

Village of Mukwonago  
**REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING**  
Notice of Meeting and Agenda  
**Wednesday, April 20, 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 June 25, 2015 regular meeting

4. Public Hearings

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

A. Request by Karen Braun, Waukesha County Department of Public Works, for a variance of ten (10) feet for a portion of the parking lot from the west property line having a setback of zero (0) feet, as opposed to the requirement of a front yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning) for the property located at 1009 CTH NN E, known as MUKV1967998

**Action Item:** Consideration of a variance to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code requested by Karen Braun, Waukesha County Department of Public Works, for the property located at 1009 CTH NN E, known as MUKV1967998 pertaining to the parking lot setback from the west property line

B. Request by Matthew Mehring, Anderson Ashton, Inc., for a variance of 10 feet for a parking lot setback of zero (0) feet from the north property line, as opposed to the requirement of an interior yard setback of 10 feet for greenspace; pursuant to Section 100-152 (d)(2)b., a variance of two (2) feet for a portion of the parking lot from the west property line (Rochester Street) having a setback of eight (8) feet, as opposed to the requirement of a street yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a., and a variance of 10 feet for the dumpster enclosure setback of zero (0) feet from the east property line (Jefferson Street), as opposed to the requirement of a street yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning), for the property located at 214 S. Rochester St., known as MUKV1976123

**Action Item #1:** Consideration of a variance to Section 100-152 (d)(2)b. of the Village of Mukwonago Municipal Code requested by Matthew Mehring, Anderson Ashton, Inc., for the property located at 214 S. Rochester St., known as MUKV1976123 pertaining to the parking lot setback from the north property line

**Action Item #2:** Consideration of a variance to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code requested by Matthew Mehring, Anderson Ashton, Inc., for the property located at 214 S. Rochester St., known as MUKV1976123 pertaining to the parking lot setback from the west property line

**Action Item #3:** Consideration of a variance to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code requested by Matthew Mehring, Anderson Ashton, Inc., for the property located at 214 S. Rochester St., known as MUKV1976123 pertaining to the dumpster enclosure setback from the east property line

## 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 BOARD OF BUILDING AND ZONING APPEALS MEETING Thursday, June 25, 2015**

### **Call to Order**

Acting Chairperson Tarr called the meeting to order at 6:32 p.m.

### **Roll Call**

Members Present: Sarah Szejn  
Dave Makes  
Jack Dexter  
Chris Tarr  
Don Fischer (1<sup>st</sup> Alternate)  
Ken Werner

Also Present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator  
Judith Taubert, Deputy Clerk/Treasurer

### **Minutes**

Motion made by Szejn/Werner to approve the April 30, 2015 regular meeting and May 7, 2015 special meeting minutes. Motion to approve the minutes carried.

### **Public Hearing**

A public hearing to regarding a request for a variance to Section 100-453 (3)b. of the Village of Mukwonago Municipal Code requested by Brett & Jessica Andreshak to allow for the construction of a fence on the property located at 641 Small Farm Rd. known as MUKV1971081 opened at 6:34 p.m.

Steve Lederhaus, S78W25880 National Ave. Vernon, WI, representing the Andreshak family was there to answer any questions the Board members had.

Darlene Johnson, 621 Small Farm Road, read and submitted a letter in favor of the Andreshak's putting up a fence.

Rita Wittig, 1619 Dover Dr., #15, Waukesha, WI, spoke in favor of the fence because of the safety of the children and large dog.

Public hearing closed at 6.39 p.m.

Hankovich explained a variance was needed because of an encroachment into the street yard. He described the fence and stated that the code needs to be changed because it is outdated.

### **Consideration**

Motion by Szejn/Werner to grant a 21 ft variance of the Street Yard to Section 100-453 (3)b. of the Village of Mukwonago Municipal Code requested by Brett & Jessica Andreshak to allow for the construction of a fence on the property located at 641 Small Farm Rd. known as MUKV1971081.

Reasons for granting the variance are:

1. Special circumstances apply.

2. Strict interpretation of the code will result in a hardship and Section 100-453 (3)b. may be obsolete.
3. It does not create economic advantage
4. It is not contrary to public interest
5. The fence submitted does not encroach on the easements.
6. Seven neighbors wrote letters of support for the fence
7. No one appeared against it.
8. The fence will be safer for the family.

The conditions are:

1. The fence will be built in accordance with the plans submitted.
2. The peak of the Coventry Scalloped fence shall not exceed four feet in height.

Motion carried unanimously upon roll call vote.

### **Adjournment**

Meeting adjourned at 6:52 p.m.

Respectfully submitted,

Judith Taubert  
Deputy Clerk-Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO  
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR  
VARIANCE REQUESTED BY KAREN BRAUN, WAUKESHA COUNTY DEPARTMENT OF  
PUBLIC WORKS, FOR THE PROPERTY LOCATED AT 1009 CTH NN E**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Wednesday, April 20, 2016, commencing at 6:30 p.m., to consider the following matter(s):

<b><u>PUBLIC HEARING:</u></b>	<b><u>Variance to Section 100-152 (d)(2)a. of the Municipal Code of the Village of Mukwonago</u></b>
<b>TAX KEY/ADDRESS:</b>	MUKV1967998, 1009 CTH NN E
<b>LEGAL DESCRIPTION:</b>	PT SW1/4 SEC 24 T5N R18E COM SW COR N 742.40 FT S86 11'E 699.50 FT S71 50'E 727.70 FT S70 49'E 256 FT S68 44'E 265.84 FT S21 16'W 24.75 FT THE BGN S68 44'E 2.50 FT S76 20'E 133.20 FT S83 32'E 22.76 FT S6 28'W 120 FT N77 24'W 183.83 FT N18 40'E 120.40 FT TO BGN EX R285/571 0.43 AC R1629/714
<b>OWNER(S):</b>	George Barsamian
<b>APPLICANT:</b>	Karen Braun, Waukesha County Department of Public Works
<b>MATTER:</b>	Applicant seeks a variance of ten (10) feet for a portion of the parking lot from the west property line having a setback of zero (0) feet, as opposed to the requirement of a front yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning).

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk's Office.

Steven A. Braatz, Jr.  
Village Clerk  
Pub: 4/6, 4/13

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

## REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: March 3, 2016

### CONTACTS

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#### Zoning Department

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

#### Planning Department

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

### GUIDELINES

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The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Zoning and Building Appeals of the Village of Mukwonago.

Request for variance applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Board of Zoning and Building Appeals will hold the public hearing. The Board of Zoning and Building Appeals meets on the Thursday after the fourth Tuesday of each month at 6:30 p.m.

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, 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 Board of Zoning and Building Appeals 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 Zoning Administrator  
ATTN: Request for Variance  
PO Box 206  
Mukwonago, WI 53149

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

Email to: [jhankovich@villageofmukwonago.com](mailto:jhankovich@villageofmukwonago.com)

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

### APPLICANT INFORMATION (Full Legal Name)

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Name: Karen Braun, PE Senior Civil Engineer

Company: Waukesha County Department of Public Works

Address: 515 W Moreland Blvd Room 220 city: Waukesha State: WI zip: 53188

Daytime Phone: 262 896-8538

Fax: 262 896-8097

E-Mail: [kbraun@waukeshacounty.gov](mailto:kbraun@waukeshacounty.gov)

**APPLICANT IS REPRESENTED BY (Full Legal Name)**

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Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**ARCHITECT**

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Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**PROFESSIONAL ENGINEER**

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Name: Ed Hinrichs, PE Senior Civil Engineer (CTH NN Design Project Manager)

Company: Waukesha County Department of Public Works

Address: 515 W Moreland Blvd Room 220 City: Waukesha State: WI Zip: 53188

Daytime Phone: 262 548-7745 Fax: 262 896-8097

E-Mail: ehinrichs@waukeshacounty.gov

**REGISTERED SURVEYOR**

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Name: Jason Mayer, PLS (CTH NN Project Surveyor)

Company: Waukesha County Department of Public Works

Address: 515 W Moreland Blvd Room 220 City: Waukesha State: WI Zip: 53188

Daytime Phone: 262 548-7749 Fax: 262 896-8097

E-Mail: jmayer@waukeshacounty.gov

**CONTRACTOR**

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Name: Pending

Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**PROPERTY AND PROJECT INFORMATION**

Present Zoning: B2 Tax Key No(s): MUKV 1967-998

Address/Location: 1009 County Road NN E Mukwonago WI 53149

A. I/We request a conditional use permit for:

Parking within the required setback  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. The property is presently used as:

Chiropractic Clinic  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Name of Architect, Professional Engineer, or Contractor: Waukesha County Department of Public Works

D. Project Timetable: Start Date: Spring 2016 Completion Date: Fall 2016

E. All of the Proposed Use(s) of the property will be:

Principal Use Chiropractic Clinic  
\_\_\_\_\_

Secondary Use N/A  
\_\_\_\_\_

Accessory Use N/A  
\_\_\_\_\_

F. I/We represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold. Length of Lease: \_\_\_\_\_
- Contractual. Nature of contract: \_\_\_\_\_
- Other. Please explain

Waukesha County is a Government Agency which is using its power of eminent domain to acquire right of way at this property  
for the reconstruction and improvement of CTH NN.

## PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

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

If your application for a building permit is denied by the Inspection Department, you have the option to apply for a variance. Requesting a variance requires appearing before the Board of Zoning and Building Appeals and explaining why you should not be expected to comply with Village zoning regulations. You will be required to prove practical difficulty or unnecessary hardship. The fee to appear before the board is nonrefundable.

The Board of Zoning and Building Appeals (Board) is a group of five citizens appointed to listen to members of the public who want to appeal the rules of the Municipal Zoning Code (Chapter 100). The Board will receive a packet of information about your appeal in addition to listening to you and your neighbors' comments at a public meeting. Also, the Board may request assistance from other Village officers, departments, commissions, and boards in making its decision.

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

- Completed application for building permit (separate application)
- Completed application form including the procedural checklist and justification of requested variance.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

### Required site drawings and other information:

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)
- Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com).
- Any additional information as determined by Village staff.

### DO NOT MAIL ANY ADDITIONAL MATERIAL OR INFORMATION DIRECTLY TO OR CALL MEMBERS OF THE BOARD.

Save the additional material and information you have for the Board until the meeting, or you may mail it to staff prior to the meeting. Staff will enter your additional information and material into the public record and forward it to the Board.

After you apply for the variance and before the meeting occurs, notice of your request will be published in two editions of the Mukwonago Chief, and neighboring property owners within 300 feet of your property will receive notice of your appeal.

Also during this time, board members may choose to drive by or visit your property to gather information that may influence their decision regarding your requested variance.

## VARIANCE STANDARDS

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*Variations are not granted routinely. The application for a variance must clearly show the Board of Building and Zoning Appeals that the three Wisconsin State Statutory Standards that govern granting a variance will be met.*

Unnecessary Hardship: A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

**The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not which affects all parcel similarly.** Generally, hardships arise because of some unique property limitation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

**Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.**

**PETITION FOR VARIANCE**

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**TO THE ZONING BOARD OF APPEALS**

The petition of Waukesha county Department of Public Works respectfully shows:

1. This petition is made pursuant to the ordinance of the Village of Mukwonago and pertaining to the functions, duties, and powers of the Board of Building and Zoning Appeals.

2. The petitioner is appealing for:

Allow the continued use of the parking lot for this property within the front yard setback area after the acquisition of land by the County.

This variance is needed due to a hardship created by the public acquisition of right of way from the owner for the reconstruction of

This Hardship is being created by a government action and not by the owner or his use of the property.

3. Petitioner requests a variation as follows:

Allow the owner to continue to utilize the existing parking lot after the right of way acquisition by the County. The parking lot will

Be located within the front yard setback after the land is purchased by the county, but will remain on the owners property.

This variance will not expand, move or change the existing parking lot.

4. Petitioner has attached hereto a survey of the premises.  Yes  No

5. The present zoning classification of the described real estate is B2

6. The names of the owners of said property are as follows:

George Barsamian

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7. Petitioner further respectfully represents that to permit the variance aforesaid would not be contrary to the public interest, or in any way be detrimental to the neighborhood or the neighbors; that to refuse to permit such a variance would cause to the petitioner practical difficulty or unnecessary hardship; and that the use of the premises for the purposes herein prayed would do substantial justice, would be in keeping with the spirit of the Village of Mukwonago and the immediate neighborhood.

**ITEMS REQUIRED TO BE SUBMITTED (If not applicable, mark N/A)**

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)

**APPLICATION FOR VARIANCE (Please fill out ALL of the questions.)**

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**A. Describe what you are building, the proposed dimensions, and what are the proposed setbacks:**

This variance request does not include the construction or modification of any existing improvements. Waukesha County is purchasing a strip of right of way from the owner along his frontage varying in width from approximately 15 feet at the west property line to 12 feet at the east property line totaling 0.055 acres. This purchase of land will result in the right of way line moving to the northerly edge of the existing parking lot and causing it to encroach in the required front yard setback. The project has been designed to accommodate for the proximity of the parking to the right of way by shifting the location of the sidewalk to create a grass terrace area in the right of way between the parking lot and the walk for separation and safety.

**B. Describe the exceptional or extraordinary circumstances or conditions that apply to your property that do not apply to surrounding properties:**

The acquisition of lands by the County for the widening of the highway is creating a hardship specific to this property. The owner currently has a legal functional parking lot, but the government purchase of the right of way will result in the need for a variance.

The government action (eminent domain acquisition of his lands) is causing the need for this variance.

Waukesha County has added design elements to allow the parking area to safely exist at the current location within the setback safely. Design elements include a shift to the north of the sidewalk and an increased grass terrace area between the walk and the existing parking lot

**C. Describe the hardship (s) that would result if the Variance is not granted:**

If the variance is not granted, the owner will lose necessary parking spaces and need to reconfigure the property to replace them.

The owner will need to remove landscape, mature trees and green space to create additional parking.

There will be significant costs to the public (tax payers) for the site reconfiguration since this is being required by a public project.

The addition of parking areas outside of the current footprint would increase impervious areas at this site.

**D. Describe how the variance would not have adverse affects on surrounding lands:**

This variance will not include any new or increased parking areas and will not result in any change in the use of this property. The variance allows for the continued use of the site after the impact of a public right of way acquisition. The county has designed improvements to accommodate the continued use of the parking lot in the current location without impacting the safety and function of the highway improvements. The continued use of the parking lot within the setbacks would allow this site to remain intact and functioning after the Public project is complete and avoid a hardship to this impacted property owner.

**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)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature - Applicant

\_\_\_\_\_  
Name & Title (PRINT)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature - Property Owner

\_\_\_\_\_  
Name & Title (PRINT)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature – Applicant's Representative

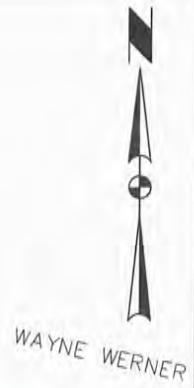
Karen Braun, PE Senior Civil Engineer Waukesha County  
\_\_\_\_\_  
Name & Title (PRINT)

3/2/16  
\_\_\_\_\_  
Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
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	

WEL D OBERTHALER &  
S F OBERTHALER

LOUIS S ANICH JR



152

153

154

EXISTING R/W

CTH NN

CONC. SIDEWALK

PROPOSED R/W

GEORGE BARSAMIAN  
MUKV1967998  
1009 CTH NN

EXISTING  
GRAVEL  
PARKING  
AREA

EXIST.  
BLDG

40.0'

3.0'

5.5'

5.0'

36.1'

33.3'

29.9'

22.4'

20.5'

28.8'

PROJECT NO: 14-2819(4)	HWY: CTH NN	COUNTY: WAUKESHA	1009 CTH NN	
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Tax Key:  3/2/2016 10:58:02 AM

MUKV1967998

WAUKESHA COUNTY

Tax Year:  2015

VILLAGE OF MUKWONAGO

**OWNER NAME AND MAILING ADDRESS**

GEORGE BARSAMIAN  
 1009 COUNTY ROAD NN E  
 MUKWONAGO, WI 53149-1017

**PROPERTY ADDRESS**

1009 COUNTY ROAD NN E



**LEGAL DESCRIPTION**

PT SW1/4 SEC 24 T5N R18E COM SW COR N 742.40 FT S86 11'E 699.50 FT S71 50'E 727.70 FT S70 49'E 256 FT S68 44'E 265.84 FT S21 16'W 24.75 FT THE BGN S68 44'E 2.50 FT S76 20'E 133.20 FT S83 32'E 22.76 FT S6 28'W 120 FT N77 24'W 183.83 FT N18 40'E 120.40 FT TO BGN EX R285/571 0.43 AC R1629/714

**PROPERTY DESCRIPTION**

Assessment Year:	2015	Active for Assessment Year:	YES
First Roll Year:		Retired Roll Year:	
Assessed with Others:	NO	Referral:	NO
Burial Site:	NO		

**ASSESSMENT INFORMATION**

Assessed By:	LOCAL	Assessment Type:	FULL
Board of Review Date:	7/23/2015		

**PROPERTY VALUES**

Property Class	Acres	Land	Improvement	Total
COMMERCIAL, MERCANTILE	0.436	\$73,100.00	\$110,900.00	\$184,000.00
<b>Total:</b>	<b>0.436</b>	<b>\$73,100.00</b>	<b>\$110,900.00</b>	<b>\$184,000.00</b>

**DISTRICTS**

District Type	District Name	DOR Code
VILLAGE	VILLAGE OF MUKWONAGO	153
SCHOOL	MUKWONAGO SCHOOL 3822	3822
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistency in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Tax Listing or Tax Bill information, please contact the Real Property Tax Listing Division at (262) 548-7597 or [taxlisting@waukeshacounty.gov](mailto:taxlisting@waukeshacounty.gov). For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

**For all GIS related issues, please contact Waukesha County Land Information Systems at [landinformation@waukeshacounty.gov](mailto:landinformation@waukeshacounty.gov).**

The following browsers are supported: This page run 3/2/2016 10:58:02 AM.

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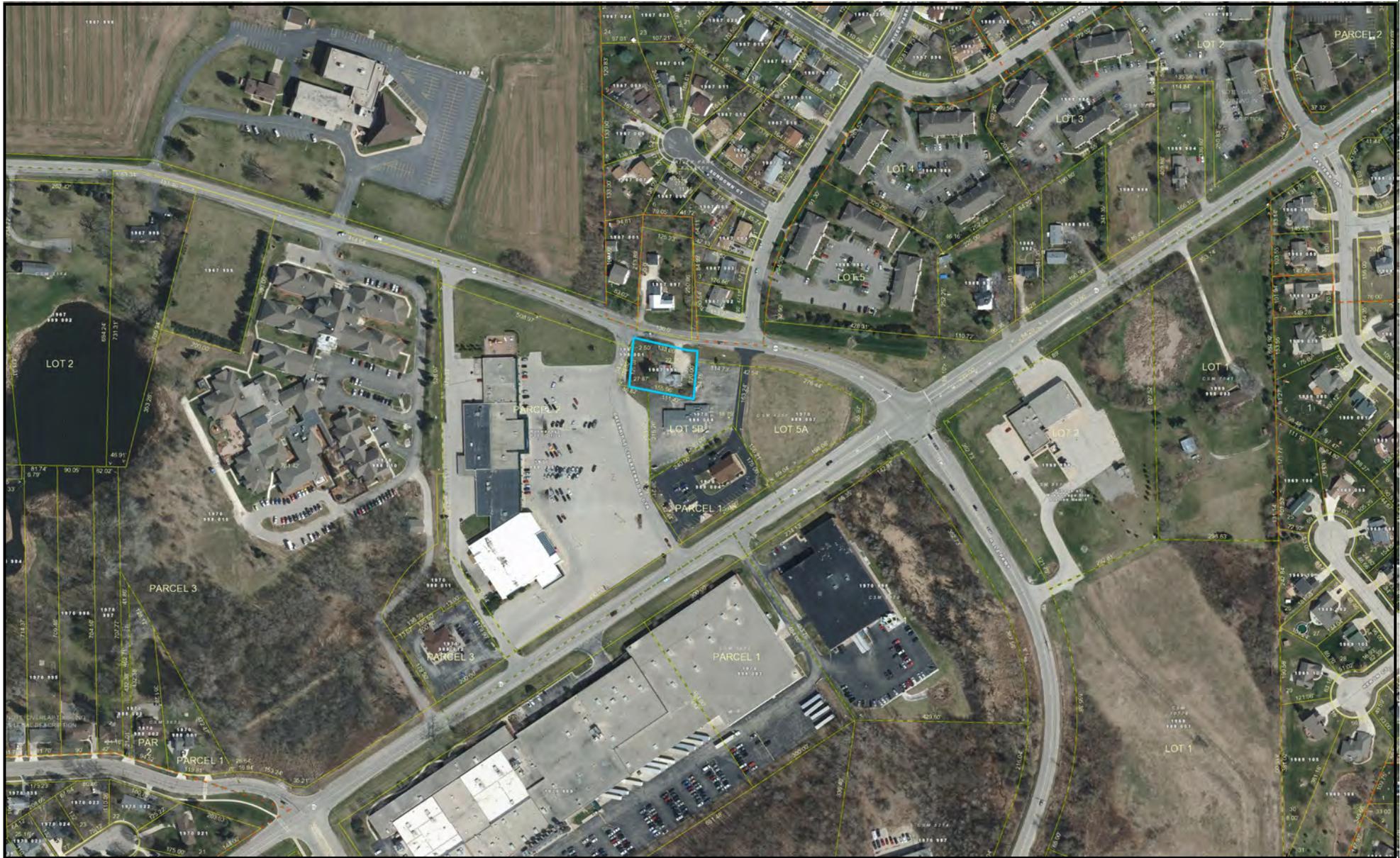
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**Notes:**

Printed: 3/2/2016





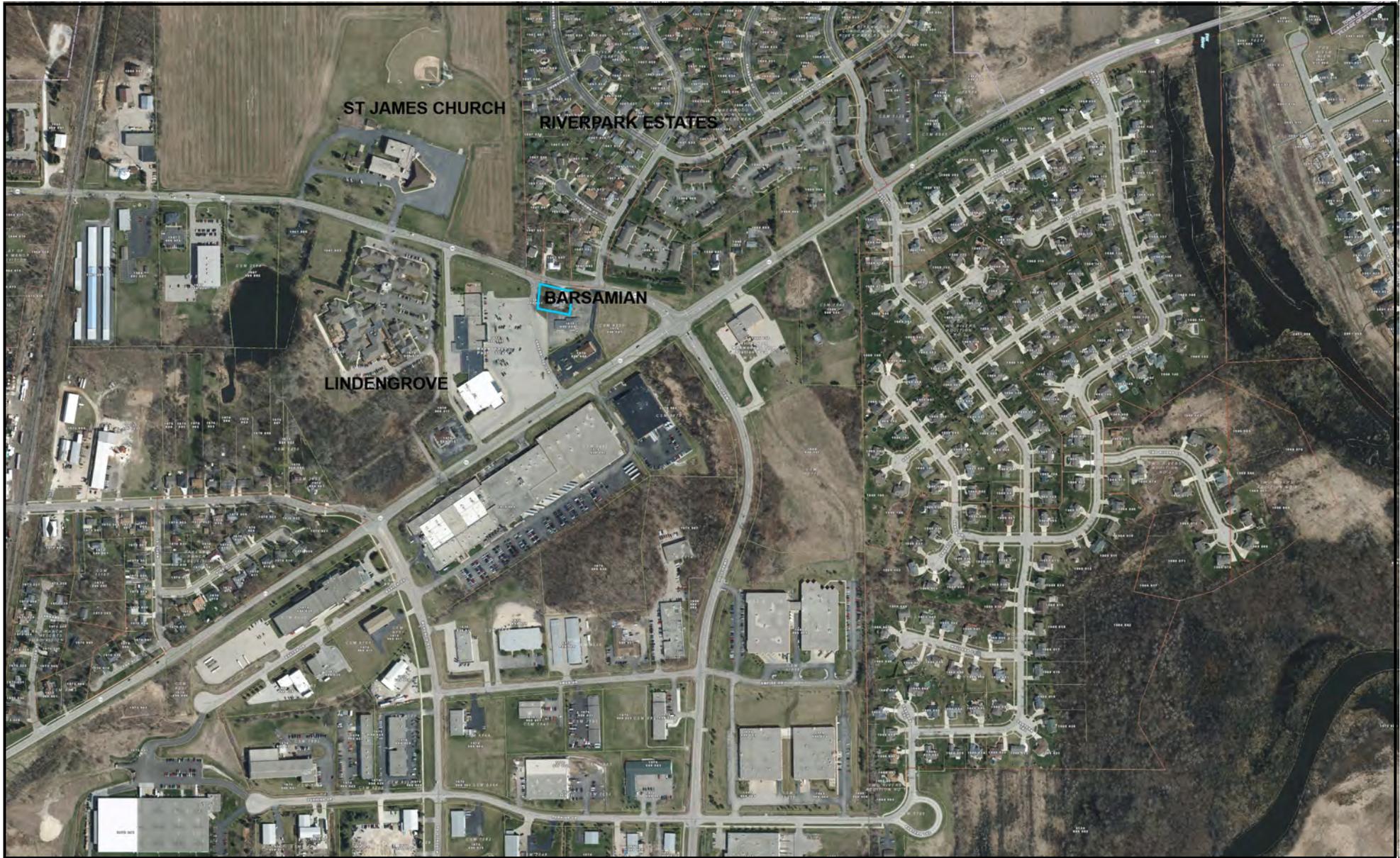
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The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**

Printed: 3/2/2016





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**Notes:**

Printed: 3/2/2016





PROPOSED RIGHT OF WAY

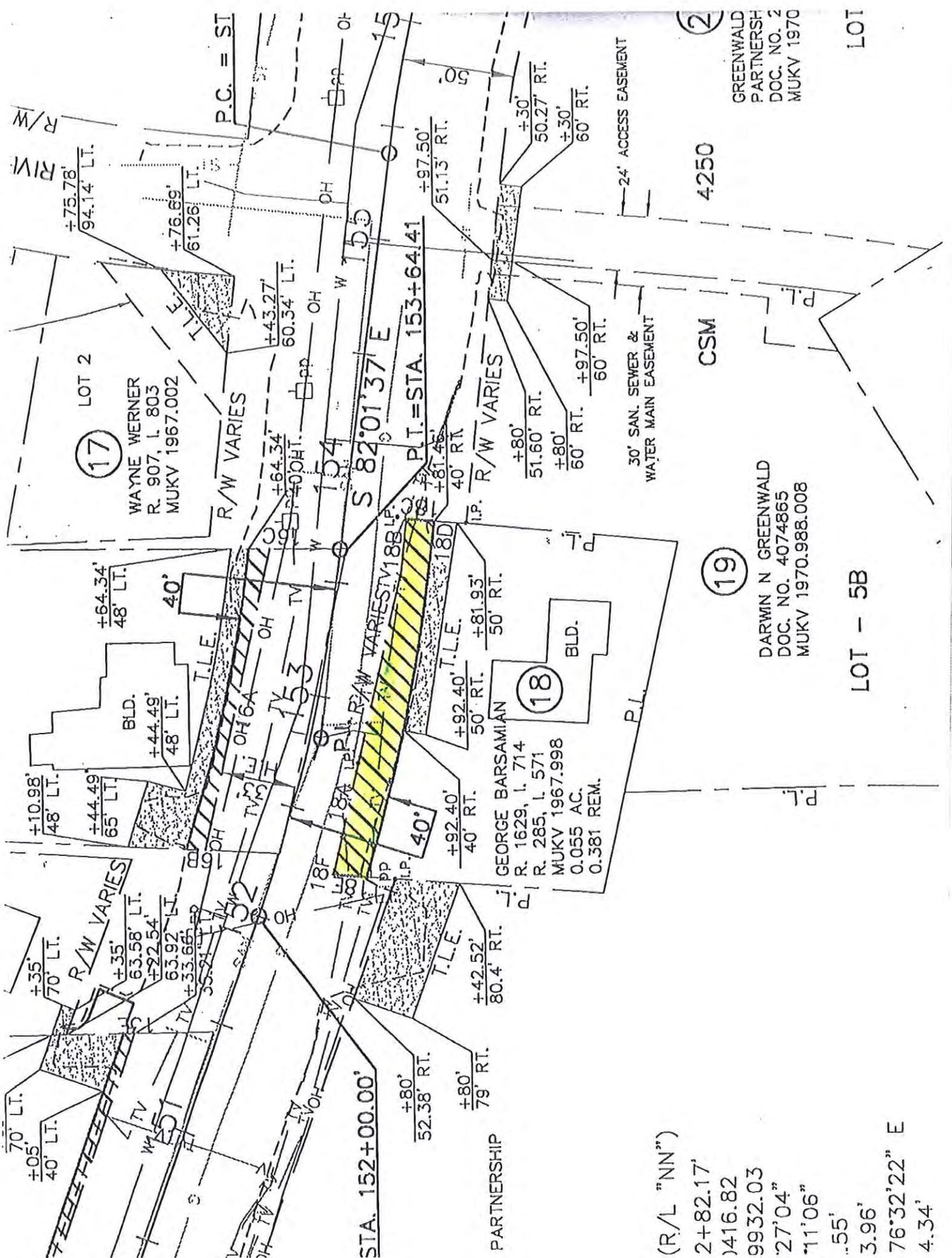
1009 County Road NN East  
Front View looking South from CTH NN to existing parking lot area



PROPOSED RIGHT OF WAY

1009 County Road NN East  
View looking West along CTH NN at existing frontage





17  
 LOT 2  
 WAYNE WERNER  
 R. 907, L. 803  
 MUKV 1967.002

18  
 GEORGE BARSAMIAN  
 R. 1629, L. 714  
 MUKV 1967.998  
 0.055 AC.  
 0.381 REM.

19  
 DARWIN N GREENWALD  
 DOC. NO. 4074865  
 MUKV 1970.988.008

2  
 GREENWALD  
 PARTNERSH  
 DOC. NO. 2  
 MUKV 1970

(R/L "NN")  
 2+82.17'  
 )416.82'  
 9932.03'  
 '27'04"  
 '11'06"  
 .55'  
 3.96'  
 76'32'22" E  
 4.34'

LOT - 5B

LOT

4250

CSM

30' SAN. SEWER &  
 WATER MAIN EASEMENT

24' ACCESS EASEMENT

S 82°01'37" E  
 P.L.T.=STA. 153+64.41

STA. 152+00.00'  
 +80' RT.  
 52.38' RT.  
 +80' RT.  
 79' RT.

PARTNERSHIP

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 R/W  
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 94.14' LT.

+76.69'  
 61.26' LT.

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**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO  
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR  
VARIANCES REQUESTED BY MATTHEW MEHRING, ANDERSON ASHTON, INC., FOR  
THE PROPERTY LOCATED AT 214 SOUTH ROCHESTER STREET**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Wednesday, April 20, 2016, commencing at 6:30 p.m., to consider the following matter(s):

<b><u>PUBLIC HEARING:</u></b>	<b><u>Variance to Section 100-152 (d)(2)b., variances to Section 100-152 (d)(2)a. of the Municipal Code of the Village of Mukwonago</u></b>
<b>TAX KEY/ADDRESS:</b>	MUKV1976123, 214 S. Rochester St.
<b>LEGAL DESCRIPTION:</b>	LOT 4 BLK 3 ASSESSORS PLAT NO 1 OF THE VILLAGE OF MUKWONAGO PT NE1/4 & SE1/4 SEC 26 T5N R18E 0.284 AC DOC# 3387386
<b>OWNER(S):</b>	ALC Commercial Properties LLC
<b>APPLICANT:</b>	Matthew Mehring, Anderson Ashton, Inc.
<b>MATTER:</b>	Applicant seeks a variance of 10 feet for a parking lot setback of zero (0) feet from the north property line, as opposed to the requirement of an interior yard setback of 10 feet for greenspace; pursuant to Section 100-152 (d)(2)b. of the Village of Mukwonago Municipal Code (Zoning). Applicant seeks a variance of two (2) feet for a portion of the parking lot from the west property line (Rochester Street) having a setback of eight (8) feet, as opposed to the requirement of a street yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning). Applicant seeks a variance of 10 feet for the dumpster enclosure setback of zero (0) feet from the east property line (Jefferson Street), as opposed to the requirement of a street yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning).

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk's Office.

Steven A. Braatz, Jr.  
Village Clerk  
Pub: 4/6, 4/13

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 REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: 3-15-16

### CONTACTS

---

#### Zoning Department

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

#### Planning Department

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

### GUIDELINES

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The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Zoning and Building Appeals of the Village of Mukwonago.

Request for variance applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Board of Zoning and Building Appeals will hold the public hearing. The Board of Zoning and Building Appeals meets on the Thursday after the fourth Tuesday of each month at 6:30 p.m.

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, 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 Board of Zoning and Building Appeals 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 Zoning Administrator  
ATTN: Request for Variance  
PO Box 206  
Mukwonago, WI 53149  
Deliver to: Village Clerk's Office  
440 River Crest Court  
Email to: [jhankovich@villageofmukwonago.com](mailto:jhankovich@villageofmukwonago.com)

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

### APPLICANT INFORMATION (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](mailto: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 AND PROJECT INFORMATION**

Present Zoning: B2 Tax Key No(s): MUKV1976123

Address/Location: 214 S. Rochester Steet

A. I/We request a conditional use permit for:

We are requesting a change to the paving setback on the north property line .  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. The property is presently used as:

Existing structure is being used as a retail tenant space. The structure is currently non-conforming to setback requirements and is over the property line in several areas (per survey provided).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Name of Architect, Professional Engineer, or Contractor: Anderson Ashton Inc.

D. Project Timetable: Start Date: 7/1/16 Completion Date: 1/1/16

E. All of the Proposed Use(s) of the property will be:

Principal Use Medical office  
\_\_\_\_\_  
\_\_\_\_\_  
Secondary Use \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Accessory Use \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. I/We represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold. Length of Lease: \_\_\_\_\_
- Contractual. Nature of contract: \_\_\_\_\_
- Other. Please explain  
\_\_\_\_\_  
\_\_\_\_\_

## PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

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

If your application for a building permit is denied by the Inspection Department, you have the option to apply for a variance. Requesting a variance requires appearing before the Board of Zoning and Building Appeals and explaining why you should not be expected to comply with Village zoning regulations. You will be required to prove practical difficulty or unnecessary hardship. The fee to appear before the board is nonrefundable.

The Board of Zoning and Building Appeals (Board) is a group of five citizens appointed to listen to members of the public who want to appeal the rules of the Municipal Zoning Code (Chapter 100). The Board will receive a packet of information about your appeal in addition to listening to you and your neighbors' comments at a public meeting. Also, the Board may request assistance from other Village officers, departments, commissions, and boards in making its decision.

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

- Completed application for building permit (separate application)
- Completed application form including the procedural checklist and justification of requested variance.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

### Required site drawings and other information:

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)
- Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com).
- Any additional information as determined by Village staff.

### DO NOT MAIL ANY ADDITIONAL MATERIAL OR INFORMATION DIRECTLY TO OR CALL MEMBERS OF THE BOARD.

Save the additional material and information you have for the Board until the meeting, or you may mail it to staff prior to the meeting. Staff will enter your additional information and material into the public record and forward it to the Board.

After you apply for the variance and before the meeting occurs, notice of your request will be published in two editions of the Mukwonago Chief, and neighboring property owners within 300 feet of your property will receive notice of your appeal.

Also during this time, board members may choose to drive by or visit your property to gather information that may influence their decision regarding your requested variance.

## VARIANCE STANDARDS

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***Variances are not granted routinely. The application for a variance must clearly show the Board of Building and Zoning Appeals that the three Wisconsin State Statutory Standards that govern granting a variance will be met.***

Unnecessary Hardship: A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

**The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not which affects all parcel similarly.** Generally, hardships arise because of some unique property limitation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

**Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.**

**PETITION FOR VARIANCE**

---

**TO THE ZONING BOARD OF APPEALS**

The petition of Matthew Mehring respectfully shows:

1. This petition is made pursuant to the ordinance of the Village of Mukwonago and pertaining to the functions, duties, and powers of the Board of Building and Zoning Appeals.

2. The petitioner is appealing for:

We are requesting a change to the paving setback on the north property line .  
\_\_\_\_\_  
\_\_\_\_\_

3. Petitioner requests a variation as follows:

We are requesting a change to the paving setback on the north property line .  
\_\_\_\_\_  
\_\_\_\_\_

4. Petitioner has attached hereto a survey of the premises.  Yes  No

5. The present zoning classification of the described real estate is B-2

6. The names of the owners of said property are as follows:

Jennifer Wagner-Pieper (managing member)  
\_\_\_\_\_

7. Petitioner further respectfully represents that to permit the variance aforesaid would not be contrary to the public interest, or in any way be detrimental to the neighborhood or the neighbors; that to refuse to permit such a variance would cause to the petitioner practical difficulty or unnecessary hardship; and that the use of the premises for the purposes herein prayed would do substantial justice, would be in keeping with the spirit of the Village of Mukwonago and the immediate neighborhood.

**ITEMS REQUIRED TO BE SUBMITTED** *(If not applicable, mark N/A)*

- Survey of the property
- Map/picture of the property
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- Drainage plan
- Floor plan (1/4" Scale)
- Elevations (front and sides)

**APPLICATION FOR VARIANCE (Please fill out ALL of the questions.)**

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**A. Describe what you are building, the proposed dimensions, and what are the proposed setbacks:**

The new building will be 3,066 square feet and will comply with all building setback requirements in the B-2 zoning.

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**B. Describe the exceptional or extraordinary circumstances or conditions that apply to your property that do not apply to surrounding properties:**

We are requesting this variance in order to fit the number of parking stalls we require. We believe that we will improve this parcel considering how out of compliance the existing structure is.

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**C. Describe the hardship (s) that would result if the Variance is not granted:**

If we would not receive the variance the project would not have the required parking stalls and would not be viable. If we proceed on this parcel without the proposed parking we would cause problems with neighbors considering the limited parking in the area.

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**D. Describe how the variance would not have adverse affects on surrounding lands:**

We would add parking to this parcel and would limit the parking problems that exist with the neighbors.

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## 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).*



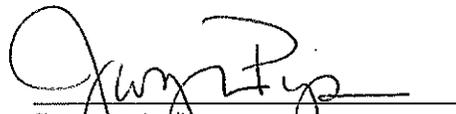
Signature - Property Owner

Matthew Mehring - Pres.

Name & Title (PRINT)

3/15/16

Date



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

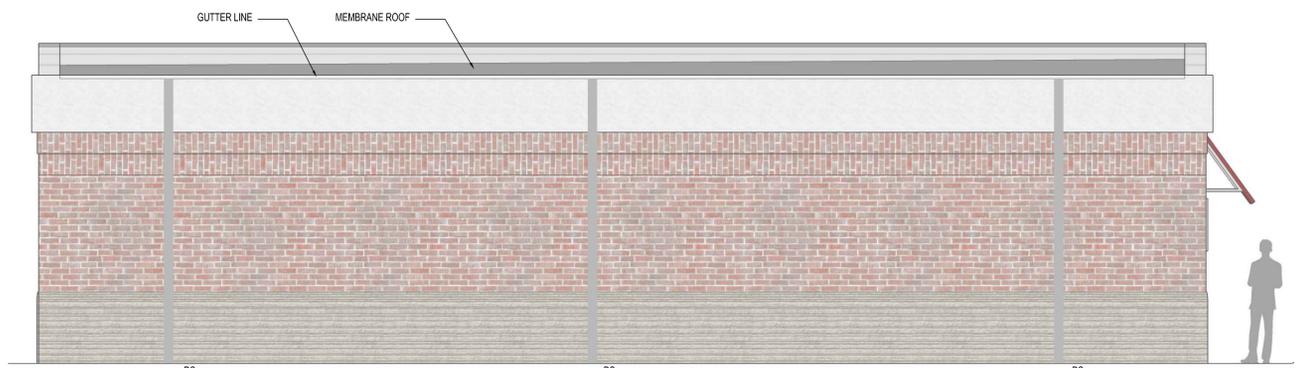
FOR OFFICE USE ONLY	
Date Paid 3/15/16	Receipt # 4936-677
Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Board of Zoning and Building Appeals Disposition	



**WEST ELEVATION**

1/4" = 1'-0"

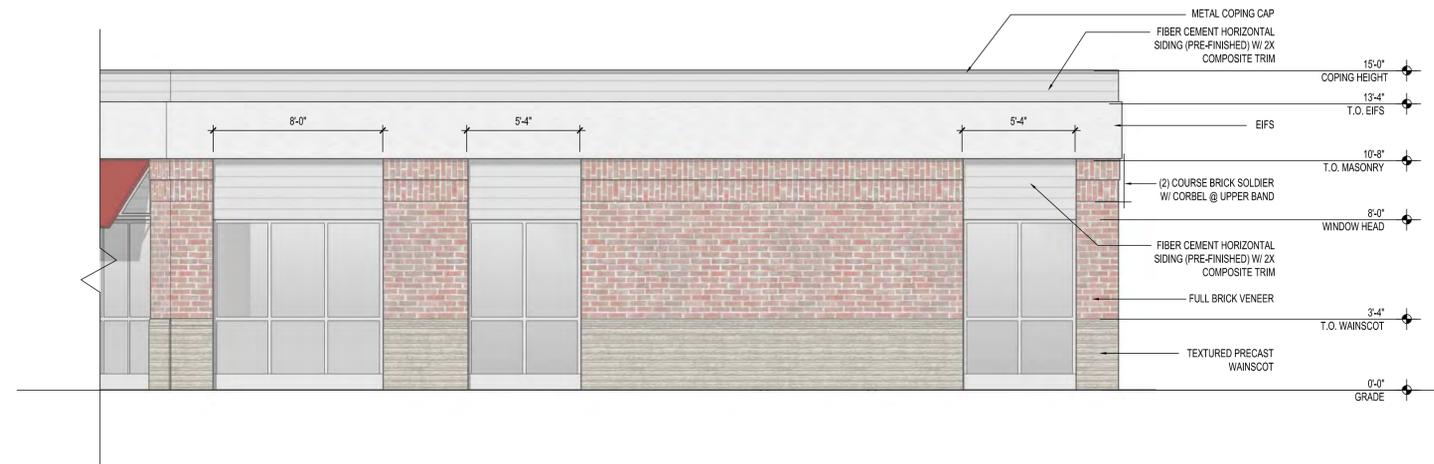
4  
A2.1



**EAST ELEVATION**

1/4" = 1'-0"

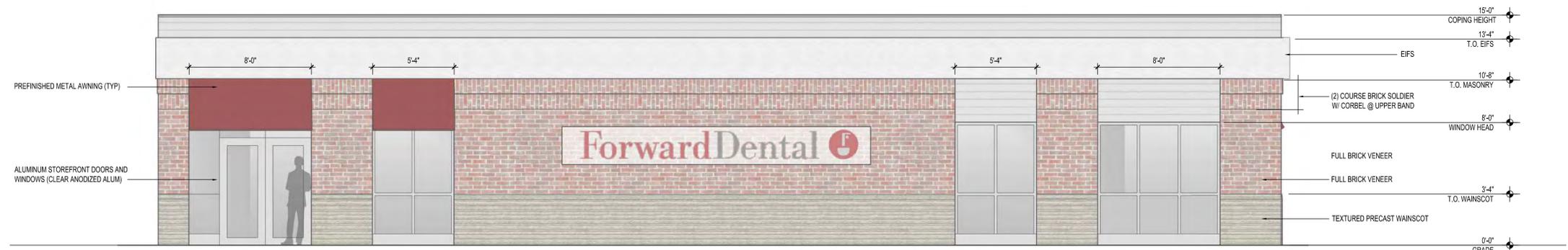
3  
A2.1



**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

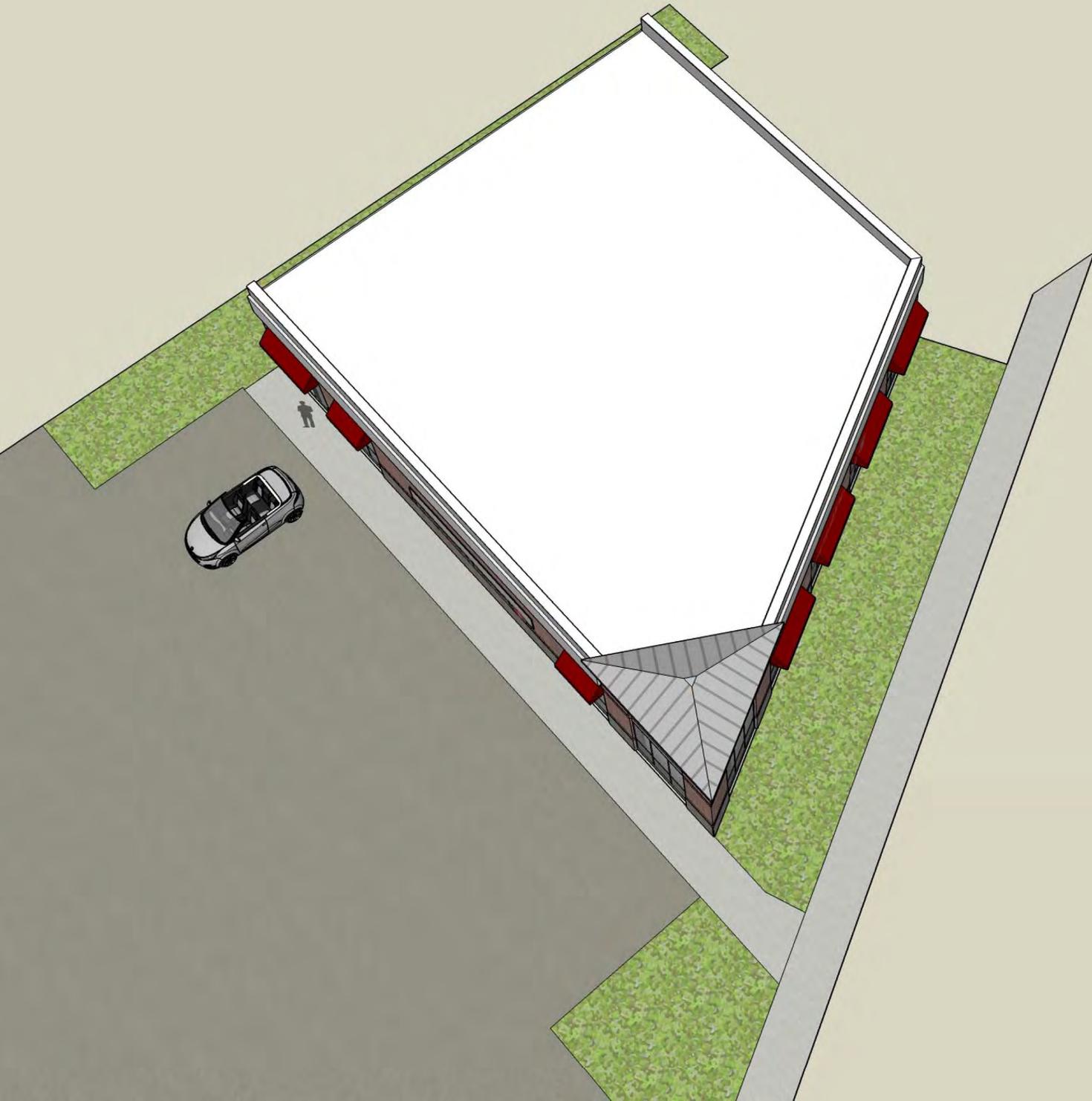


Wisconsin Registered Contractor  
ID #: 1048911 WI Dept of Commerce

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**

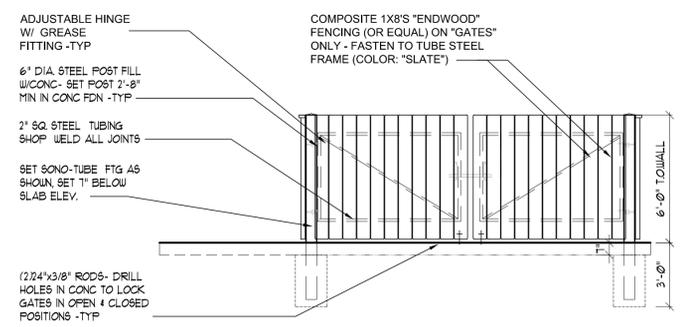
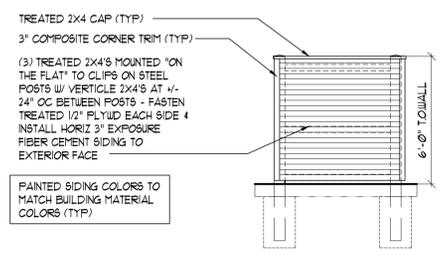
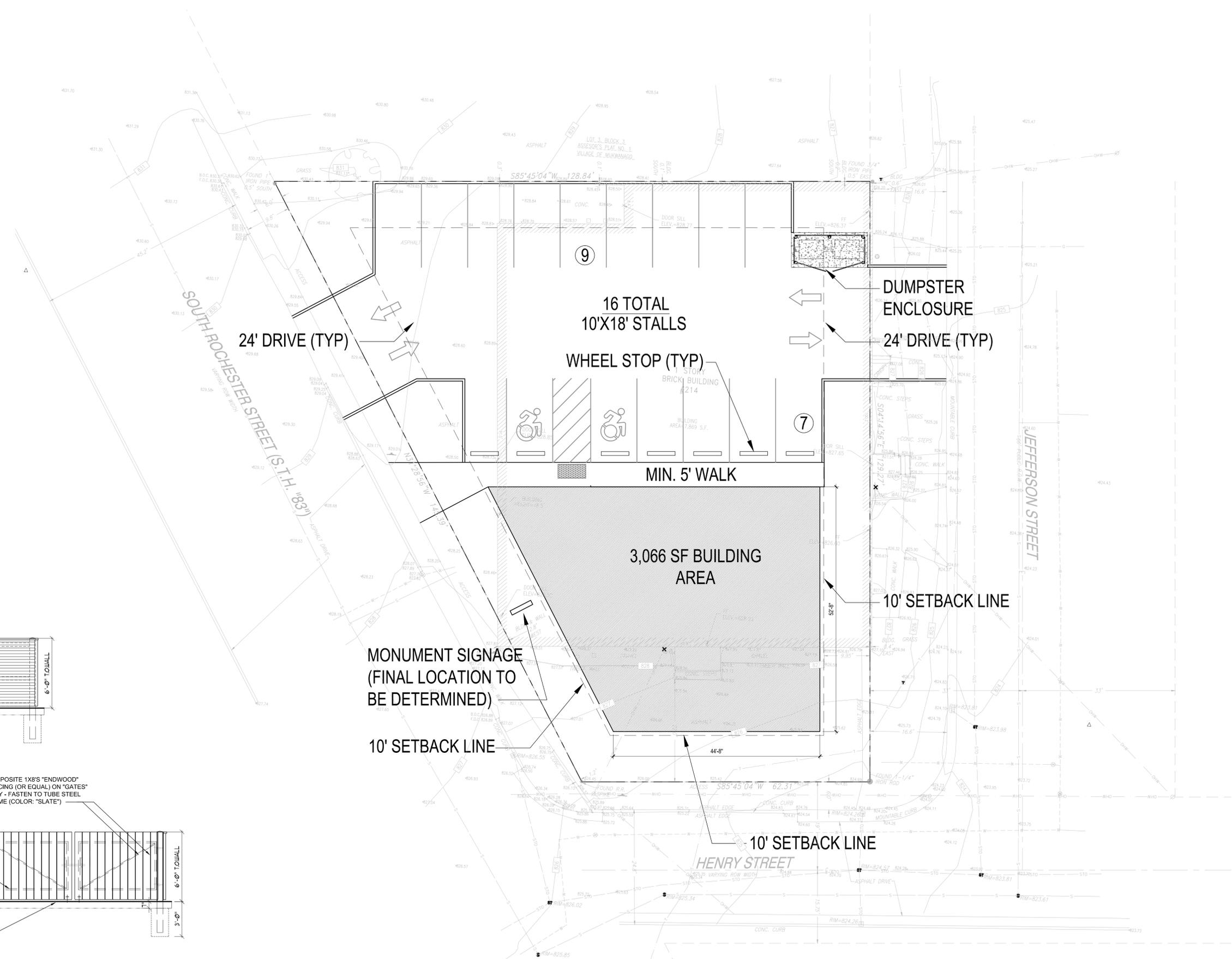




ForwardDental 

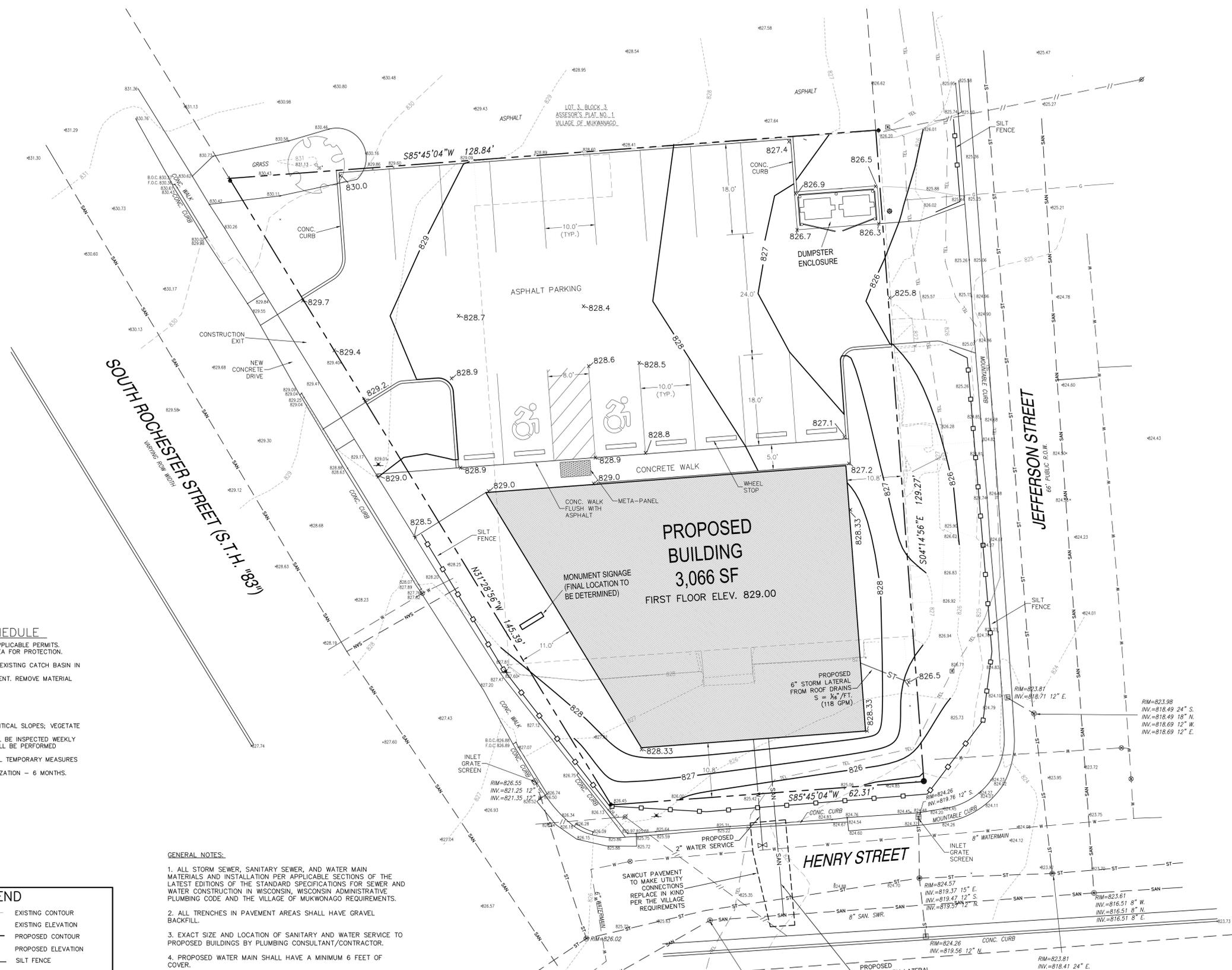
ForwardDental 





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

ARCHITECTURAL SITE PLAN  
 1 : 10



**CONSTRUCTION SCHEDULE**

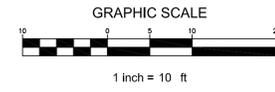
1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. INSTALL INLET GRATE SCREENS IN THE EXISTING CATCH BASIN IN THE ROAD ADJACENT TO THE PROJECT.
5. REMOVE EXISTING BUILDING AND PAVEMENT. REMOVE MATERIAL FROM SITE.
6. INSTALL 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:**

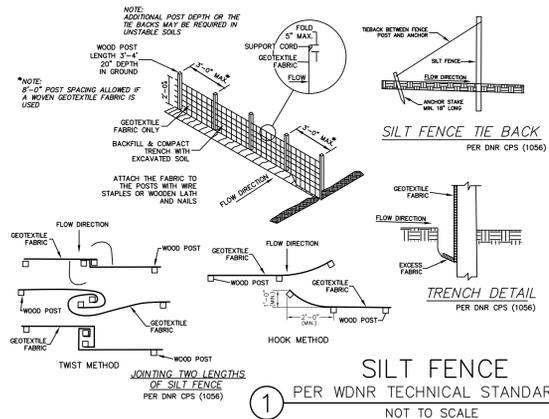
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. ALL TRENCHES 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
--- o ---	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
--- // ---	OVER HEAD WIRE
--- 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 STRIVE FOR 100% SATISFACTION  
 REQUESTS FOR SERVICE CALL 414-443-1312  
 NOTICE BEFORE YOU DIGGATE  
 MUK. AREA 259-1181

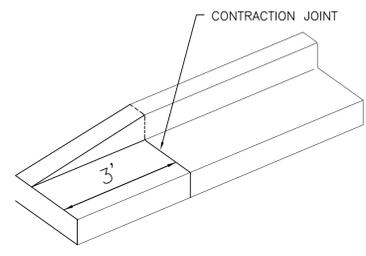


**SITE GRADING, UTILITY AND EROSION CONTROL PLAN**

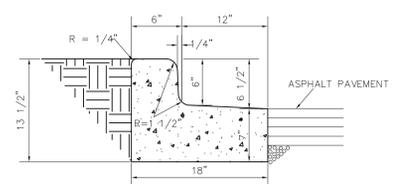


- SILT FENCE CONSTRUCTION SPECIFICATIONS**  
 PER DNR CPS (1056)
1. Construction silt fence around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
  2. Locate posts per DNR CPS (1056).
  3. When joints are necessary, refer to DNR CPS (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.

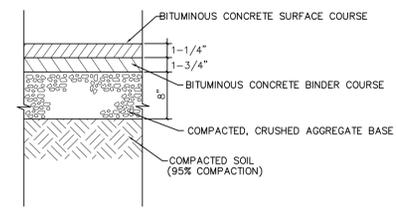
**1** **SILT FENCE**  
 PER WDNR TECHNICAL STANDARD 1056  
 NOT TO SCALE



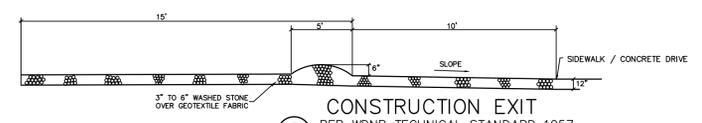
**END SECTION CURB TAPER**  
 NOT TO SCALE



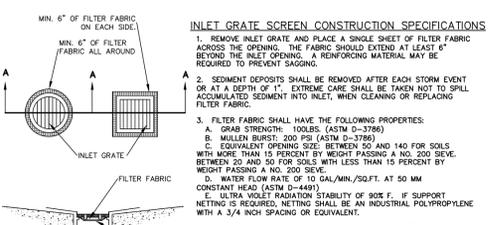
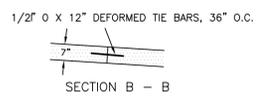
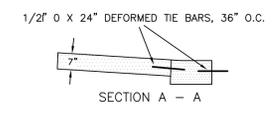
**CONCRETE CURB DETAIL**  
 NOT TO SCALE



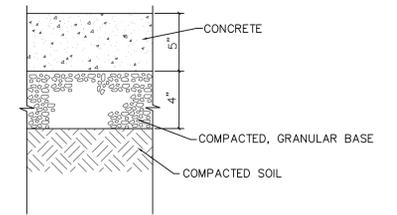
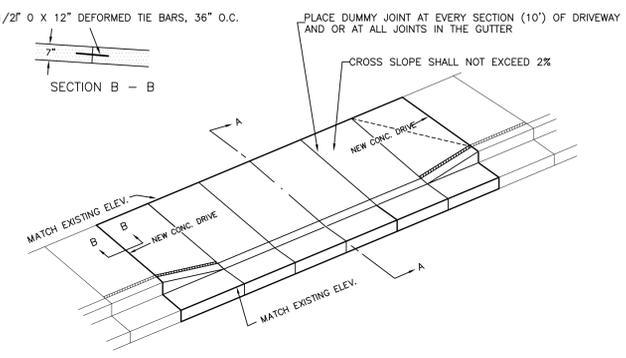
**ASPHALT PAVEMENT**  
 NOT TO SCALE



**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



**OWCA**  
**Premier Landscaper**  
 Wisconsin's Largest Tree Transplanters  
 Professional Office  
 Mukwonago, Wisconsin

LANDSCAPE DEVELOPMENT FOR  
 Professional Office  
 Mukwonago, Wisconsin

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

**TREES ON THE MOVE**  
 5611 S. Calhoun Road  
 New Berlin, WI 53151  
 Phone: (262) 679-5200  
 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

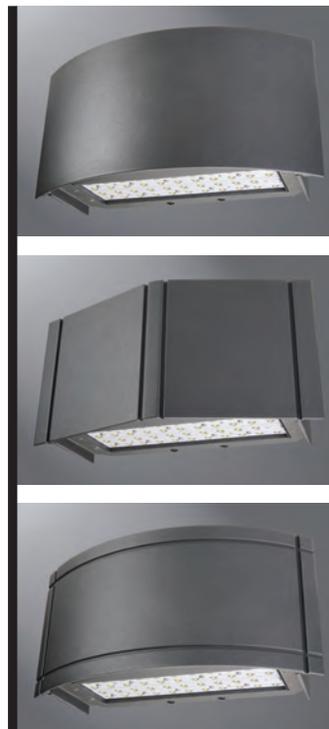
wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

### 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

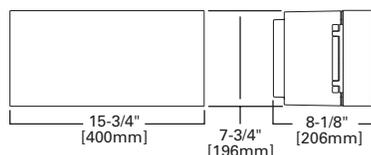
Approximate Net Weight:  
16 lbs. (7.3 kgs.)



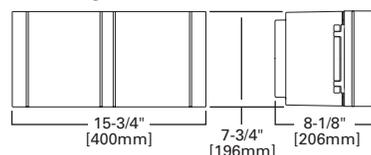
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2015-06-03 10:00:53

## DIMENSIONS

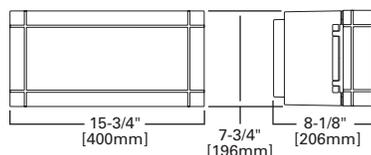
### ENC (Round Clean)



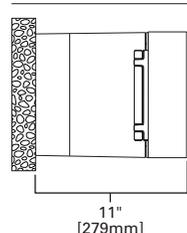
### ENT (Triangle Reveals)



### 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
<b>Optics</b>					
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

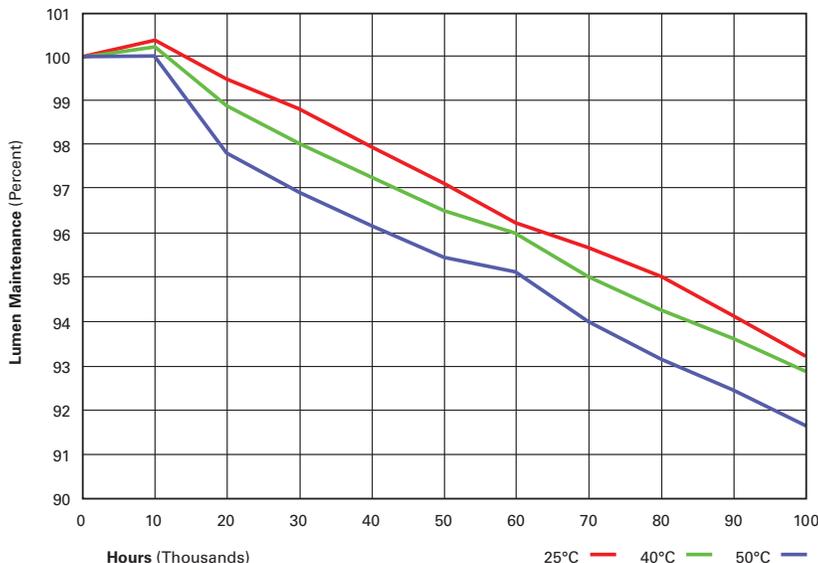
**LUMEN MAINTENANCE**

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 <sup>1</sup>	Number of LightBARs <sup>2</sup>	Lamp Type	Voltage	Distribution	Color <sup>4</sup>
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 <sup>3</sup>	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
<b>Options (Add as Suffix)</b>			<b>Accessories (Order Separately) <sup>9</sup></b>		
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 <sup>5</sup> 7050=70 CRI / 5000K CCT <sup>5</sup> 7060=70 CRI / 5700K CCT <sup>5</sup> 8030=80 CRI / 3000K CCT <sup>5</sup> OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) <sup>6</sup> BBB=Battery Pack with Back Box (Specify 120V or 277V) <sup>7</sup> CWB=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) <sup>8</sup> 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](http://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 #	<b>GLEON-AE-01-T4FT</b>	Type	<b>OB</b>
Project	<b>ADP MUKWONAGO</b>	Date	<b>03-09-2016</b>
Comments		Prepared by	<b>MB</b>

## 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.

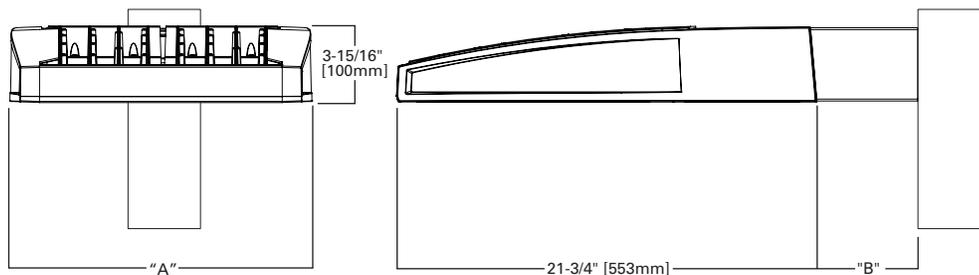


## GLEON GALLEON LED

**1-10 Light Squares**  
**Solid State LED**

**AREA/SITE LUMINAIRE**

## DIMENSIONS



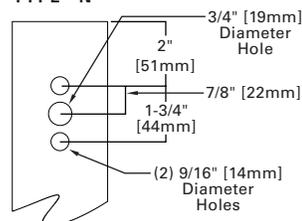
### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (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

#### TYPE "N"



### CERTIFICATION DATA

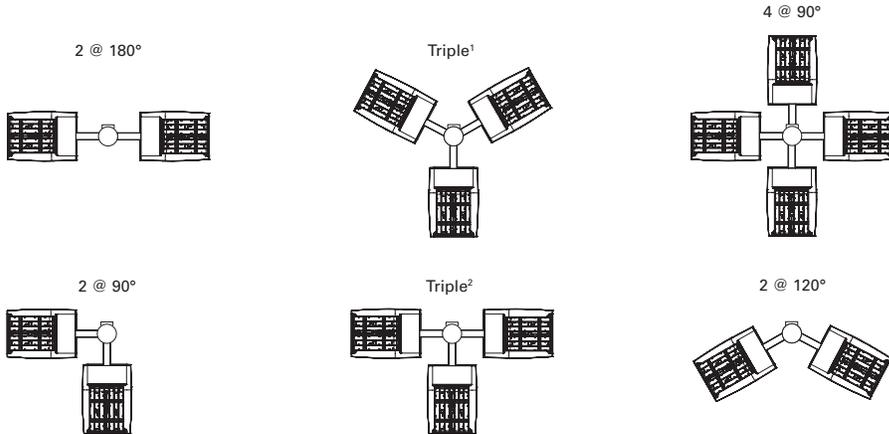
UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium™ Qualified\*

### 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)

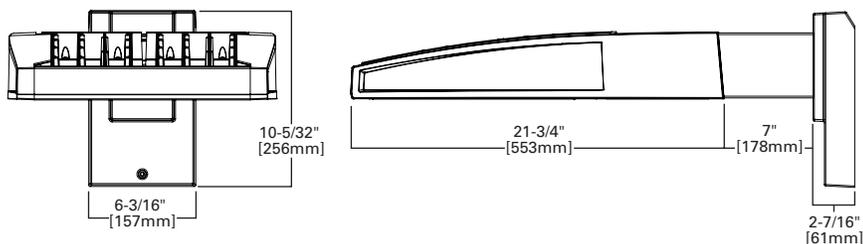
ARM MOUNTING REQUIREMENTS

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)

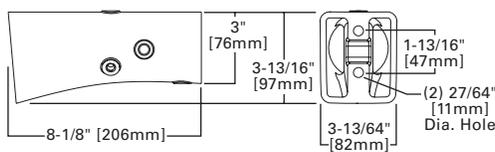


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

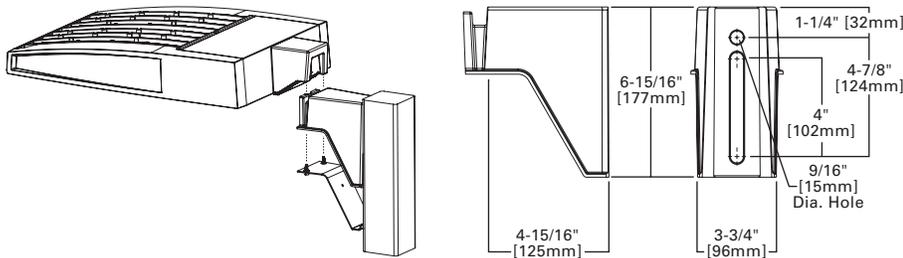
STANDARD WALL MOUNT



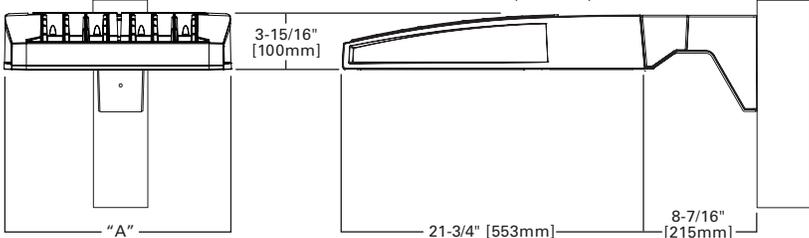
MAST ARM MOUNT



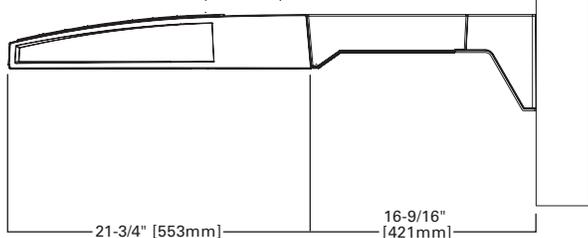
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares <sup>1,2</sup>	"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 <sup>3</sup>	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.



April 11, 2016

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

Re: 214 S. Rochester Street

Dear President Winchowky and Members of the Plan Commission:

Matt Mehring of Anderson-Ashton, Inc. has submitted a proposal on behalf of Forward Dental to redevelop 214 S. Rochester Street (northeast corner of STH 83 and Henry Street). The Plan Commission is asked to consider the following actions:

1. Recommend to the Village Board regarding Site Plan and Architectural Plan approvals.
2. Recommend to the Board of Zoning and Building Appeals regarding request for setback variances (hearing scheduled Wednesday, April 20, 2016).

The 0.28 acre property is zoned B-2 General Business District. Street and interior yard setbacks for a building and greenspace in B-2 are 10 feet. The rear yard setback is 30 feet, but there is no rear yard on this site for setback purposes.

The existing building, covering most of the site, will be razed. In its place is proposed a one-story 3,066 square foot building with a 16 space parking lot (including two handicapped accessible spaces). The current site is on the next page.

### **Plan of Operation**

No floor plan has been submitted because Forward Dental will have their architect design the interior after Village approval is gained. Please see the applicant's response to the following questions:

1. Are all employees full time? Or what is the number of FTE. Or what is the amount of employees at the greatest shift. *Answer: 9FTEs. There may be times during some days when all 11 individuals are present at the same time. We do run somewhat staggered schedules. Like to have a DDS and 2 RDH early and the other team late (so 7-3 for one team and 10-7 for another). Peak patient demand is 7-9AM and 3-7PM*
2. If 12 FTE or some lower number, and with only 16 proposed parking spaces, then the question is where do all the customers and employees park? *Answer: Street parking behind the building*
3. Of the # of employees, about how many are dentists, hygienists and support staff? *Answer: 2 DDS, 4RDH, 5 support staff*



## Site Plan

Below are matters for your review and consideration regarding site design.

### *Setbacks/Request for Variances*

The proposed building meets the required minimum 10 foot setbacks. Applicant is requesting:

1. A variance of 10 feet for a parking lot setback of zero (0) feet from the north property line, as opposed to the requirement of an interior yard setback of 10 feet for greenspace; pursuant to Section 100-152 (d)(2)b. of the Village of Mukwonago Municipal Code (Zoning).
2. A variance of two (2) feet for a portion of the parking lot from the west property line (Rochester Street) having a setback of eight (8) feet, as opposed to the requirement of a street yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning).
3. A variance of 10 feet for the dumpster enclosure setback of zero (0) feet from the east property line (Jefferson Street), as opposed to the requirement of a street yard setback of 10 feet for greenspace, except for driveways to and from a public right-of-way; pursuant to Section 100-152 (d)(2)a. of the Village of Mukwonago Municipal Code (Zoning).

Please see the attached email from the neighboring property owner addressing the variance request.

### *Site Access*

Full 24 foot wide driveways are proposed to ingress/egress with STH 83 and Jefferson Street. This a reduction from the nearly continuous driveway along STH 83 and Henry Street and several drive openings along Jefferson Street.

Applicant informs us the Wisconsin Department of Transportation (DOT) is requiring removal of all STH 83 access drives. We have forwarded historic accident data from the Mukwonago Police Department to the applicant. Since the beginning of 2010 there have been nine accidents along STH 83 between the Henry Street intersection and CTH ES, but none of the accidents have been because of left turns into the current site.

As an alternative, staff suggests a right-in/right-out drive, but the design might eliminate a parking space. Applicant states removing the access would not jeopardize the project, but staff asks the applicant to pursue full access.

### *Off-Street Parking*

The new off-street parking standards adopted last December require a minimum of four spaces per 1,000 square feet of building for “medical offices and health clinics.” Therefore, the proposal meets the parking standard.

However, staff anticipates comments from the neighboring residents (east side of Jefferson) during the variance public hearing regarding parking. Several years ago the neighbors appeared during the hearing when Half Time Downtown Grille requested a variance from off-street parking. The result of their comments was the Village posting ‘no parking’ on the east side of Jefferson Street. In this case, pursuant to information provided by the Plan of Operation, full usage of the eight examination rooms when the business is at full capacity has potential spillover use of on-street parking. On the other hand, the proposed use has peak use times during day light hours, as opposed to some of the nearby businesses that have peak use times of evening hours and on weekends.

Staff discussed installing angled parking along the west side of Jefferson in a south direction (about six angled spaces could fit) with the applicant. Angled parking could also be added to Jefferson up to Fox Street. Staff recommends monitoring of the on-street parking situation, and if the Village adds parking to Jefferson (either angled or parallel), then the subject property may be special assessed.

### *Adjacent Sidewalks*

Adjacent to the site, sidewalk only exists within the STH 83 right-of-way. The applicant opposes staff suggestion to add sidewalk along Jefferson and Henry adjacent to the site. Staff makes the suggestion because of the on-going effort to make the Village, especially the downtown and environs, more pedestrian friendly. Granted, if installed, the Jefferson sidewalk would stop at the north property line.

Staff looks to the Plan Commission for direction on this matter.

### *Drainage*

On-site storm water management is not required. The parking lot will sheet drain to the Jefferson catch basins. The roof drains will connect directly to the Jefferson storm sewer.

## **Architectural Plan**

The Plan Commission review of the proposal for architectural review includes historic preservation review pursuant to Section 100-601 of the zoning ordinance. The Village's 2001 historic survey states the original part of the building was constructed in 1917. The north end addition was constructed in 1937. The original and long-time use of the building was an auto dealership. The building is not listed on a federal, state or Village historical register. The type of construction of the original section is not safe by today's standards in the scenario of a structural fire.

The B-2 architectural standards within the zoning ordinance are as follows:

(e) *Design standards.*

(1) *General requirement.* The architectural design of all buildings shall be subject to Plan Commission approval.

(2) *Building materials and colors.*

a. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, glass and Dryvit are permitted. Wood, metal, aluminum and vinyl siding are not allowed as the primary exterior building material, but may be used for accents with a maximum of ten percent coverage. A minimum of 25 percent of the gross area of street sides of buildings must be masonry.

b. Exterior building colors shall be nonreflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.

(3) *Roofing materials and style.*

a. Flat roofs are only permitted by prior Plan Commission approval.

b. Visible roof materials must be standard residential roofing materials. Roofs must be traditional roof colors, such as gray, black or dark brown.

(4) *Mechanical units.* All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

Since initial submittal, the applicant has upgraded the proposed building exterior to include a lannon stone wainscot, a corner tower embellishment and a half second story wall to hide the appearance of a flat roof. Applicant will have samples of the proposed building materials available for commission review.

There are several aspects to staff's comments toward the new submittal. We will discuss those comments with you at the meeting.

Please be aware that any proposed signage shown on the plans is subject to future review by staff. The proposed signs have not been reviewed per the sign code.

## **RECOMMENDATION**

Subject to review and recommendation of several remaining matters by the Plan Commission listed in this report, and further subject to the approval of the requested variances by the Board of Zoning and Building Appeals, I recommend approval pursuant to the conditions listed below.

1. Approval shall be subject to approval of the requested variances by the Board of Zoning and Building Appeals.
2. Approval of the plans for the redevelopment of 214 S. Rochester Street for a dental office shall be subject to the package of plans dated March 9, 2016 submitted by the applicant to the Village of Mukwonago, and further subject to architectural plans approved by the Plan Commission on April 12, 2016. Prior to commencement of any site demolition, construction or the issuance of any building permit, final plans shall be reviewed and approved by the Supervisor of Inspections/Zoning Administrator, Fire Chief, Village Planner and the Village Engineer. The final plans shall be modified to conform to all applicable Village codes (including landscaping, dumpster enclosure design, external lighting) and other conditions of approval. However, the basic layout of the site as depicted the Site Plan shall remain unchanged, except for potential modifications of the STH 83 driveway and interior sidewalks.
3. Prior to the start of any site demolition, construction or issuance of a building permit, whichever occurs first, the following shall occur:
  - a. Conformance with all applicable Village codes and general safety standards for demolition and reconstruction.
  - b. Completion of all required approvals as listed in Condition No. 2.
  - c. Approval of the building and floor plans by the Fire Chief, which may include, but are not limited to, the internal fire suppression system, external fire department connection location and hydrant locations.
  - d. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
  - e. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view of neighboring properties.

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 final approved plans.
  - b. Completion of all exterior lighting in accordance with final approved plans.
  - c. Completion of the building in accordance with final approved plans and all applicable codes.
  - d. Completion of a hard parking surface, including installation of handicapped parking signs and ramp in accordance with final approved plans.
  - e. Completion of the dumpster enclosure.
5. Prior to final occupancy permit, which shall be issued not later than 90 days after any temporary occupancy permit, the following shall occur:
  - a. Completion of all items within Condition No. 4.
  - b. Completion of paving and striping of the entire parking area, in accordance with approved plans.
  - c. Installation of all site landscaping, including removal and replacement with grass of all unneeded current driveway openings with adjacent streets, installation of curb and gutter and adjacent paving in accordance with Village standards (and or DOT standards where applicable) where current driveway openings have been removed, and replacement of side walk along STH 83 and other curb and gutter along all adjacent right-of-ways that may be damaged during construction.

I appreciate the opportunity to assist the Village with review of this proposal.

Sincerely,

Bruce S. Kaniewski, AICP  
Village Planner

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)  
Jeff Stien, Fire Chief (via email)  
Dave Brown, Utilities Superintendent (via email)  
Ron Bittner, Public Works Director (via email)  
Mark Blum, Village Attorney (via email)  
Matt Mehring, Anderson-Ashton (via email)

*Copy of Email:*

March 17, 2016

To Whom It May Concern:

I am the owner of the building at 204 S. Rochester Street, Mukwonago. It has been brought to my attention that Matthew Mehring intends on purchasing the building directly south of my building. Mr. Mehring has stated he plans on removing the existing building and will be adding a new parking lot and building.

I am fine with not having any green space between our parking lots. I believe Mr. Mehring should be granted a variance accordingly.

It is my understanding my parking lot will not be affected by what is being proposed.

Sincerely,

Kay Johnson