

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, September 10, 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 August 13, 2019 regular meeting
4. New Business

Discussion and Possible Action on the Following Items:

- A. 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.
- B. Recommendation to the Village Board for Site Plan and Architectural Review as a Conditional Use for Planned Unit Development 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 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 Concept Review of Proposed Additional 20 Units of existing Residential Care Apartment Complex at 210 McDivitt Ln; MUKV 2012-215-002; Kristopher Kiefer, applicant.
- D. Recommendation to the Village Board for Site Plan and Architectural Review of two proposed additional structures at 700 Swan Dr; MUKV 1970-998-017; Anthony Bassett, applicant.

5. Adjournment

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

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, August 13, 2019

Call to Order

Chairman Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jim Decker
Joe Abruzzo
Robert Harley
John Meiners
Jason Wamser

Excused Ken Werner

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

Minutes

Motion made by Meiners/Decker to approve the minutes of the July 9, 2019 regular meeting, carried.

Public Hearings

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 2013-995-007

Public Hearing Open at 6:32 p.m.

No public comments.

Public Hearing closed at 6:33 p.m.

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, approximately 700 feet East of County Highway I on behalf of Greg Petruski of Infinity Development, LLC. Property Owner: Tekaver; MUKV 1979-992 and MUKV 1979-991

Public Hearing Open at 6:34 p.m.

Nick Movrich; W310S9749 Hwy I – Spoke Against

Nadine Movrich; S99W30991 CTY LO – Spoke Against
Laura Ellis; W309S10004 Hwy I – Spoke Against
John Movrich; S99W30991 CTY LO – Spoke Against

Public Hearing closed at 6:49 p.m.

New Business

Recommendation to Village Board Approval 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 2013-995-007. 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

Kohout gave overview of project

Rinka +, Inc.; Architect; gave overview of project

Motion by Decker/Abruzzo to Recommend to Village Board Approval 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 2013-995-007. 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 with the following conditions, carried.

1. A Developer's Agreement will need to be finalized prior to building permits being issued.
2. 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.
3. Approval of Conditional Use for 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.
4. When the two commercial properties are separated, a CSM and associated shared parking agreement documents shall be furnished to the Village for approval, per the Village Code requirements.
5. A plan detail sheet shall be provided for the water and sewer utilities, need to show Hydrant, Valve, Tracer Wire, etc.
6. If 8" water laterals for the two out lots are proposed, then the shown 12" x 6" reducer, tee and shutoff valves need to be 8" on the plans.
7. Concrete pipe shall be provided for storm sewers on Village Property (in right of way).
8. Developer shall install a sump at the conversion prior to exiting private property. This shall be incorporated into the calculations on the plans.
9. Plans shall be submitted demonstrating a truck not crossing over into the exit land of the private drive while turning in.
10. Plans shall be submitted demonstrating ingress and egress for waste management coming out of lower parking area. Please also show how a garbage truck may access and maneuver the site for garbage pickup.
11. All interior islands shall be mountable for easier turning movements.
12. All fire hydrant spacing shall not exceed 300 feet on the plans.

13. Plans shall be submitted demonstrating FDC on two front buildings having a dedicated hydrant within 150', cannot be counted as hydrant for suppression and 300' requirement.
14. Pathway along rear of structure, the 5-foot-wide pedestrian trail, shall be kept free and clear during winter months for firefighter and emergency response access at all times.
15. Plans shall be submitted showing additional hydrant needed on front between commercial and development.
16. Plans shall be submitted showing KNOX box locations to be determined later with Fire Department Chief.
17. Developer shall satisfy the Water Quality Standards for the Village of Mukwonago. The Storm Water Management Plan that was submitted states that, for Water Quality, the Village is requiring that storm water features be provided on site to remove total suspended solids (TSS) to the maximum extent practicable. The Plan further goes on to state that a bio-filter on site will provide 52% removal of TSS for the site. The Village Ordinance requirement for new development is 80% TSS removal. The regional pond within the Gateway District was designed to handle water quantity and water quality requirements for the District. The approved storm water management plan for the Gateway District recommends that individual properties incorporate storm water quality measures to achieve on 80% TSS reduction. This recommendation was put in place by the Village and acted on by other developments within the Gateway District in an effort to protect the sensitive waterways downstream. This is because the 80% TSS standard is set to ensure removal of the 5-micron particle from storm water. This particle is the primary cause of degradation of waterways and the double layer 0% TSS Removal standard was put into place in the Gateway District to protect the immediate downstream waterways. The only exception to this within the Gateway District was given to the Lynch Mukwonago Development in 2015. Any variance or exception to the ordinance for the Great Life Senior Living Development site will require action and approval by the Village Board and/or Planning Commission.
18. The Civil Plan set and the Storm Water Management Plan should be stamped and signed by a professional Engineer licensed to practice in the State of Wisconsin.
19. On sheet C-2, under the "Construction Site Sequencing", provide for a modification of the final note to include that modification to the construction site sequence requires 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. Developer shall include more detail for item 3 of the sequence or separate out activities to ensure that any sediment basins are constructed prior to any grading taking place on the site.
20. On sheet C-4, the site layout and pavement design shall be modeled with a WB-50 turning template to verify that the fire departments largest vehicle will have access to all portions of the site. If this requires modifications to the site layout, the storm water practices will need to be addressed for accuracy and compliance with the Village's Ordinance.
21. Plans shall be submitted showing the future drive-through lanes will be curbed, and how the storm water runoff will be handled. This shall be addressed on the site or utility plan and, any of the water taken via storm pipe to the biofilter, these calculations shall be included in the SWMP.
22. Plans shall be submitted showing on sheet C-6, CB9.0 and CB10.0 all sumps. Since this storm sewer line is discharging directly off-site, sumps in these catch basins will

capture debris, garbage and large sediment particles prior to the storm water discharging into the drainage ditch that ultimately flows into the Village owned regional pond. Based off of the WinSLAMM model, it appears this may be the case, however a detail shall be provided then, Said Storm sewer line shall empty into the proposed biofilter. While the biofilter may not hold the 100-year storm event in this case, it would treat more the of storm water runoff from the parking lot and improve the water quality reduction on-site.

23. Plans shall be submitted showing tailwater elevations in the drainage ditch at ES—11.0 and the biofilter outlet are 791.65 for the 2-year storm event, 793.56 for the 10-year, and 794.54 for the 100-year event. The storm sewer and the biofilter under these tailwater conditions shall be modeled and results provided to the Village Engineer showing that the site will not be adversely impacted during these rain events. Please take into account that this will fill the underdrain in the biofilter and likely impact the infiltration rates. The storm sewer design table should be updated accordingly.
24. The 100-year overland flow path should be shown on the plans to prove that at least 6-inches of freeboard is provided between the highest water elevation and any building/structure or electrical equipment.
25. Plans shall be submitted showing On Sheet C-7, elimination of one of the tracking pad locations. One construction entrance shall be used to minimize the possibility of tracking of sediment onto East Wolf Run.
26. Plans shall be submitted showing any biofilter location acting as a sediment basin during grading operations. It shall be understood the construction of this should be added into the construction sequence in advance of any grading taking place. If not, a sediment basin shall be added to the erosion control plan on the downstream end. Additionally, if applicable, Diversion swales and berms shall be added as necessary to direct runoff to the sediment basin to be treated. Applicant shall verify with the Village Engineer prior to start of construction.
27. Plans shall be submitted showing any inlet protection added to the next set of inlets within East Wolf Run to the north of the project site. Additionally, inlet protection shall be added for the trench drain that crosses the driveway to the YMCA to the south of the proposed site, especially when construction of the south driveway is taking place.
28. Plans shall be submitted showing the type of inlet protection on the erosion control plan such that it is evident which type must be installed at each location.
29. Plans shall be submitted showing the storm sewer in East Wolf Run, adjacent to the project site and analyzed all the way to the regional pond to show that it is not adversely affected by the additional runoff draining off-site due to the increase in impervious area.
30. Plans shall be submitted showing the Phosphorous reduction results and that these are included in the Storm Water Management Plan and subsequently, the Storm Water Maintenance Agreement, for the Village use.
31. Any entrance curb cut on the furthest East drive onto Wolf Run will have to be adjusted and moved at least 50 feet West of any potential future roadway if proposed by the Village.
32. Exterior lighting plan shall be presented to include drawings or copy of catalog design of the lights and or luminaries, the type and height of light poles, a plan for light pole locations. See section 100-601 for exterior lighting standards. This is expected for residential structure, each commercial structure and parking lot lighting.

33. For future commercial buildings and residential facility detailed plans shall be submitted showing delivery information and wheel path tracking showing compliance with turning movements within the property.
34. Plans shall be submitted showing drive thru location on each proposed commercial building (restaurant usage out of 3,000 s.f. and 3,500 s.f. as most intense requirement) and how it would provide for six (^) stacking spaces AND show how each proposed anticipated buildouts provide for meeting parking standards with the residential component.
35. Plans shall be submitted showing variation in commercial building roof line through elevation drawings showing compliance with the requirement that variation in roof lines is achieved by alternating dormers, stepped roofs, gables or other roof elements to reinforce articulation or modulation.
36. Plans shall be submitted showing layout of Roof Top Units on commercial buildings and proposal to screen all mechanicals for review.
37. Plans shall be submitted showing ADA ramps between curbs of areas on North and South Side of residential facility to commercial buildings. (Need to demonstrate someone in wheelchair may access commercial properties in safe manner from any of the parking stalls).
38. Plans shall be submitted showing unobstructed 50-foot sight triangle from main entrance drive intersection with ROW of E Wolf Run. Nothing over 3 feet tall shall be permitted within this area.

Recommendation to Village Board Approval of Site Plan and Architectural Review as a Conditional Use for Planned Unit Overlay District Proposal (PUD) for Vacant property on the South Side of County Highway LO, approximately 700 feet East of County Highway I, on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979-992 and MUKV 1979-991. Proposal is for ten (10) side by side condominiums (duplexes) for 20 total units sharing a private cul de sac drive

Kohout gave overview of project

Pinnacle Engineering Group gave overview of project

Motion by Harley/Meiners to Table to next Plan Commission, September 10, 2019, carried; Wamser opposed.

Recommendation to the Village Board Approval of 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, approximately 700 feet East of County Highway I, on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979-992 and MUKV 1979-991

Motion by Meiners/Decker to Table to next Plan Commission, September 10, 2019, carried

Recommendation to the Village Board for two wall signs for Banker Wire industrial property at 123 W Boxhorn Dr; Parcel #A477300001

Kohout gave overview of project

Motion by Abruzzo/Decker to Recommend to the Village Board to approve the latest version received August 9, 2019, of two wall signs for Banker Wire industrial property at 123 W Boxhorn Dr; Parcel #A477300001, carried.

Recommendation to the Village Board for two-lot Certified Survey Map (CSM) for Helminiak property at terminus of Minors Drive (west end); MUKV 1978-999-002

Kohout gave overview of project

Motion by Abruzzo/Wamser to Village Board to approve the two-lot Certified Survey Map (CSM) for Helminiak property at terminus of Minors Drive (west end); MUKV 1978-999-002, subject to Rueckert-Mielke letter of approval on project, carried.

Recommendation to the Village Board for Extraterritorial Review (outside Village 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

Kohout gave overview of project

Motion by Decker/Abruzzo to Village Board to approve the Extraterritorial Review (outside the Village limits, and within 1. Miles) of four-lot Certified Survey Map on North side of Territorial Drive in the Town of Waterford; Parcel #016041905004000, with the following condition, carried

1. Prior to Village signature placement on the CSM, the Town of Waterford shall provide the Village Planner with documentation of Town approval.

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

Kohout gave overview of project

Motion by Wamser/Decker to approve Amendment of Sections 100-352 and 100-354 of the Village of Mukwonago Municipal Code (a/k/a Zoning Ordinance) regarding Conditional Uses, carried.

Adjournment

Meeting adjourned at 7:51 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

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 30, 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); Greg Petruski, applicant (via email)

From: Ben Kohout, AICP; Community Planner

Subject: Tekaver, Property Owner, Infinity Development, Applicant / **Rezoning A-1 to R-5**

Meeting: September 10, 2019 Plan Commission meeting

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

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

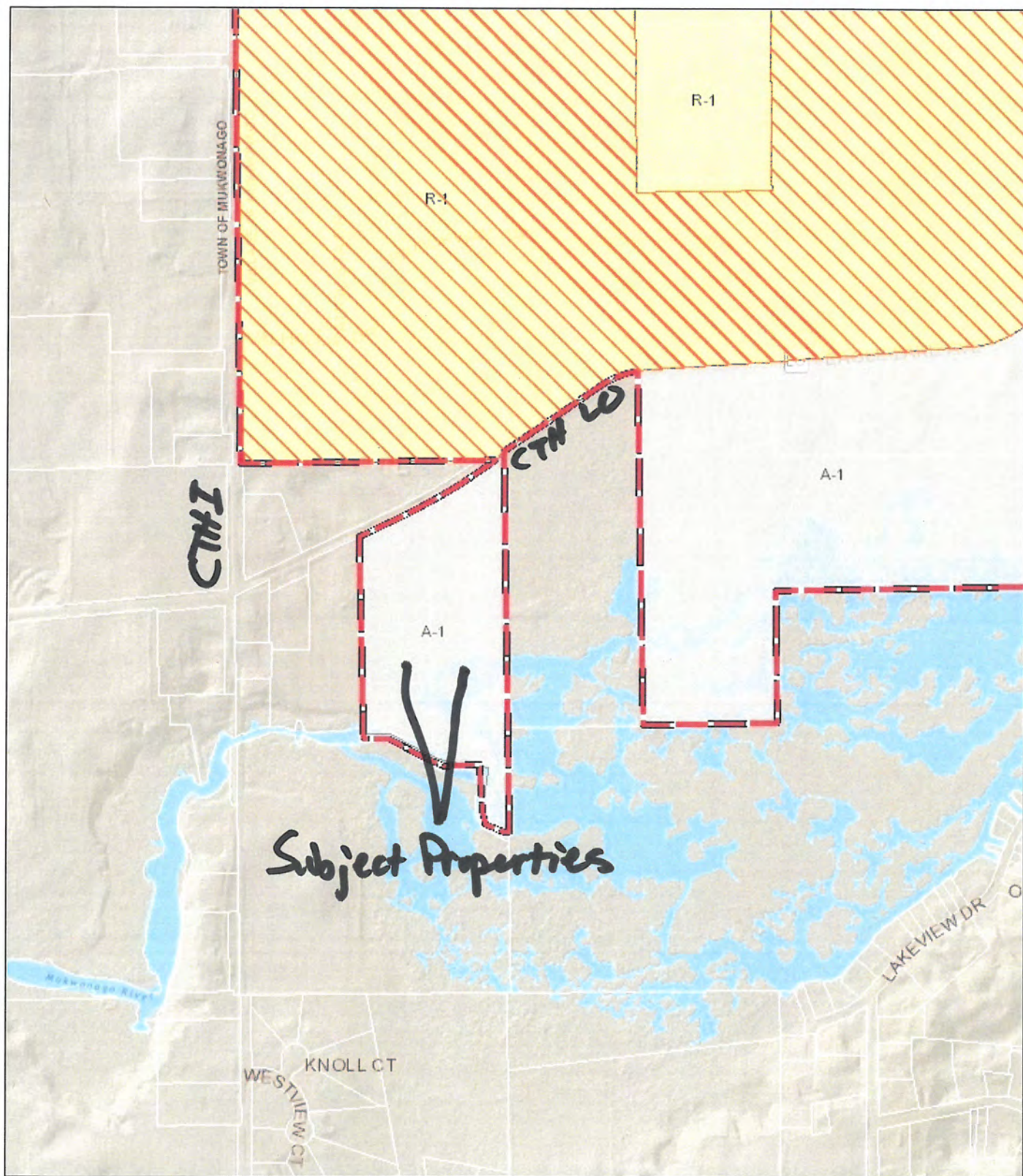
Proposed zoning R-5 (Low Density Multi – Family Residential District) and accompanying environmental features (floodplain hazard areas)

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. During the August 21, 2019 Village Board meeting, this item was tabled, following a required public hearing.

Zoning standards The R-5 District is intended to provide for two-family dwellings or multi-family buildings with three or more dwellings per building within new or existing neighborhoods designated within the Update to Comprehensive Plan 2035 as low density multi-family.

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 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. Staff also finds the proposal is appropriate in that the public utilities (water/sewer) services are available and can be accomplished, with all costs borne by the developer.



Village of Mukwonago GIS

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 8/9/2019





Nadine Movrich <nmovrich1@gmail.com>

Ordinance 964 Amendment Consideration 1101 W. Eagle Lake Avenue

1 message

Nadine Movrich <nmovrich1@gmail.com>

Thu, Jun 27, 2019 at 11:46 AM

To: president@villageofmukwonago.com, planner@villageofmukwonago.com,
trustee1@villageofmukwonago.com, trustee2@villageofmukwonago.com,
trustee3@villageofmukwonago.com, trustee4@villageofmukwonago.com,
trustee5@villageofmukwonago.com, trustee6@villageofmukwonago.com

Listed below are the concerns of the affected **residents** regarding the rezoning of the above property:

** Highway Concerns

- Wear and tear on Hwy LO which already needs repair from extra traffic and flooding
- Interference of the **turtle crossing** — obviously crucial to their survival because the highway painted a **"TURTLE CROSSING" sign** on the road where the entrance of the proposed building site.
- Would like to have a **' traffic study'** before rezoning due to the increased traffic and **accidents on Hwy LO**
- Would have to widen and make passing lanes and turn lanes
=== increased tax payers expense

**Flood Plane and Wetlands

- Property is a lowland and a conservancy
- Property has many underground springs which seeps water into the Mukwonago River thus home will sink
- Land hasn't been farmed over the past 20 years due to the sinking of the farming equipment
- Land North of LO in Minors subdivision which has higher elevation has flooding and sump pumps running constant
- **What is the flood plane Ordinance/Regulations for this property?**

**Water Run Off into the Mukwonago River and Phantom Lakes

- Chemicals and lawn fertilizers
- Retaining Pond Overflow-Has to be dredged considered **"TOXIC WASTE"**
- **WHERE WILL IT BE DUMPED??**
- **DNR closed RAINBOW SPRINGS** due to concern for run off of fertilizers in to the Mukwonago River!!!! So why would they approve this **major project** with fertilizer run off from 10 homes????

**Effects on Wild Life and Habitat

- Nesting area for **Cranes - Ducks - Herons - Geese**
- Natural laying of eggs for turtles especially **SNAPPING TURTLES** which are **PROTECTED!!**

**Sinking Structures

- Because of **underground springs** the structures will sink even without basements they still need footings which will sink
- Who will be responsible/liable for sinking structures? Will it be the developer or the Village?
It will open a can of worms and problems.

Comments: 10 years ago Tekaver's tried to build on this property and could not.....what has changed????

(See the notes from the 10 year Village minutes as we will continue to follow every step to preserve this natural resource).

Property owners East, South, West bordering the property lines **"strongly opposed"** and will be following the progress of this development are listed below!!!

List of property owners bordering the **EAST** side (Nick Movrich W310S9749 Cty Rd I)
(Bob Movrich W310S9803 Cty Rd I)
(Pat Groh W297N3360 Woodridge Cr. Pewaukee)
(Kathy Barth W501 Honey Creek , Burlington)

SOUTH SIDE: (JoAnn Rudolph W501 Honey Creek ,
Burlington)

WEST SIDE: John & Nadine Movrich S99W30991 Cty Rd LO

Please forward these notes to the following Village Members for review on **July 2nd meeting.**

Ben Kohout - Planner

Fred Winchowky - President

All 6 Trustees

Thank you for your consideration regarding this matter.

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 28, 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); 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: September 10, 2019 Plan Commission meeting (Decision Tabled from Aug. 13 Plan Comm.)

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 (Accompanying this PUD Request)

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. Plans were submitted and reviewed at the August 13 Plan Commission meeting, where 10 duplexes were proposed. The Plan Commission tabled the recommendation to the Sept. 10 Plan Comm. meeting so Staff can review and respond to plans submitted shortly before the Aug. 13 Plan Comm. meeting. Subsequent full plan submittal occurred on August 22, 2019.

Description

Staff Reviewed a revised set of plans, dated August 22, 2019. The plans with this date show 10 duplexes, which are side by side in design and include three two-story duplexes with two stall garages, five one-story duplexes with three stall garages and two one-story duplexes with two stall garages. None of the structures will have basements. The two-story duplexes are a new proposal with this recent submittal.

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 Planned Unit Development (PUD) request is sought to provide for some flexibility in the required front yard setback (from future ROW of County Highway LO), so as to avoid the wetlands delineated to the South of the proposed condominiums.

There is a single family residence to the west (two properties over), single family residence to the north, and there is vacant land to the south and to the east.

The property is bounded by the Town of Mukwonago to the West, South, and East. To the north, there is a single family residential property in the Town of Mukwonago and also Minor's Homestead Addition, which is within the Village of Mukwonago. The Comprehensive Land Use Plan calls for various densities of residential in proximity to this property (15,000 s.f. lot size and 25,000 s.f. lot size to the north, west and east).

The subject properties can be serviced from the east with sanitary sewer and Village public water.

There is direct roadway access onto County Highway LO, with one proposed shared private roadway at 36 feet wide, with said single entrance to service all of the proposed condominiums.

The proposed lighting is four 15 foot poles located along the private drive and the lighting plans show compliance with the Village standard of 0 foot candles at the property lines.

During the August 13 Plan Commission meeting, a pedestrian trail was mentioned as a desired amenity by the Village President. Trail connectivity is a desired outcome that benefits the Village as a whole. There may be some challenges with a trail proposal to connect to an existing trail to the East, as a trail would need to mitigate a delineated wetland area (DNR approval letter and Board of Adjustment Decision would be required). However, should this be a desired amenity with this request, staff can support such a desire of the Commission. I would welcome this discussion at the meeting.

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 Village Code requirement calling for a 20 foot setback from building footprints and delineated wetlands. The plans dated August 22, 2019 show all proposed building foundations will be outside of the required 20 foot setback. Therefore, staff has no concerns over the wetlands at this time.

With this PUD request, the applicant is proposing to deviate from the following standards:

1. Front yard setback. The proposal calls for a 23.5 foot front yard setback, instead of the required 35 foot setback in the accompanying R-5 zoning front yard setback requirement from the future ultimate right-of-way of County Highway LO.

Recommendation

Approval with conditions. Staff finds the proposed density conforms with the Comprehensive Land Use Plan (10 dwelling units per acre requirement) with the proposed accompanying R-5 rezoning request. The wetland areas which dominate the property are addressed by the applicant with a design that aims to move all development as far away as possible by shifting all proposed development closer to County Highway LO. Staff thinks the proposal conforms to previous considerations by the Plan Commission during the previously mentioned meetings.

The proposed 26 feet wide private roadway is designed to accommodate two-way traffic, with parking restricted to one side. The proposed cul de sac is designed to accommodate current Village of Mukwonago Fire Department standards and Staff has no concerns over the proposed design specifications provided on the plan set.

One important consideration by the Commission should be the overall distance of the proposal from County Highway LO. The proposal of 23.5 feet from the ultimate right-of-way is relatively close, as there are no other proposed developments along County Highway LO within the Village at this distance. However, with a proper landscaping proposal to screen with year-round greenery, the visual aesthetics may be able to be improved. Staff would like to see an amended landscaping plan, showing this. This is a relatively minor concern.

Therefore, I am recommending approval with the following conditions:

1. Site Plan and Architectural Review approval for the ten duplex development commonly referred to as "Phantom Lakes Preserve" shall be subject to all plans and information submitted for the application by Infinity Development, Inc., dated August 2, 2019, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the site and construction drawings may be modified with the approval of the Village Engineer and other Village staff, the building and floor plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged.
2. PUD, Site Plan and Architectural approval are valid for a period of one (1) year from date of Village Board approval. A new application and subsequent required filings as required by ordinance shall be submitted for consideration if no building permit is applied for during said time frame.
3. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - b. Approval by the Village Board of a Developer's Agreement and a Storm Water Maintenance Agreement.
 - c. Village Board acceptance of any necessary utility easements prepared by the applicant.

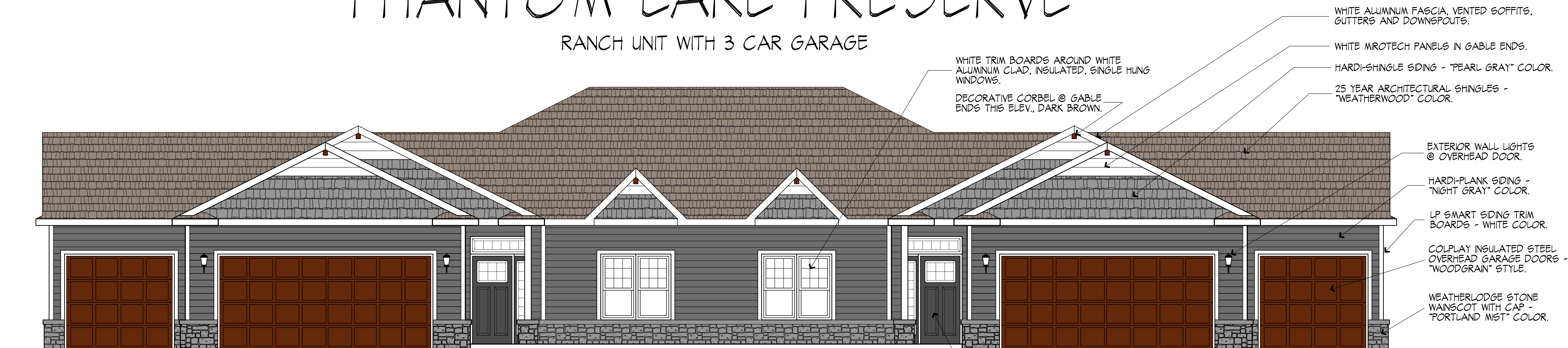
- d. Final written approval from the Waukesha County Highway Department for county highway access
 - e. Village Staff to review and approve design of a pedestrian trail extending the width of the property frontage within right of way, to eventually connect to the East, or on the private property, with an easement granted to the Village for perpetual trail easement.
 - f. Approval of site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox Box and notification requirements, internal fire suppression, external fire department connection location, hydrant locations.
 - g. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - h. The Village Engineer, the Utilities Director and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - i. Approval by the Police Chief of placement and type of traffic control signs and any pavement striping.
 - j. Approval of a final landscaping plan and exterior lighting cut sheets plan by the Zoning Administrator.
 - k. The holding of a pre-construction meeting between the applicant, applicant's engineer and contractors and applicable Village staff.
 - l. All required review fees and charges due to the Village of Mukwonago shall be paid.
4. Prior to temporary occupancy issuance, and if needed, prior to final occupancy permit for any of the ten buildings, the following shall occur:
 - a. Completion of all site grading and storm water management facilities in accordance with submitted plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways leading from the private drive from the intersection with CTH LO to adjacent to the building.
 - d. Connection of the building to sanitary sewer and a public water supply.
 5. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit for any of the six buildings, the following shall occur:
 - a. Completion of all items required in Condition No. 3.
 - b. Completion of final paving of the private drive and striping to be completed as indicated on the site plan.
 - c. Installation of all site landscaping as shown on approved plans.
 6. The private drive shall always be properly maintained to allow clear accessibility for emergency vehicles.
 7. The entire site shall always be properly maintained, kept clear of debris. All landscaping shall always be properly maintained; dead or diseased plantings shall be replaced within the next appropriate planting season.
 8. The applicant shall install no parking signs along one side of the private drive, unless requested by the Fire Chief and/or Police Chief.
 9. Any sign for the development shall comply with requirements of Chapter 64 of Village Municipal Code (Sign Code).

Attachments

1. Plan Sets
2. Elevations
3. Lighting Plans

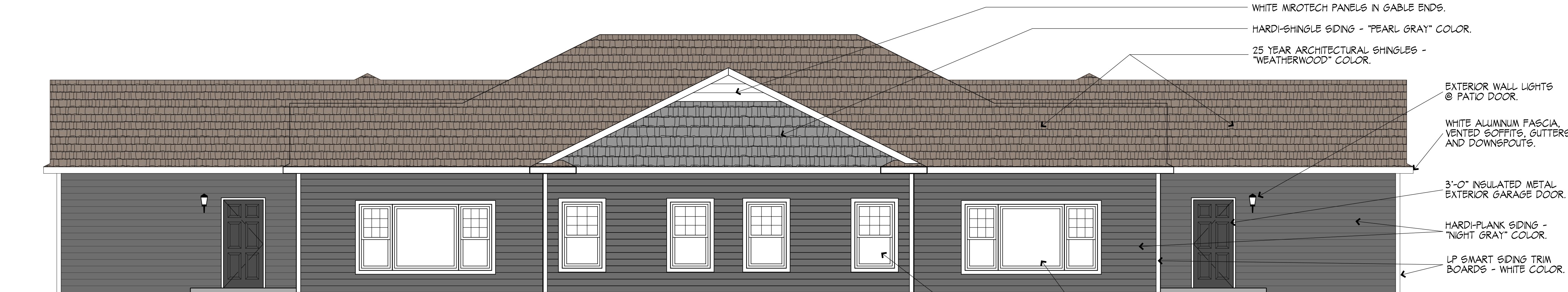
PHANTOM LAKE PRESERVE

RANCH UNIT WITH 3 CAR GARAGE



FRONT EXTERIOR ELEVATION

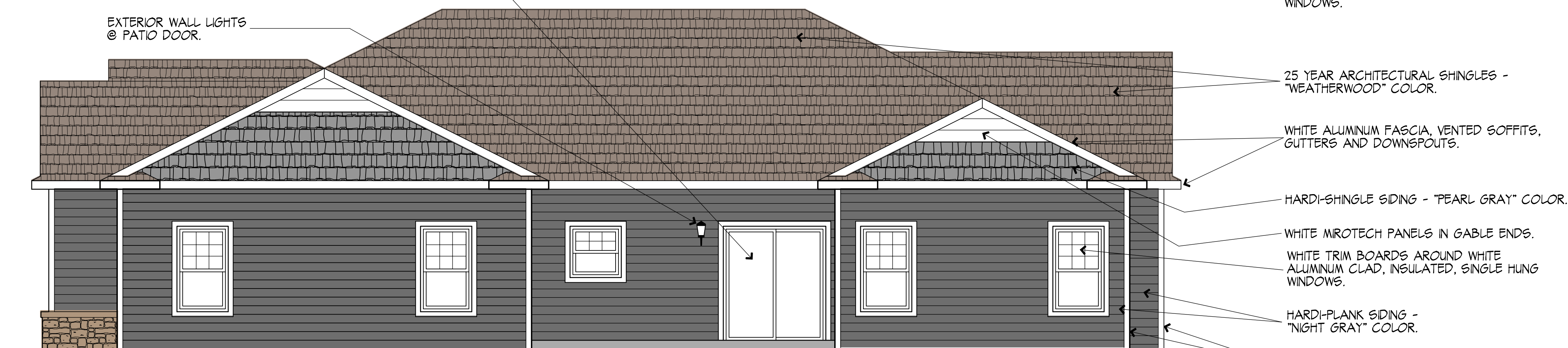
INSULATED METAL AND GLASS ENTRY DOOR WITH TRANSOM AND SIDELIGHT - "DARK GRAY" COLOR.



REAR EXTERIOR ELEVATION

WHITE TRIM BOARDS AROUND WHITE ALUMINUM CLAD, INSULATED, SLIDING 6 FT PATIO DOORS.

EXTERIOR WALL LIGHTS @ PATIO DOOR.



RIGHT AND LEFT SIDE EXTERIOR ELEVATION

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

REVISIONS

OWNER :
JEFF & TAMMY TEKAVER

DEVELOPER :
INFINITY DEVELOPMENT
6090 S. ROSETREE PASS
NEW BERLIN, WI. 53151
PHONE : (414) 688-8911

PROPOSED 2 FAMILY CONDOMINIUMS :
PHANTOM LAKE PRESERVE - RANCH UNIT WITH 3 CAR GARAGE
EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY "LO"
MUKWONAGO, WISCONSIN

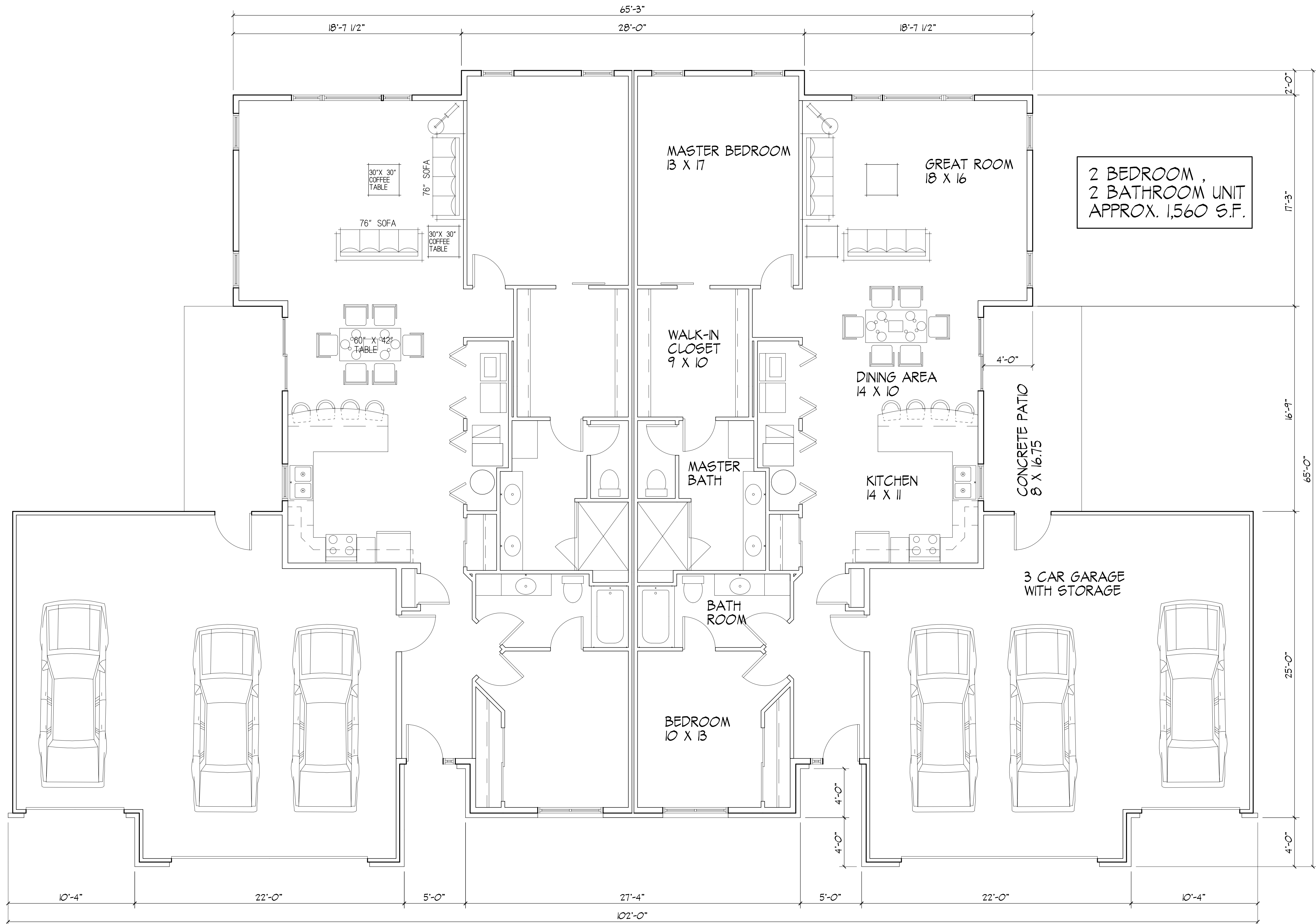
DRAWN BY
P.M.M. - P.E.

DATE
JUNE 4, 2019

SCALE
1/4" = 1'-0"

JOB NUMBER
2019 - 45

SHEET



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

REVISIONS

OWNER :
JEFF & TAMMY TEKAVER

DEVELOPER :
INFINITY DEVELOPMENT
6090 S. ROSETREE PASS
NEW BERLIN, WI. 53951
PHONE : (414) 688-8911

PROPOSED 2 FAMILY CONDOMINIUMS :
PHANTOM LAKE PRESERVE - RANCH UNIT WITH 3 CAR GARAGE
EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY "LO"
MUKWONAGO, WISCONSIN

DRAWN BY
P.M.M. - P.E.

DATE
JUNE 4, 2019

SCALE
1/4" = 1'-0"

JOB NUMBER
2019 - 45

SHEET

2

OF 2

PHANTOM LAKE PRESERVE

TWO STORY UNIT WITH 3 CAR GARAGE



FRONT EXTERIOR ELEVATION

WHITE TRIM BOARDS AROUND WHITE ALUMINUM CLAD, INSULATED, SLIDING 6 FT PATIO DOORS.

EXTERIOR WALL LIGHTS @ PATIO DOOR.

EXTERIOR WALL LIGHTS @ OVERHEAD DOOR.

INSULATED METAL AND GLASS ENTRY DOOR WITH TRANSOM AND SIDELIGHT - "DARK GRAY" COLOR.

25 YEAR ARCHITECTURAL SHINGLES - "WEATHERWOOD" COLOR.

EXTERIOR WALL LIGHTS @ PATIO DOOR.

WHITE ALUMINUM FASCIA, VENTED SOFFITS, GUTTERS AND DOWNSPOUTS.

HARDI-PLANK SIDING - "NIGHT GRAY" COLOR.

LP SMART SIDING TRIM BOARDS - WHITE COLOR.

WHITE TRIM BOARDS AROUND WHITE ALUMINUM CLAD, INSULATED, SINGLE HUNG WINDOWS.

25 YEAR ARCHITECTURAL SHINGLES - "WEATHERWOOD" COLOR.

WHITE MIROTECH PANELS IN GABLE ENDS.

WHITE ALUMINUM FASCIA, VENTED SOFFITS, GUTTERS AND DOWNSPOUTS.

HARDI-SHINGLE SIDING - "PEARL GRAY" COLOR.

WHITE TRIM BOARDS AROUND WHITE ALUMINUM CLAD, INSULATED, SINGLE HUNG WINDOWS.

HARDI-PLANK SIDING - "NIGHT GRAY" COLOR.

LP SMART SIDING TRIM BOARDS - WHITE COLOR.

RIGHT AND LEFT SIDE EXTERIOR ELEVATION

REVISIONS

OWNER :
JEFF & TAMMY TEKAVER

DEVELOPER :
INFINITY DEVELOPMENT
6090 S. ROSE TREE PASS
NEW BERLIN, WI. 53151
PHONE : (414) 688-8911

PROPOSED 2 FAMILY CONDOMINIUMS :
PHANTOM LAKE PRESERVE - 2 STORY UNIT WITH 3 CAR GARAGE
EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY "LO"
MUKWONAGO, WISCONSIN

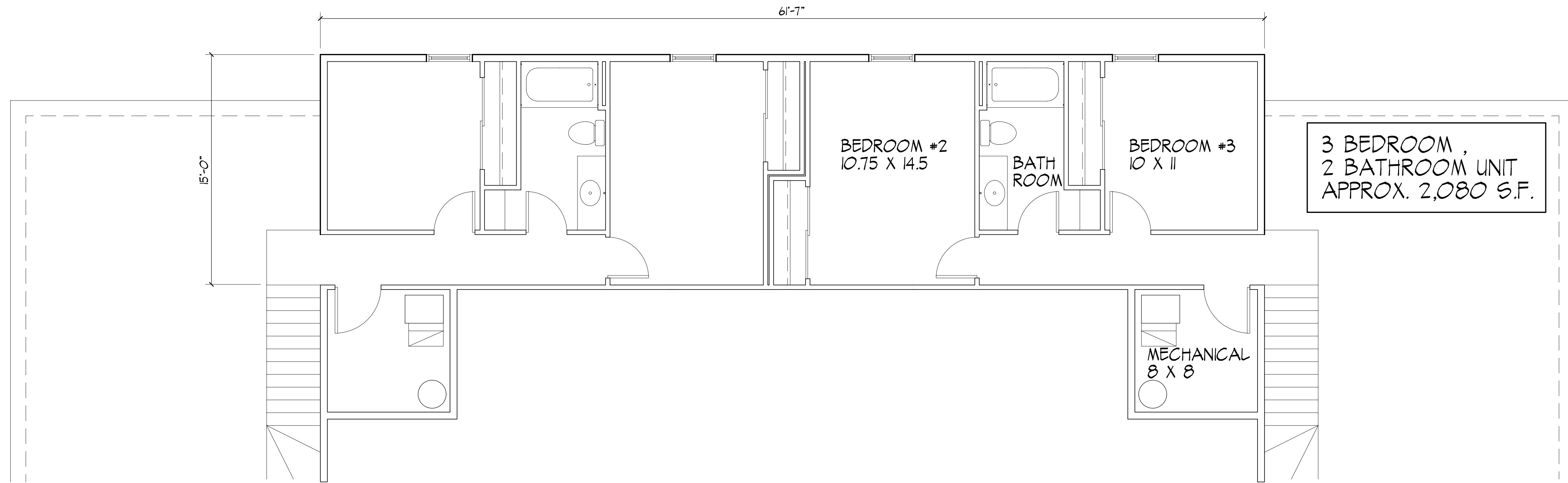
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P.M.M. - P.E.

DATE
AUGUST 6, 2019

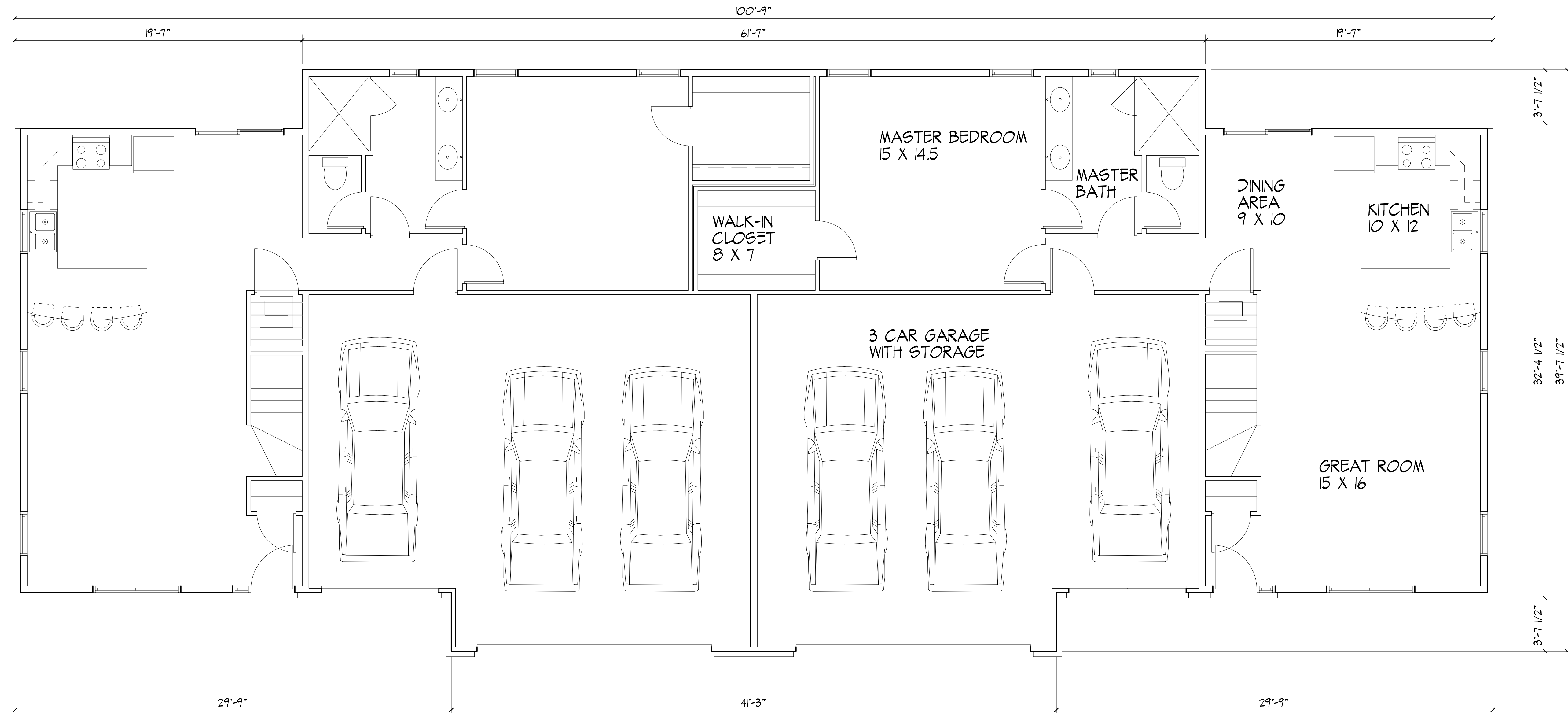
SCALE
1/4" = 1'-0"

JOB NUMBER
2019 - 89

SHEET



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



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

REVISIONS

OWNER :
JEFF & TAMMY TEKAVER

DEVELOPER :
INFINITY DEVELOPMENT
6090 S. ROSETREE PASS
NEW BERLIN, WI. 53151
PHONE : (414) 688-8911

PROPOSED 2 FAMILY CONDOMINIUMS :
PHANTOM LAKE PRESERVE - 2 STORY UNIT WITH 3 CAR GARAGE
EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY "LO"
MUKWONAGO, WISCONSIN

DRAWN BY
P.M.M. - P.E.

DATE
AUGUST 6, 2019

SCALE
1/4" = 1'-0"

JOB NUMBER
2019 - 89

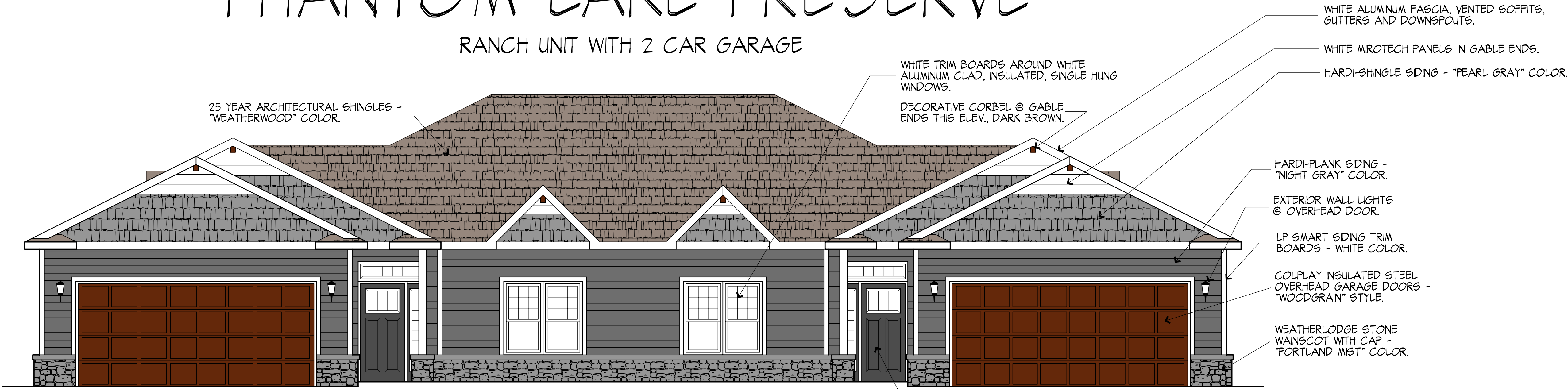
SHEET

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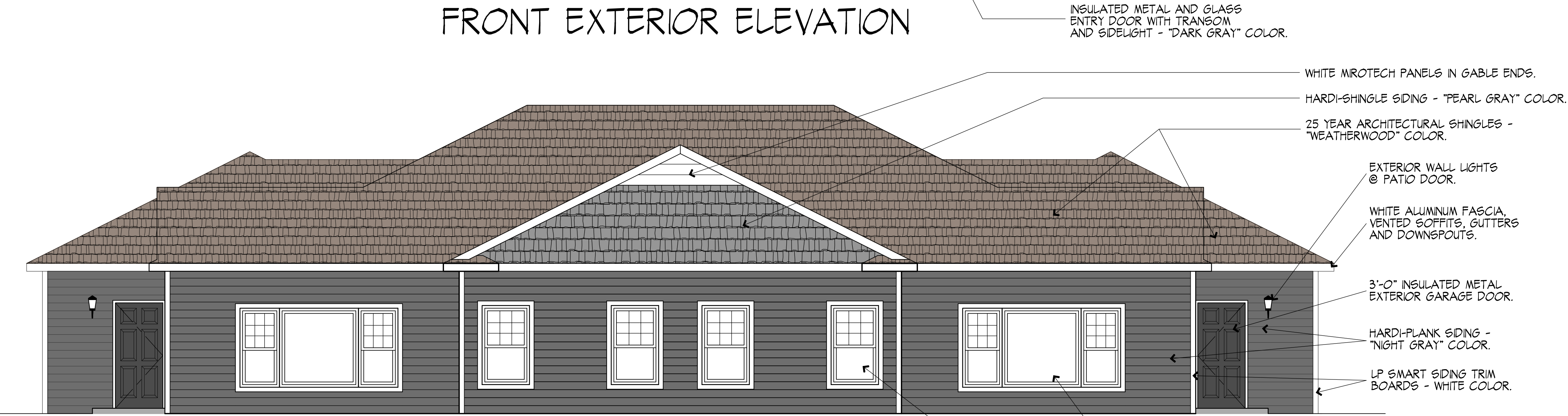
OF 2

PHANTOM LAKE PRESERVE

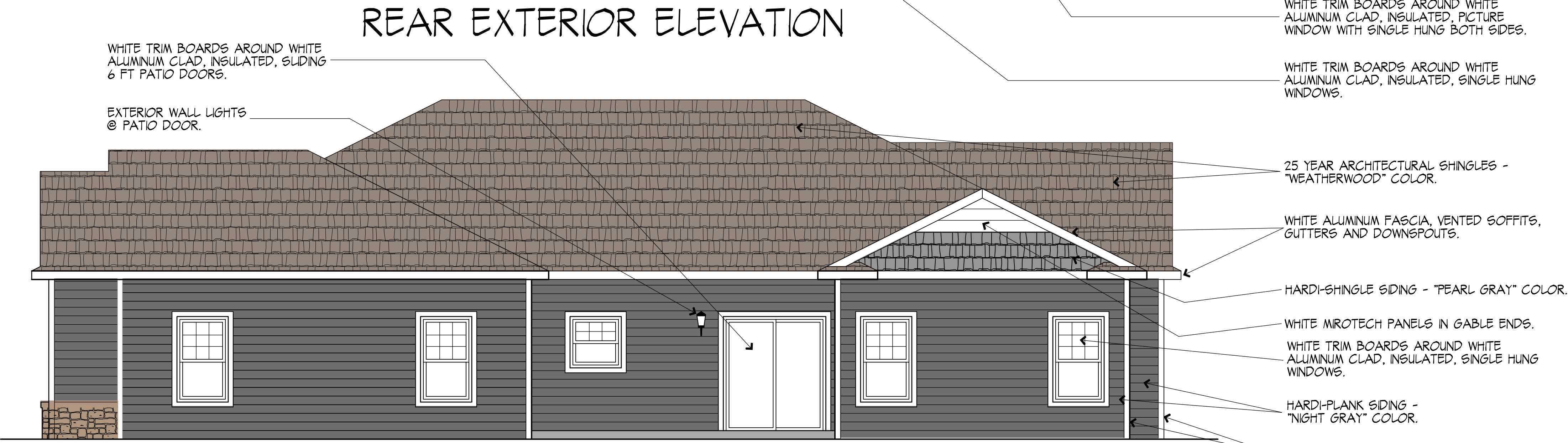
RANCH UNIT WITH 2 CAR GARAGE



FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



RIGHT AND LEFT SIDE EXTERIOR ELEVATION

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

REVISIONS

OWNER :
JEFF & TAMMY TEKAVER

DEVELOPER :
INFINITY DEVELOPMENT
6090 S. ROSETREE PASS
NEW BERLIN, WI. 53551
PHONE : (414) 688-8911

PROPOSED 2 FAMILY CONDOMINIUMS :
PHANTOM LAKE PRESERVE - RANCH UNIT WITH 2 CAR GARAGE
EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY "LO"
MUKWONAGO, WISCONSIN

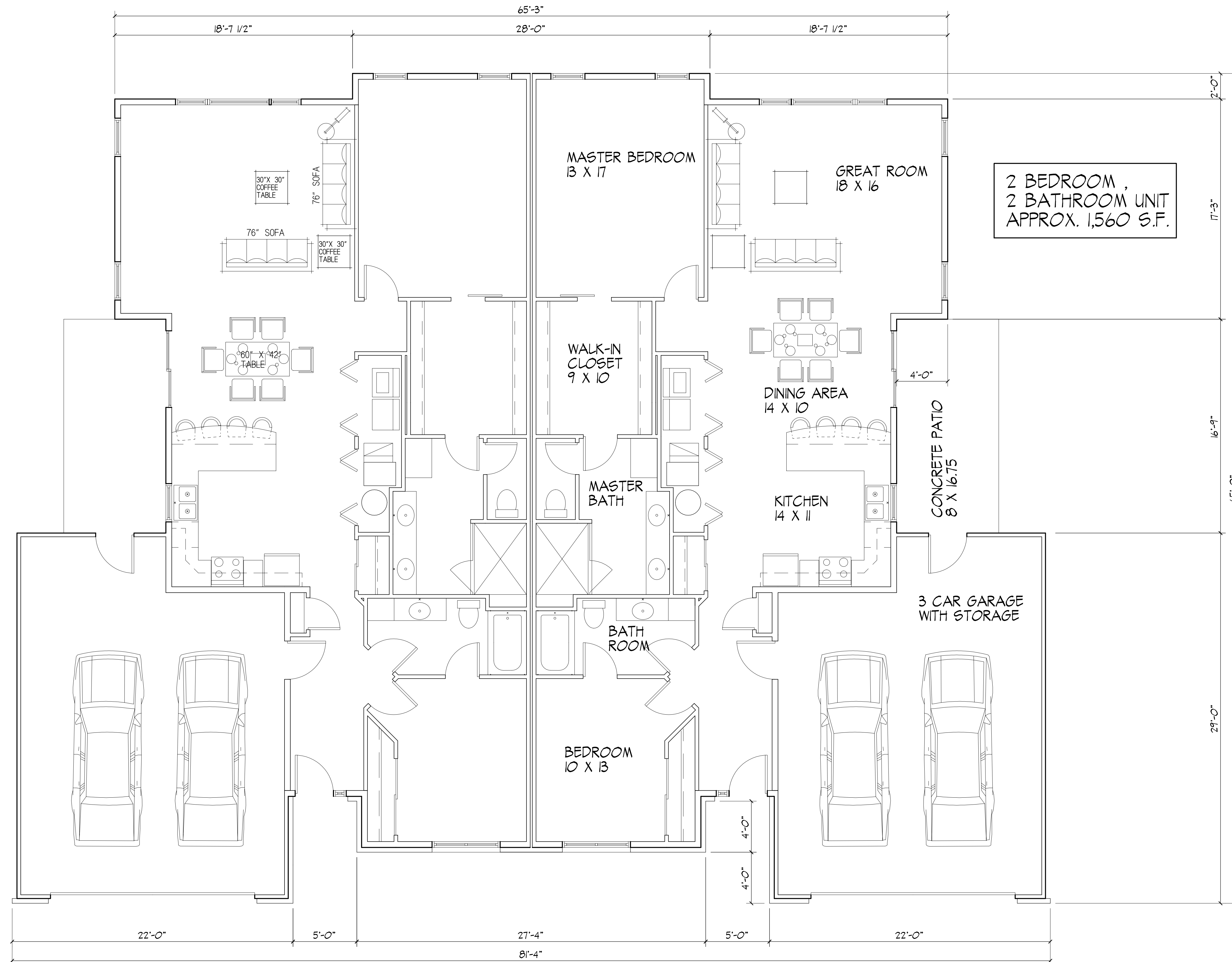
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P.M.M. - P.E.

DATE
AUGUST 15, 2019

SCALE
1/4" = 1'-0"

JOB NUMBER
2019 - 94

SHEET



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

REVISIONS

OWNER :
JEFF & TAMMY TEKAVER

DEVELOPER :
INFINITY DEVELOPMENT
6090 S. ROSETREE PASS
NEW BERLIN, WI. 53151
PHONE : (414) 688-8911

PROPOSED 2 FAMILY CONDOMINIUMS :
PHANTOM LAKE PRESERVE - RANCH UNIT WITH 2 CAR GARAGE
EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY "LO"
MUKWONAGO, WISCONSIN

DRAWN BY
P.M.M. - P.E.
DATE
AUGUST 15, 2019
SCALE
1/4" = 1'-0"
JOB NUMBER
2019 - 94
SHEET

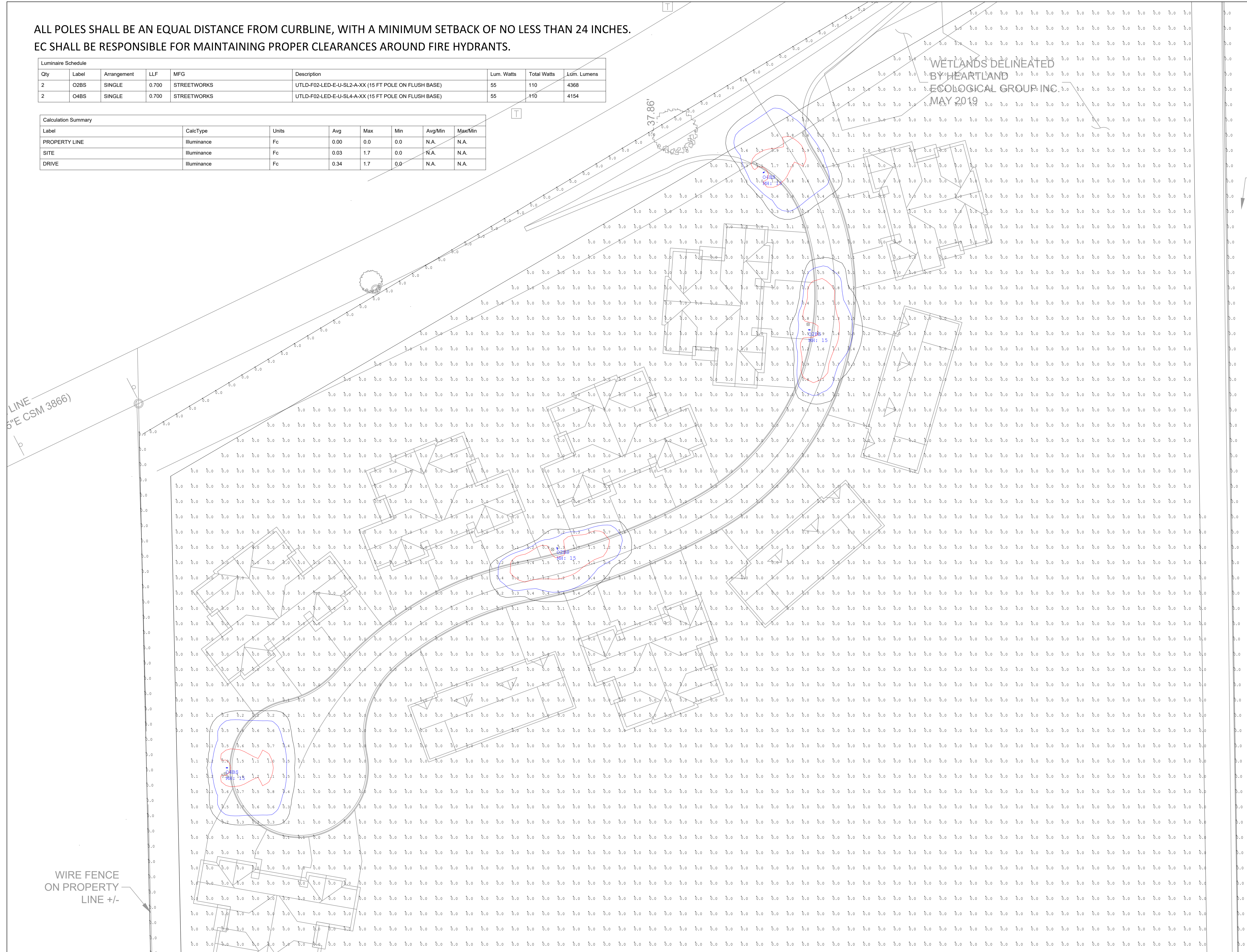
2

OF 2

ALL POLES SHALL BE AN EQUAL DISTANCE FROM CURBLINE, WITH A MINIMUM SETBACK OF NO LESS THAN 24 INCHES.
EC SHALL BE RESPONSIBLE FOR MAINTAINING PROPER CLEARANCES AROUND FIRE HYDRANTS.

Luminaire Schedule							
Qty	Label	Arrangement	LLF	MFG	Description	Lum. Watts	Lum. Lumens
2	O2BS	SINGLE	0.700	STREETWORKS	UTLD-F02-LED-E-U-SL2-A-XX (15 FT POLE ON FLUSH BASE)	55	4368
2	O4BS	SINGLE	0.700	STREETWORKS	UTLD-F02-LED-E-U-SL4-A-XX (15 FT POLE ON FLUSH BASE)	55	4154

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.03	1.7	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	0.34	1.7	0.0	N.A.	N.A.



REVISIONS			
#	DATE	COMMENTS	

PHANTOM LAKES PRESERVE	DRAWN BY : A.S.
	DATE : 08-22-2019
	SCALE : 1"=30'-0"



8/23/2019

Village of Mukwonago
Mr. Ben Kohout, AICP
Village of Mukwonago Planner
440 River Crest Court
Mukwonago, WI 53149

Re: Phantom Lakes Two-Family Townhomes (20 Units) Staff Comments
CTH "LO"
Village of Mukwonago, Waukesha County, Wisconsin
PEG Job No. 1578.00-WI

Dear Mr. Kohout,

This letter is in response to the outstanding civil engineering plan comments in the review letter dated 7/31/2019.

Village of Mukwonago Staff Comments

Utilities Comments

1. On Sheet C-2 General Notes:
 - a. No. 8. Add the word "Utilities";
➤ The word "utilities" has been added.
 - b. No. 16. Replace the words "Pleasant Prairie" with Mukwonago;
➤ The words "Pleasant Prairie" have been replaced with "Mukwonago"
 - c. No. 17. Manhole frames need to meet village spec. and the wrong spec. is given.
➤ The note has been revised to reflect the Village of Mukwonago specs.
2. Water main and Hydrant Concerns; On the C-6 & C-7 Utilities Plan Sheets:
 - a. 8" watermain on CTH-LO not 16"
➤ The watermain on CTH-LO has been changed from 16" to 8"
 - b. Add 4 main valves as shown locations on Sheet C-6 (attached to email).
➤ 4 main valves has been added as shown in attached mark-ups.
 - 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.)
➤ Hydrant spacing has been adjusted so that the spacing does not exceed 350'.
 - 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.
➤ Hydrants located on the back side of the ditch will be addressed in the next submittal.

Public Works Comments

3. Catch Basin frames and grates need to meet the village spec. and the wrong spec. is given (this may be due to water quantity). See attached Village spec's added to email for review
➤ Catch basin frames and grates have been revised to meet Village specs.

Engineer Comments (Ruekert-Mielke)

4. Please see Letter Dated June 20, 2019 regarding Preliminary Storm water review comments (see attached to email).
5. Please see also Letter Dated July 17, 2019 regarding Civil Plans and SWMP Review (13 comments; see attached to email).

➤ Understood, these comments are addressed later in this letter.

Police Dept. Comments

6. Stop sign and painting. Please provide a stop sign and painted stop lines with intersection of new road and CTH LO.
7. Lighting. Please show lighting plans. Recommend a light near the entrance/exit at CTH LO. Require a street light by the fire hydrants. Recommend the use of decorative black post and lights, just like the Minors across the street.

➤ A stop sign and painting has been added to the intersection of CTH LO and the new road.

➤ Street lights have been added to the plan set. See Sheet C-4 for street light locations.

Planner Comments

8. A Developer's Agreement will need to be finalized.
9. Will the proposed 36 foot wide access road be private or public?
10. Please provide a Letter of Credit for all public infrastructure.
11. Wetland Setback needs to be met from all units (Section 100-283(f)). A minimum of 20 feet from a mapped floodplain or identified wetland boundary, which ever distance is greater from the ordinary high water mark (Buildings 1, 2,3, 5 and 6 appear less than 20 feet). In addition, any principal building shall be located at least two feet above the floodplain elevation. The village plan commission may increase the minimum distance from the principal building from a mapped floodplain or identified wetland due to the size or use intensity of the building, the need to further buffer a sensitive environmental area or the need to provide an increased area for stormwater runoff and water quality from the principal building. NOTE: Applicant needs to address this in the plans submitted. 20 foot setback not achieved with proposal. If you have a letter from the Wisconsin DNR stating proposed layout is approvable through their office, I would like a copy of the letter.
12. Please provide a copy of Entrance permit from Waukesha County Highway Department.
13. Please provide a copy of right of way dedication paperwork from Waukesha County Highway Department for additional road right of way, from center line to 50 feet from said center line, as shown on the plat to ensure this meets their criteria.

➤ Understood.

➤ The proposed 36 foot wide access road will be private.

➤ The Letter of Credit will be provided at a later date.

➤ The layout of the proposed project has been adjusted to avoid the 20' Setback per Village Code.

➤ An Entrance permit from Waukesha County Highway Department will be provided.

➤ A copy of the right of way dedication paperwork from the Waukesha County Highway Department will be provided as it is received.

Ruekert-Mielke Preliminary Storm Water Review Comments dated July 17, 2019

1. 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.
2. To what extent of the final product will the pond be constructed to act as a sediment trap? 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.

➤ The final note has been modified to include "Modifications to the construction site sequencing require approval by the Village of Mukwonago."

- The pond will be fully excavated to act as a sediment basin. This has been noted on the plans. See Sheet C-7.
- 3. On Sheet C-7, please identify the type of inlet protection that will be used at each inlet.
 - The type of inlet protection used on each inlet has been added to Sheet C-7.
- 4. On Sheet C-7, inlet protection should be added to the inlet at the far northwest side of the site.
 - Inlet protection has been added to this inlet.
- 5. 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.
 - The location of the overflow stone weir has been noted and the elevation has been specified.

Ruekert-Mielke Preliminary Storm Water Review Comments dated July 20, 2019

1. Calculations for storm sewer and inlet capacity for all storm sewer and structures on-site.
 - Calculations for storm sewer and inlet capacity for all storm sewer and structures on site have been done and will be included.
2. The locations of the wet pond outlet structure and discharge pipe should be shown on the utility plan.
 - The wet pond outlet structure and discharge pipe locations have been added to the utility plan.
3. 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.
 - Phosphorus data has been analyzed and included in the Storm Water Management Plan. It will also be included in the Maintenance Agreement.
4. The storm water management plan should be stamped and signed by a professional engineer licensed to practice in the State of Wisconsin.
 - Understood, the Storm Water Management Plan will be stamped and signed by a professional engineer licensed to practice in the State of Wisconsin upon final submittal.

If you have any questions on the information contained within, please do not hesitate to contact me at 262-754-8888 or via email at mbabich@pinnacle-engr.com.

Thank you for your time in this matter.

Best Regards,
Pinnacle Engineering Group

Mark Babich, P.E.
Senior Project Manager

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: MAB

DRAFTED: MRG

REVIEWED:

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LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	⊙	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	▶
CONCRETE HEADWALL		∩
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—▷—	—▶—
FORCE MAIN	—/—/—	—/—/—
STORM SEWER	—) —	—) —
DRAIN TILE	— —	— —
WATER MAIN	— W —	— W —
FIRE PROTECTION		— FP —
ELECTRICAL CABLE	— E —	— E —
OVERHEAD WIRES	— OHW —	— OHW —
GAS MAIN	— G —	— G —
TELEPHONE LINE	— T —	— T —
UTILITY CROSSING		⚡
CAUTION EXISTING UTILITIES NEARBY		⚡
GRANULAR TRENCH BACKFILL		⚡
LIGHTING	⚡	⚡
ELECTRICAL TRANSFORMER OR PEDESTAL	⚡	⚡
POWER POLE	⚡	⚡
POWER POLE WITH LIGHT	⚡	⚡
GUY WIRE	⚡	⚡
STREET SIGN	⚡	⚡
CONTOUR	— 749 —	— 749 —
SPOT ELEVATION	× (750.00)	⬆ 750.00
WETLANDS	— W —	— W —
PRIMARY ENVIRONMENTAL CORRIDOR	— P —	— P —
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	→	→
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	⚡	⚡
SOIL BORING	⚡	⚡
TOPSOIL PROBE	⚡	⚡
FENCE LINE, TEMPORARY SILT	— SF —	— SF —
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
INL	INLET	WM	WATER MAIN
L	LENGTH OF CURVE	Δ	INTERSECTION ANGLE
MH	MANHOLE		

GENERAL NOTES	
1.	THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2.	A GEOTECHNICAL REPORT HAS BEEN PREPARED BY BUTLER ENGINEERING, INC DATED JUNE 3, 2019 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3.	THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS, REPORTS, AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4.	THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5.	THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6.	QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7.	PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8.	COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9.	SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10.	THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11.	THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12.	SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13.	CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14.	THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

PHANTOM LAKES PRESERVE

MUKWONAGO, WI

PLANS PREPARED
FOR

INFINITY DEVELOPMENT

6090 S. ROSETREE PASS
NEW BERLIN, WI 53151

PROJECT LOCATION



LOCATION MAP
SCALE: 1"=500'

PROJECT TEAM CONTACTS

CIVIL ENGINEER

MARK BABICH, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

APPLICANT:

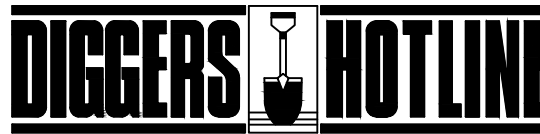
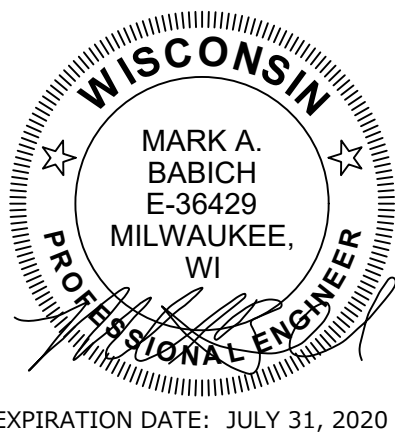
GREG PETRAUSKI
INFINITY DEVELOPMENT
6090 S. ROSETREE PASS
NEW BERLIN, WI 53151

SURVEYOR:

JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

INDEX OF SHEETS

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C-8	SITE STABILIZATION PLAN
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L-1 to L-9	LANDSCAPE PLAN

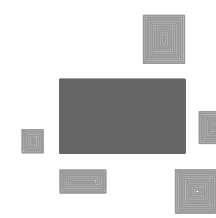


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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID, SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.



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CHICAGO | MILWAUKEE | NATIONWIDE

PHANTOM LAKES PRESERVE

VILLAGE OF MUKWONAGO

COVER SHEET

REVISIONS

1.	CITY REVIEW	07/22/19	5.		
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REG JOB No. 1578.00-WI	MAB
REG PM	MAB
START DATE	05/07/19
SCALE	N.T.S.

SHEET
C-1
OF
TBD

COVER SHEET

[illegible]

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REVIEWED: _____

DESIGNED: MAB

DRAFTED: MRG

LEGEND

STANDARD DUTY PAVEMENT

- 8" CRUSHED AGGREGATE BASE COURSE (3/4" CRUSHED Limestone)

- 4" ASPHALTIC CONC. (2 LIFTS)

LOWER LAYER (3 LT 58-28.5; 2.5" NOMINAL SIZE)

UPPER LAYER (5 LT 58-28.5; 1.5" NOMINAL SIZE)

A

30" CURB & GUTTER (SEE DETAIL)

B

TAPER CURB HEAD (SEE DETAIL)

C

STOP SIGN (WISDOT R1-1)

D

18" STOP BAR (WHITE)

E

STREET SIGN

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SITE DATA

SITE AREA:

913,722 S.F./20.98 AC

ZONING CLASSIFICATION:

PUD OVERLAY

BUILDING FOOTPRINT AREA:

48,265 S.F./1.11 AC

IMPERVIOUS SPACE:

105,359 S.F./ 2.42 AC/ 11.5%

GREEN SPACE:

808,363 S.F./18.56 AC/88.5%

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SHALL CONFORM TO THE VILLAGE
OF MUKWONAGO STANDARDS.**

TWO STORY
3-CAR GARAGE

SINGLE STORY
2-CAR GARAGE

SINGLE STORY
3-CAR GARAGE

The main site plan illustrates the layout of Phantom Lakes Preserve. It features ten buildings, each with a footprint and dimensions. Building 1 is a two-story structure, while buildings 2-10 are single-story. The plan includes Eagle Lake Avenue, County Trunk Highway "LO", and a Private Road. It also shows wetland boundaries, flood zones (100-year and 2-foot above 100-year), and various site features like hydrants, street lights, and gravel shoulders. Dimensions for setbacks, lot widths, and building footprints are provided throughout the plan.

NORTH

GRAPHICAL SCALE (FEET)

0

1" = 40'

80'

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PHANTOM LAKES PRESERVE

VILLAGE OF MUKWONAGO

**SITE DIMENSIONAL AND
PAVING PLAN**

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REG JOB NO. 1578.00-WI

MAB

REG PM

START DATE: 05/07/19

SCALE: 1" = 40'

SHEET

C-4

OF

TBD

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SITE DIMENSIONAL AND PAVING PLAN

Z:\PROJECTS\2019\1578.00-WI\CAD\SHEETS\1578.00-WI-SHEETS-SITE.DWG

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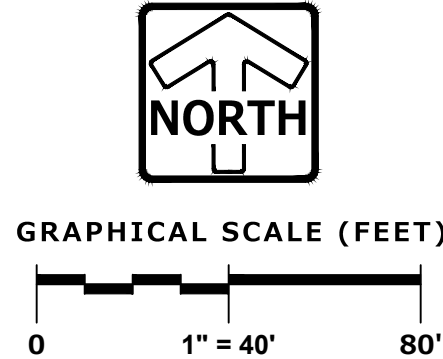
LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- OVERFLOW RELIEF ROUTING
- CURB AND GUTTER
- RIDGE LINE

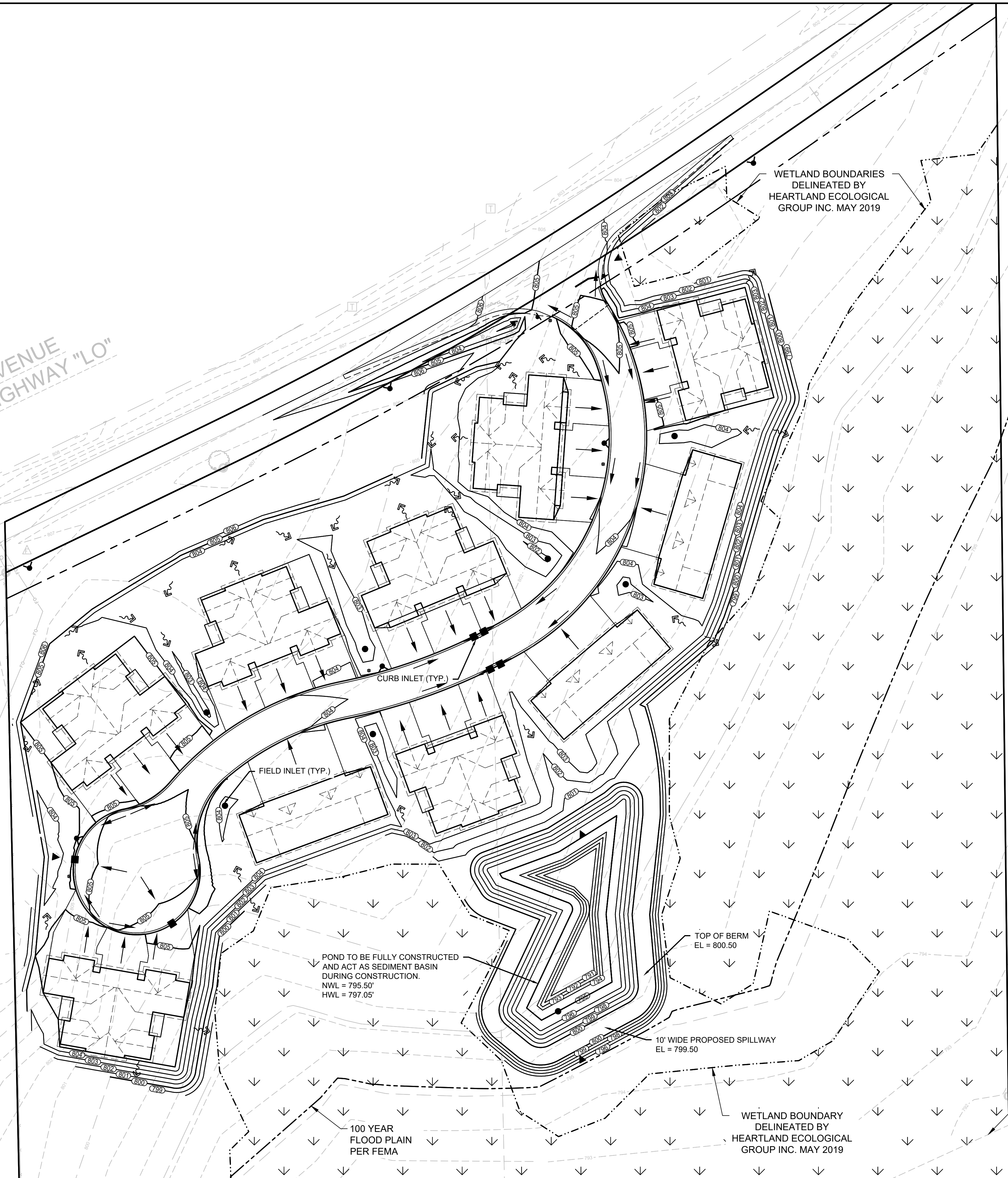
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EAGLE LAKE AVENUE
COUNTY TRUNK HIGHWAY "LO"



100 YEAR
FLOOD PLAIN
PER FEMA

TOP OF BERM
EL = 800.50

10' WIDE PROPOSED SPILLWAY
EL = 799.50

WETLAND BOUNDARY
DELINEATED BY
HEARTLAND ECOLOGICAL
GROUP INC. MAY 2019

APPROXIMATE ORDINARY
HIGH WATER MARK
EDGE OF WATER EL.=790.5

100 YEAR
FLOOD PLAIN
PER FEMA

POND TO BE FULLY CONSTRUCTED
AND ACT AS SEDIMENT BASIN
DURING CONSTRUCTION.
NWL = 795.50'
HWL = 797.05'

CURB INLET (TYP.)

FIELD INLET (TYP.)

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VILLAGE OF MUKWONAGO

GRADING PLAN

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REG JOB NO. 1578.00-WI
MAB
REG PM
START DATE: 05/07/19
SCALE: 1" = 40'

SHEET
C-5
OF
TBD

GRADING PLAN

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PUBLIC WORKS COORDINATION

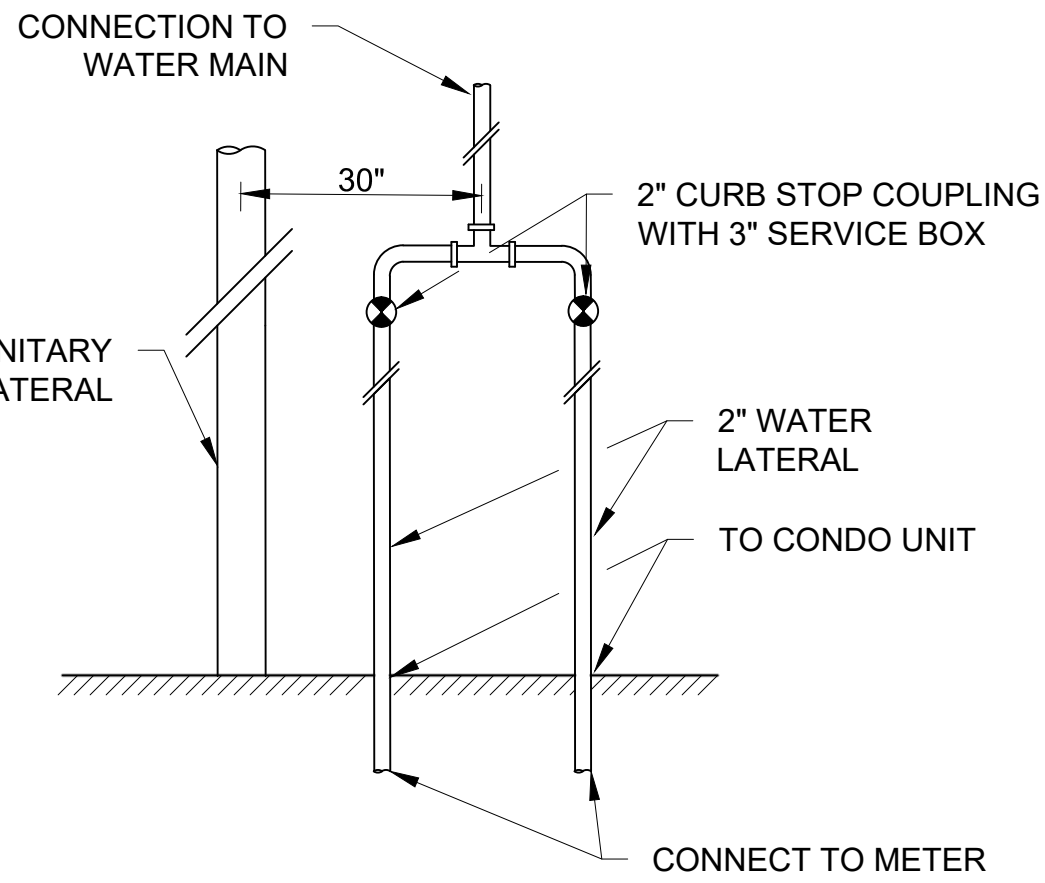
1. CONTRACTOR SHALL COORDINATE AND SCHEDULE INSPECTIONS FOR WATER CONNECTIONS AND UTILITY ADJUSTMENTS WITH THE PUBLIC WORKS DEPARTMENT. CONNECTION / ADJUSTMENT WORK SHALL NOT COMMENCE UNTIL PUBLIC WORKS HAS BEEN CONTACTED AND INSPECTIONS SCHEDULED.
2. ALL PUBLIC WATER VALVES SHALL BE OPERATED BY OR UNDER THE SUPERVISION OF THE PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT.
3. CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULE INSPECTIONS FOR THE SEWER CONNECTION TO THE PUBLIC SANITARY SEWER WITH THE VILLAGE PUBLIC WORKS DEPARTMENT. CONNECTION WORK SHALL NOT COMMENCE UNTIL PUBLIC WORKS HAS BEEN CONTACTED AND INSPECTIONS SCHEDULED.

CONTRACTOR SHALL VERIFY LOCATION AND
ELEVATION OF ALL EXISTING UTILITIES PRIOR TO
INSTALLATION OF PROPOSED UTILITIES.

ALL ROOF DOWNSPOUTS SHALL BE DIRECTED TO
SIDE YARD SWALES LEADING TO FIELD INLETS.

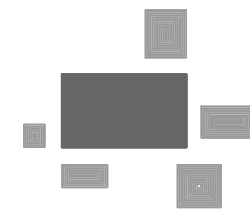
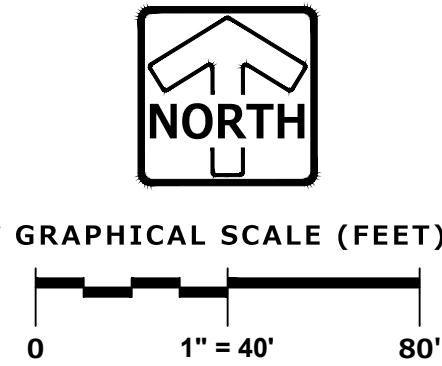
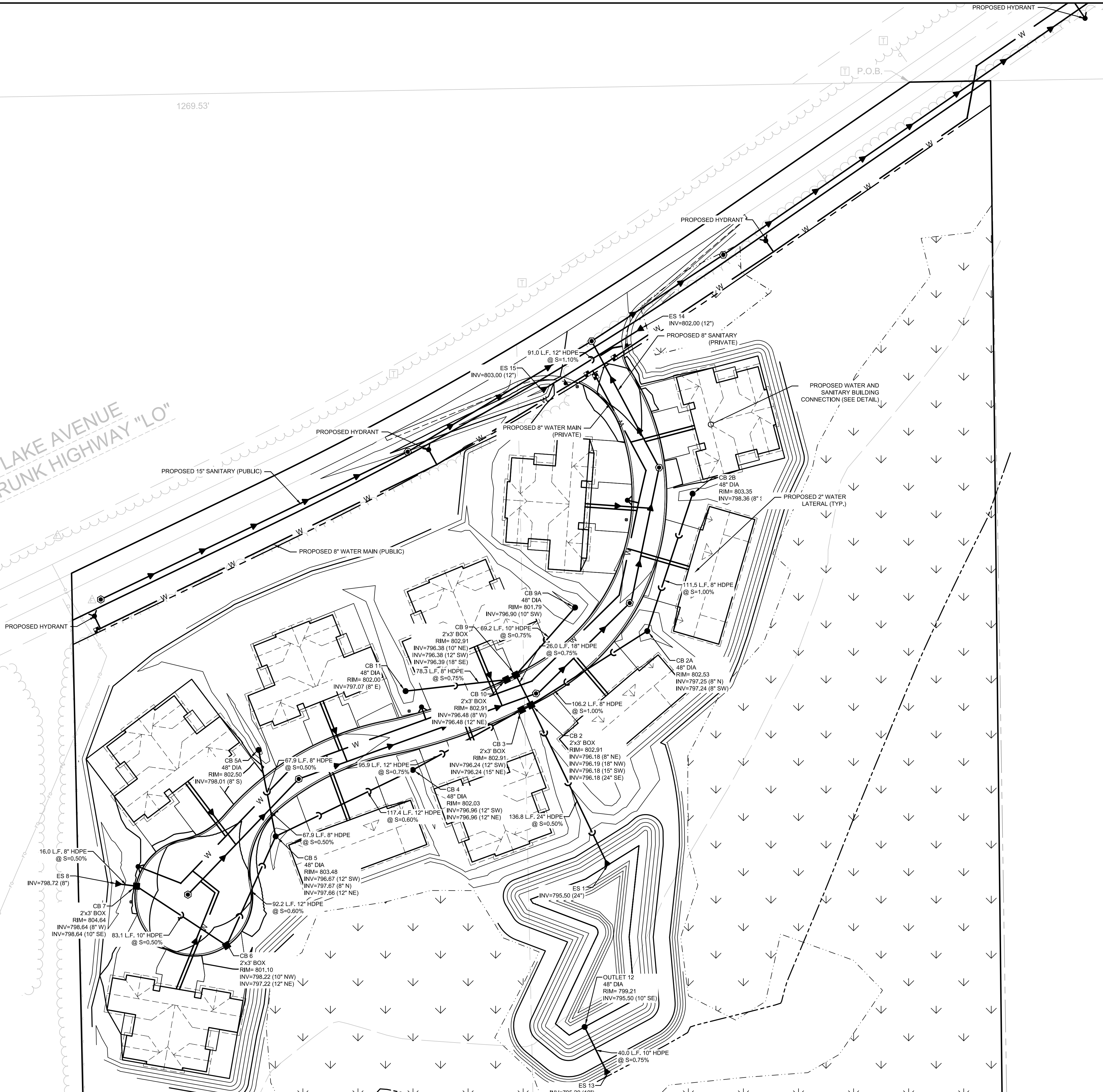
LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- UTILITY CROSSING



TYPICAL WATER AND SEWER LATERAL
BUILDING CONNECTION

EAGLE LAKE AVENUE
COUNTY TRUNK HIGHWAY "LO"



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PHANTOM LAKES PRESERVE

VILLAGE OF MUKWONAGO

UTILITY PLAN

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START DATE: 05/07/19

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C-6
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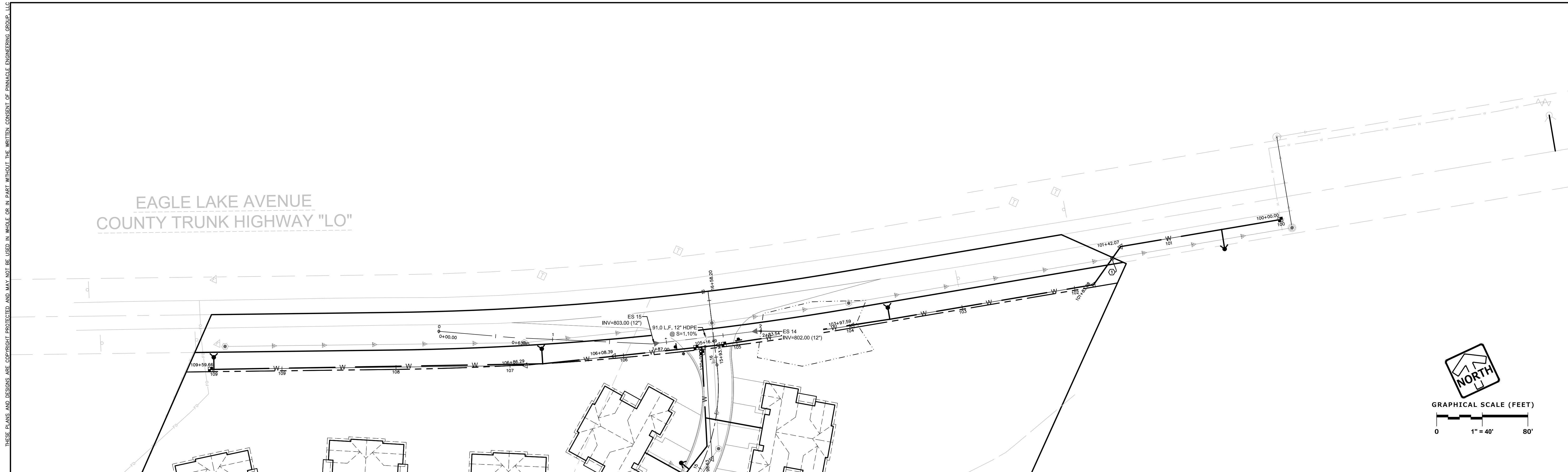
UTILITY PLAN
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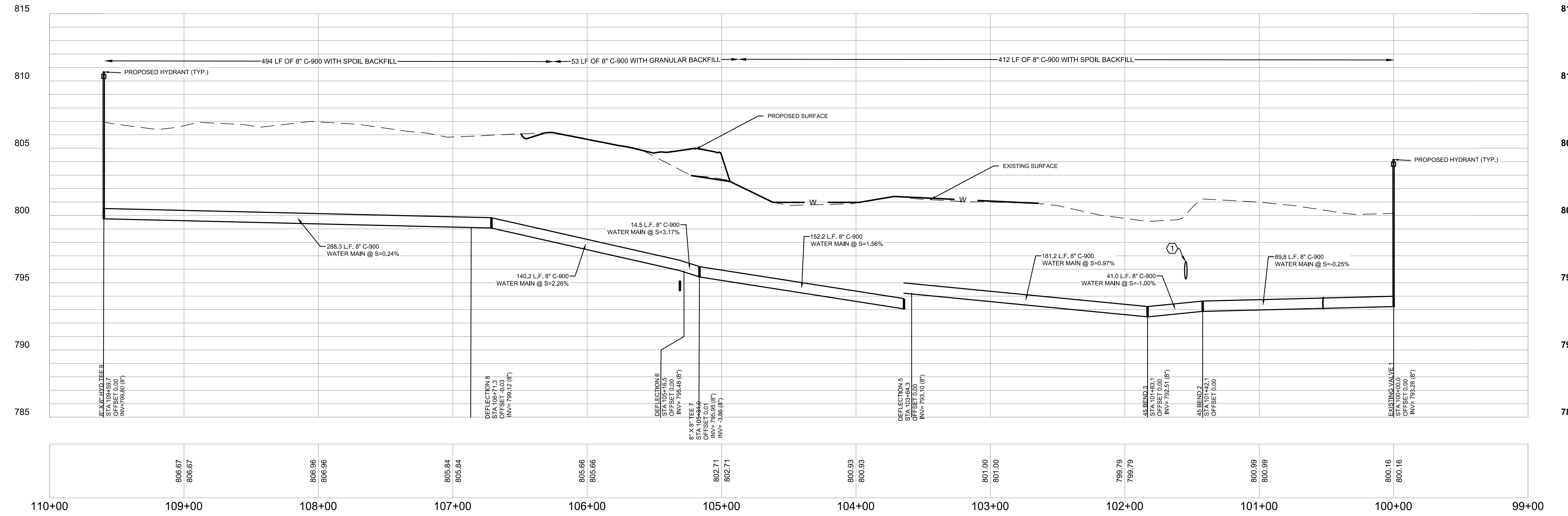
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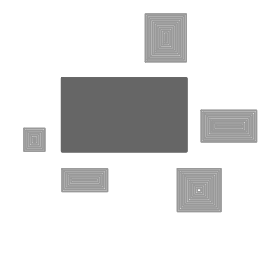
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PUBLIC ROAD WATERMAIN CTH LO PROFILE





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PUBLIC WATERMAIN C.T.H. LO UTILITY PLAN

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MARK A. BABICH
E-36429
MILWAUKEE, WI

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REG PM: MAB
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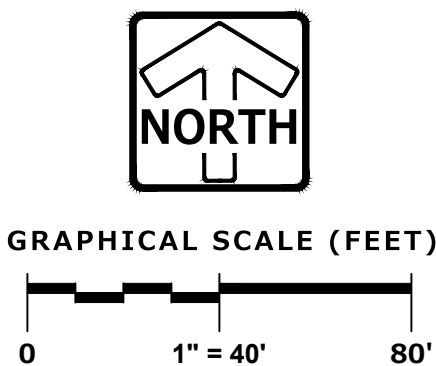
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OF MUKWONAGO STANDARDS.**

	STORM SEWER MANHOLE
	STORM CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	PROPOSED CONTOUR
	WETLANDS
	FLOODPLAIN
	HIGH WATER LEVEL (HWL)
	NORMAL WATER LEVEL (NWL)
	SILT FENCE
	INLET PROTECTION



WETLAND BOUNDARIES
DELINEATED BY
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– 100 YEAR
FLOOD PLAIN
PER FEMA

TYPE D
INLET
PROTECTION
(TYP.)

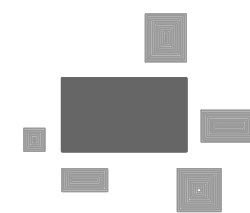
TYPE A
INLET
PROTECTION
(TYP.)

POND TO BE FULLY CONSTRUCTED
AND ACT AS SEDIMENT BASIN
DURING CONSTRUCTION.
NWL = 795.50'
HWL = 797.05'

— OVERFLOW STONE WEIR
EL = 799.50'
· TOP OF BERM = 800.50'

WETLAND BOUNDARY
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— APPROXIMATE ORDINARY
HIGH WATER MARK
EDGE OF WATER EL.=790.5



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VILLAGE OF MUKWONAGO

EROSION CONTROL PLAN

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EG 108 N₂ 1578.00-WT

EG PM MABSTART DATE 05/07/19SCALE 1" = 40'

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OF
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EROSION CONTROL PLAN

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ALL WORK WITHIN PUBLIC R.O.W.
SHALL CONFORM TO THE VILLAGE
OF MUKWONAGO STANDARDS.

LEGEND

- ++

HYDROSEED
(PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET AND
HYDROSEED
(NORTH AMERICAN GREEN S75 OR EQUAL)
- CLASS II, TYPE B EROSION CONTROL
BLANKET AND HYDROSEED (REFER TO
WDNR TECHNICAL STANDARD 1052)



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

EAGLE LAKE AVENUE
COUNTY TRUNK HIGHWAY "LO"

CENTER LINE

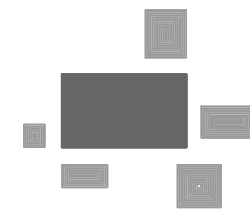
WETLAND BOUNDARIES
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100 YEAR
FLOOD PLAIN
PER FEMA

APPROXIMATE ORDINARY
HIGH WATER MARK
EDGE OF WATER EL.=790.5

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100 YEAR
FLOOD PLAIN
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PHANTOM LAKES PRESERVE

VILLAGE OF MUKWONAGO

SITE STABILIZATION PLAN

REVISIONS

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PEG PM: MAB

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SCALE: 1" = 40'

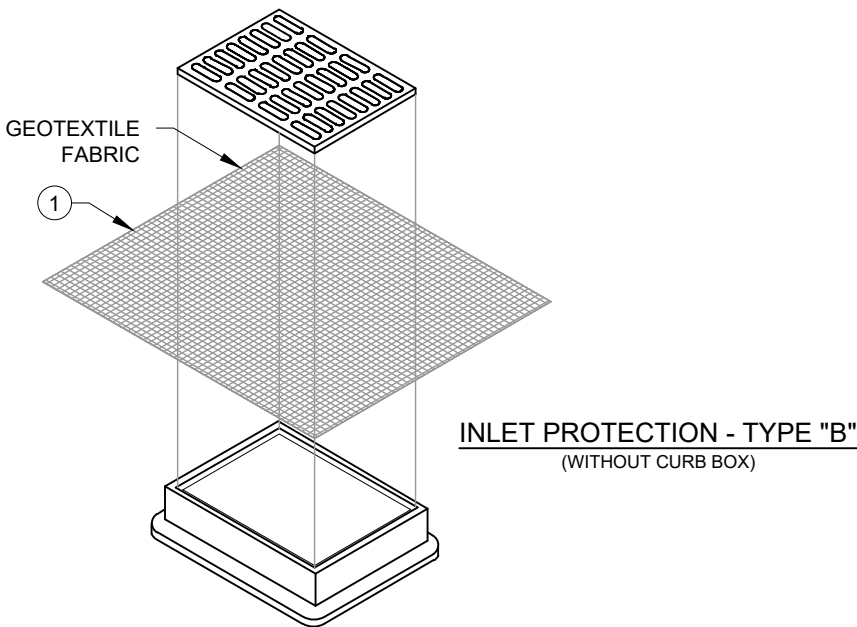
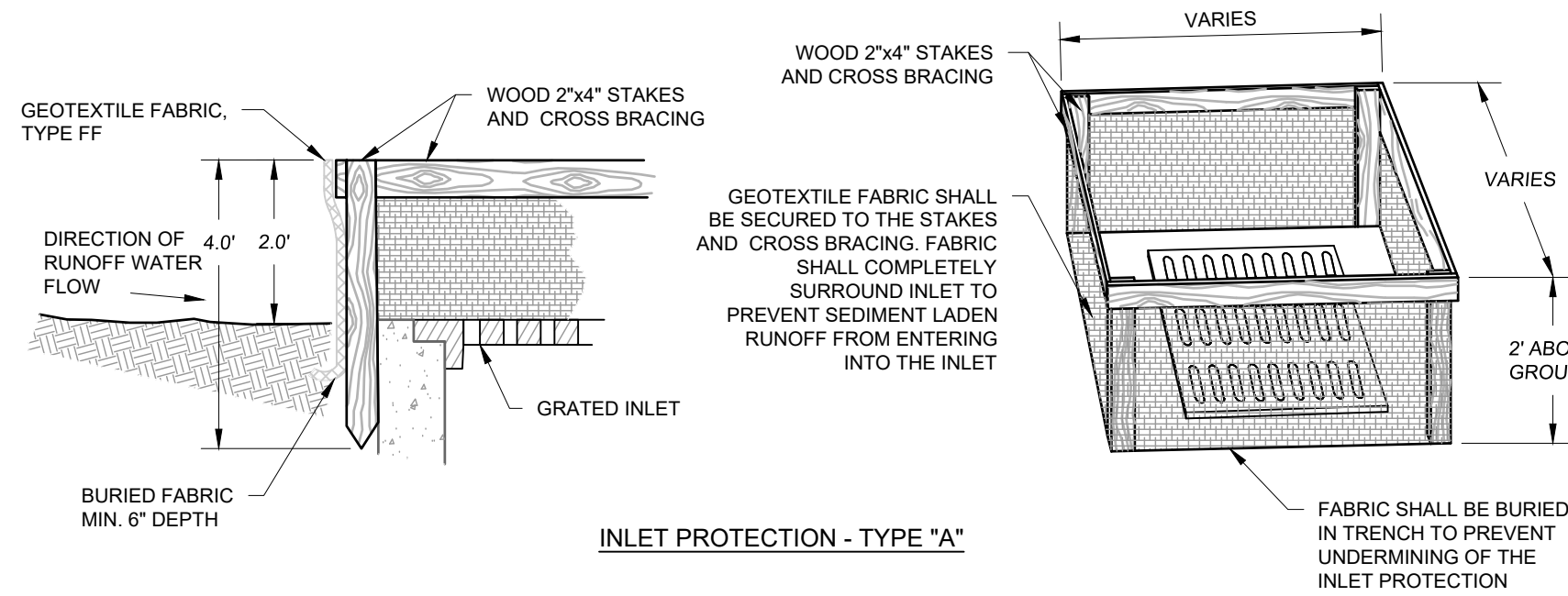
SHEET
C-8
OF
TBD

SITE STABILIZATION PLAN

www.pinnacle-engr.com

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DESIGNED: MAB
DRAFTED: MRG
REVIEWED:

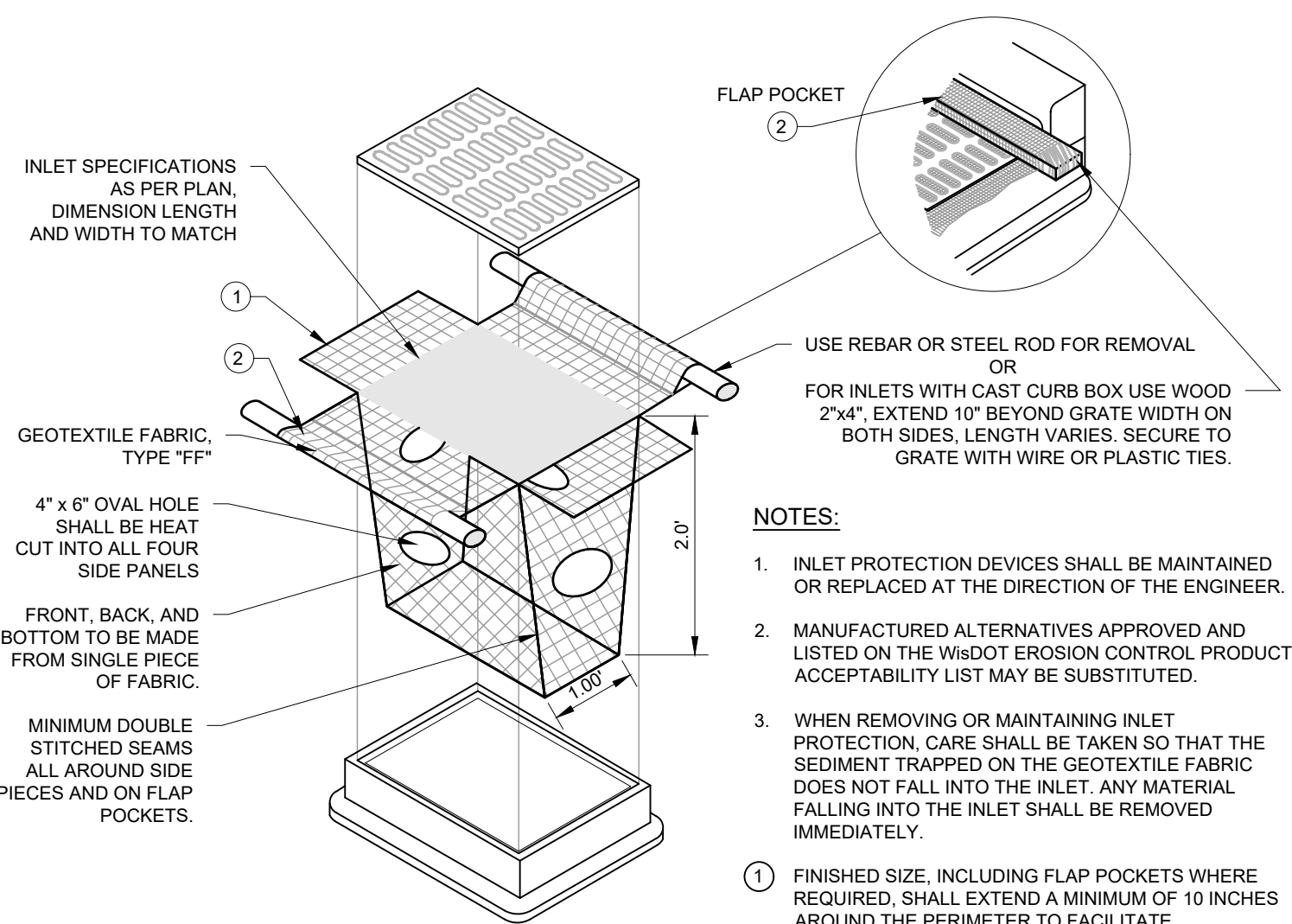
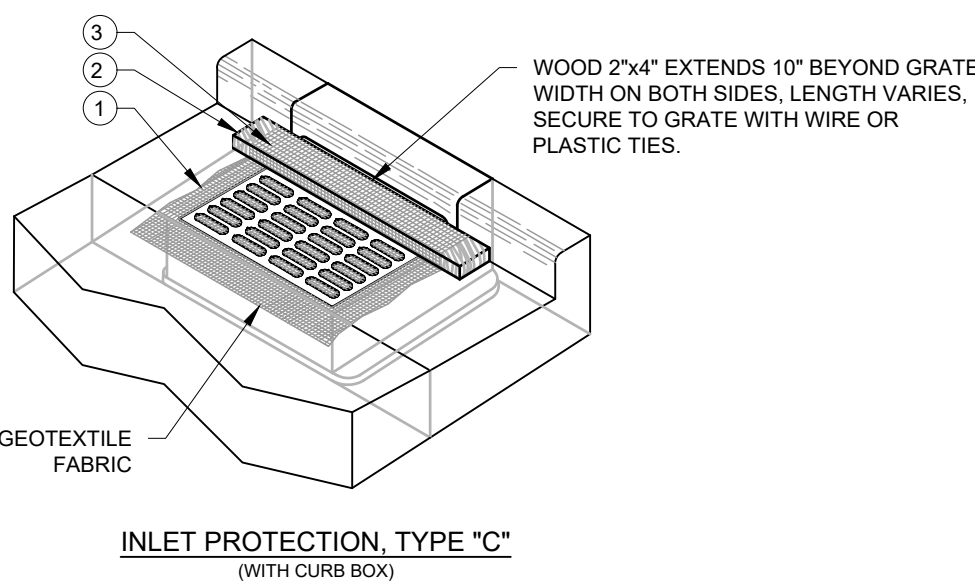


TYPE "B" & "C" INSTALLATION NOTES

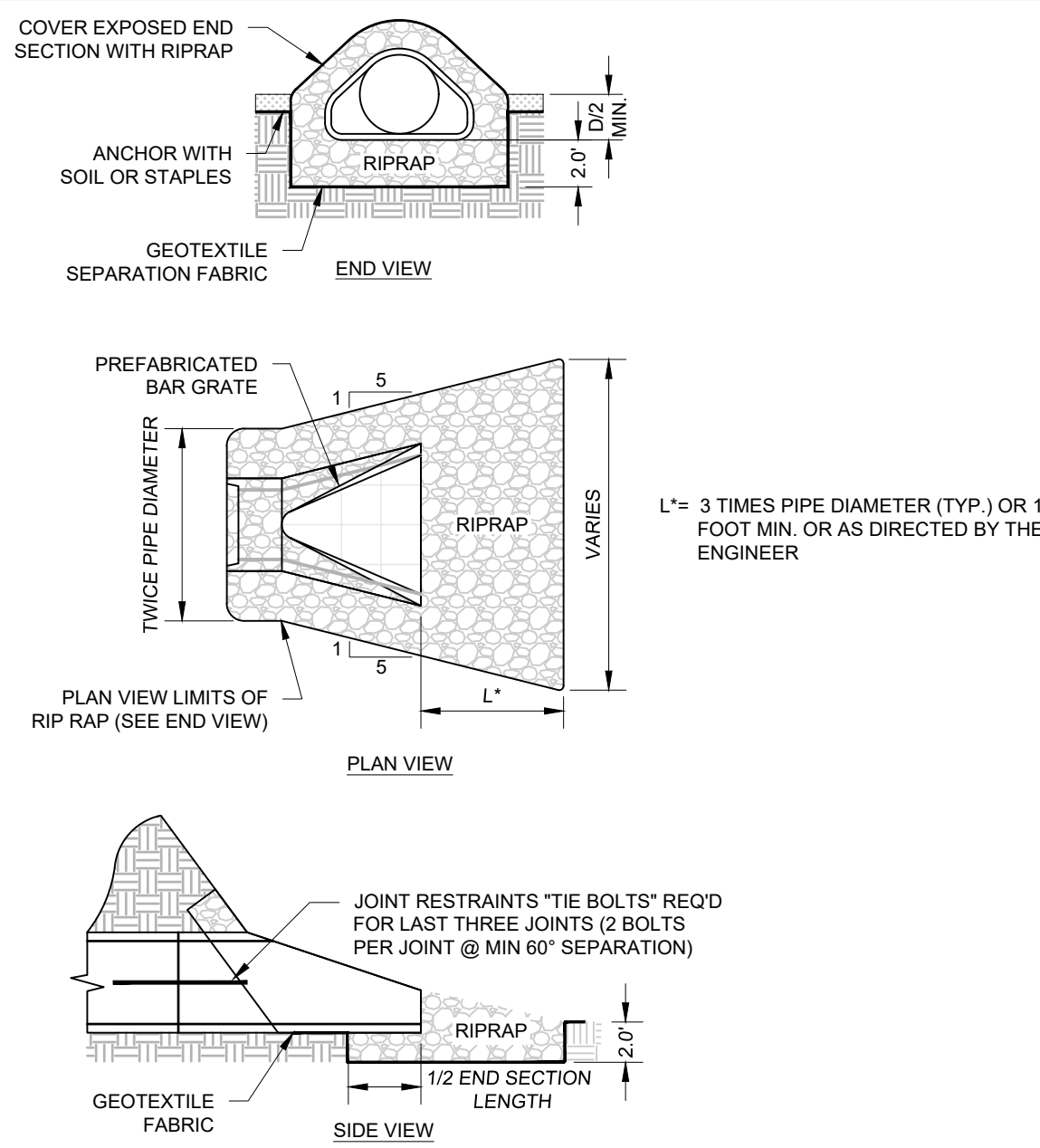
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

- NOTES:**
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 3. FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 4. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.



- INSTALLATION NOTES:**
1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
 2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
 3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.



INLET PROTECTION

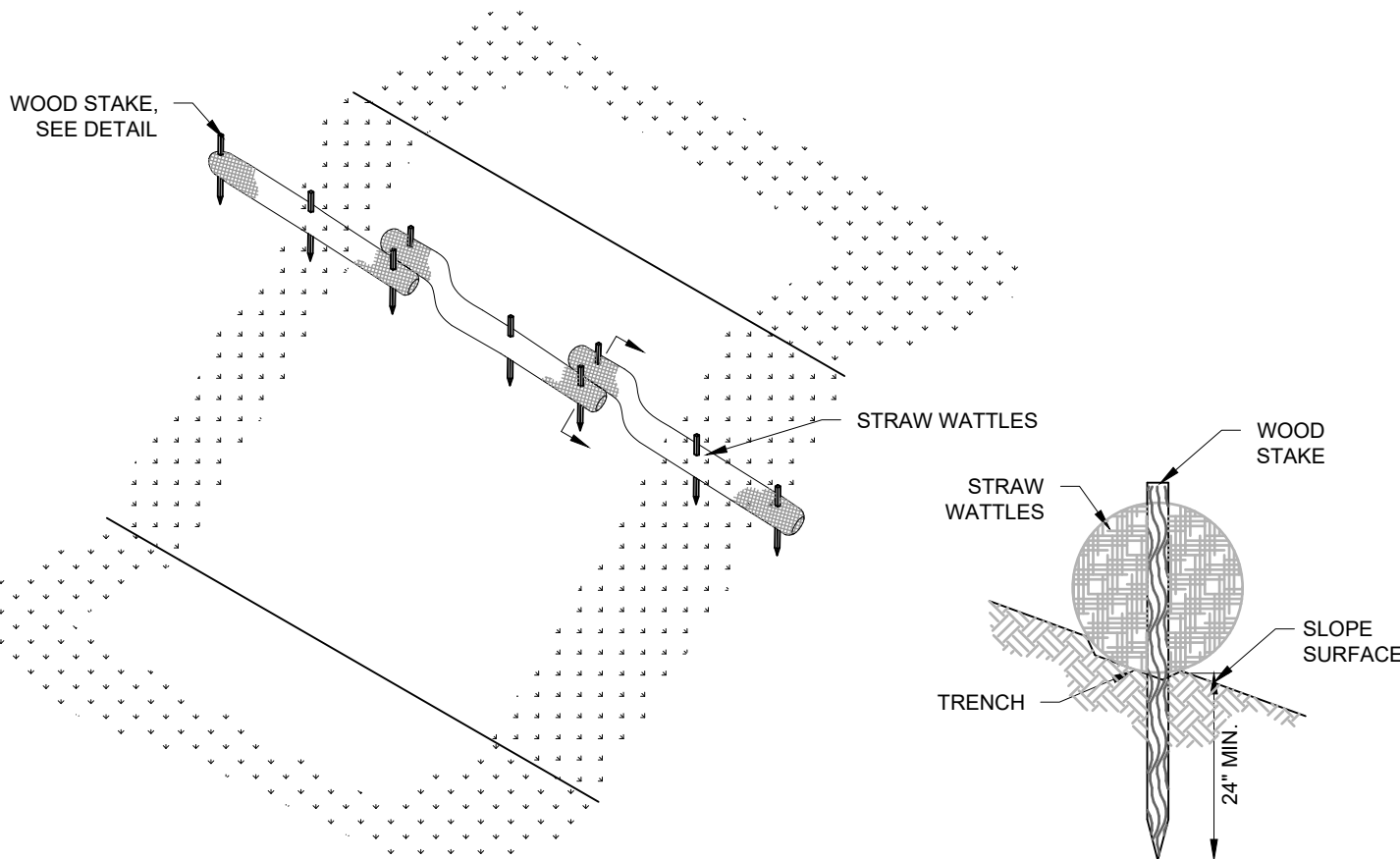
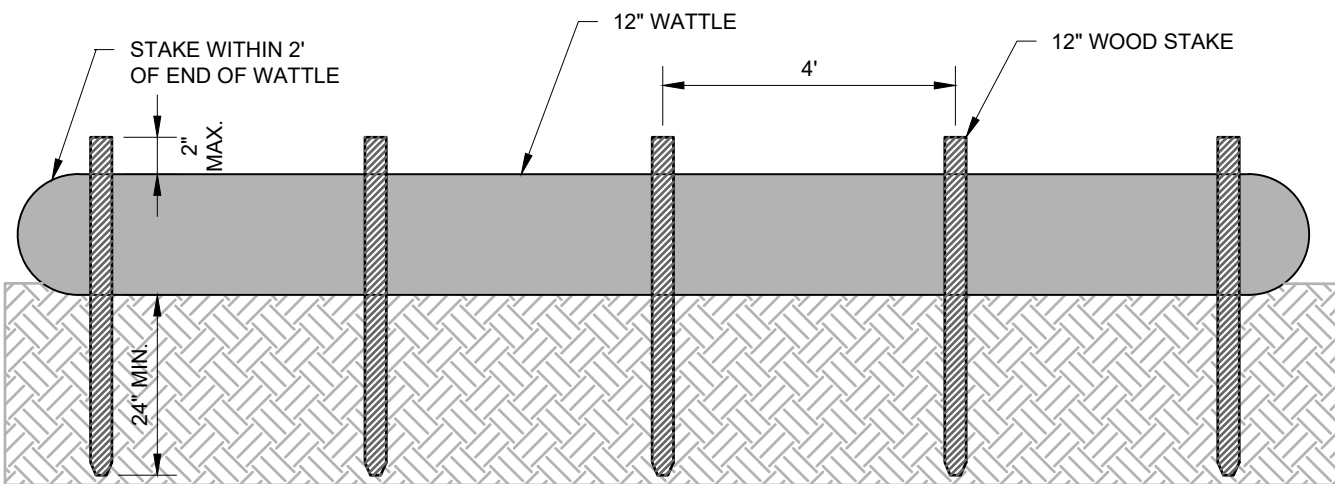
#104 04/24/13

INLET PROTECTION

#105 06/20/14

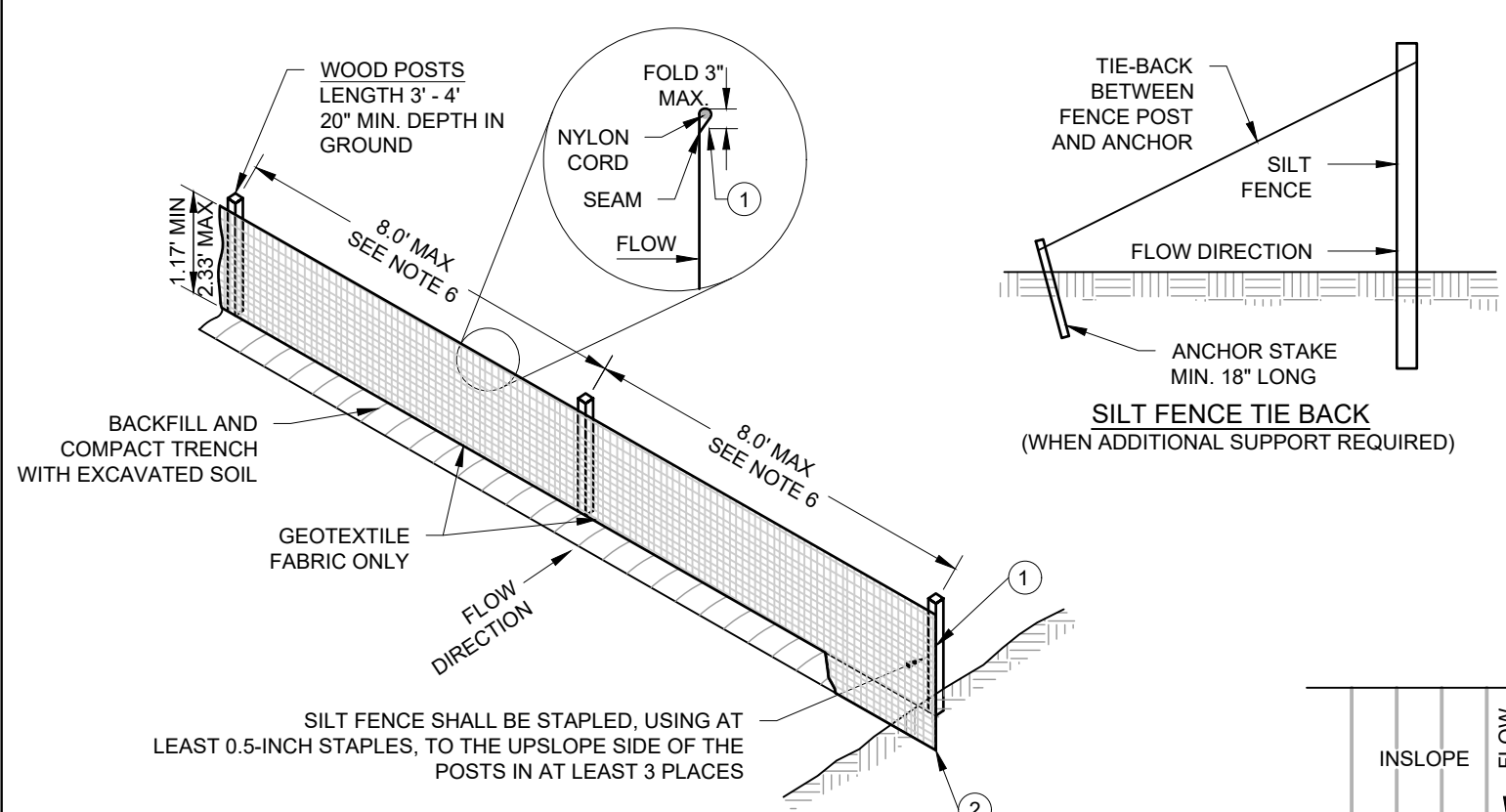
RIP RAP AT END SECTIONS

#104A 12/20/12

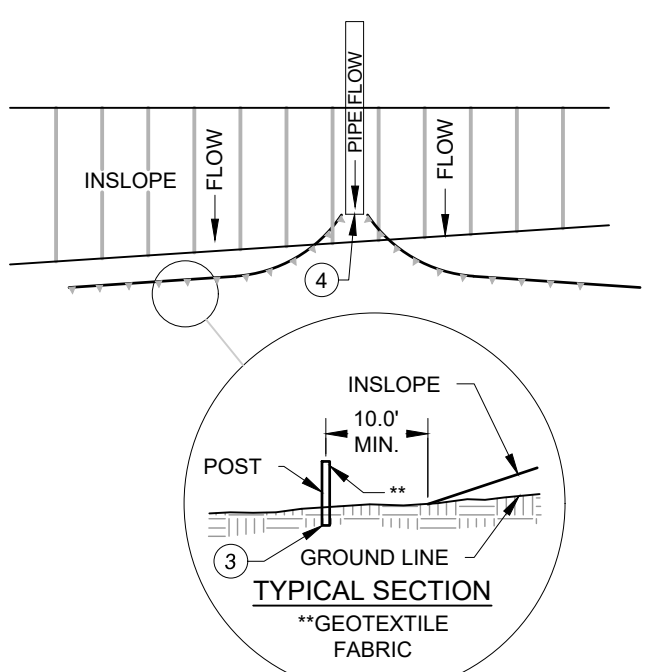


STRAW WATTLE

#137 06/01/15

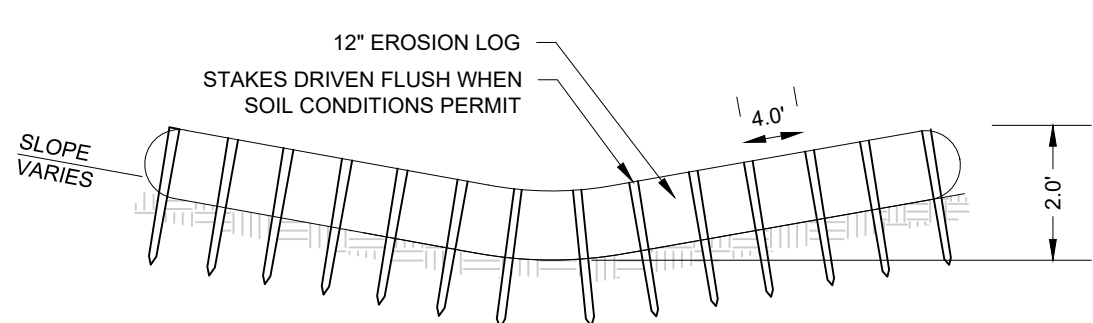
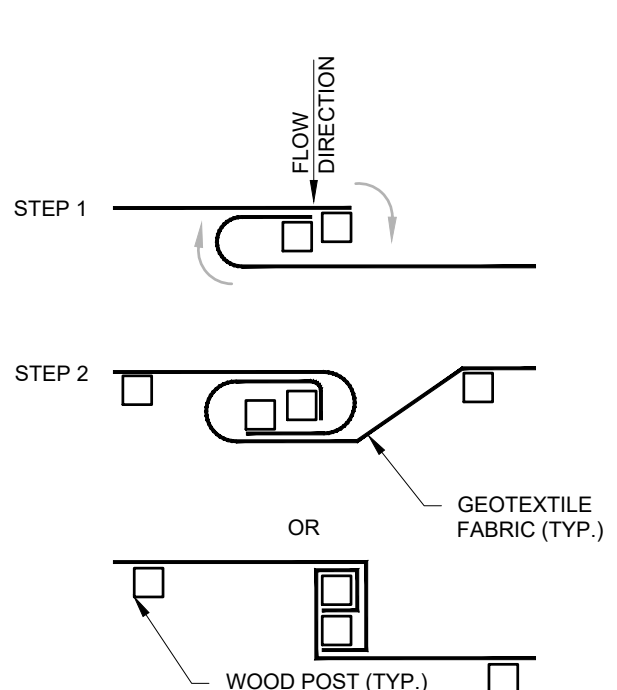
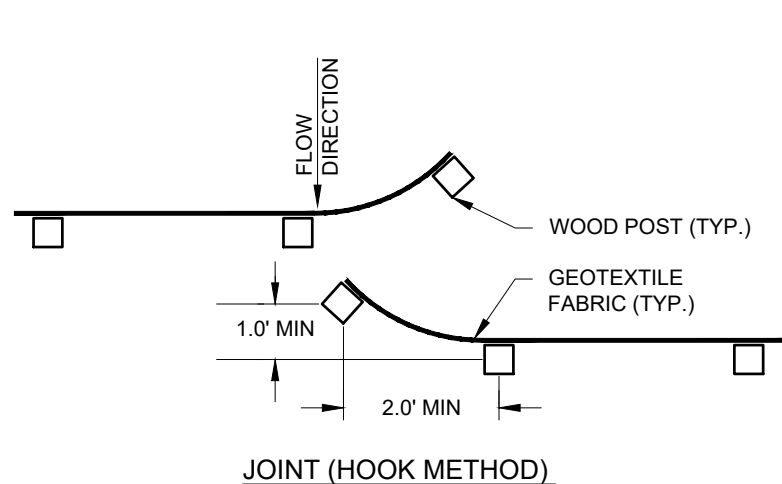


- NOTES:**
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
 2. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 3. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 4. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
 5. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
 6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).



SILT FENCE

#103A 10/02/12



STRAW WATTLE DITCH CHECK

#138 05/21/2018

REVISIONS

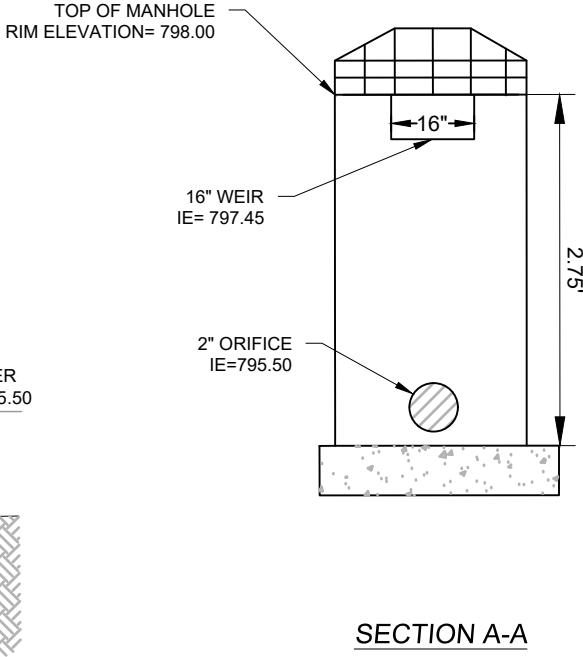
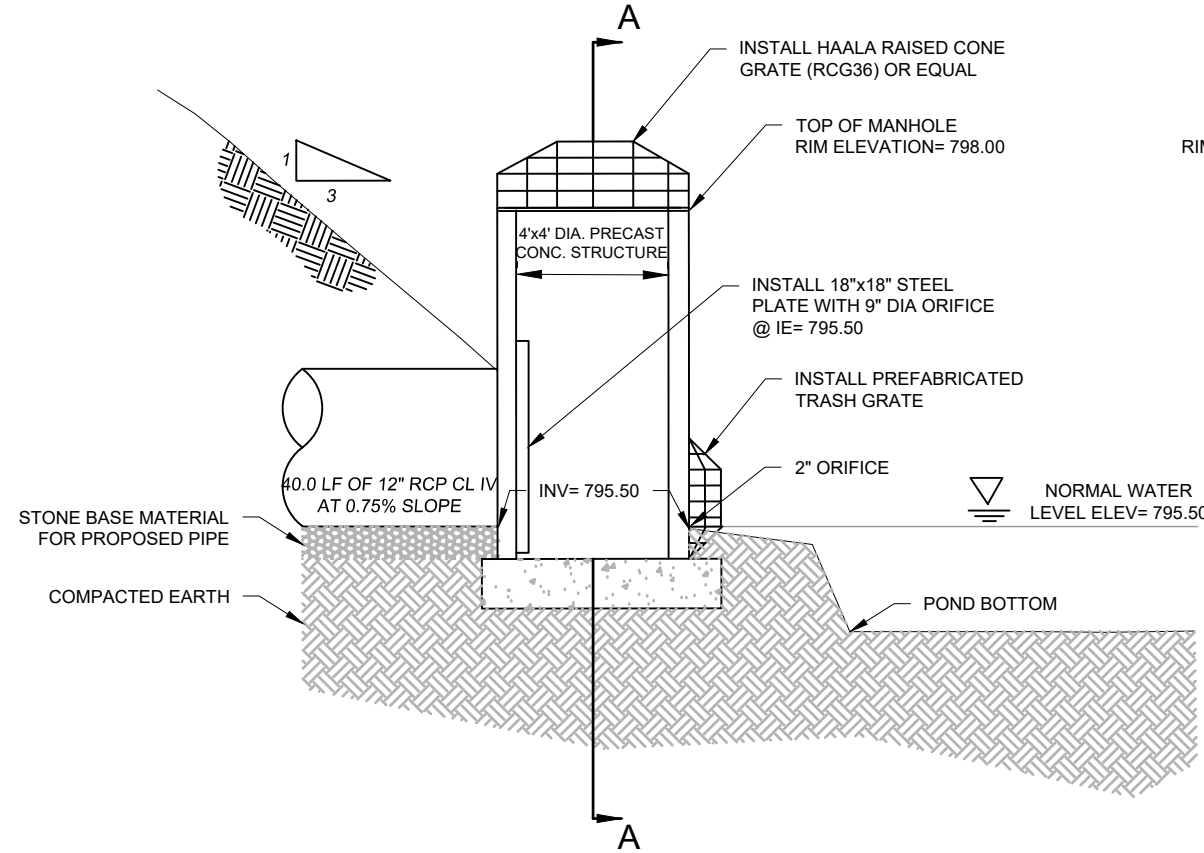
1	CITY REVIEW	07/22/19	5		
2	PER VILLAGE COMMENTS	08/22/19	6		
3			7		
4			8		

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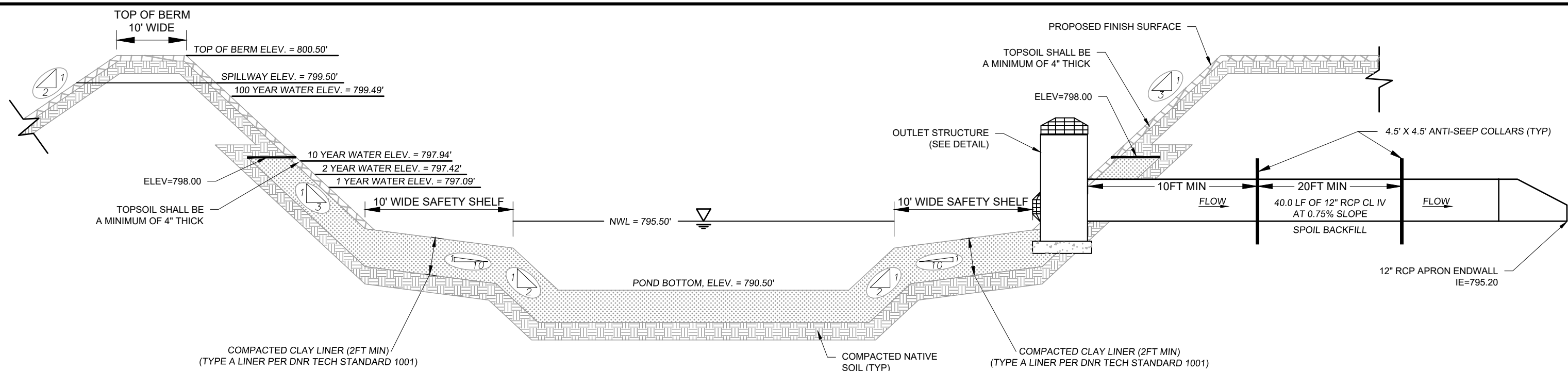
DRAFTED: MRG

DESIGNED: MAB

REVIEWED:

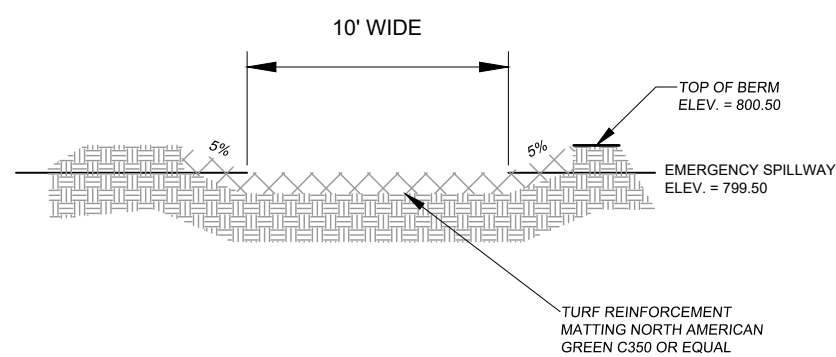


WET POND OUTLET STRUCTURE



- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDMR WET DETENTION BASIN TECHNICAL STANDARD 1001".
 2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
 3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
 4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
 5. CLAY LINER SHALL BE A MINIMUM OF 2 FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 80% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
 6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

WET STORMWATER POND CROSS SECTION



- NOTES:
1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
 2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
 3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDMR TECH STANDARD 1002.

EMERGENCY SPILLWAY

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WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

PHANTOM LAKES PRESERVE

VILLAGE OF MUKWONAGO

CONSTRUCTION DETAILS

REVISIONS			
1	CITY REVIEW	07/22/19	5
2	PER VILLAGE COMMENTS	08/22/19	6
3			7
4			8

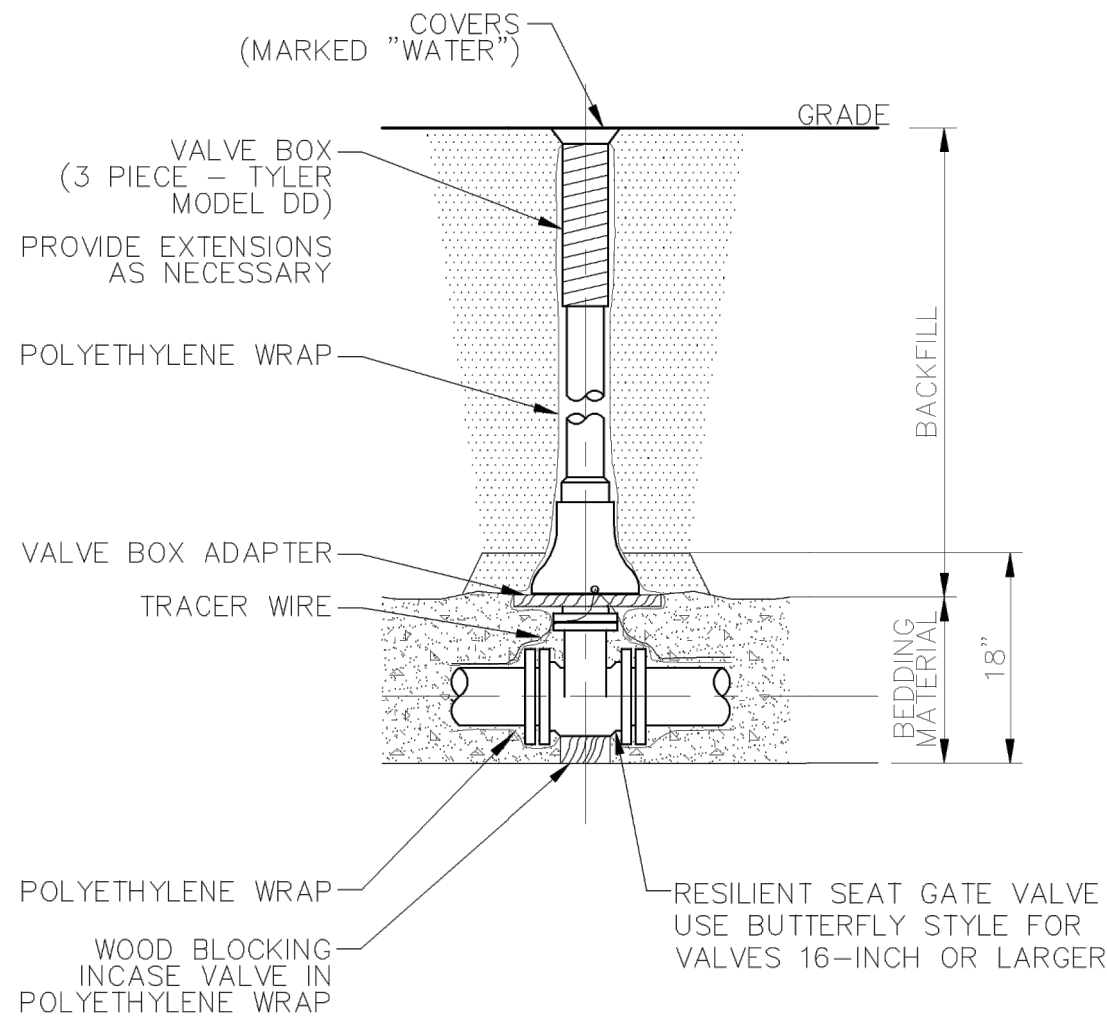
REG JOB NO	161578-00-WI
REG PM	MAB
START DATE	05/07/19
SCALE	N.T.S.

SHEET
C-11
OF
TBD

CONSTRUCTION DETAILS

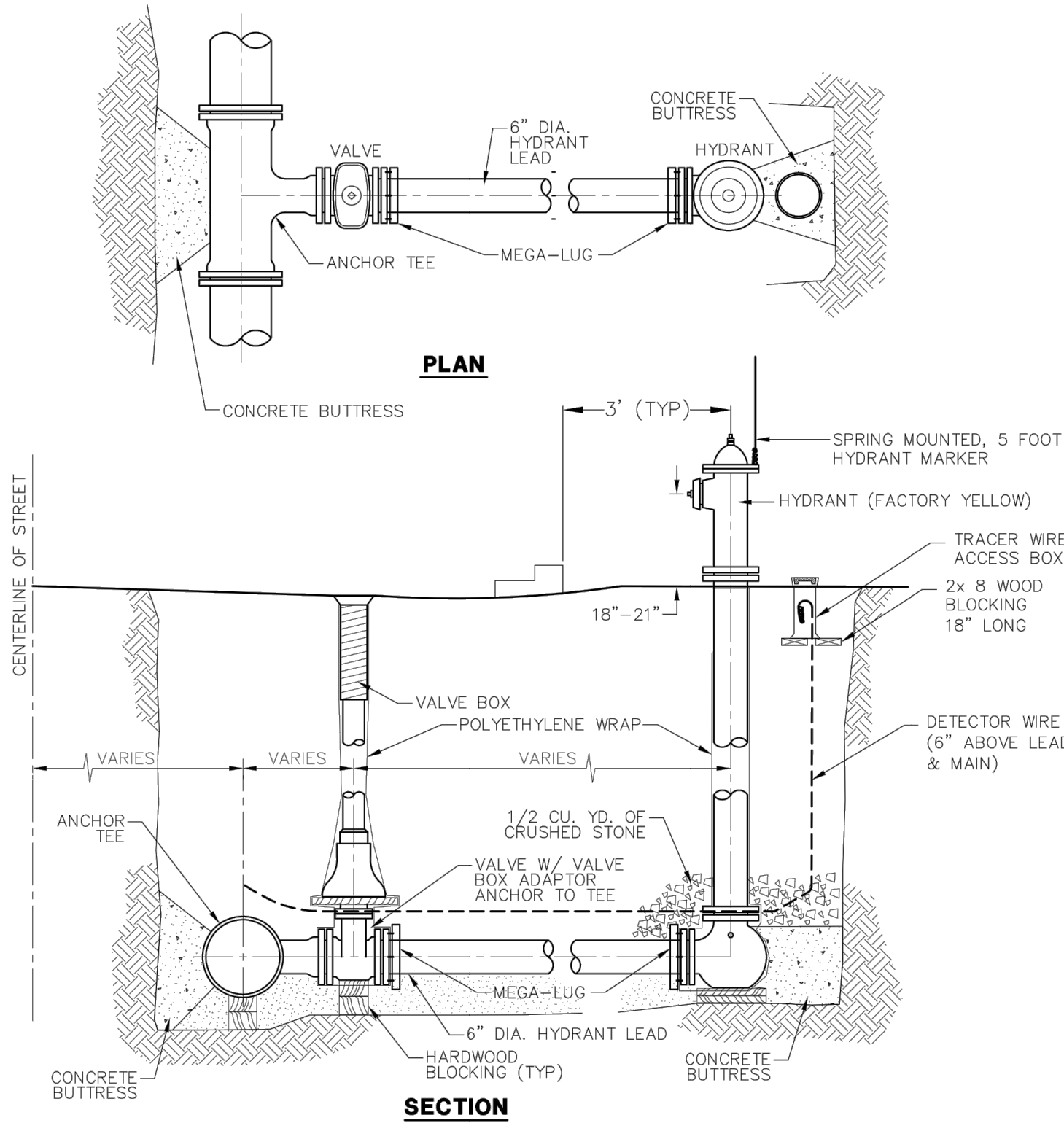
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STANDARD GATE VALVE BOX SETTING

CGDTWVBX 24 NO SCALE

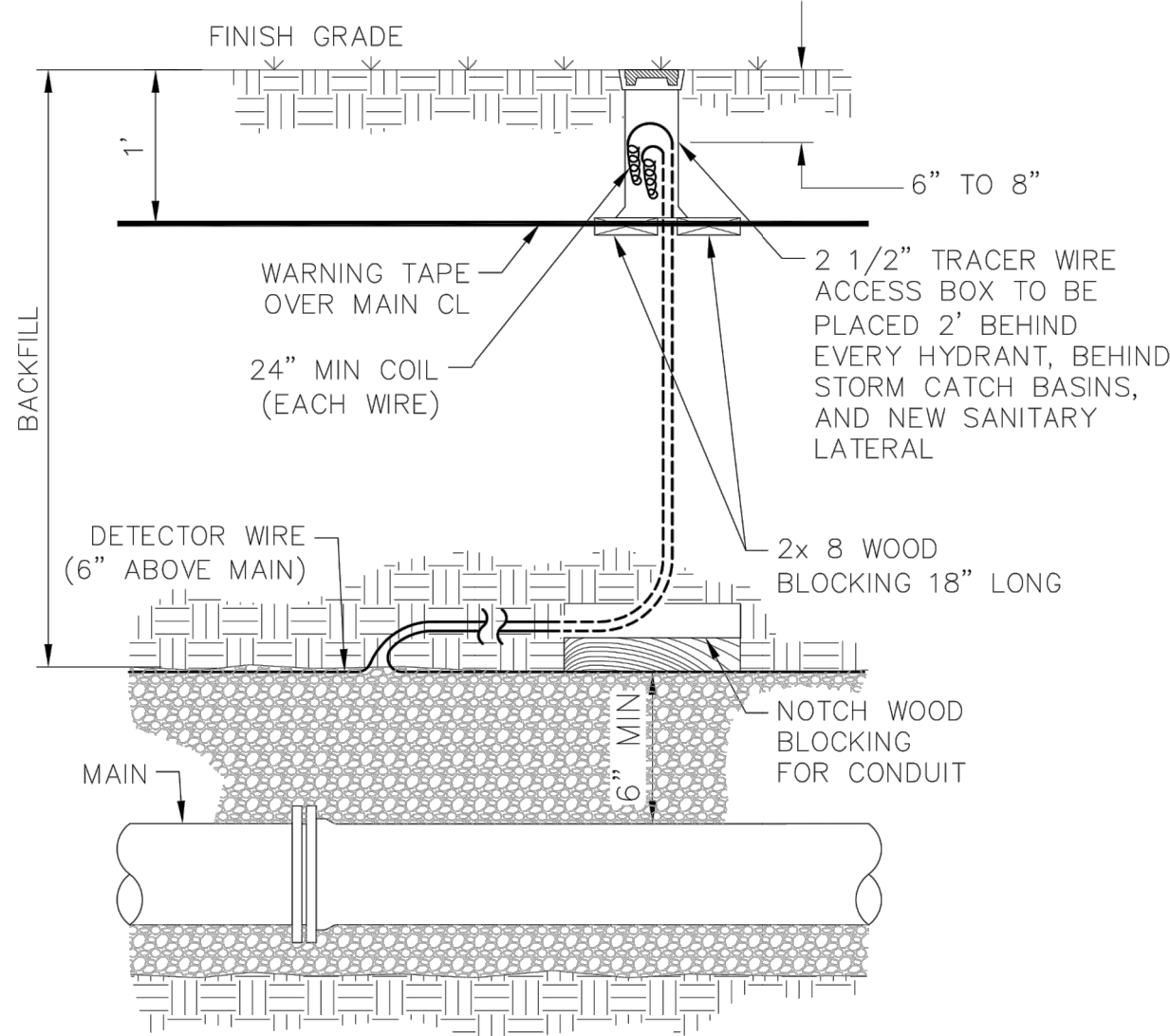


NOTE : REFER TO FILE NO. 38 OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" FOR FURTHER INFORMATION

HYDRANT LEADS SHALL BE RESTRAINED

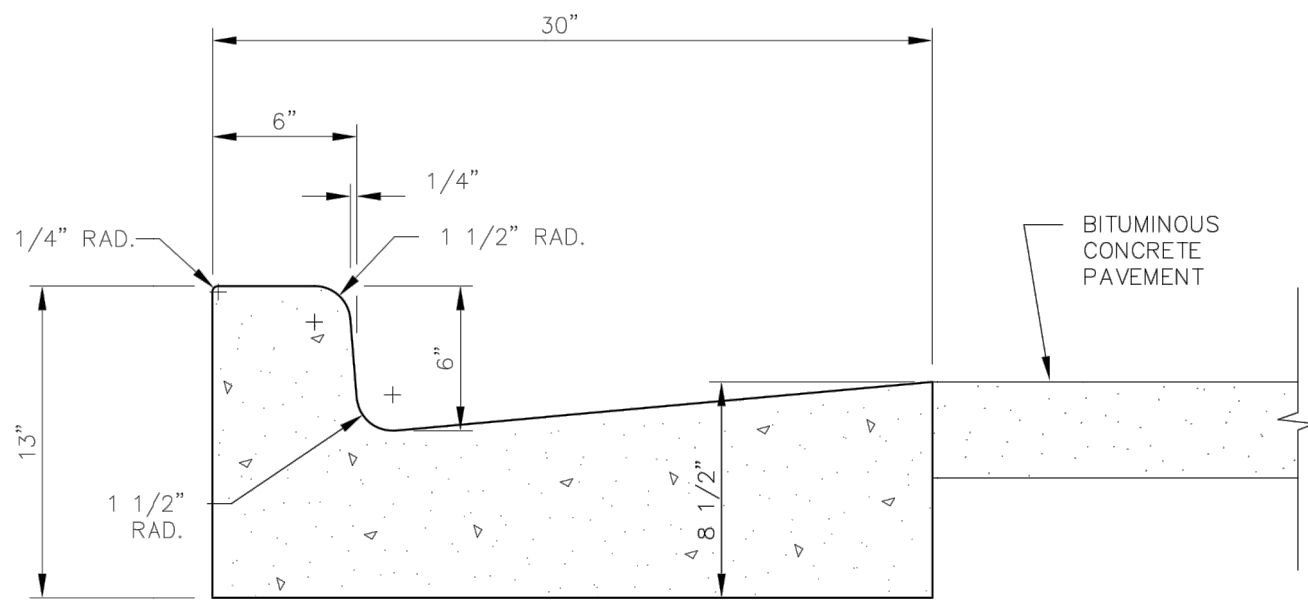
HYDRANT SETTING DETAIL

CGDT1HYD 24 NO SCALE



DETECTOR WIRE & LOCATION BOX (ON TERRACE)

02500LOCT 16 NO SCALE

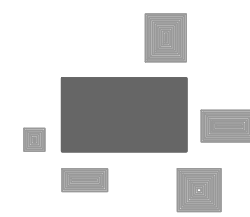


TYPICAL 30" CURB & GUTTER DETAIL

VILLAGE OF MUKWONAGO

NOT TO SCALE

X00LSEC 1



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CONSTRUCTION DETAILS

REVISIONS

1	CITY REVIEW	07/22/19	5		
2	PER VILLAGE COMMENTS	08/22/19	6		
3			7		
4			8		

REG JOB NO. 1578.00-WI
MAB
REG PM
START DATE: 05/07/19
SCALE: N.T.S.

SHEET
C-12
OF
TBD

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CONSTRUCTION DETAILS

www.pinnacle-engr.com

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

August 29, 2019

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

Re: Concept Review for proposed additional 20 units East of existing Residential Care Apartment Complex (RCAC)
Castle Senior Living/210 McDivitt Lane

The Proposal

The applicant is requesting consideration to place a single story 20 unit Residential Care Apartment Complex (RCAC) designed to house those which require an assisted living environment. The proposed location is to the East of the existing structure and existing parking lot. The structures are anticipated on being further engineered and designed to be connected via a walkway, which would meet Fire Department and Building Code standards. The applicant has decided to produce the proposed conceptual plans for review and consideration by the Plan Commission and Village Board prior to incurring additional engineering, and architectural related costs. Proposed conceptual plans are attached with this report.

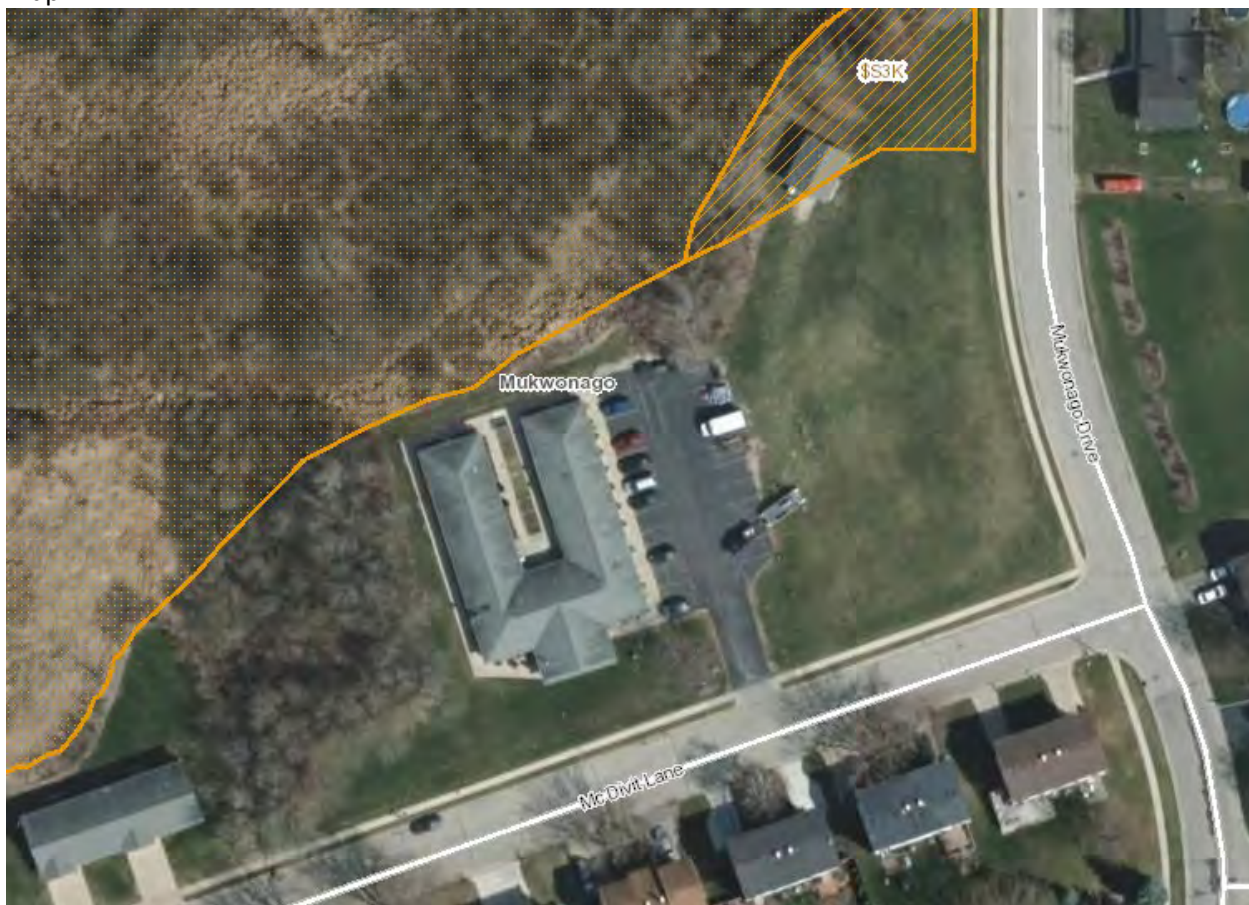
Kristofer Kiefer, of Castle Senior Living, requests a concept review (under PUD procedures) to change the land use via amending an existing Planned Unit Development (PUD) overlay district of the land use plan to accommodate an additional structure. A concept review allows the applicant to gain feedback from general Plan Commission discussion about the proposal while no votes are taken.

Please see the map labeled Map 1 below with the property highlighted in blue. The property has some wetland areas on site. Please see the map below labeled as Map 2, with the yellow dashed area showing Wetlands delineated/indicated on the property. The site is zoned B-4, Commercial Business Design District, with current Planned Unit Development (PUD) Overlay. This district allows applicants to propose some minor modifications with respect to the bulk requirements of zoning standards, including, but not limited to yard setbacks, lot coverage, etc. However, the PUD standards do not permit for deviation from Wetland setback standards.

This proposal appears to be close with the parking lot surface area to the wetland delineation. Staff will require a wetland delineation, at the cost of the applicant, to better define this boundary, and to better guide the applicant in next steps. That is, if the wetland delineation shows the proposed parking lot surface area is outside of the delineated wetland boundary, and the surface water is being drained into an approved storm water pond, the development may be further reviewed and plans submitted accordingly for staff to review.



Map 1



Map 2

The site is owned by Castle Senior Living and the original structure has been in existence for many years.

During the meeting, I will present other factors to add to your consideration of the proposal.

The applicants and staff look forward to your input.

Sincerely,

Ben Kohout, AICP
Village Planner/Zoning Administrator



REVIEW DRAWING

NOT TO BE USED FOR CONSTRUCTION

DATE OF ISSUE 08/08/19

SITE LEGEND

⑦ DIAGONAL HATCH – SWEL/4" AT 45° @ 2'-0" O.C.	⑩ STANDARD DUTY ASPHALT PAVEMENT
⑧ PARKING STALLS – 18'-0" SWEL/4" @ 10'-0" O.C.	⑪ HEAVY DUTY ASPHALT PAVEMENT
⑥ 6'-0" WIDE PEDESTRIAN CROSSWALK, EDGE LINES PAINTED SWEL/8" WITH INSIDE STRIPING PAINTED SWEL/8" AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES	⑫ HEAVY DUTY CONCRETE PAVEMENT
⑤ ACCESSIBLE PARKING SPACE, SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL (VIA – INDICATES VAN ACCESSIBLE SPACE)	⑬ CONCRETE
④ SIDEWALK RAMP W/ DETECTABLE WARNING FIELD	⑭ RETAINING WALL
③ 18" STANDARD CURB AND GUTTER	⑮ LIGHT POLE
② CONCRETE SIDEWALK	⑯ ADA PARKING SIGN
① THICKENED EDGE SIDEWALK	
⑫ MODULAR BLOCK RETAINING WALL	
⑪ GRASS PAVE	
⑩ STANDARD DUTY HMA PAVEMENT	
⑨ HEAVY DUTY CONCRETE PAVEMENT	
⑧ ADA PARKING SIGN	
⑦ TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS	
⑥ CONCRETE STAINS WITH RAILINGS	
⑤ LIGHTPOLE	

north

SCALE IN FEET

0 20'

LEGEND

—	PROPERTY LINE		STANDARD DUTY ASPHALT PAVEMENT
- - -	RIGHT-OF-WAY		HEAVY DUTY ASPHALT PAVEMENT
- · - · -	EASEMENT LINE		HEAVY DUTY CONCRETE PAVEMENT
- - -	EASEMENT CENTER LINE		CONCRETE
- - -	WETLAND BOUNDARY		RETAINING WALL
- - -	BUILDING OUTLINE		LIGHT POLE
- - -	BUILDING OVERLAP		ADA PARKING SIGN
- - -	PAVEMENT SETBACK LINE		
- - -	EDGE OF PAVEMENT		
- - -	STANDARD CURB AND GUTTER		
- - -	REFLECT CURB AND GUTTER		

Toll Free (800) 242-8511

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: 08/12/19

FEES

(Please check one)

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

CONTACTS

Zoning and Planning Department

Contact:

Phone: (262) 363-6420 ex 2111

Fax: (262) 363-6425

Email: planner@villageofmukwonago.com

GUIDELINES

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

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

Mail completed applications to: Village Planner
ATTN: Site Plan/Architectural Plan/Planned Unit Development
440 River Crest Ct
Mukwonago, WI 53149

Deliver to: Village Clerk's Office
440 River Crest Ct

Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Kristopher Kiefer

Company: Castle Senior Living

Address: 13050 W. Cleveland Avenue City: New Berlin State: WI Zip: 53151

Daytime Phone: 414-427-1655 x 8001 Fax: 414-427-9234

E-Mail: kris@castlewi.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: David S. Roberts, P.E.
Company: JSD Professional Services, Inc.
Address: W238W1610 Busse Road, Suite 100 City: Waukesha State: WI Zip: 53188
Daytime Phone: 262-513-0666 ext. 4197 Fax: _____
E-Mail: david.roberts@jsdinc.com

ARCHITECT

Name: Gregg Golden, AIA, NCRB
Company: Plunkett Raysich Architects, LLP
Address: 209 South Water Street City: Milwaukee State: WI Zip: 53204
Daytime Phone: 414-410-2931 Fax: _____
E-Mail: ggolden@prarch.com

PROFESSIONAL ENGINEER

Name: David S. Roberts, P.E.
Company: JSD Professional Services, Inc.
Address: W238W1610 Busse Road, Suite 100 City: Waukesha State: WI Zip: 53188
Daytime Phone: 262-513-0666 ext. 4197 Fax: _____
E-Mail: david.roberts@jsdinc.com

REGISTERED SURVEYOR

Name: Andy Wilkowski, PLS
Company: JSD Professional Services, Inc.
Address: W238W1610 Busse Road, Suite 100 City: Waukesha State: WI Zip: 53188
Daytime Phone: 262-513-0666 ext. 4190 Fax: _____
E-Mail: andy.wilkowski@jsdinc.com

CONTRACTOR

Name: Ryan Raskin
Company: Altius Building Company
Address: 1675 North Barker Road, Suite B City: Brookfield State: WI Zip: 53045
Daytime Phone: 262-613-2413 Fax: _____
E-Mail: ryan.raskin@altiusbuildingco.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

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

Location/Address: _____

Present Use: _____ Intended Use: _____

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

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

Application:

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

Other Documents:

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

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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



Signature - Property Owner



Name & Title (PRINT)
8/12/19


Date

Signature - Property Owner

Name & Title (PRINT)


Date



Signature - Applicant


Name & Title (PRINT)
8/12/19

Date



Signature - Applicant's Representative



Name & Title (PRINT)



Date

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

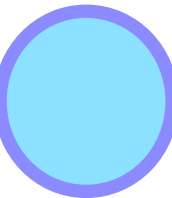
File: R201919-0231 Mukwonago RCAC Mukwonago, WI\DWG\CH\CM\Sheets\19-0231 C2 - Site Plan User: jrdm Layout: C2 - Site Plan User: jrdm Printed: Aug 14, 2019 2:54pm Xref's:



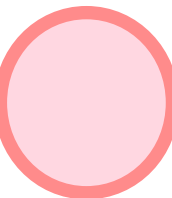
SITE LEGEND

- (A) DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C.
- (B) PARKING STALLS - 18'-0" SWSL/4" @ 10'-0" O.C.
- (C) 6'-0" WIDE PEDESTRIAN CROSSWALK, EDGE LINES PAINTED SWSL/6" WITH INSIDE STRIPING PAINTED SWSL/6" AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES
- (D) CONCRETE PATIOS, REFER TO ARCHITECTURAL PLANS
- (E) ACCESSIBLE PARKING SPACE. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" - INDICATES VAN ACCESSIBLE SPACE)
- (F) SIDEWALK RAMP W/ DETECTABLE WARNING FIELD
- (G) 18" STANDARD CURB AND GUTTER
- (H) 18" REJECT CURB AND GUTTER
- (I) CONCRETE SIDEWALK
- (J) THICKENED EDGE SIDEWALK
- (K) MODULAR BLOCK RETAINING WALL
- (L) GRASS PAVE
- (M) STANDARD DUTY HMA PAVEMENT
- (N) HEAVY DUTY CONCRETE PAVEMENT
- (O) ADA PARKING SIGN
- (P) TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS
- (Q) CONCRETE STAIRS WITH RAILINGS
- (R) LIGHTPOLE

LEGEND



EXISTING HYDRANT



PROPOSED HYDRANT LOCATION

REVIEW DRAWING

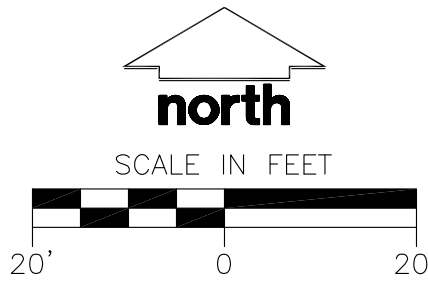
NOT TO BE USED FOR CONSTRUCTION

DATE OF ISSUE

08/08/19

LEGEND

- | | | | |
|-----|--------------------------|--|--------------------------------|
| --- | PROPERTY LINE | | STANDARD DUTY ASPHALT PAVEMENT |
| --- | RIGHT-OF-WAY | | HEAVY DUTY ASPHALT PAVEMENT |
| --- | EASEMENT LINE | | HEAVY DUTY CONCRETE PAVEMENT |
| --- | EASEMENT CENTER LINE | | CONCRETE |
| --- | WETLAND BOUNDARY | | RETAINING WALL |
| --- | BUILDING OUTLINE | | LIGHT POLE |
| --- | BUILDING OVERHANG | | ADA PARKING SIGN |
| --- | BUILDING SETBACK LINE | | |
| --- | PAVEMENT SETBACK LINE | | |
| --- | EDGE OF PAVEMENT | | |
| --- | STANDARD CURB AND GUTTER | | |
| --- | REJECT CURB AND GUTTER | | |



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N610 BUSSE ROAD
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
13050 WEST CLEVELAND AVE.
NEW BERLIN, WI 53151

PROJECT:

MUKWONAGO
RCAC BUILDING

PROJECT LOCATION:

CITY OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: CAP
Approved: DSR

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO:

19-0231
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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

August 30, 2019

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

Re: Riginore Additional Mini Storage proposal
Site Plan and Architectural Review
700 Swan Drive

Dear President Winchowky and Members of the Plan Commission:

Anthony Bassett, of Riginore, has applied for a Site Plan and Architectural Review for their two (2) proposed new mini storage warehouse buildings on their property at 700 Swan Drive.

The 2.42-acre property located at the northeast corner of Swan Drive and S. McKenzie Drive is within the original Mukwonago Industrial Park. The property has the assigned zoning district of M-4, Medium/Heavy Industrial District.

Proposal

The site plan shows two additional structures to be located on the property. They include one 9,000 s.f. structure along the Eastern property line, with another 3,900 s.f. structure along the Northern property line. Both structures are single story and are proposed with eight (8) feet tall side walls, and approximately 13 feet tall to the peak of the roofs. The Eastern unit contains 60 rentable units (one side proposed 10 ft. wide by 20 ft. deep stalls and the opposite side having 10 ft. wide by 10 ft. deep stalls). The Northern unit contains 26 rentable units (one side proposed 10 ft. wide by 20 ft. deep stalls and the opposite side having 10 ft. wide by 10 ft. deep stalls).

Both of these units will require additional parking surface area and additional access along the outer perimeters. The applicant is proposing a five (5) foot walkway along the outer perimeters to access the 10 foot deep stalls on each of the units.

The units are shown with a cinderblock construction, with dark grey along the bottom third and light grey on the upper two thirds of each façade. The roof is proposed as a 4/12 pitched blue metallic roof. The doors are a rolling metal door and plans do not call out finish.

Architectural Review

The Zoning standards for M-4 call for brick or other hardy construction materials. The applicant is proposing a two-tone brick, façade on each of the structures, with metal rolling doors on the main sides with entrance doors along the ends. The metal roof is permissible with zoning standards in M-4.

Ultimately, the Plan Commission may review and render a determination on findings of the proposal. Generally, staff finds the intent of the ordinance is met, pending Plan Commission recommendation.

Zoning Review

Fire department review included an observed need to review the current fire hydrant locations to ensure proper spacing for each of the proposed structures. Generally, there should be no more than 300 feet between existing hydrants and Staff has advised the applicants of this potential situation prior to any building permit approval.

The amount of area covered by this request, inclusive of additional proposed paving and additional roof area brings the impervious area to the proposed 62,900 s.f., which is 60% of the site. The maximum allowable is the proposed 60%. Staff is inclined to approve of this, while also noting a need to address storm water run off.

In 2005, the existing 10,500 s.f. structure and associated parking area were approved, with plans that showed a potential build out. The associated Storm Water Management Agreement was drafted in accordance with Village Standards. Staff has noted through the Village Engineer a need to ensure the maintenance requirements were adhered to ensure the amount of additional run off generated with this proposal can be met. Staff generally thinks so, after reviewing past plans, and will recommend approval with the condition the applicant employ a State-licensed engineer to ensure compliance with all Storm Water Maintenance provisions of the Village Code (today's standards) and associated Storm Water Maintenance Agreement.

The proposed lighting plans will need to be amended to ensure no glare emanates into the right-of-way and onto adjacent properties (Village Code requirement). Generally, the plans are acceptable with this condition that they bring back a revised set of plans for review by the Zoning administrator.

The proposed landscaping is acceptable, with the recommendation the plantings be reviewed and proposed to better screen with year-round vegetation from the right of way as much as possible.

There is a concern regarding the five (5) foot wide pathway along the outer perimeter of the proposed structures. Staff would rather see a pathway wide enough for vehicular travel, such as at least a 10 foot wide lane, to accommodate a vehicle to each unit. Staff doesn't find this meets the spirit of the code and would recommend this be an item the Plan Commission considers during its review of the proposal.

The proposed new dumpster enclosure will need to meet Zoning design standards, which shall include utilizing block walls as this would match the proposed building façade (Village Code requirement).

There is a need to supply more detailed utility and stormwater and erosion control plans, to be reviewed and approved by the Village Engineer and Utilities offices prior to start of construction.

Recommendation for Site Plan and Architectural Review

I recommend approval of Site Plan and Architectural Review with the conditions listed below. The site plan conforms to M-4 setbacks and parking requirements.

1. Site Plan and Architectural Review approval for the new two (2) proposed storage units, shall be subject to all plans and information submitted for the application by the applicant, Deisgn Alliance Architects, dated August 7, 2019 and August 8, 2019, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the building

and floor plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged.

2. Approval shall be valid for one (1) year from date of approval by the Village Board and will be unique to the applicant and this proposal only.
3. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - d. The Village Engineer, the Utilities Director and the Public Works Director shall approve all updated and revised site engineering and utility plans and documents, including a complete Erosion Control Plan, and Stormwater Management Plan.
 - e. The Village Board shall approve a Stormwater Maintenance Agreement.
 - f. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - g. Approval of landscaping plans showing amended plantings to ensure Zoning standards are met, as approved by the Zoning Administrator.
 - h. Approval of dumpster plan specifications to ensure Zoning standards are met, as approved by the Zoning Administrator.
 - i. A pre-construction meeting shall occur with Village Staff to ensure all applicable items mentioned above have been remedied.
4. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the storm water management basin for the overall development.
 - c. Completion of the building in accordance with approved plans and all applicable codes.
 - d. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings.
5. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 3.
 - b. Installation of all Zoning Administrator approved site landscaping as shown on approved plans.

700 Swan Drive
Mukwonago, WI

SP-1 PROPOSED SITE PLAN, DRAWING INDEX
SP-2 EXISTING SITE PLAN
SP-3 DEMO & PROPOSED SITE PLAN
SP-4 LANDSCAPE PLAN
SP-5 EROSION CONTROL DETAILS
SP-6 SITE LIGHTING PLAN
A-1 BUILDING "A" FLOOR PLAN
A-2 BUILDING "B" FLOOR PLAN
A-3 ELEVATIONS

ADDING TWO FREE-STANDING
MINI STORAGE BUILDINGS TO SITE.

CONSTRUCTION TYPE:	TYPE VB
BUILDING FOOTPRINT:	12,900 S.F.
NO. OF FLOORS:	1
OCCUPANCY GROUP:	S-1
SPRINKLERED:	NONE
SOIL BEARING	3,000 psf ASSUMED

SITE AREA:	= 105,350 S.F.	(± 2.42 ACRE)
EXISTING FOOTPRINT AREA:	10,500 S.F.	(10.0%)
PROPOSED FOOTPRINT AREA:	12,900 S.F.	(12.2%)
PARKING AREA:	36,900 S.F.	(35.3%)
SIDEWALK AREA:	2,600 S.F.	(2.5%)
GREEN SPACE AREA:	42,450 S.F.	(40.0%)

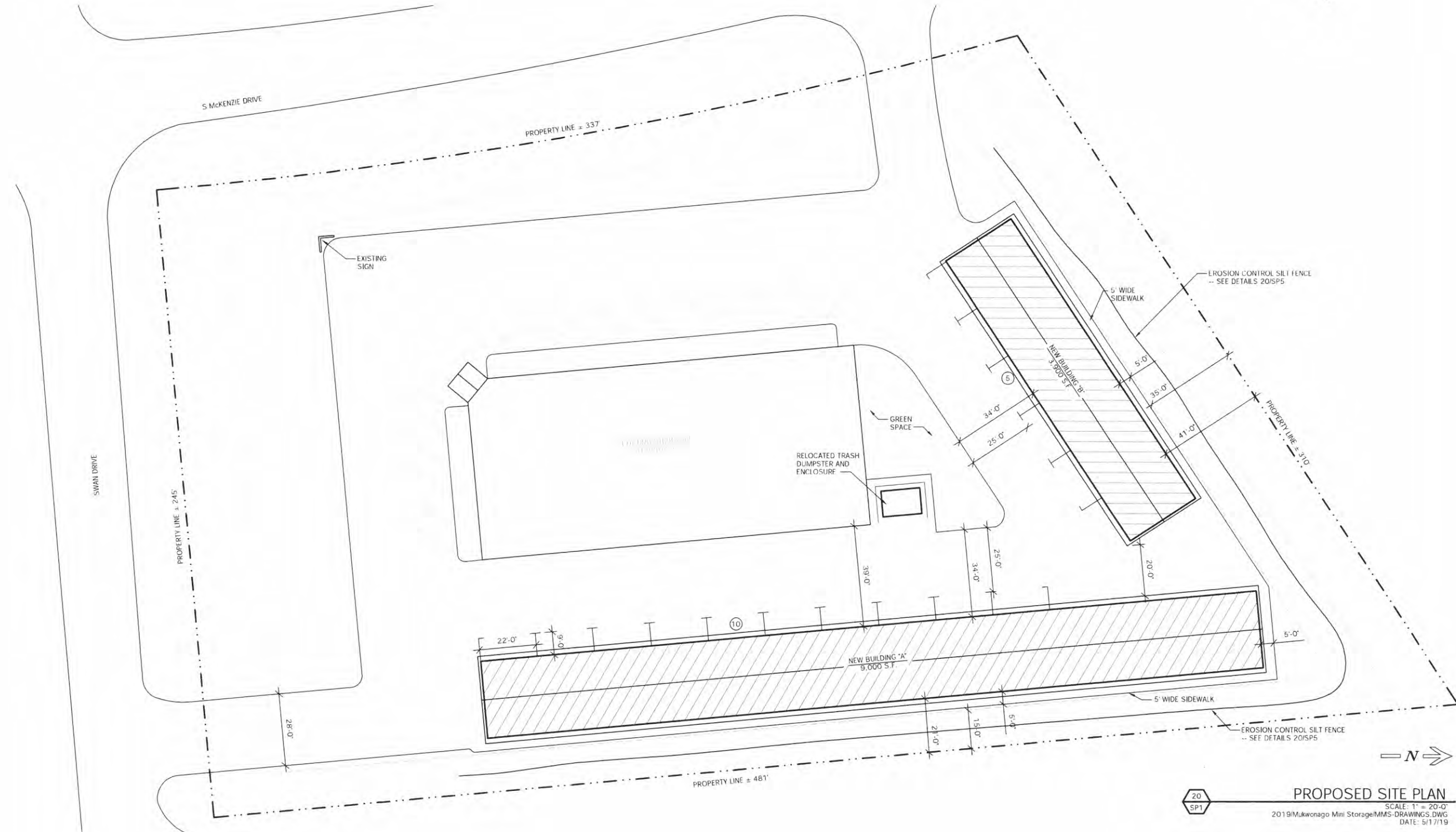
2005 CIVIL ENGINEERED / APPROVED HARD SURFACE:	69,500 S.F.	(66.0%)
PROPOSED HARD SURFACE:	62,900 S.F.	(60.0%)
NET DIFFERENCE:	-6,600 S.F.	(-6.0%)

ALL DRAWINGS ARE
1/2 SCALE SHOWN

edDesign
Alliance — Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI (920) 563-3404

SP-1



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/19

SWAN DRIVE

S MCKENZIE DRIVE

PROPERTY LINE ± 245'

PROPERTY LINE ± 337'

PROPERTY LINE ± 310'

PROPERTY LINE ± 481'

28'-0"

35'-0"

→ N →

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
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20'
SP1

EXISTING SITE PLAN

SCALE: 1" = 20'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/19

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

MUKWONAGO MINI STORAGE
700 Swan Drive
Mukwonago, WI 53149

DRAWING NAMES

EXISTING SITE PLAN

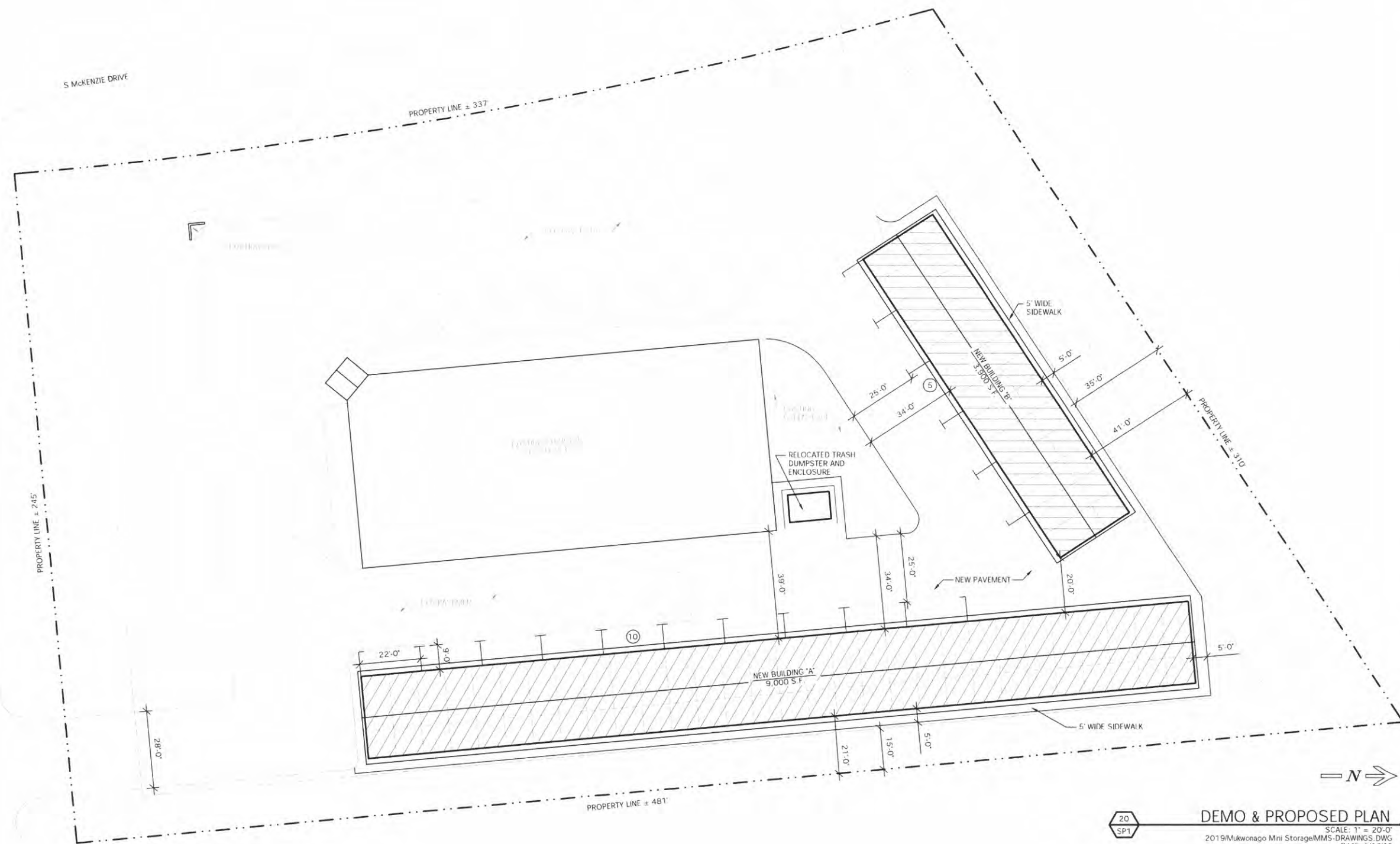
REVISIONS

PROJECT DATA

DATE: 8/7/2019
DRAWN BY: C.J./C.L.
CHECKED BY: P.W.

SHEET NO.

SP-2



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

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(920) 563-3404

MUKWONAGO MINI STORAGE
700 Swan Drive
Mukwonago, WI 53149

DRAWING NAMES
PROPOSED SITE PLAN
WITH DEMO

REVISIONS

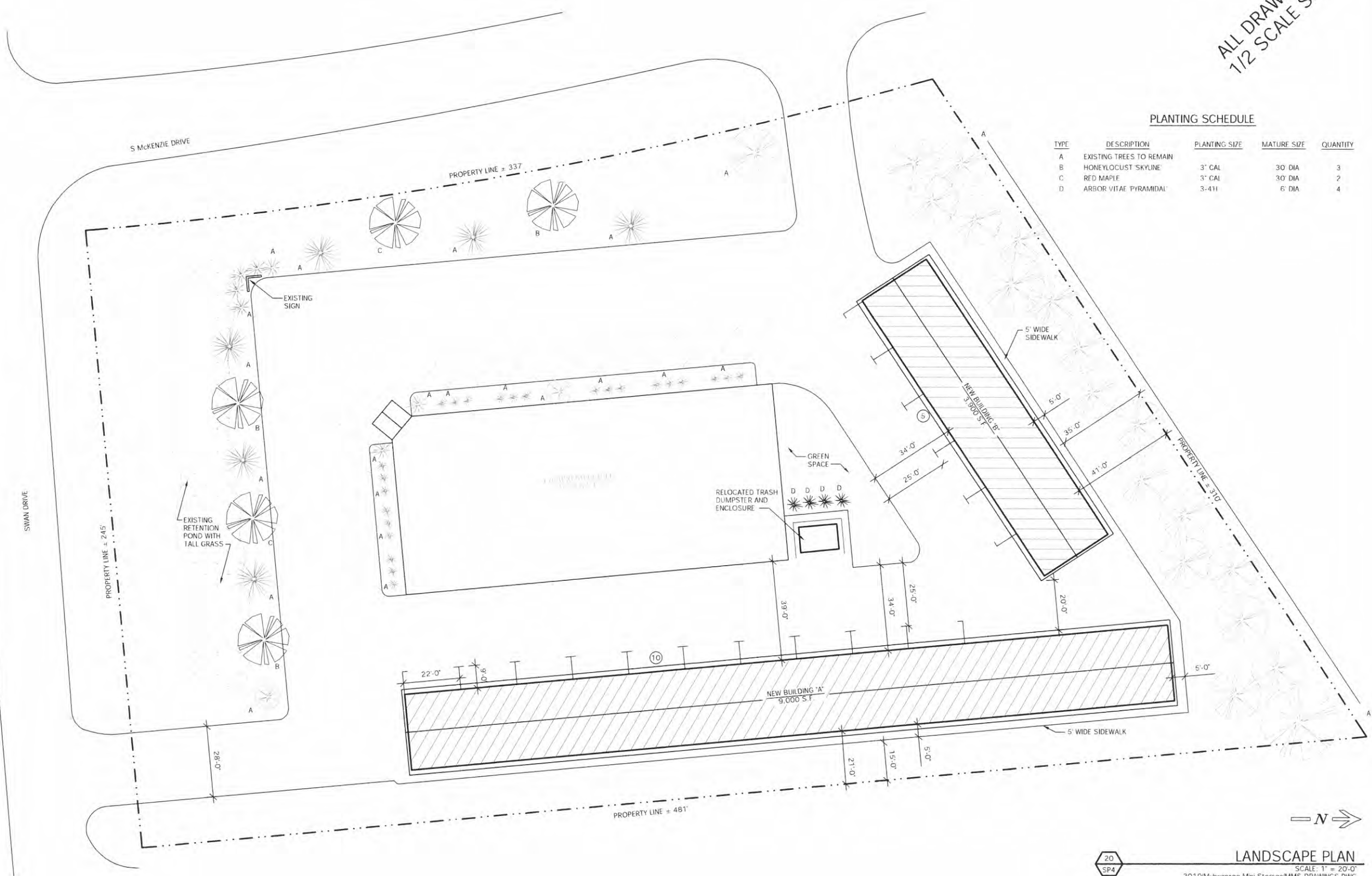
PROJECT DATA
DATE: 8/7/2019
DRAWN BY: C.J. / C.I.
CHECKED BY: P.W.

SHEET NO.

SP-3

20
SP1

DEMO & PROPOSED PLAN
SCALE: 1" = 20'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/19



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
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PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES TO REMAIN			
B	HONEYLOCUST 'SKYLINE'	3" CAL	30" DIA	3
C	RED MAPLE	3" CAL	30" DIA	2
D	ARBOR VITAE 'PYRAMIDAL'	3-4" H	6' DIA	4

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

MUKWONAGO MINI STORAGE
700 Swan Drive
Mukwonago, WI 53149

DRAWING NAMES

SITE PLAN
INDEX
SITE INFO

REVISIONS

PROJECT DATA

DATE: 8/7/2019
DRAWN BY: C.J./C.L.
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SHEET NO.

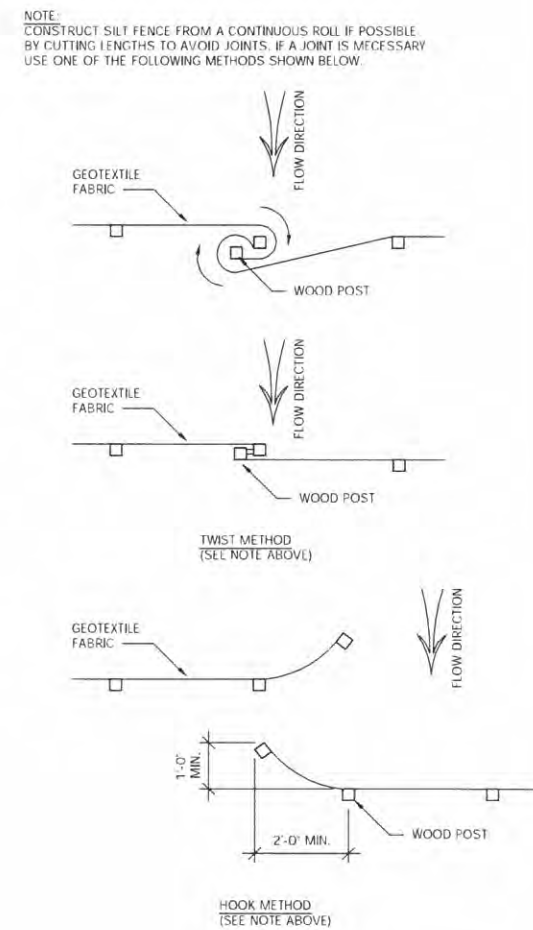
SP-4

LANDSCAPE PLAN

SCALE: 1" = 20'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/19

20
SP4

ALL DRAWINGS ARE
1/2 SCALE SHOWN



EROSION CONTROL DETAILS

MUKWONAGO MINI STORAGE
700 Swan Drive
Mukwonago, WI 53149

REVISIONS

SHEET NO.

SP-5

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
^ □	A	28	E-CONOLIGHT		E-WFG01A-F40UZ		1	e-wfg01a-f40uz.ies	1492	0.87	11.3

Statistics

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
Calc Zone #5	+	8.9 fc	0.2 fc	44.5:1	7.5:1	1.5 fc



SITE LIGHTING PLAN
Scale: N.T.S.
Date: July 10, 2019



MUKWONAGO MINI STORAGE
700 Swan Drive
Mukwonago, WI. 53149

Designer

CL

Date

7/10/2019

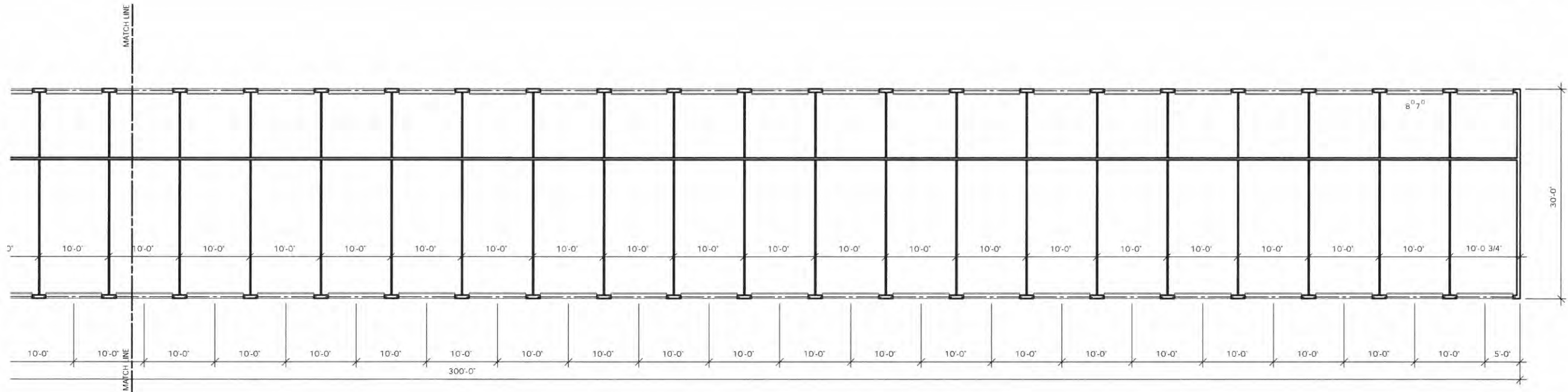
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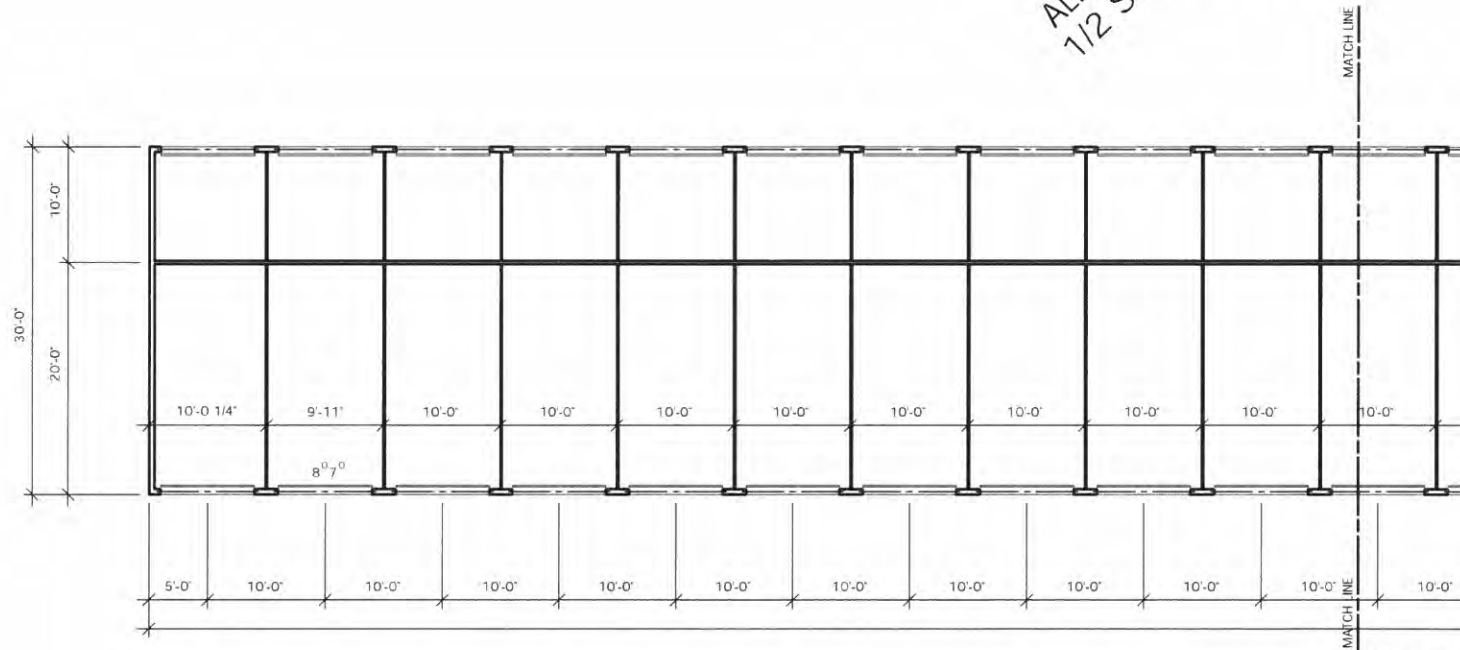
Revision No.

Summary

SP-6



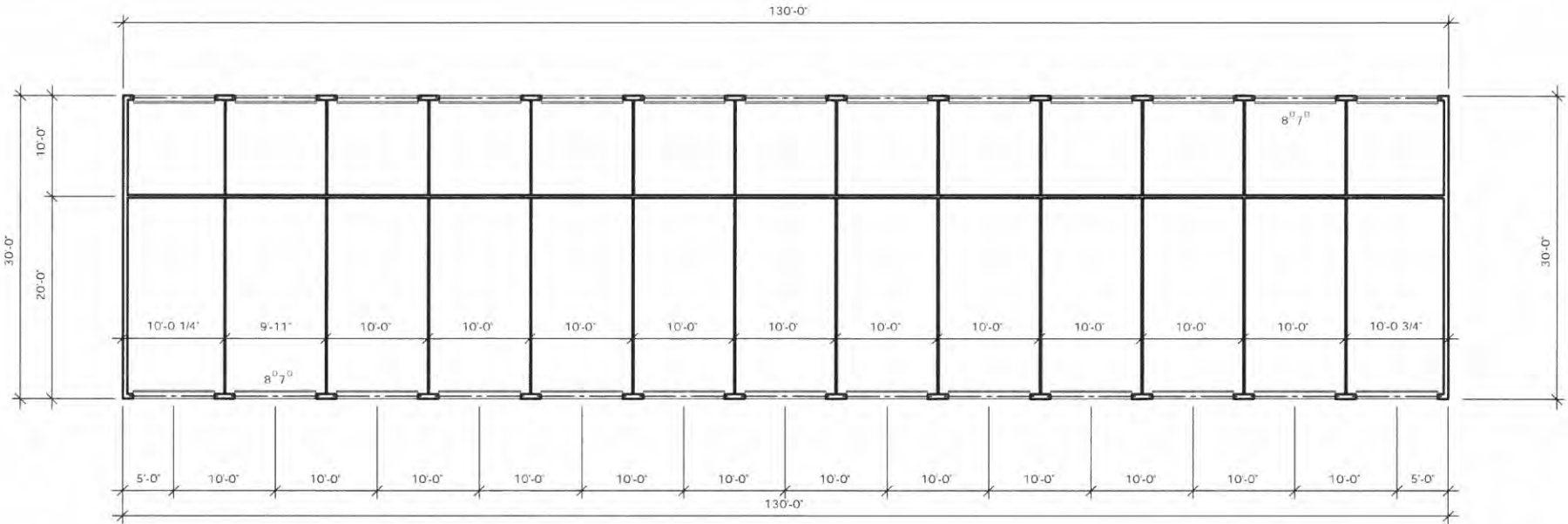
BUILDING A:
PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



BUILDING A:
PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN



20
A2

BUILDING B:
PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
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PRIOR TO START.

ALL DRAWINGS ARE
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MUKWONAGO MINI STORAGE
700 Swan Drive
Mukwonago, WI 53149

DRAWING NAMES
BUILDING 'B' FLOOR PLAN

REVISIONS

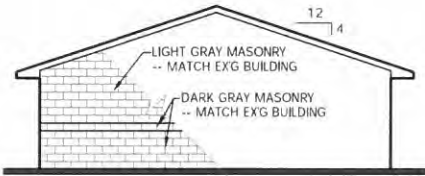
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DATE: 8/7/2019
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Alliance
Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

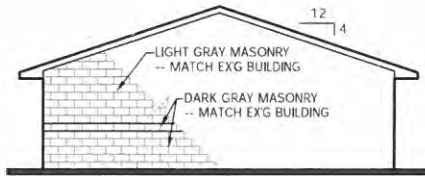
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ALL DRAWINGS ARE
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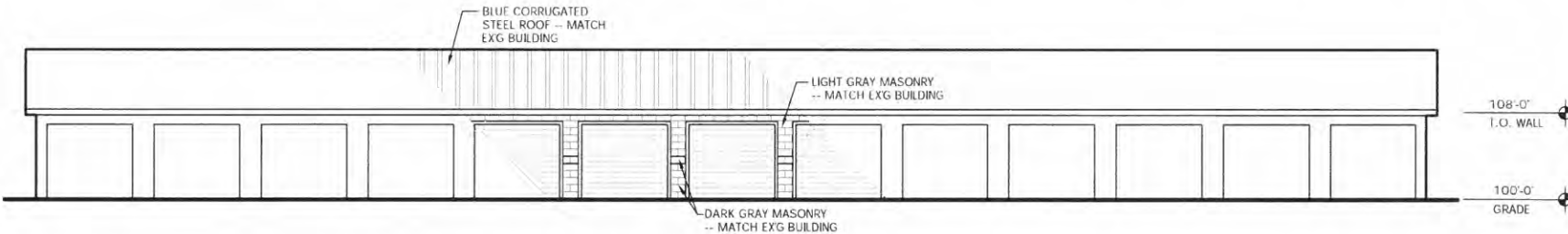
BUILDING B:
EAST ELEVATION

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



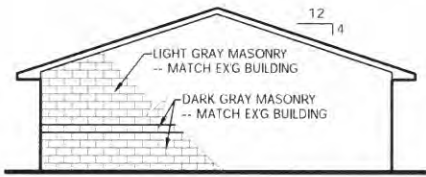
BUILDING B:
WEST ELEVATION (ROAD-FACING)

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



BUILDING B:
NORTH / SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



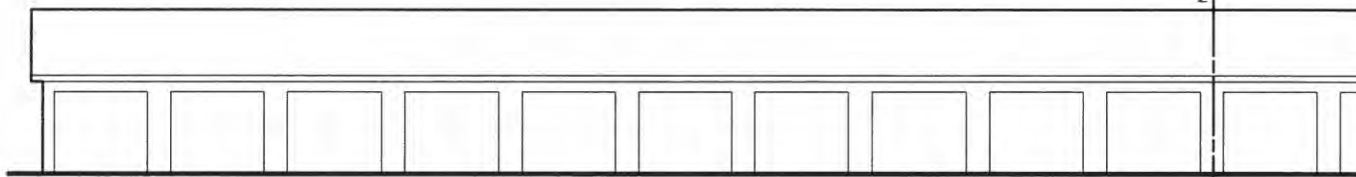
BUILDING A:
NORTH ELEVATION

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



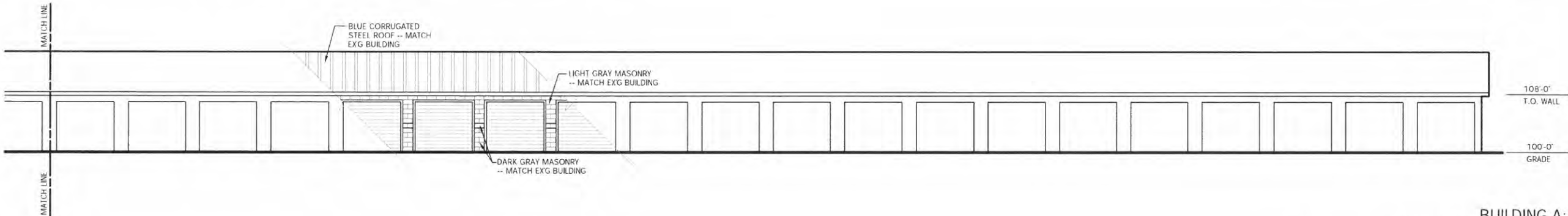
BUILDING A:
SOUTH ELEVATION (ROAD-FACING)

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



BUILDING A:
EAST / WEST ELEVATION

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019



BUILDING A:
EAST / WEST ELEVATION

SCALE: 1/8" = 1'-0"
2019/Mukwonago Mini Storage/MMS-DRAWINGS.DWG
DATE: 5/17/2019

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1003 Madison Avenue
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MUKWONAGO MINI STORAGE

700 Swan Drive
Mukwonago, WI 53149

DRAWING NAMES
ELEVATIONS

REVISIONS

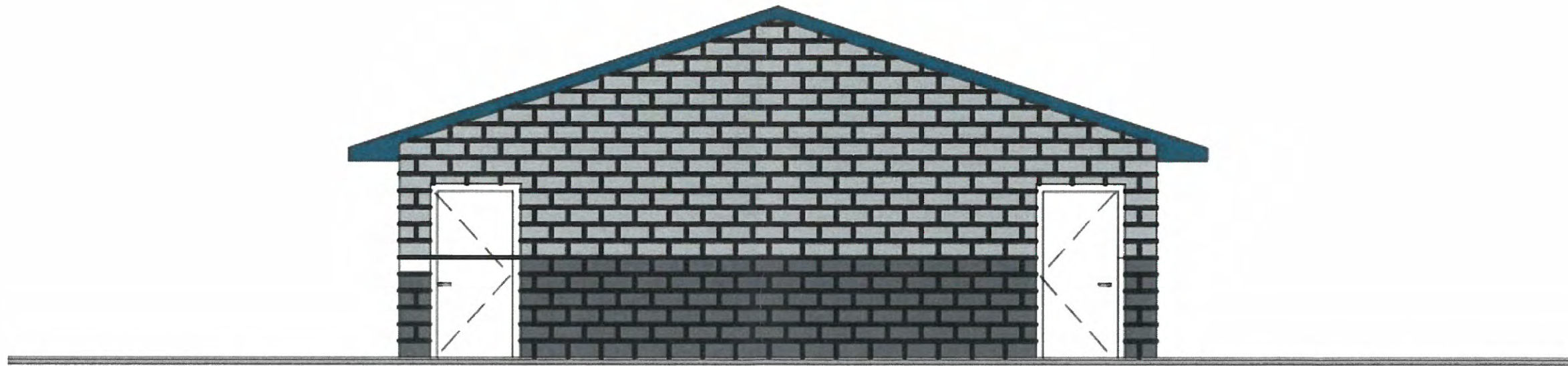
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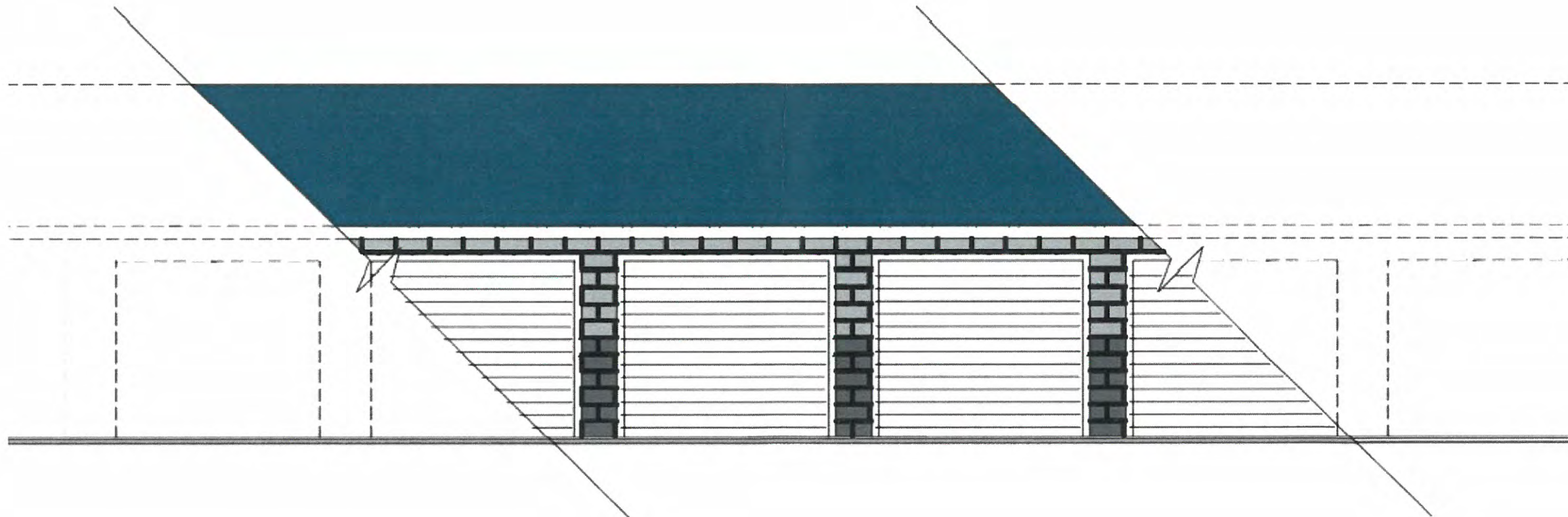
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Aug 8, 2019



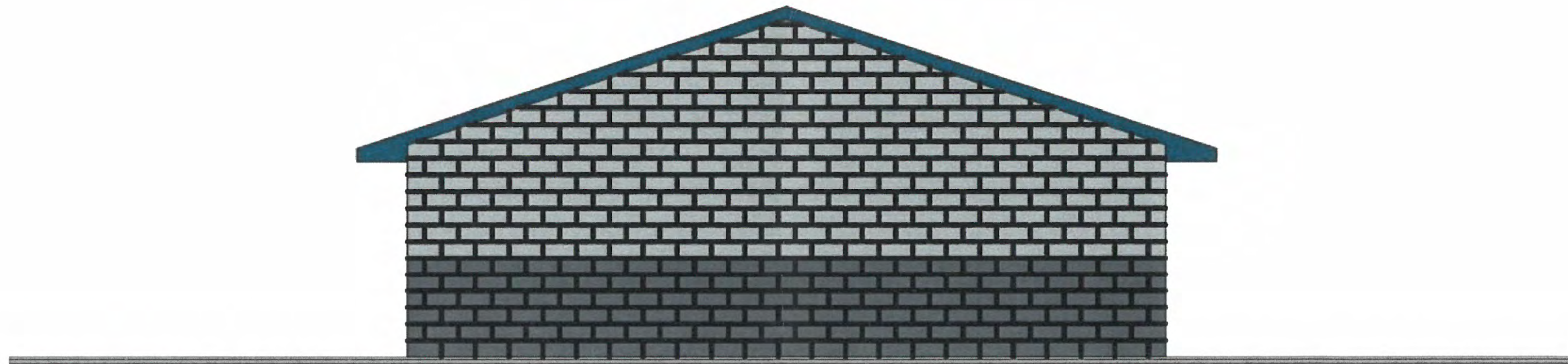
Mukwonago Mini Storage
Building "A" South Elevation

DATE: AUGUST 2, 2019



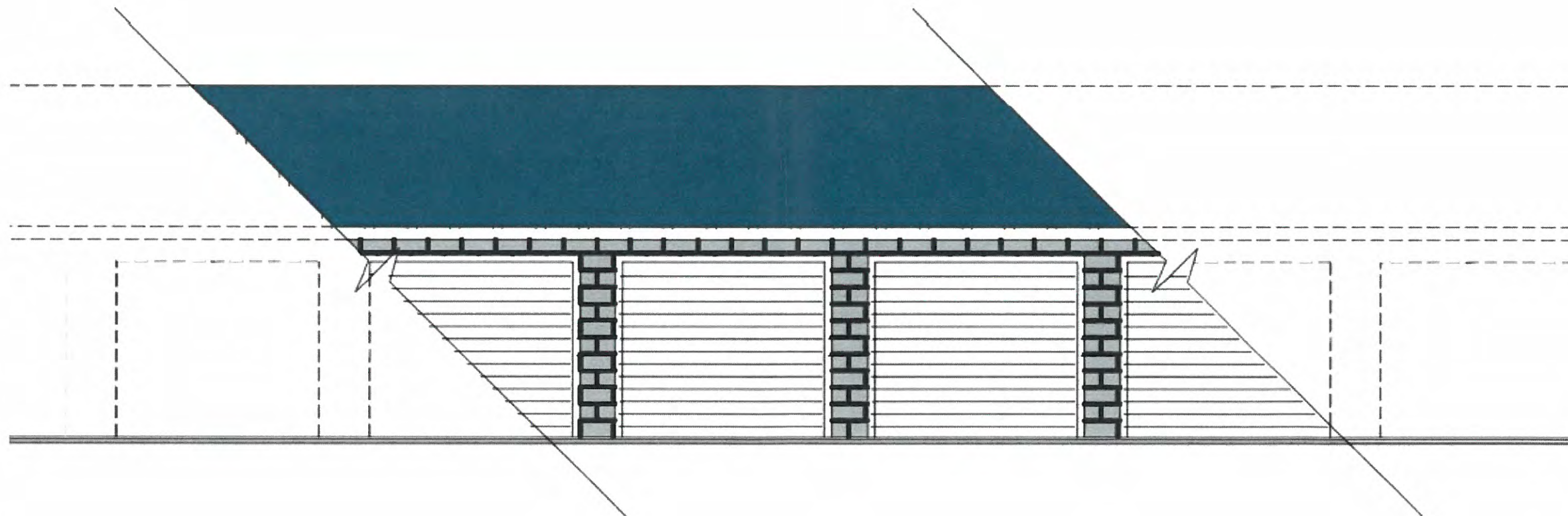
Mukwonago Mini Storage
Building "A" East / West Elevation

DATE: AUGUST 2, 2019



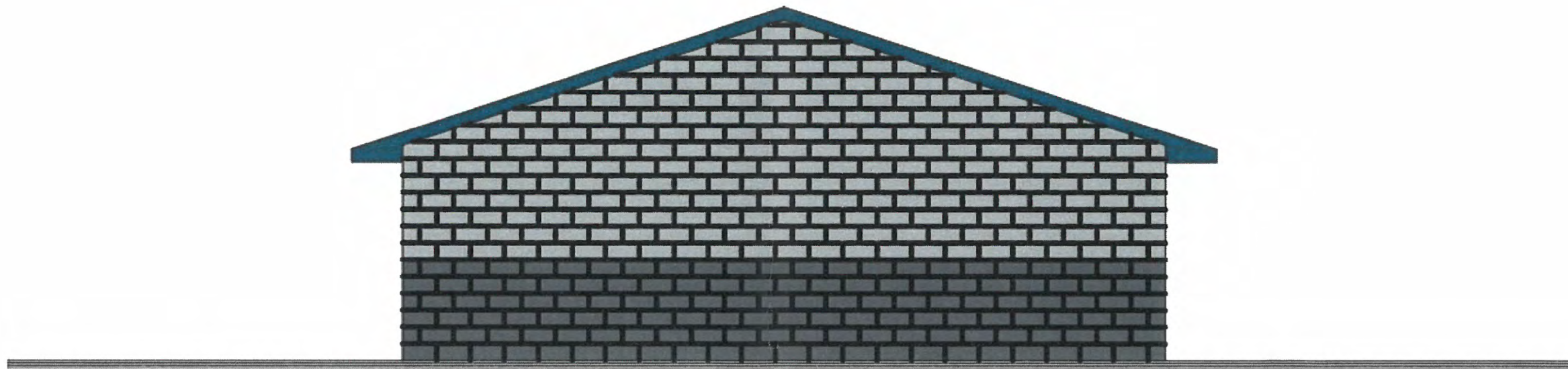
Mukwonago Mini Storage
Building "A" North Elevation

DATE: AUGUST 2, 2019



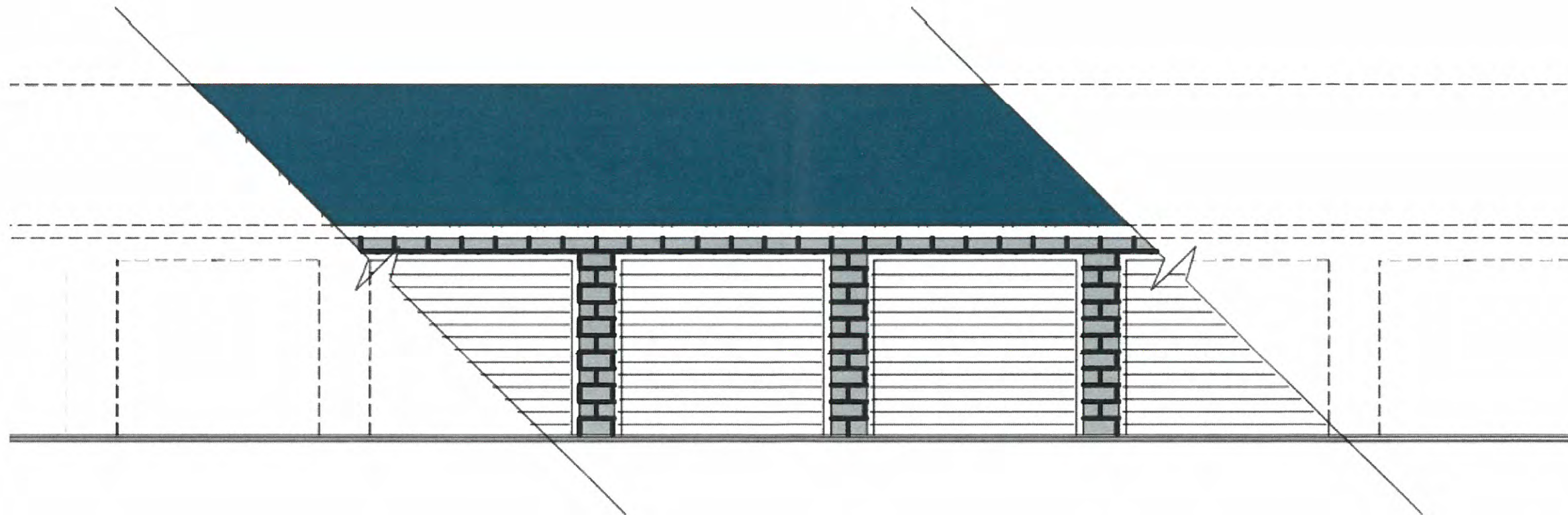
Mukwonago Mini Storage
Building "B" North / South Elevation

DATE: AUGUST 2, 2019



Mukwonago Mini Storage
Building "B" East / West Elevation

DATE: AUGUST 2, 2019



Mukwonago Mini Storage
Building "B" North / South Elevation

DATE: AUGUST 2, 2019



Mukwonago Mini Storage
Building "B" East / West Elevation

DATE: AUGUST 2, 2019

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

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

Date Submitted: 8-6-2019

FEES

(Please check one)

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

CONTACTS

Zoning and Planning Department

Contact:
Phone: (262) 363-6420 ex 2111
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

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

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

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

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

APPLICANT (Full Legal Name)

Name: Anthony Bassett
Company: BASSETT HOLDING GROUP
Address: 700 SWAN DRIVE City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: 262 363 3922 Fax: _____
E-Mail: Anthony@RigiboreInc.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: Cassidy Johnson
Company: The Design Alliance Architects, Inc
Address: 1003 Madison Ave City: Fort Atkinson State: WI Zip: 53538
Daytime Phone: 920 563 3404 Fax: _____
E-Mail: Cassidy@tdafort.com

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

Name: Rick Johnson
Company: Johnson Builders
Address: 6834 S. Johnson Rd City: Beloit State: WI Zip: 53511
Daytime Phone: 608 879 2709 Fax: _____
E-Mail: _____

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

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

Location/Address: _____

Present Use: _____ Intended Use: _____

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

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

Application:

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

Other Documents:

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

CERTIFICATION

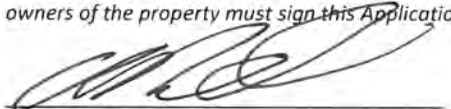
Applicant hereby certifies that:

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

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

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

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



Signature - Property Owner

ANTHONY BASSETT PRESIDENT
Name & Title (PRINT)

8-6-2019
Date



Signature - Applicant

ANTHONY BASSETT PRESIDENT
Name & Title (PRINT)

8-6-2019
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

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



FULL SUBMITTAL TO PLAN COMMISSION

Development Name: Rigibore, 700 Swan Drive

Zoning District: M-4

A full submittal of documents and plans to be submitted for any application for Plan Commission review are listed below. A full submittal includes ~~four (4)~~ ^{two (2)} paper copies of the documents and plans, and electronic submittal of the documents and plans via a CD or flash drive. Village does ~~not~~ accept email links to the documents and plans. At least one (1) set of the signed documents must have the original signatures of the applicant and property owner. Paper copies of plans must be at least 24 by 36 inches in size, except for a Certified Survey Map on 8½ by 14-inch paper, or a plat that must have a scale of 1-inch equals 100 feet.

Each submittal shall submit the following:

- Required application fee(s).
- Fully completed and signed application form(s) for the requested action.
- Fully completed and signed Agreement for Reimbursable Services form.
- A Plat of Survey or Alta Survey of the property (not needed with a Certified Survey Map).
- A full legal description of the property (not an abbreviated version via a tax bill or County GIS).

Each submittal shall submit the checked requirements. The Village reserves the right to request additional documents upon determination by the Plan Commission.

- ☒ Site plan fully dimensioned and to scale, a Preliminary or Final Subdivision Plat, or Certified Survey Map.
- ☒ Site plan shall include data of building and impervious surface coverage and building and parking/drives setbacks.
- ☒ Site and off-site engineering plan(s), including schematic drawing(s) of sanitary sewer, water main and storm sewer lines with sewer inverts, pipe diameters, hydrant locations and fire department connections.
- ☒ Site grading plan/erosion control plan.
- ☐ Village Engineer confirmation letter that complete Storm Water Management plan has been received.
- ☐ Letter from State or County Highway representative approving access to a State or County controlled highway.
- ☐ Traffic Impact Analysis proposed on-site traffic control signs or markings, and/or turning template information.
- ☐ Confirmation of proper wetland and/or environmental corridor delineation from appropriate agency.
- ☒ Landscaping plan, including location, number, name and size of proposed plantings; to scale.



Village of Mukwonago

Office of the Village Planner

P.O. Box 206, 440 River Crest Court, Mukwonago, Wisconsin 53149
(262) 363-6420 x2111

www.villageofmukwonago.com

- ☒ Exterior building elevations/architectural drawings for all sides of each proposed building, fully dimensioned and building materials labeled (four-sided architecture required).
- ☒ Color rendering(s) of all building sides.
- ☒ Samples of exterior building materials, called a material board (to be retained by Village).
- ☒ Preliminary floor plan(s).
- ☒ Exterior site lighting plan, including whole site photometric plan and catalog cuts of proposed light fixtures and light poles, including pole height (maximum height of base, pole and light cannot exceed 25 feet).
- ☒ Proposed location(s) of all mechanical equipment.
- ☒ Dumpster enclosure location(s) shown on plans and enclosure design detail.
- ☐ Preliminary plan for building and site signage, including on-site directional signs.
- ☒ A written Plan of Operation to include, but not limited to the following:
 1. General description of the proposed use or uses, and how the use or uses conform to the zoning of the site and zoning standards.
 2. Anticipated hours of operation.
 3. Number of total of expected employees, including the number of employees on the largest shift.
 4. Storage and disposition of any flammable liquids or hazardous materials used as part of the operation.
 5. Anticipated build-out value of the development.
 6. Any other information to further explain the proposal, or other information as requested from the Village.

Planner Signature: _____

Developer Signature: _____

Date: _____

8-8-2019

Rigibore Inc
700 Swan Drive
Mukwonago WI53149
USA

Village of Mukwonago
PO Box 206

8 August, 2019

Full Legal Name :- Bassett Holding Group INC

Plan of Operation :-

1. Use of the new build will be for 41 units of 10x20 and 41 units of 10x10 storage facility to confirm to zoning district M-4.
2. Hours of operation will be 8am to 4 pm , but would be available 24hours a day to customer to visit.
3. Number of expected additional employees would be 1.
4. Storage or disposition of flammable liquids will not be allowed at this new facility.
5. Estimated build out value should be between \$400K – 450K.
6. Bassett Holding is wanting to use its land to add an additional revenue stream to our existing operation. Both operation would be separate run companies and would be divided off accordingly.

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.)

(Project Name/Nature of Application)

(Property Tax Key Numbers Involved in Project)

ANTHONY BASSETT
(Print Name of Applicant/Petitioner)

[Signature]
(Signature of Applicant/Petitioner)

8-8-19
(Date)

ANTHONY BASSETT
(Print Name of Property Owner)

[Signature]
(Signature of Property Owner)

8-8-19
(Date)

700 SWAN DR
(Billing Mailing Address)

MUKWONAGO 53149
(Billing City, ST Zip)