, 1 to 30 minutes

Adjustable Cut Off Delay – none, 1 to 59 minutes, 1 to 5 hours

Adjustable Sensitivity – low, med, max, on-fix, off-fix

Adjustable Setpoint – 1 to 250 fc (11 to 2691 lux), disabled, auto

Adjustable Ramp Up and Fade Down Time – 1 to 60 seconds

Photocell – none, 1 to 250 fc (11 to 2691 lux)

Limited Warranty¹: 5 years on sensor

¹ See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Hand-Held Remote

XA-SENSREM

- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Product Description

The Cree® programmable multi-level (PML/PML2) option allows for the programming of multiple operating drive currents/input powers for high and low modes remotely through the use of a programmable handheld remote (XA-SENSREM). The drive currents/input powers are conveniently selected to balance LED life, lumen output and energy savings. Multi-level function is designed with all LEDs operating at the same current for maximum and uniform LED life.

The occupancy sensor used in the Cree programmable multi-level option uses passive infrared technology that reacts to changes in infrared energy (moving heat) within the coverage area. During operation if motion is detected within the sensor's coverage area, the relay in the sensor closes and the lighting load is automatically turned on to the selected High Mode setting. When motion is no longer detected for the duration of the Time Delay setting, the relay opens and the lighting load automatically reverts to the selected Low Mode setting and will eventually turn off if programmed to do so. The occupancy sensor includes field-adjustable settings for ambient light (Setpoint and Photocell), motion detection (Time Delay and Cut Off Delay), Sensitivity, Ramp Up Time, Fade Down Time, High and Low Mode – all of which can be changed in the field with the programmable handheld remote.

The **High Mode** feature is fully adjustable from 0 to 10V and is **factory set at 10V**, the maximum drive current for the selected luminaire.

The **Low Mode** feature can be adjusted from an off position to 9.8V. This feature is **factory set at 1V**.

The **Time Delay** feature can be adjusted from 30 seconds, or 1 to 30 minutes and is **factory set at 5 minutes**. The luminaire will switch to the Low Mode setting if no motion is detected by the sensor for the specified time interval.

The **Cut Off Delay** feature can be set to disabled (fixture never turns off, unless Low Mode is set to off) or set to a period from 1 minute up to 5 hours. The **factory setting is 1 hour**. This feature allows the luminaire to switch from Low Mode to off after no motion is detected by the sensor for the specified duration of time.

The **Sensitivity** feature can be set to low, medium or maximum and is **factory set for maximum sensitivity** to motion within the coverage area of the sensor. In addition, there are the "on-fix" and "off-fix" modes, which will force the luminaire to stay on at the High Mode setting or off, respectively. When in either of these modes, motion detection and ambient light sensing functionality are disabled. These two modes are typically only used for troubleshooting.

The **Setpoint** feature is **factory set at disabled**. The Setpoint feature can be adjusted from 1 to 250 fc (11 to 2691 lux). When a numerical value is entered, the sensor will not transition to High Mode from motion if the light level is greater than the Set Point. Otherwise, if the light level is less than the Setpoint, motion will switch the luminaire to High Mode. If Low Mode is set to off or if the Cut Off Delay feature is enabled, then the luminaire will turn off and stay off until the light level falls below the Setpoint. There is also an auto option which is designed to automatically calibrate an appropriate Setpoint value based on the contribution of the luminaire's own light by a process in which the controlled load is turned on for two minutes to warm up the lamp and is then switched off and on eight times. Settings will vary based on application.

The **Ramp Up and Fade Down Time** features are **factory set at none** which means that the lights will switch from Low Mode to High Mode or from High Mode to Low Mode instantly. This feature may be adjusted from 1 to 60 seconds.

The **Photocell (Off with Occupancy)** feature is **factory set at disabled**. This feature may be adjusted from 1 to 250 fc (11 to 2691 lux). When this feature is enabled, if the light level is greater than the programmed value, the luminaire will remain off regardless of motion. When this setting is used in combination with the Setpoint feature, there must be at least 10fc (108 lux) of dead band between the two settings to help avoid load cycling. If the luminaire is off, it will turn on in High Mode when the light level decreases below the Setpoint value. If the luminaire is on and the light level is lower than the Photocell value but higher than the Setpoint value, then the luminaire will switch to Low Mode and the sensor will not transition to High Mode from motion.

Rev. Date: V7 10/10/2018



LED Programmable Multi-Level Options

Sensor Details			
Figure	Luminaire	PML Option	Coverage Area
1	Cree Edge Area/Flood, OSQ Series Area/Flood, OSQ-HO Area/Flood Luminaires	PML	Lens coverage: 40' (12.2m) optimal mounting height and 100' (30.5m) diameter coverage with a 360° circular pattern. The maximum mounting height is 40' (12.2m). Lens mounting height to coverage radius is 1:0.80. Note: When mounting height are above 30' (9.1m), the sensor only detects large objects such as fork lift trucks or cars.
2	Cree Edge Canopy, 304 Series Recessed Canopy, 228 Series Recessed Canopy, CPY250 Canopy/Soffit, XSPW™ Version B Wall Mount Luminaires	PML	Lens coverage: 20' (6.1m) optimal mounting height and 40' (12.2m) diameter coverage area with a 360° circular pattern. The minimum and maximum mounting heights are 10' (3.0m) and 30' (9.1m) respectively. Lens mounting height to coverage radius ratio is 1:1.
	Cree Edge Area/Flood, OSQ Series Area/Flood Luminaires	PML2	
3	Cree Edge Parking Structure, Cree Edge Security, 304 Series Parking Structure, VG Series Vehicle Garage, IG Series Parking Structure Luminaires	PML	Lens coverage: 10' (3.0m) optimal mounting height and 50' (15.2m) diameter coverage area with a 360° circular pattern. The maximum mounting height is 15' (4.6m). Lens mounting height to coverage radius is 1:2.5.

Product Availability												
Drive Current	Voltage	Cree Edge™ Series Luminaires				304 Series™						228 Series™
		Area	Canopy	Security	Parking Structure	Recessed Canopy	Upgrade Kits	Flood	Soffit (Non-IC only)	Interior (Non-IC only)	Recessed Canopy	
350mA	120-277V	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	347-480V	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
525mA	120-277V	80-160 LED ^{F, R}	80-160 LED ^{F, R}	80 LED ^F	N/A	N/A	40-60 LED	N/A	60 LED ^F	60 LED ^F	N/A	N/A
	347-480V	80-120 LED	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
700mA	120-277V	20-60 LED ^{F, R}	40-60 LED ^{F, R}	20-60 LED ^F	40-60 LED ^F	40-60 LED ^F	N/A	40-60 LED ^F	40 LED ^F	40 LED ^F	90 LED	N/A
	347-480V	20-60 LED	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1000mA	120-277V	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	347-480V	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

F - PML option available with Fusing option

R - PML option available with Photocell option

R - PML option available with NEMA® Photocell Receptacle option

Product Availability						
Voltage	CPY Series Canopy/Soffit	VG Series Vehicle Garage	OSQ Series Area/Flood	IG Series Parking Structure	OSQ-HO Series Area/Flood	XSPW-B Series Wall Mount
UL	Version B - A, B, C, E & F Input Power Designators	Version A and Version B	A, B, J, K, S, T & U Input Power Designators ^{1, 2}	A & J Input Power Designators	40L & 50L Lumen Packages	All Lumen Packages ³
UH, 34, 48	N/A	Version A ¹ and Version B ²	B, K, T & U Input Power Designators ¹	A & J Input Power Designators ²	40L & 50L Lumen Packages	N/A

F - PML option available with Fusing option

R - PML option available with NEMA® Photocell Receptacle option

1 - Must specify 34 (347V) or 48 (480V)

2 - Available with 34 (347V) only

3 - May not be used with other options

PML High & Low Mode Multipliers - 525mA Drive Current

For use with Cree Edge Canopy Luminaires and 304 Series Parking Structure and Canopy Luminaires

0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.3	75	0.15	0.15
2.1	125	0.26	0.27
2.5	150	0.31	0.31
2.8	175	0.36	0.37
3.6	225	0.45	0.45
4.4	275	0.55	0.53
5.1	325	0.64	0.62
5.5	350	0.67	0.70
6.7	425	0.83	0.80
7.5	475	0.92	0.89
> 8.7	525	1.00	1.00

PML High & Low Mode Multipliers - 700mA Drive Current

For use with Cree Edge Canopy Luminaires, 304 Series Parking Structure and Recessed Canopy Luminaires and 228 Series Recessed Canopy Luminaires

0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.2	75	0.11	0.12
1.7	125	0.19	0.21
2.0	150	0.23	0.25
2.3	175	0.26	0.29
2.8	225	0.32	0.35
3.4	275	0.40	0.42
4.0	325	0.47	0.49
4.2	350	0.50	0.56
5.1	425	0.62	0.63
5.6	475	0.68	0.70
6.2	525	0.76	0.79
6.5	550	0.80	0.80
6.8	575	0.83	0.84
7.3	625	0.90	0.91
> 8.4	700	1.00	1.00



LED Programmable Multi-Level Options

PML/PML2 High & Low Mode Multipliers – OSQ Series
For use with OSQ™ Luminaires with A, J & S Input Power Designators and UL voltage

OSQ Series – A, J & S Input Power Designators		
0-10V	120-277V System Watts Multiplier	Lumen Multiplier
</= 1.1	0.12	0.15
1.6	0.18	0.24
2.0	0.22	0.30
2.2	0.27	0.35
2.9	0.34	0.43
3.5	0.41	0.51
4.0	0.48	0.59
4.2	0.50	0.61
4.7	0.57	0.68
5.4	0.64	0.73
5.8	0.71	0.80
6.3	0.78	0.85
7.2	0.85	0.91
7.4	0.90	0.94
7.7	0.95	0.98
10.0	1.00	1.00

PML/PML2 High & Low Mode Multipliers – OSQ Series
For use with OSQ™ Luminaires with B, K & T Input Power Designators with UL and UH voltages

OSQ Series – B, K & T Input Power Designators		
0-10V	120-480V System Watts Multiplier	Lumen Multiplier
</= 0.7	0.15	0.13
1.3	0.17	0.19
1.6	0.22	0.24
1.8	0.25	0.28
2.1	0.31	0.33
2.5	0.38	0.40
2.6	0.40	0.42
3.0	0.46	0.48
3.3	0.50	0.53
3.7	0.58	0.59
3.9	0.61	0.63
4.2	0.68	0.67
4.6	0.71	0.74
5.3	0.84	0.84
5.5	0.90	0.87
5.9	0.91	0.91
6.4	0.99	0.98
>/= 6.5	1.00	1.00

PML/PML2 High & Low Mode Multipliers – OSQ Series
For use with OSQ™ Luminaires with U Input Power Designator with UL and UH voltages

OSQ Series – U Input Power Designator		
0-10V	120-480V System Watts Multiplier	Lumen Multiplier
</= 1.0	0.09	0.12
1.3	0.10	0.14
1.8	0.16	0.21
2.1	0.20	0.26
2.4	0.25	0.30
2.6	0.27	0.33
3.0	0.32	0.39
3.3	0.36	0.44
3.5	0.39	0.46
3.9	0.44	0.52
4.0	0.45	0.53
4.2	0.48	0.56
4.6	0.53	0.61
5.1	0.60	0.68
5.3	0.62	0.70
5.8	0.69	0.76
5.9	0.71	0.77
6.3	0.75	0.82
6.5	0.80	0.84
6.9	0.83	0.88
7.2	0.89	0.92
7.7	0.96	0.96
10.0	1.00	1.00

PML High & Low Mode Multipliers – VG-A Series
For use with VG Series Luminaires with A Input Power Designator and UL, 34 or 48 voltages

VG-A Series Luminaires		
0-10V	120-277V, 347V, 480V System Watts Multiplier	Lumen Multiplier
</= 0.8	0.15	0.12
1.3	0.19	0.17
1.7	0.23	0.23
2.0	0.27	0.27
2.4	0.31	0.33
2.7	0.35	0.39
3.2	0.41	0.45
3.7	0.46	0.52
4.4	0.55	0.60
5.1	0.64	0.68
5.7	0.72	0.76
6.5	0.82	0.86
7.1	0.90	0.91
10.0	1.00	1.00

PML High & Low Mode Multipliers – VG-B Series
For use with VG Series Luminaires with all lumen packages and UL or 34 voltages

VG-B Series Luminaires		
0-10V	120-277V, 347V System Watts Multiplier	Lumen Multiplier
1.0	0.09	0.11
2.0	0.21	0.25
3.0	0.33	0.39
4.0	0.47	0.51
5.0	0.60	0.63
6.0	0.72	0.75
7.0	0.85	0.87
10.0	1.00	1.00




LED Programmable Multi-Level Options

PML High & Low Mode Multipliers – XSPW-B Series

For use with XSPW-B Series Luminaires with all lumen packages and UL voltage

XSPW-B Series Luminaires									
Lumen Package	0-10V Dim Setting	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
		Lumen Multiplier	Power Multiplier	Lumen Multiplier	Power Multiplier	Lumen Multiplier	Power Multiplier	Lumen Multiplier	Power Multiplier
2L	10.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	9.0	0.91	0.90	0.86	0.89	0.92	0.88	0.86	0.89
	7.6	0.77	0.80	0.74	0.79	0.78	0.79	0.73	0.79
	6.3	0.65	0.65	0.61	0.68	0.64	0.67	0.61	0.63
	5.0	0.51	0.55	0.49	0.53	0.50	0.54	0.49	0.53
	3.7	0.38	0.40	0.36	0.42	0.35	0.42	0.36	0.42
	2.3	0.24	0.30	0.22	0.32	0.18	0.29	0.22	0.26
	1.0	0.20	0.30	0.20	0.32	0.10	0.25	0.20	0.32
4L	10.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	9.0	0.91	0.91	0.89	0.94	0.91	0.90	0.89	0.90
	7.6	0.78	0.79	0.77	0.81	0.78	0.78	0.76	0.77
	6.3	0.66	0.67	0.65	0.68	0.64	0.68	0.63	0.65
	5.0	0.53	0.55	0.52	0.55	0.50	0.55	0.65	0.55
	3.7	0.40	0.42	0.39	0.42	0.34	0.43	0.38	0.42
	2.3	0.25	0.27	0.24	0.29	0.16	0.28	0.24	0.29
	1.0	0.12	0.18	0.12	0.19	0.08	0.15	0.12	0.19
6L	10.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	9.0	0.92	0.88	0.85	0.91	0.94	0.92	0.86	0.89
	7.6	0.80	0.75	0.74	0.79	0.84	0.78	0.74	0.77
	6.3	0.68	0.65	0.63	0.68	0.73	0.68	0.63	0.66
	5.0	0.55	0.53	0.51	0.55	0.61	0.55	0.51	0.55
	3.7	0.42	0.41	0.39	0.43	0.46	0.43	0.39	0.43
	2.3	0.26	0.27	0.25	0.30	0.29	0.28	0.24	0.28
	1.0	0.12	0.16	0.11	0.15	0.10	0.15	0.11	0.15
8L	10.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	9.0	0.91	0.90	0.87	0.92	0.97	0.90	0.86	0.90
	7.6	0.79	0.77	0.76	0.78	0.89	0.77	0.75	0.77
	6.3	0.68	0.64	0.65	0.65	0.79	0.64	0.64	0.65
	5.0	0.56	0.52	0.54	0.53	0.67	0.53	0.53	0.52
	3.7	0.43	0.40	0.41	0.40	0.52	0.40	0.41	0.41
	2.3	0.28	0.26	0.27	0.26	0.33	0.27	0.26	0.27
	1.0	0.12	0.13	0.12	0.14	0.13	0.13	0.12	0.14

 **CA RESIDENTS WARNING:** Cancer and Reproductive Harm –
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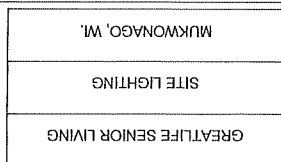
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Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: August 9, 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); Greg Petruski, applicant (via email)

From: Ben Kohout, AICP; Community Planner

Subject: Phantom Lakes Preserve / **Conditional Use and PUD request and subsequent Site Plan Request**

Meeting: August 13, 2019 Plan Commission meeting

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

Current zoning A-1 (Agricultural) and accompanying environmental features (floodplain hazard areas)

Proposed zoning R-5 (Low Density Multi – Family Residential District) and accompanying environmental features (floodplain hazard areas)

Previous review(s) At the May 14, 2019 Plan Commission meeting, the Comprehensive Land Use Plan Amendment proposal for this project from Medium Lot Single Family designation to Low Density Multi-Family Residential classification was recommended approval, after public hearing, to the Village Board. The Village Board recommended approval at the subsequent May 22, 2019 meeting. This followed a Concept Review at the Plan Commission meeting on April 9, 2019, where the Plan Commission considered the side by side condominium project for nine (9) such units.

Description

As of the date of this staff summary, plans were submitted on August 9, 2019 and have not yet been fully reviewed by Village Staff. The below information pertains to the previous submittal, received and date stamped June 6, 2019.

The project calls for 10 side by side condominium units (20 total units) on a private shared drive. The R-5 zoning district request that accompanies this request is necessary to provide for allowing this development.

The proposal includes plans for a private shared cul de sac drive off of County Highway LO. Each of the units would access off of this drive.

Zoning standards

The Village has PUD standards in Section 100-53. These standards call for applications to be reviewed as a conditional use approval process. This functions much like a site plan review within a chosen zoning district, where an applicant may propose deviations from specified sections of the Zoning Code.

Zoning Code Section 100-105 governs the requested PUD and R-5 zoning district standards. For this application request, there are wetlands which are governed by Village Code Section 100-283.

There is a required 20 foot setback from building footprints and delineated wetlands. The proposal does not meet this setback on a few of the proposed building sites. The biggest concern in areas adjacent to wetlands are providing what is called a "protective area". Both the Village of Mukwonago ordinance and the state statutes regulate that there must be at least a 50-foot protective area between any impervious surface and a wetland boundary. This protective area is designed to "treat" any runoff before making it to the wetlands. However, if all impervious surfaces are directed to a storm water BMP to be treated first, then this protective area is not needed. This is essentially what they are saying in the paragraph on page 2 of their SWMP regarding protective areas. They will not be filling any more of the wetlands to provide a protective area because all buildings/parking lots/driveways/roads, etc. are draining to their storm water pond to be treated prior to being discharged back to the wetland. This is a concern of staff.

The applicant is proposing to deviate from the following standards:

1. Front yard setback. The proposal calls for less than the specified 35 feet. The plans dated August 9, 2019 shall be the requested front yard setback.

Recommendation Denial. Staff finds the wetland setbacks are encroached upon on a few of the proposed duplexes and Staff feels uncomfortable establishing a precedent.

Should the Plan Commission decide to recommend approval, then the following conditions shall be addressed/corrected on the plans prior to being presented to the Village Board:

1. The SWMP should include more of a narrative to describe the required protective area for the adjacent wetlands as defined in NR 151.125 and the Village Ordinance Sec. 34-110.(d)(4) and how the site is exempt. This may be notice from the DNR or a description of how the site is being developed to avoid needing the protective area. (i.e. where the adjacent impervious surfaces are being directed prior to entering the wetlands)
2. Runoff from the 100-year storm event must be detained on-site. Therefore, the 100-year flow path shall be shown on the plans to indicate that runoff will still reach the storm water pond during large storm events, should any of the storm structures be inundated and unable to convey untreated runoff via pipe to the storm water pond.
3. Due to its proximity to the wetlands and its proposed depth, the storm water pond will likely require a substantial amount of dewatering. A dewatering plan should be added to the SWMP and to the civil plans that shows proposed location and detainment for dewatering operations

while the pond/sediment trap is constructed. The pond can not be dewatered directly into the wetlands.

4. On Sheet C-2 General notes;
 - a. No.8. Add the word "Utilities";
 - b. No. 16. Replace the words Pleasant Prairie with Mukwonago.;
 - c. No. 17. Manhole frames need to meet village spec. and the wrong spec is given.
5. Water main and Hydrant Concerns; On the C-6 & C-7 Utilities Plan Sheets:
 - a. 8" watermain on CTH -LO not 16"
 - b. Add 4 main valves as shown locations on Sheet C-6 (attached to email).
 - c. Hydrant spacing must not exceed 350' including public and private mains. (Two family units are classified the same as single family units in development code per building inspector review of codes.)
 - d. The hydrants located on the back side of the ditch must have an access drive with a culvert for access to the hydrant. It must also have at least a 4' filled in around the back side of them for maintenance and support of the breakaway flange. Use similar design as found on hydrant to the East near where they are connecting into the existing main.
6. Catch Basin frames and grates need to meet village spec. and the wrong spec is given (this may be due to water quantity). See attached Village spec's attached to email for review.
7. Calculations for storm sewer and inlet capacity for all storm sewer and structures on-site.
8. The locations of the wet pond outlet structure and discharge pipe should be shown on the utility plan.
9. While there currently is no phosphorus threshold that must be met for the site, the Village requires that the phosphorus data is provided in the storm water management plan and subsequently, in the maintenance agreement, for their use.
10. The storm water management plan should be stamped and signed by a professional engineer licensed to practice in the State of Wisconsin.
11. Under the "Construction Site Sequencing" please modify the final note to include that modifications to the construction site sequence require approval by the Village of Mukwonago. Items such as grading and utility installation may occur concurrently, but this should be stated as such rather than allowing the contractor to modify the order of all items after the installation of erosion control devices. Please also include more detail for item 3 of the sequence or separate out activities to ensure that the sediment basin is constructed prior to any grading of the site taking place.
12. If more work is required to construct the pond to finished product, this should be added into the construction sequence. If the sediment basin will have a different cross section than the pond, one should be included on the detail sheets.
13. On Sheet C-7, please identify the type of inlet protection that will be used at each inlet.

14. On Sheet C-7, inlet protection should be added to the inlet at the far northwest side of the site.
15. If the pond is to be utilized as a sediment trap, the erosion control plan should show the location of the overflow stone weir and indicate whether it will be installed at the elevation of the spillway for the pond or at a different elevation.
16. Stop sign and painting. Please provide a stop sign and painted stop lines with intersection of new road and CTH LO and have the Chief of Police verify his approval upon completion.
17. Lighting. Please show lighting plans. A light shall be located near the entrance/exit at CTH LO. and a street light by the fire hydrants. Decorative black post and lights, just like the Minors across the street, shall be utilized.
18. A Developer's Agreement will need to be finalized prior to building permits being issued.
19. A Letter of Credit, for all public infrastructure, will need to be submitted to and verified by the Village Attorney/or designee, prior to building permits being issued.
20. Applicant shall provide the Village Board a letter of approval from the Wisconsin DNR, verifying their acceptance of final building permit plans and site plans, as approved by the Board, prior to building permit issuance.
21. Approval of Conditional Use for the PUD request and associate Site Plan is valid for a period of one (1) year from date of Village Board Approval and is subject to the plans approved by the Village Board.

Attachments

1. Plan Sets
2. Elevations
3. Lighting Plans



	STANDARD DUTY PAVEMENT 1/2" CHANGED AGGREGATE BASE COURSE (PER OWNED UNDERLAY) 1/4" ASPHALTIC CONCRETE (4 LBS/FT ²) 1/2" CEMENT LAYER (5.0 LBS/FT ²)
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Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: August 9, 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); Greg Petruski, applicant (via email)

From: Ben Kohout, AICP; Community Planner

Subject: Phantom Lakes Preserve / **Rezoning to R-5 and Site Plan Review for 10 duplexes**

Meeting: August 13, 2019 Plan Commission meeting

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

Current zoning A-1 (Agricultural) and accompanying environmental features (floodplain hazard areas)

Proposed zoning R-5 (Low Density Multi – Family Residential District) and accompanying environmental features (floodplain hazard areas)

Previous review(s) At the May 14, 2019 Plan Commission meeting, the Comprehensive Land Use Plan Amendment proposal for this project from Medium Lot Single Family designation to Low Density Multi-Family Residential classification was recommended approval, after public hearing, to the Village Board. The Village Board recommended approval at the subsequent May 22, 2019 meeting. This followed a Concept Review at the Plan Commission meeting on April 9, 2019, where the Plan Commission considered the side by side condominium project for nine (9) such units.

Zoning standards The R-5 District permits for

Considerations by the Commission Is the proposed overall density with the accompanying request by Infinity Development for the 10 duplexes (20) units okay at this point in time? Staff finds the proposal is appropriate in that the designation meets with the R-5 density standards and public utilities (water/sewer) services are available and can be accomplished, with all costs borne by the developer.

Staff Recommendation Approval for the R-5 rezoning. The proposal meets with the Comprehensive Land use Plan, which calls for Medium Lot Single Family (25,000 s.f.) and the R-5 density requirements are met.