

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, April 12, 2016

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 March 8, 2016 regular meeting
4. New Business
Discussion and Possible Action on the Following Item
 - A. Recommendation to Village Board concerning Site Plan and Architectural Plan Review for the construction of a commercial building on the property located at 214 S Rochester Street
 - B. Recommendation to Board of Building and Zoning Appeals concerning a request for variances on the property located at 214 S Rochester Street
 - C. Recommendation to Village Board concerning reconsideration of a provision of conditional use approval for John Theisen, Lighthouse Lubes Real Estate, LLC, Marsh View Drive, MUKV1962-990-002 regarding shared parking between users on the entire property.
 - D. Consideration of an amendment to Chapter 64 (Sign Code) regarding directional sign standards for industrial properties.
 - E. Status report on the progress of the Steering Committee of the Comprehensive Plan Update
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 REGULAR PLAN COMMISSION MEETING

Tuesday, March 8, 2016

Call to Order

Chairperson Fred 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: Joe Hankovich
Sterling Fairchild
John Meiners
Ken Werner
Mark Penzkover
Fred Winchowky

excused: Joe Abruzzo

Also present: Bruce Kaniewski, Village Planner
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Hankovich/Fairchild to approve the February 9, 2016 regular meeting minutes as presented carried.

New Business

Historic Preservation Review and Approval of Request by Jason Collins, Country Financial to Install Wall Sign at the Property located at 108 Main Street

Motion by Hankovich/Penzkover to approve the Historic Preservation review and approval of the request by Jason Collins, Country Financial to install Wall Sign at the property located at 108 Main Street.

Discussion about Historic Preservation standards

Planner was directed to draft Historic Preservation standards for the Down Town area to go to the Judicial Committee, then come back to the Planning Commission for a recommendation for the Village Board.

Update Comprehensive Plan Public Participation Plan

Motion by Penzkover/Werner to approve the amendment to the Comprehensive Plan Public Participation Plan to read as follows:

2. To assist the Plan Commission, the Village President will appoint with confirmation by the Village Board a Comprehensive Plan Update Steering Committee (hereinafter called "the committee"). The 13 member committee will consist of the following:
 - a. Seven citizen members with the goal of getting representation from each of the following geographical areas of the Village: (1) downtown area; (2) north/northwest area; (3) northeast area; (4) southwest area; and (5) southeast area. The Village President will make his best effort to appoint a member from each of the five identified geographic areas; however, this is not a mandate. If there is an insufficient

pool of candidates from one or more of the five identified geographic areas, the Village President will appoint a member(s) from one of the other areas.

- b. One member representing a small business in the Village.
- c. One member representing a large business in the Village.
- d. One member representing the Mukwonago Area Chamber of Commerce, as recommended by the Chamber of Commerce (Suggested to be a Village resident).
- e. One member representing the Mukwonago Area School District, as recommended by the School District (Suggested to be a Village resident).
- f. One citizen member of the Plan Commission.
- g. The Village President.

Motion carried

Adjournment

Meeting adjourned at 7:01 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

DRAFT

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

VILLAGE OF MUKWONAGO

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

Application Fee: Below

Date Submitted: 3-15-16

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

CONTACTS

Zoning Department

Contact: Joe Hankovich
Phone: (262) 363-6419
Fax: (262) 363-6425
Email: jhankovich@villageofmukwonago.com

Planning Department

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

GUIDELINES

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

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

Mail completed applications to: Village Planner
ATTN: Site Plan/Architectural Plan/Planned Unit Development
PO Box 206
Mukwonago, WI 53149

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

Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Matthew Mehring

Company: Anderson Ashton Inc.

Address: 2746 S. 166th Street City: New Berlin State: WI Zip: 53151

Daytime Phone: (262)786-4640 Fax: (262)786-4675

E-Mail: mmehring@andersonashton.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: Steve Wagner
Company: Anderson Ashton Inc.
Address: 2746 S. 166th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: (262)786-4640 Fax: (262)786-4675
E-Mail: swagner@andersonashton.com

PROFESSIONAL ENGINEER

Name: Nadine Love-Filer PE
Company: Anderson Ashton Inc.
Address: 2746 S. 166th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: (262)786-4640 Fax: (262)786-4675
E-Mail: nfiler@andersonashton.com

REGISTERED SURVEYOR

Name: Donald C. Chaput, P.L.S
Company: Chaput Land Surveys
Address: 234 W. Florida Street Suite 306 City: Milwaukee State: WI Zip: 53204
Daytime Phone: (414) 224-8068 Fax: (414) 292-1310
E-Mail: don@chaputlandsurveys.com

CONTRACTOR

Name: Matthew Mehring
Company: Anderson Ashton Inc.
Address: 2746 S. 166th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: (262)786-4640 Fax: (262)786-4675
E-Mail: mmehring@andersonashton.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Jennifer Wagner-Pieper (managing member)
Address: 3001 CHAFIN AVE City: East Troy State: WI Zip: 53120
Daytime Phone: _____ Fax: _____
E-Mail: jennifer.wagner-pieper@cfins.com
Present Zoning: B-2 Tax Key No(s): MUKV1976123
Location/Address: 214 S. Rochester Steet
Present Use: commercial Intended Use: commercial

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

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

Application:

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

Other Documents:

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

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Matthew Mehmg
Signature - Property Owner
Matthew Mehmg - Pres.
Name & Title (PRINT)
3/10/2016
Date

Jenny Pieper
Signature - Applicant
Jennifer Wagner Pieper
Name & Title (PRINT) Managing member
4/4/2016
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

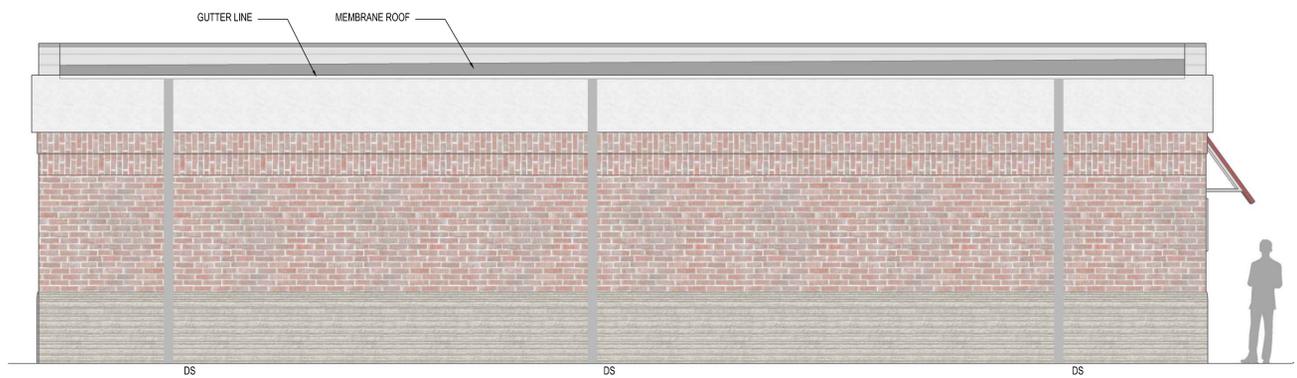
FOR OFFICE USE ONLY	
Date Paid <u>3/15/16</u>	Receipt # <u>4935.677</u>
Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Board of Zoning and Building Appeals Disposition	



WEST ELEVATION

1/4" = 1'-0"

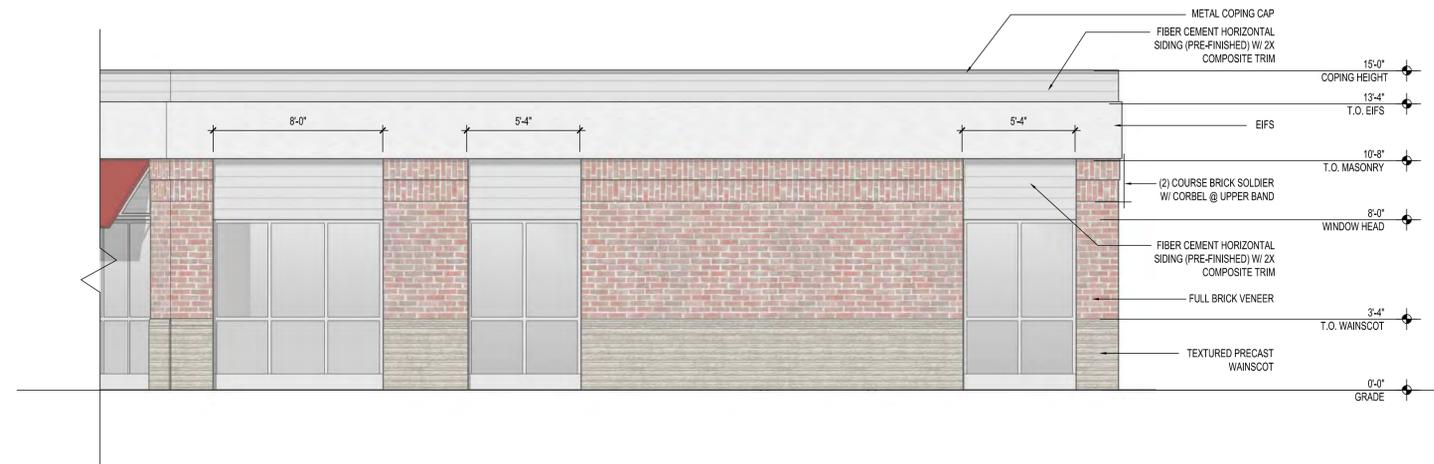
4
A2.1



EAST ELEVATION

1/4" = 1'-0"

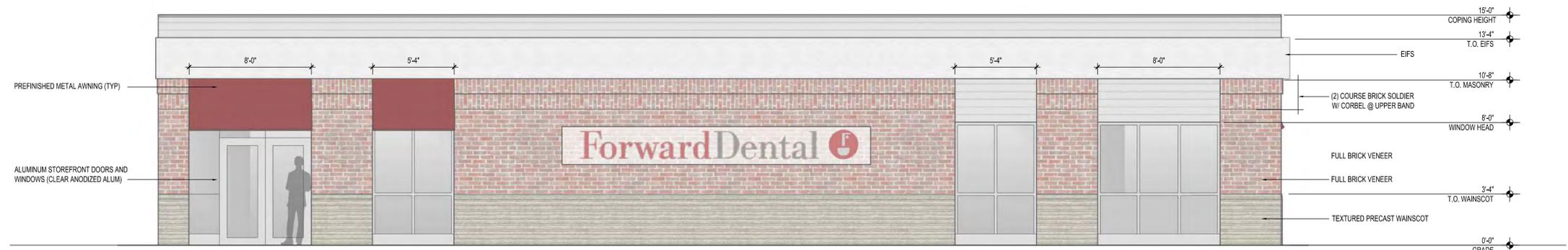
3
A2.1



SOUTH ELEVATION

1/4" = 1'-0"

2
A2.1



NORTH ELEVATION

1/4" = 1'-0"

1
A2.1

ANDERSON-ASHTON, INC.
DESIGN / BUILD
1000 W. WISCONSIN STREET
NEW BERLIN, WI 53151
PHONE: (262) 786-4640
WWW.ANDERSONASHTON.COM

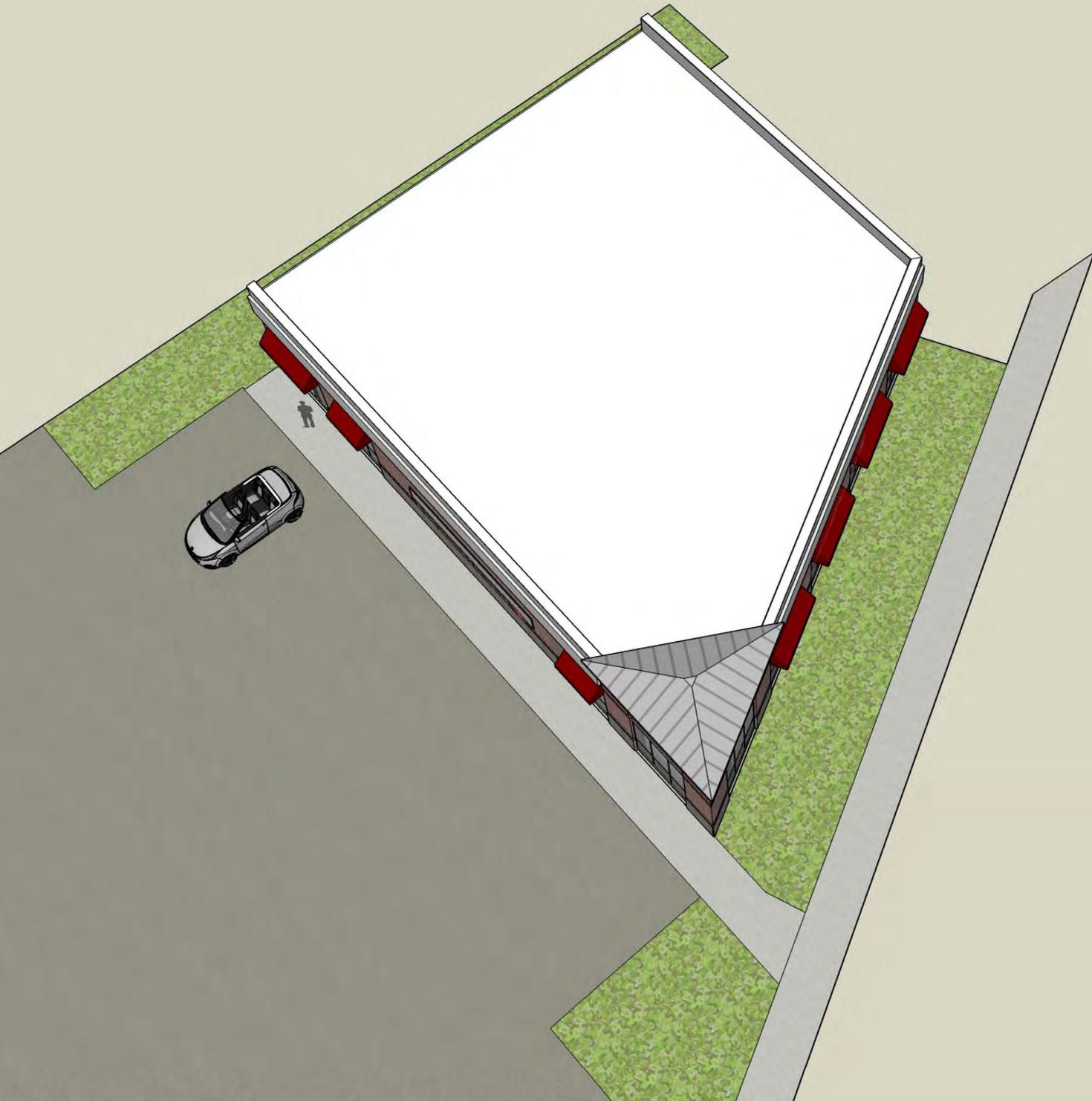


Wisconsin Registered Contractor
ID #: 1048911 WI Dept of Commerce

PROPOSED NEW BUILDING FOR:
PROFESSIONAL OFFICE
MUKWONAGO WISCONSIN

DRAFTED BY: S L W
PROJECT DESIGNER: S L W
SUBMITTAL DATE: 03/11/2016
JOB NO. 1542

A2.1

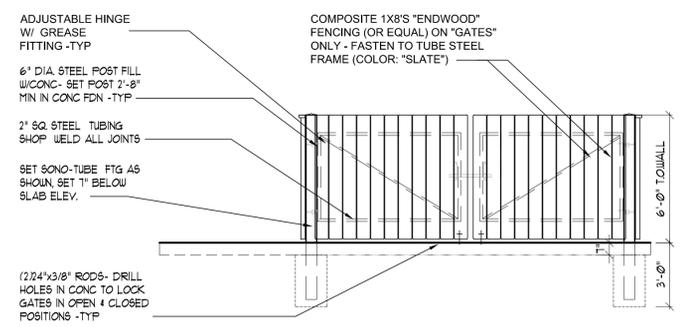
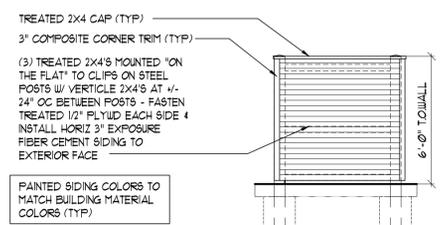
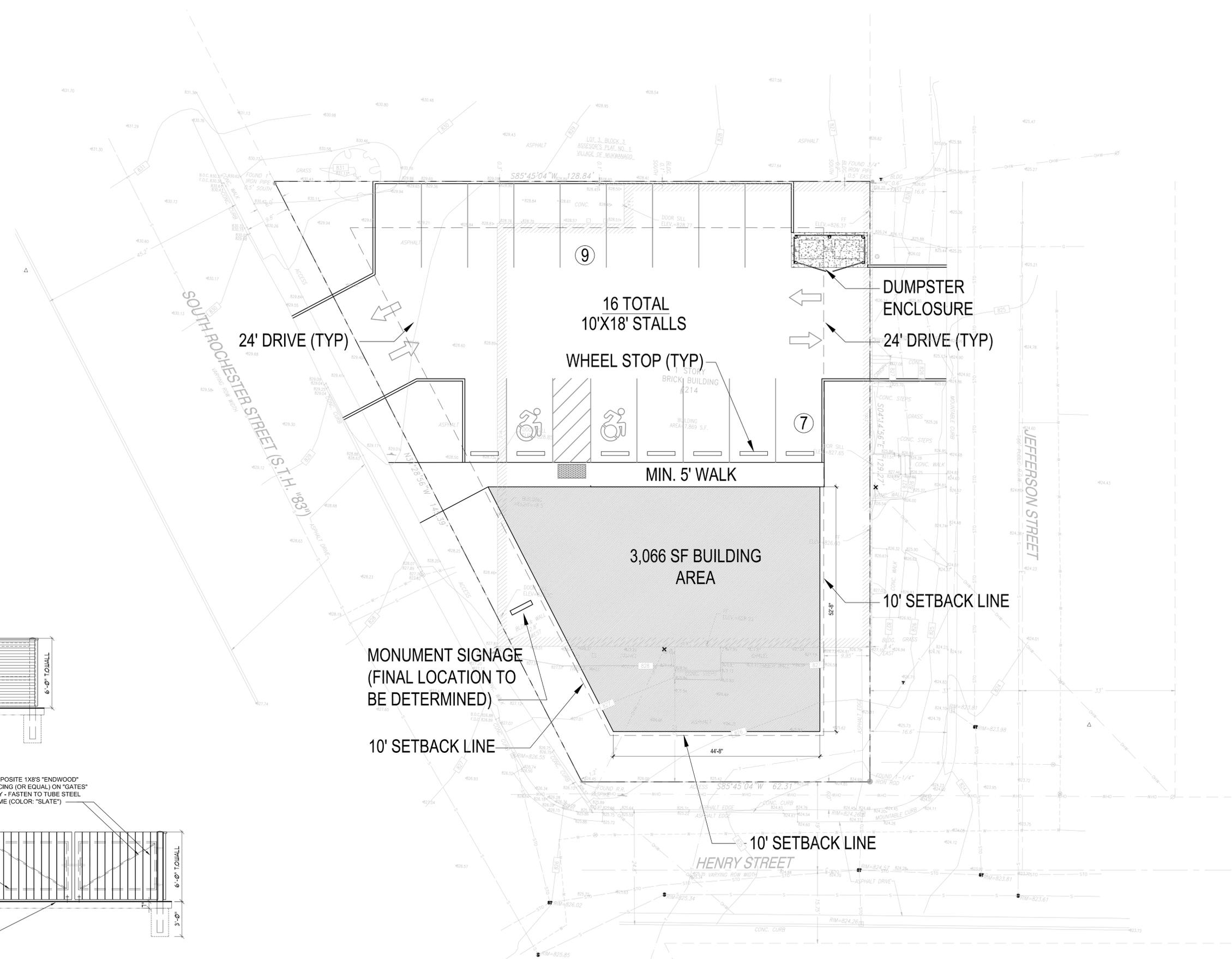




ForwardDental 

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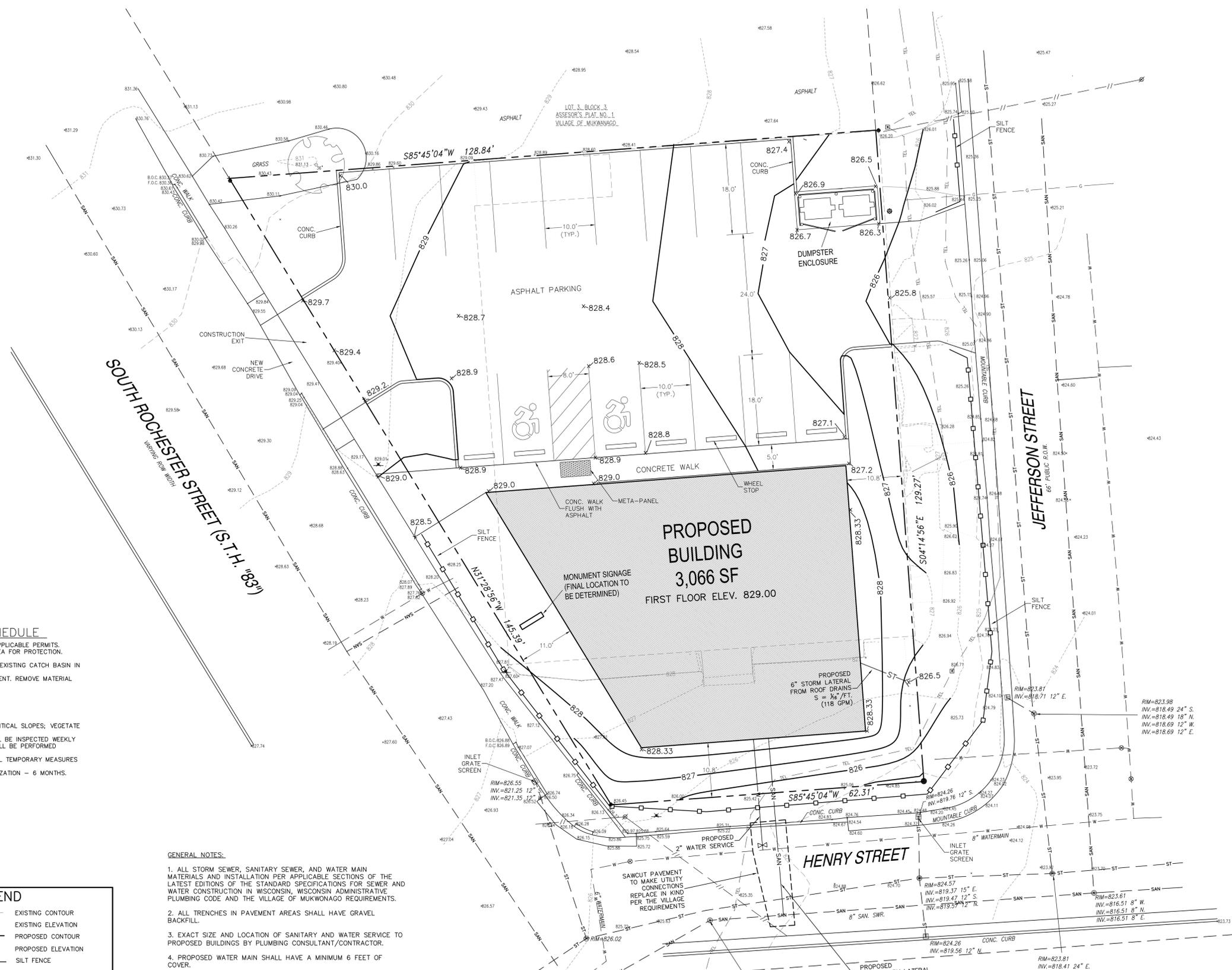


DUMPSTER ENCLOSURE - ELEVATIONS 1/4" = 1'-0"

2 AS1

ARCHITECTURAL SITE PLAN 1:10

1 AS1



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. INSTALL INLET GRATE SCREENS IN THE EXISTING CATCH BASIN IN THE ROAD ADJACENT TO THE PROJECT.
5. REMOVE EXISTING BUILDING AND PAVEMENT. REMOVE MATERIAL FROM SITE.
6. INSTALL CONSTRUCTION EXIT.
7. ROUGH GRADE SITE.
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL PROPOSED UTILITIES.
10. INSTALL BASE COURSE OF PAVEMENT.
11. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
12. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
13. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
14. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

GENERAL NOTES:

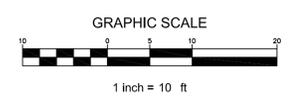
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. ALL WORK IN THE RIGHT-OF-WAY PER THE VILLAGE REQUIREMENTS. CONTRACTOR TO VERIFY ALL REQUIREMENTS, SPECIFICATIONS AND REQUIRED PERMITS.
7. EXISTING CONDITIONS BASED ON SURVEY BY OTHERS.
8. DISTURBED AREA:
15,000 S.F. (0.34 ACRES)

LEGEND

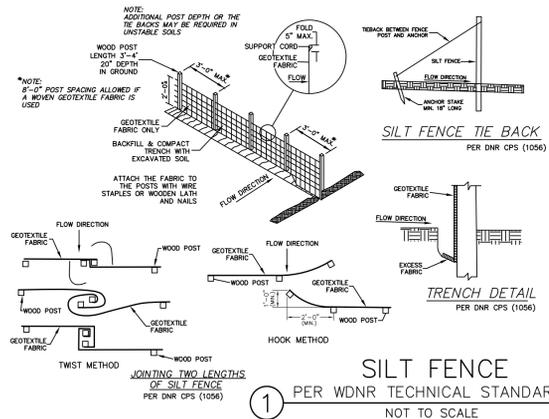
--- 75.3 ---	EXISTING CONTOUR
x 826.57	EXISTING ELEVATION
--- 754 ---	PROPOSED CONTOUR
x 753.5	PROPOSED ELEVATION
--- 753.5 ---	SILT FENCE
--- ST ---	EXISTING STORM SEWER
--- ST ---	PROPOSED STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- SAN ---	PROPOSED SANITARY SEWER
--- W ---	EXISTING WATER MAIN
--- W ---	PROPOSED WATER MAIN
--- TEL ---	BURIED TELEPHONE CABLE
--- E ---	BURIED ELECTRIC

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-245-8811
 TOLL FREE
 WE STRIKE 12:00PM/12:00AM
 REQUESTS MUST BE MADE IN ADVANCE
 NOTICE BEFORE YOU DIG DATE
 M.L.W. AREA 259-1181

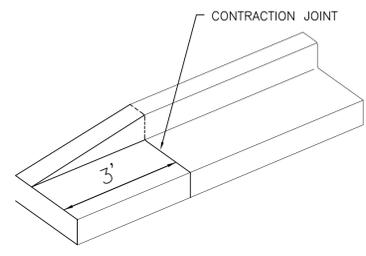


SITE GRADING, UTILITY AND EROSION CONTROL PLAN

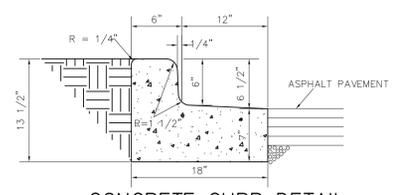


- SILT FENCE CONSTRUCTION SPECIFICATIONS**
 PER DNR CPS (1056)
1. Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
 2. Locate posts per DNR CPS (1056).
 3. When joints are necessary, refer to DNR CPS (1056).
 4. Filter fabric to be of nylon, polyester, polypropylene or ethylene propylene with extra strength - 50 LB/in. m. (Minimum) - and with a flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
 5. The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4" x 6" trench.
 6. The filter fabric shall be stapled and/or nailed to the up-slope side of the posts.
 7. Post to be 1 1/8" x 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 3 feet apart.
 8. Use wire reinforcement in unstabilized minor swales, ditches or diversions.
 9. Use WisDOT approved silt fence.

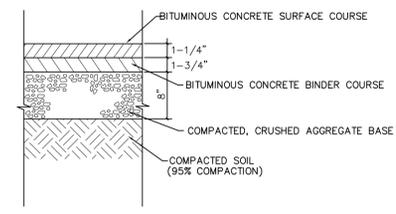
1 **SILT FENCE**
 PER WDNR TECHNICAL STANDARD 1056
 NOT TO SCALE



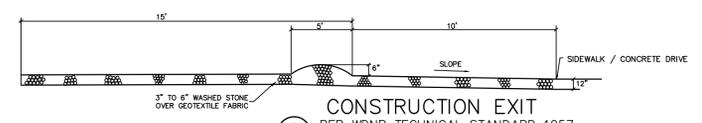
END SECTION CURB TAPER
 NOT TO SCALE



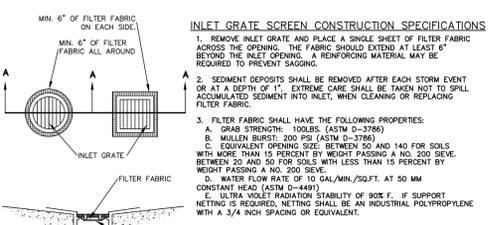
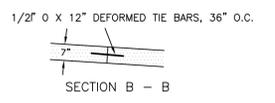
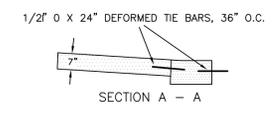
CONCRETE CURB DETAIL
 NOT TO SCALE



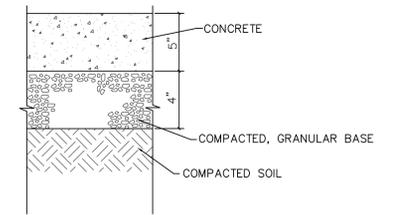
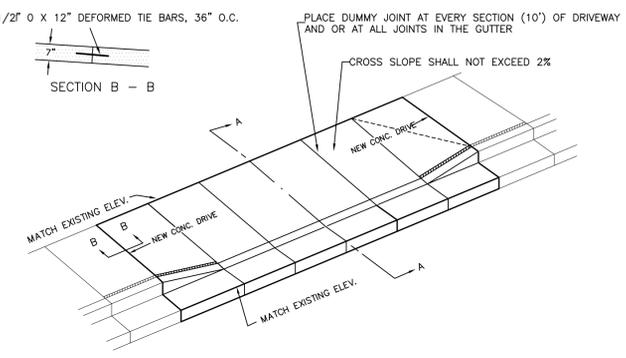
ASPHALT PAVEMENT
 NOT TO SCALE



2 **CONSTRUCTION EXIT**
 PER WDNR TECHNICAL STANDARD 1057
 NOT TO SCALE



3 **INLET GRATE SCREEN**
 PER WDNR TECHNICAL STANDARD 1066
 NOT TO SCALE



CONCRETE SIDEWALK
 NOT TO SCALE

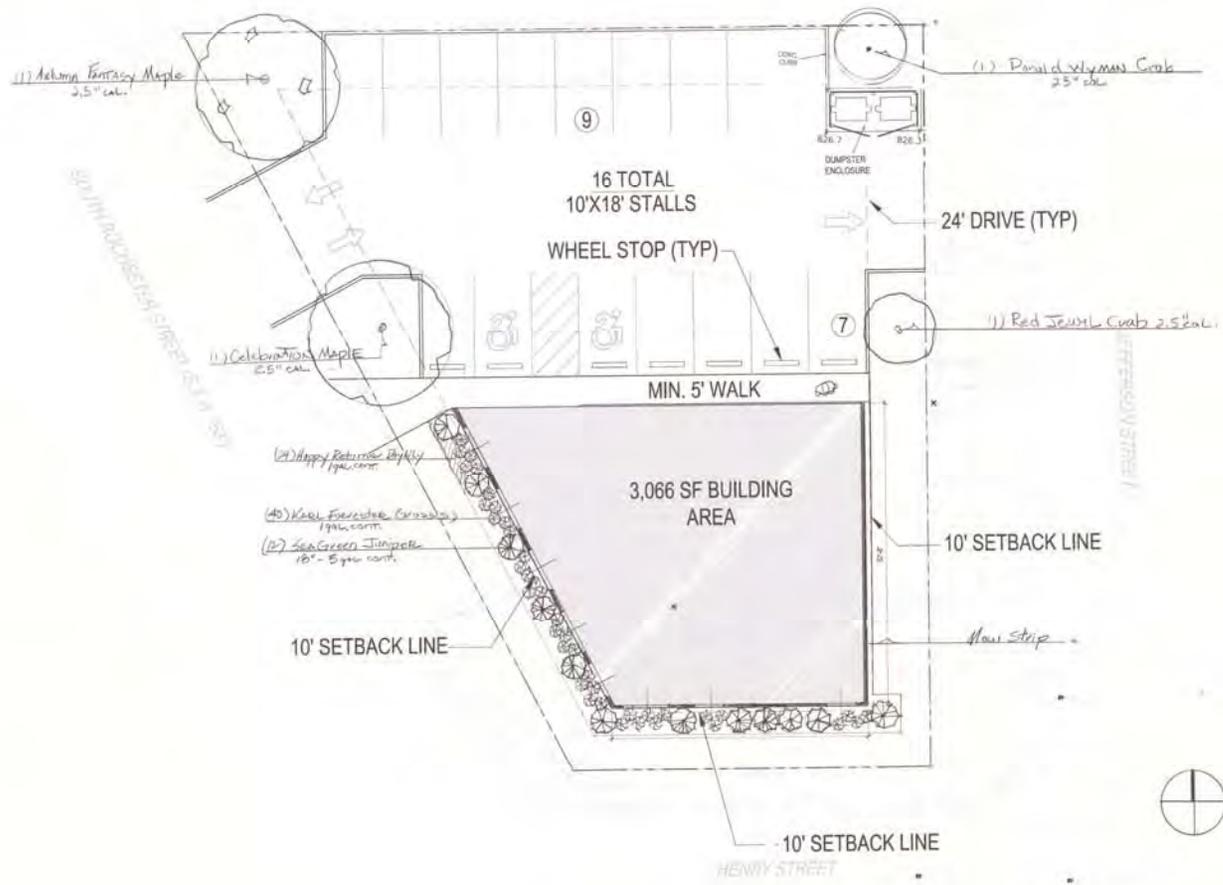
FORWARD DENTAL - OFFICE BUILDING
 214 ROCHESTER ST. MUKWONAGO, WI



LANDSCAPE DEVELOPMENT FOR
Professional Office
Mukwonago, Wisconsin

LANDSCAPE ARCHITECTURE
DRAWN BY: PHZ
DATE: 3.5.2016
REVISED:
SCALE: 1" = 10'-0"
SHEET: L - 100





LANDSCAPE DEVELOPMENT FOR
Professional Office
Mukwonago, Wisconsin

LANDSCAPE ARCHITECTURE
DRAWN BY: PHZ
DATE: 3.5.2016
REVISED:
SCALE 1" = 10'-0"
SHEET: L - 100



5811 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 879-5200
treesonthemove.com

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #	ENC-E01-LED-E1-BL3	Type	OA
Project	ADP MUKWONAGO	Date	03-09-2016
Comments		Prepared by	MB

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **FACEPLATE / DOOR:** One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. **LENS:** Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

Mounting

JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to

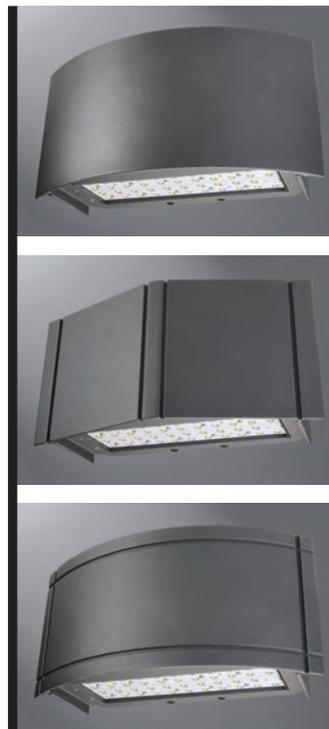
wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.



ENC/ENT/ENV ENTRI LED

1 - 2 LightBARs
Solid State LED

ARCHITECTURAL WALL
LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

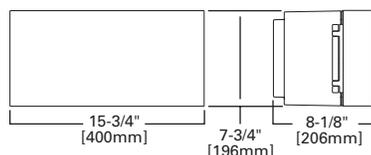
Approximate Net Weight:
16 lbs. (7.3 kgs.)



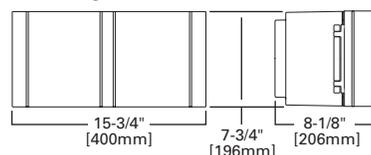
TD514003EN
2015-06-03 10:00:53

DIMENSIONS

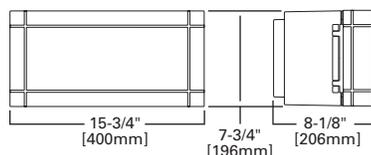
ENC (Round Clean)



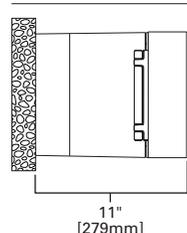
ENT (Triangle Reveals)



ENV (Round Reveals)



CONDUIT MOUNT / BATTERY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

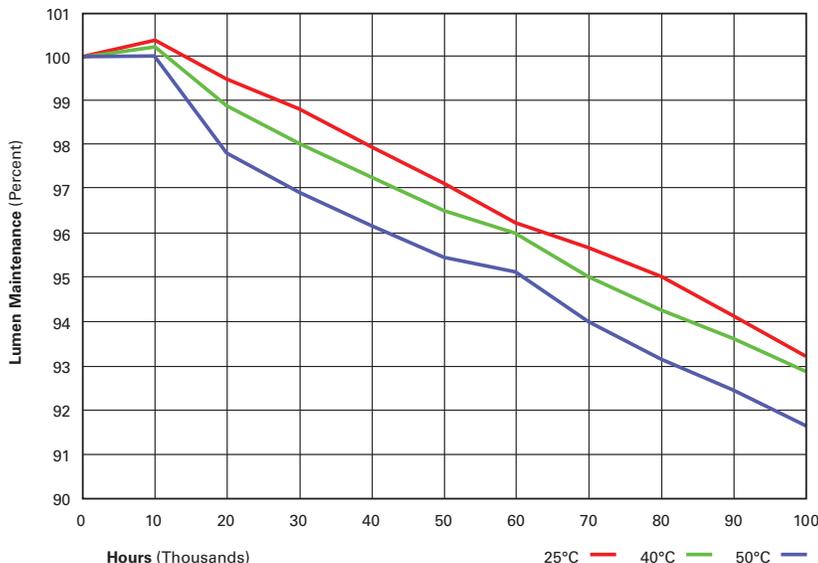
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: ENC-E02-LED-E1-BL3-GM

Product Family ¹	Number of LightBARs ²	Lamp Type	Voltage	Distribution	Color ⁴
ENC=Entri Round Clean ENT=Entri Triangle Reveals ENV=Entri Round Reveals	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ³	BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control GZW=Wall Grazer Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ⁹		
ULG=Uplight Glow (For Uplight Only) PC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) WG=Wire Guard TP=Tamper Resistant Hardware LCF=LightBAR Cover Plate Matches Housing Finish 7030=70 CRI / 3000K CCT ⁵ 7050=70 CRI / 5000K CCT ⁵ 7060=70 CRI / 5700K CCT ⁵ 8030=80 CRI / 3000K CCT ⁵ OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) ⁶ BBB=Battery Pack with Back Box (Specify 120V or 277V) ⁷ CWB=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) ⁸ DIM=0-10V Dimming Driver			VA2001-XX=Thru-Way Conduit Box VA6172=Wire Guard VA6173=Tamper-Resistant Driver Bit MA1253=10kV Circuit Module Replacement		

- NOTES:**
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems)
 - Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
 - Extended lead times apply.
 - Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8" mounting height, 360° coverage, maximum 48" diameter. Not available in all configurations or with BBB or CWB options.
 - Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
 - Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
 - Replace XX with color suffix.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	GLEON-AE-01-T4FT	Type	OB
Project	ADP MUKWONAGO	Date	03-09-2016
Comments		Prepared by	MB

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

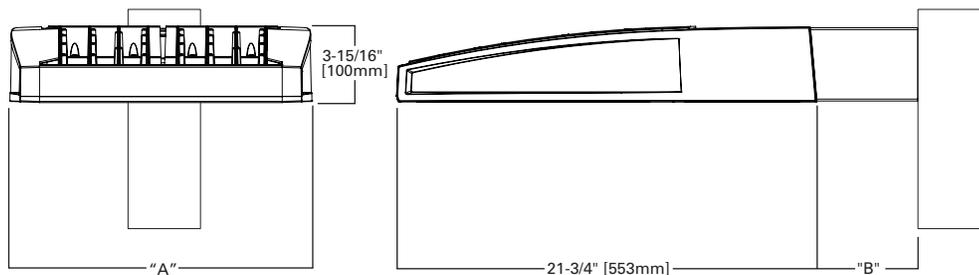


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

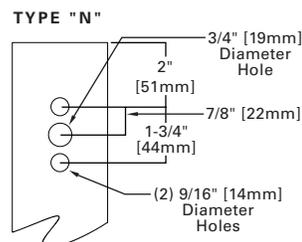


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

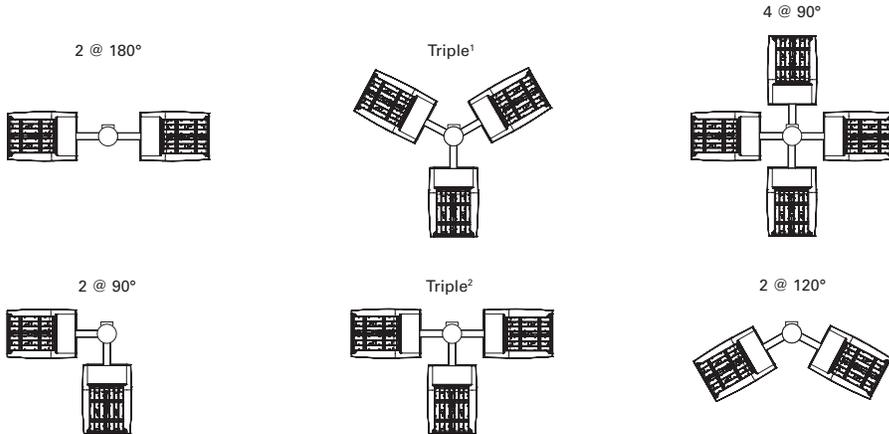
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

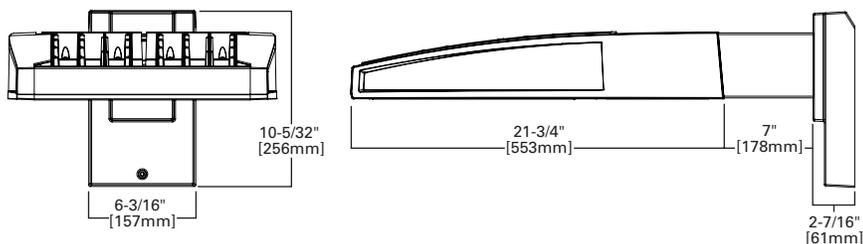
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

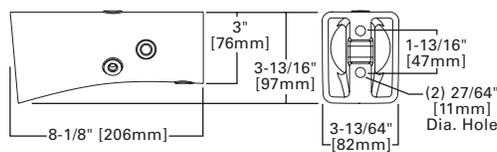


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

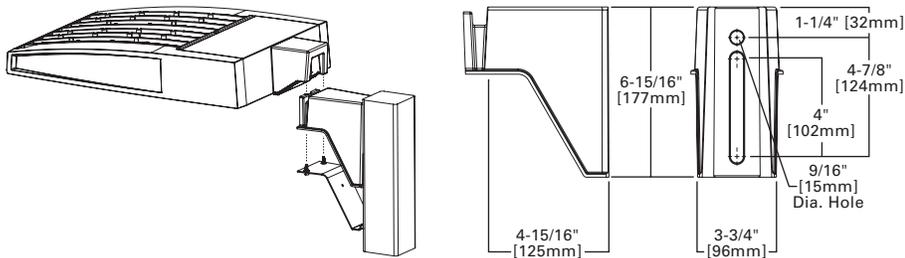
STANDARD WALL MOUNT



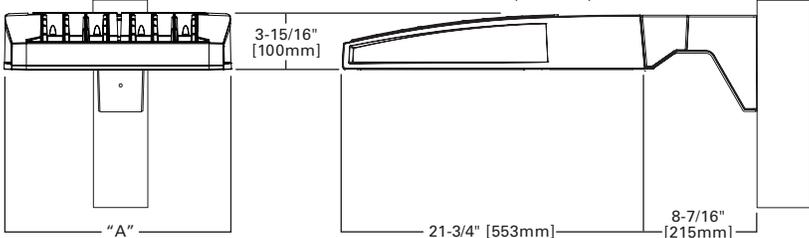
MAST ARM MOUNT



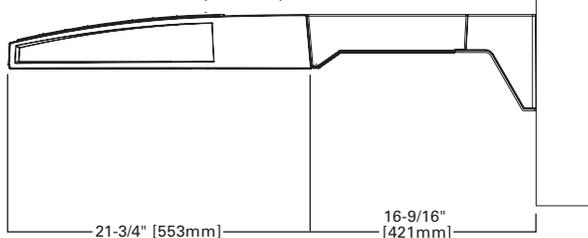
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

DATE: April 8, 2016
TO: Village President Fred Winchowky and Plan Commission Members
FROM: Bruce Kaniewski, Village Planner
RE: Consider Amending Provision of Conditional Use/Lighthouse Lubes Real Estate, LLC

John Theisen of Lighthouse Lubes Real Estate, LLC gained conditional use approval in July, 2015 to construct a combination quick lube facility and coffee shop on property between Waukesha State Bank and Culvers along STH 83. The site of the proposed facility is the same lot as Waukesha State Bank. Dividing the lot for a separate user is not possible because it would be too small, too narrow and very irregularly shaped to conform to the B-2 zoning district standards, and would create setback non-conformances with the existing bank site.

The solution to allow Lighthouse to construct their building was to create a condominium ownership of the entire lot. To make sure the site was unified under condominium ownership, a condition of approval states that:

“In addition, the Condominium Plat shall indicate the full use of all parking spaces and drive aisles across the entire property by any user or customer on the entire property.”

The approved site plan shows an interconnection between the bank and Lighthouse parking areas. Please see the full Conditional Use Resolution, attached.

Now, the bank is objecting to the shared parking requirement. Mr. Theisen asks the Village assistance to remove the provision, but has stated the bank does not have an issue with the shared connection.

Recommendation

The Lighthouse site plan provides for an adequate amount of parking spaces to conform to on-site parking standards, so shared parking is not necessarily needed. On the other hand, when parking lots are connected there is always the tendency for customers to park across ownership lines. The Village supports shared parking, and staff views shared parking in this instance to benefit both users, especially if the bank has a special event.

Mr. Keith Van De Laarschot representing Waukesha State Bank was an active participant with internal meetings leading up to approval and was provided a copy of my background report and recommendation to the Commission. While I support Mr. Theisen’s request, I feel the Village is due an explanation of the change in the bank’s position. If the Commission determines to proceed with amending the provision, I suggest a statement that the interconnection between parking lots remains in place. Staff’s position is that the interconnection is very important for proper internal and external traffic flow.

To amend the provision and the original Conditional Use approval, Mr. Theisen will need to submit an application to amend the Conditional Use. That could occur at the May meeting.

I appreciate your direction.

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Jr., Village Clerk (via email)
Joe Hankovich, Supervisor of Inspections/Zoning Administrator (via email)
Kevin Schmidt, Police Chief (via email)
Mark Blum, Village Attorney (via email)
John Theisen, Lighthouse Lubes (via email)
Keith Van De Laarschot, Waukesha State Bank (via email)

RESOLUTION 2015-31

**CONDITIONAL USE PERMIT
FOR THE CONSTRUCTION OF AN OIL CHANGE FACILITY AND DRIVE-UP WINDOW,
JOHN THEISEN, LIGHTHOUSE LUBES REAL ESTATE LLC,
MARSH VIEW DRIVE, MUKV1962990002**

WHEREAS, pursuant to Section 100-352 of the Zoning Code, an application for a conditional use permit has been filed for approval of the construction of an oil change facility and drive-up window in the Village of Mukwonago, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, after proper notice pursuant to the Village of Mukwonago Zoning Code, a public hearing was noticed in the official newspaper as a Class II notice, and with notice being mailed at least ten (10) days prior to the date of such public hearing to the owners of record of the properties situated within 300 feet of the boundaries of the properties affected, a public hearing was held on June 14, 2015, and

WHEREAS, these preliminary plans have been reviewed and recommended by the Village Plan Commission, and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the preliminary plans for the construction of an oil change facility and drive-up window submitted by John Theisen, Lighthouse Lubes Real Estate LLC, based upon the plans submitted to the Village and the public hearing conducted on this matter and for the following reasons:

1. Such use and/or structures are in accordance with the purpose and intent of the zoning district in which it is located.
2. Such use and/or structures are found to be not hazardous, offensive or adverse to the environment or value of the neighborhood and community.

NOW, THEREFORE, BE IT FURTHER RESOLVED this conditional use permit shall be subject to the following conditions:

1. The Conditional Uses for an oil change facility and drive-up window for a coffee shop/restaurant shall be granted to Lighthouse Lubes Real Estate, LLC (Applicant) and Waukesha State Bank as the property owner. Applicant shall be the developer of the project; although after completion of the development in accordance with the provisions of Section 100-354 (e) (4) of the Zoning Ordinance as a "conditional use permit in good standing," applicant may transfer ownership.
2. Prior to the start of any site construction or issuance of any required building permits, Waukesha State Bank shall provide the Village of Mukwonago Zoning Administrator with a copy of the recorded Condominium Plat, along with any terms and restrictions of the plat. Said Condominium Plat shall prohibit any division of the land by a Plat of Subdivision or a Certified Survey Map, except with an amendment of this Conditional Use approval. In addition, the Condominium Plat shall indicate the full use of all parking spaces and drive aisles across the entire property by any user or customer of the businesses on the entire property.
3. Development of the property shall be consistent with the base plans submitted for the proposal prepared by Renner Architects, dated June 30, 2015; except no site construction or issuance of any required building permits shall occur until all final plans receive written approval of the Supervisor of Inspections/Zoning Administrator, Fire Chief, Village Planner and Village Engineer, subject to the terms and conditions of Site

Plan and Architectural Plan approval. The terms and conditions of Site Plan and Architectural Plan approval shall be incorporated by reference.

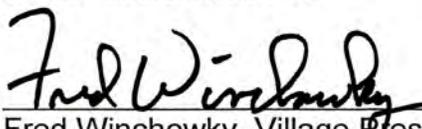
4. Prior to the start of any site construction or issuance of any required building permits, applicant shall submit to the Zoning Administrator a recorded copy of the cross access easement with the property owner to the south. Prior to recording, the location of the cross access easement shall be approved by the Village Planner, and the cross access easement document shall be approved by the Village Attorney.
5. The interior of the coffee shop/restaurant with approval of the Conditional Use for drive-thru service shall be constructed with a layout consistent with the floor plan incorporated with the submitted plans dated June 30, 2015. Applicant stated intent is to lease the subject space to a coffee shop that serves a variety of coffees, other non-alcoholic drinks and on-site and off-site prepared breakfast, snack and sandwich type foods in a fast food setting. Should applicant lease to a restaurant that does not have a main coffee theme, the subject space may be occupied by a restaurant if the restaurant maintains the submitted floor plan, maintains the drive-thru window and lane with the minimum of six queuing spaces behind the menu board, and does not exceed a combination of 81 interior and exterior seats. Should a restaurant propose to locate in the subject space that does not meet the criteria just stated, nothing in these terms and conditions shall prevent the applicant or assigns to request a new Conditional Use.
6. Applicant and assigns shall maintain the building at all times consistent with the submitted plans, and shall maintain the entire property clear of trash, rubbish and debris at all times. Applicant shall place aesthetically looking trash containers throughout the site with location and design of the containers subject to the approval of the Zoning Administrator. No outdoor display or sales shall be allowed.
7. A Village maintained water main exists under the site within a 20 foot easement. With approval, applicant and property owner acknowledges if the Village should need to repair or replace a section or the entire length of the water main, the Village shall not be responsible to replace or repair any above ground appurtenance, such as grass, trees and shrubs, drive aisle and parking paving, curb and/or gutter, or sidewalks. Applicant and/or property owner shall replace or repair appurtenance as soon as weather permits.
8. With approval, the Plan Commission and Village Board approve allowance of two principal buildings on one lot.
9. With approval, the Plan Commission confirms the proposal conforms to the standards for approval of a Conditional Use.
10. Approval of the Conditional Uses shall be subject to Village Board approval of rezoning of the entire subject property from B-3, Community Business District, to B-2, General Business District.
11. All hazardous waste shall be disposed of as required by law.

NOW, THEREFORE, BE IT FURTHER RESOLVED the permittee, upon the granting of this Conditional Use Permit, shall agree to accept the same in writing.

Passed and dated this 21st day of July 2015.



VILLAGE OF MUKWONAGO

By: 
Fred Winchowky, Village President

Attest: 
Steven A. Braatz, Jr., Village Clerk

ACCEPTANCE

This conditional use permit is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: Fred Wierzbawky
Owner

Applicant

By: [Signature]
Agent, MEMBER
LIGHTHOUSE WISE
REAL ESTATE, LLC

DATE: April 8, 2016
TO: Village President Fred Winchowky and Plan Commission Members
FROM: Bruce Kaniewski, Village Planner
RE: Consider Amending Sign Code for Industrial Directional Signs

Section 64-20 (d) of the Sign Code regulates the size and placement of off-street directional signs that are typical for drive-thru restaurants. The purpose of the regulations is to allow directional signs that do not complicate and confuse drivers, but have visibility to properly direct customer traffic.

The regulations were written to apply to retail/commercial activities. Supervisor of Inspections/Zoning Administrator Joe Hankovich and I have recently found that several larger industrial sites have different needs to direct traffic. We anticipate a growing concern for directional signage as the Village looks to potentially expand the south side business park. Larger industries often have multiple driveways in and out of their sites. The industries want to quickly direct visitors/customers to the main office entrance and direct truck deliveries and pick-ups to separate areas to alleviate potential conflicts with passenger vehicles. Truck drivers need the directional signs to be visible from a greater distance so as not to turn into the wrong driveway (making it difficult for trucks to back out or turn-around) Therefore, we ask Plan Commission direction to amend the sign code.

The existing regulations are as follows:

(d) *Traffic directional signs, off-street on private property.*

- (1) Off-street traffic directional signs on private property that direct traffic from public right-of-way shall require permits.
- (2) No more than one single-faced or double-faced freestanding off-street traffic directional sign shall be permitted for each driveway.
- (3) The traffic directional sign shall be installed on a durable base of at least 12 inches in height, and at least as wide as the sign. The sign base shall in a color and material consistent with the sign. The traffic directional sign shall not be placed on a pole.
- (4) The traffic directional sign shall not exceed two square feet per side.
- (5) The traffic directional sign shall not exceed three feet in height.
- (6) The traffic directional sign shall be setback a minimum of five feet from any property line and shall be located so as not to impede vehicular or pedestrian traffic flow.
- (7) If a driveway is shared by two or more businesses or other premises the size and height maximums remain as above.
- (8) A traffic directional sign shall not identify any business or organization name, logo or advertising.
- (9) Notwithstanding procedures elsewhere in this chapter 64, any traffic directional sign permit may be approved by the building inspector after approval by the zoning administrator; however, review assistance by the plan commission may be requested.

Recommendation

We suggest for industrial zoned properties, directional signs be allowed to be a maximum of nine (9) square feet, and each sign be allowed to indicate the company name and/or logo not larger than one (1) square foot. If the commission concurs or has other suggested revisions to Section 64-20, we will prepare a draft ordinance for your next meeting for consideration and recommendation to the Village Board.

Section 64-40 of the Sign Code requires Plan Commission recommendation of any amendment, and the Village Board has the option to conduct a public hearing or take immediate action.

Thank you for your direction.

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Village Clerk (via email)
Joe Hankovich, Supervisor of Inspections/Zoning Administrator (via email)
Bob Harley, Codes Official (via email)
Aaron Kramer, Economic Development Intern (via email)