

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Monday, August 15, 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 July 12, 2016 regular meeting

4. Public Hearing

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

- A. Conditional use permit requested by Tina M. O'Bryan, DAA Smokehouse LLC, to allow for outside merchandise sales by installing outdoor seating at the property located at 325 Bay View Road Suites D and E
- B. Conditional use permit requested by Eddie Cash, Eddie Cash Show, Inc., to allow for an indoor theater at the property located at 575 Bay View Road Suite 7
- C. Conditional use permit requested by Curt Wiebelhaus, Mukwonago Area School District, to allow for the construction of building additions and renovations to Mukwonago High School and accessory structures on the property located at 605 School Road (605 CTH NN)

5. Unfinished Business

Discussion and Possible Action on the Following Items

- A. Recommendation to Village Board concerning Site Plan and Architectural Plan Review requested by Kevin Sinnett, Instrument Development Corp., for the construction of an addition on the property located at 820 Swan Dr., known as MUKV1970987
- B. Recommendation to Village Board concerning Site Plan and Architectural Plan Review requested by Warren Hansen, WEH Properties/Edgewood Village, LLC, for the construction of apartment buildings on the property located at S92W27800 Edgewood Ave., known as MUKV2091998

6. New Business

Discussion and Possible Action on the Following Items

- A. Recommendation to Village Board concerning conditional use permit requested by Tina M. O'Bryan, DAA Smokehouse LLC, to allow for outside merchandise sales by installing outdoor seating at the property located at 325 Bay View Road Suites D and E, known as MUKV2009956005

- B. Recommendation to Village Board concerning conditional use permit requested by Eddie Cash, Eddie Cash Show, Inc., to allow for an indoor theater at the property located at 575 Bay View Road Suite 7, known as MUKV2010978002
- C. Recommendation to Village Board concerning conditional use permit requested by Curt Wiebelhaus, Mukwonago Area School District, to allow for the construction of building additions and renovations to Mukwonago High School and accessory structures on the property located at 605 School Road (605 CTH NN), known as MUKV1960998001
- D. Parking vehicles on the grass area between the parking lot and I43 at the Lynch Dealership of Mukwonago located at 280 and 282 East Wolf Run
- E. Conceptual review for annexation, rezoning, mini-storage, and other business on the property located on the south side of at CTH ES at Hidden Lakes Dr.
- F. Status report on the progress of the Steering Committee of the Comprehensive Plan Update

7. 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, July 12, 2016**

Call to Order

Deputy Clerk/Treasurer Taubert called the meeting to order at 6:31 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
Mark Penzkover
Joe Abruzzo
Ken Werner

Commissioner excused: Fred Winchowky

Also present: Bruce Kaniewski, Village Planner
Judith Taubert, Deputy Clerk-Treasurer
Bob Harley, Building Codes Official
Ron English, Village Attorney

Minutes

Motion by Werner/Hankovich to approve the June 14, 2016 regular meeting minutes as presented carried.

Public Hearing

Public hearing for a request to amend the conditional use permit requested by John Theisen, Lighthouse Lubes Real Estate LLC, to remove certain conditions from the permit for the property located at 1160 N. Rochester Street, known as MUKV1962990002 opened at 6:32 p.m. No one appeared at the Public Hearing.

Public hearing closed at 6:33 p.m.

Unfinished Business

210 Grand Ave. Historic Preservation Commission Review

Motion by Hankovich/Werner to approve the design and materials as submitted to construct a boat shelter at the property located at 210 Grand Ave as it now qualifies in the Historic Preservation District carried. The applicant can now go to the Board of Appeals and apply for a variance.

New Business

Lighthouse Lubes Real Estate LLC conditional use permit

Motion by Werner/Hankovich to recommend the Village Board approve the requested conditional use amendments with the proposed revisions to Condition #2 and Condition #4 of Resolution 2015-31 as stated in the Village Planners letter dated July 5, 2016 carried.

1. In Condition #2, eliminate the last sentence, but in its place insert the following: "In addition, the cross access connection between the subject site and the Waukesha State Bank site shall remain as shown on the plans referenced in Condition #3."

2. In Condition #4, eliminate the entire paragraph, but in its place insert the following: "The cross access connection between the subject site and the site to the south shall not be required as shown on the plans referenced in Condition #3.

Recommendation to Village Board concerning Site Plan and Architectural Plan Review requested by Kevin Sinnett, Instrument Development Corp., for the construction of an addition on the property located at 820 Swan Dr., known as MUKV1970987

Motion by Hankovich/Abruzzo to hold this item over until the storm water management issue is resolved carried.

Recommendation to Village Board concerning Site Plan and Architectural Plan Review requested by Warren Hansen, WEH Properties/Edgewood Village, LLC, for the construction of apartment buildings on the property located at S92W27800 Edgewood Ave., known as MUKV2091998

Motion by Hankovich/Werner to hold this item over for more information and will review the Site Plan and Architectural Plan again at the August Planning Commission meeting carried.

Steering Committee of the Comprehensive Plan Update

The Village Planner Kaniewski gave a positive report of the results of the Open House on June 28th. Planning Commissioner Jon Meiners and Jason Wamser also gave their prospective on the progress of the Steering Committee's progress.

Change in date and location for the August meeting

Motion by Werner/Abruzzo to change the next meeting date to Monday, August 15, 2016 at 6:30p.m. carried.

Adjournment

Meeting adjourned at 7:54p.m.

Respectfully submitted,

Judith A. Taubert
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT
REQUESTED BY TINA M. O'BRYAN, DAA SMOKEHOUSE LLC, FOR OUTSIDE
MERCHANDISE SALES**

Please take notice that there will be a public hearing before the Plan Commission of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Monday, August 15, 2016, commencing at 6:30 p.m., to consider the following matter(s):

<u>PUBLIC HEARING:</u>	<u>Conditional Use Permit – Outside Merchandise Sales</u>
TAX KEY/ADDRESS:	MUKV2009956005, 325 Bay View Road Suites D and E
LEGAL DESCRIPTION:	LOT 1 CERT SURV 9913 VOL 92/177 PT NE1/4 SEC 35 T5N R18E DOC# 4017342
OWNER:	Citizens Bank
APPLICANT:	Tina M. O'Bryan, DAA Smokehouse LLC
MATTER:	Applicant seeks Conditional Use permit to allow for outside merchandise sales by installing outdoor seating at the property located at 325 Bay View Road Suites D and E. The property is zoned "B-2" General Business District. Sec. 100-157. Commercial and Office Uses lists Outdoor merchandise sales as a conditional use.

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: July 27 and August 3, 2016

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT
REQUESTED BY CURT WIEBELHAUS, MUKWONAGO AREA SCHOOL DISTRICT, FOR
THE CONSTRUCTION OF BUILDING ADDITIONS AND RENOVATIONS AND
ACCESSORY STRUCTURES ON THE PROPERTY**

Please take notice that there will be a public hearing before the Plan Commission of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Monday, August 15, 2016, commencing at 6:30 p.m., to consider the following matter(s):

PUBLIC HEARING: **Conditional Use Permit – Installation of building additions and renovations and accessory structures**

TAX KEY/ADDRESS: MUKV1960998001, 605 School Road (605 CTH NN)

LEGAL DESCRIPTION: PT SE1/4 SEC 22 T5N R18E LYING S OF HY & PT NW1/4 SEC 27 T5N R18E :: EX R277/454 :: EX R2884/169 :: EX COM SE COR SE1/4 SEC 22; S00°15'43"E 33.00 FT; S89°13'34"W 30.00 FT; N00°15'43"W 33.00 FT TO S LI SE1/4 SEC; S89°13'34"W 72.00 FT; N01°16'27"W 267.00 FT; N89°13'34"E 102.00 FT TO E LI SE1/4 SEC; S01°16'27"E 267.00 FT TO BGN :: ALSO COM NE1/4 COR NE1/4 SEC 27; S00°15'43"E 33.00 FT; S89°13'34"W 242.87 FT THE BGN; S00°15'43"E 242.50 FT; S89°13'34"W 116.39 FT; N00°15'43"W 242.50 FT; N89°13'34"E 116.39 TO BGN :: SUBJECT TO EASEMENT COM NE COR NE1/4 SEC 27; S00°15'43"E 33.00 FT; S89°13'34"W 242.87 FT; S00°15'43"E 24.09 FT THE BGN; S00°15'43"E 20.00 FT; S89°13'34"W 3.46 FT; S00°15'43"E 198.41 FT; S89°13'34"W 20.00 FT; N00°15'43"W 218.41 FT; N89°13'34"E 23.46 FT TO BGN :: INCLUDE EASEMENT COM SE COR SE1/4 SEC 22; S00°15'43"E 10.61 FT THE BGN; S00°15'43"E 22.39 FT; S89°13'34"W 6.33 FT; N43°33'29"W 34.51 FT; N00°15'43"W 7.67 FT; S89°13'34"W 7.17 FT; N43°33'29"W 96.35 FT; N01°16'27"W 29.73 FT; S43°33'29"E 151.32 FT TO BGN

OWNER: Mukwonago Union High School

APPLICANT: Curt Wiebelhaus, Mukwonago Area School District

MATTER: Applicant seeks a Conditional Use permit to allow for the construction of building additions and renovations to Mukwonago High School and accessory structures on the property. The site is zoned "P-1" Public and Semipublic District. Sec. 100-251(1), lists all structures as conditional uses.

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: July 27 and August 3, 2016

August 12, 2016

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

Re: Site Plan and Architectural Plan Review/Edgewood Village Apartments

Dear President Winchowky and Members of the Plan Commission:

Warren Hansen, P.E., of WEH Properties/Edgewood Village, LLC submitted plans for 30 apartment units in five (5) buildings for site plan and architectural plan review. The property is owned by Citizen's Bank of Mukwonago.

The proposal is now ready for recommendation to the Village Board. Attached please find my July 5, 2016 report with extensive background about the proposal. This report will highlight how issues indicated in the July 5th report have been addressed.

Status of Prior Issues

Storm Water Management Plan: The Village Engineer has certified that the submitted Storm Water Management Plan meets the requirements to proceed toward finalizing the plans.

Site Plan for Turning Radii: A revised site plan has been submitted showing larger turning radii for fire apparatus into the site at the intersection of the boulevard drive with the drive and parking area for the apartments. However, turning radii will be verified during review of the final engineering plans.

Curb and Gutter: The plan shows full curb and gutter within the boulevard drive, but does not provide curb and gutter within the drive and parking areas providing access to the units (however the center landscaped area in front of each building will have curb and gutter). Since the number of guest parking spaces are less than 20 (the parking code threshold for curb and gutter) and sheet drainage on this site helps with storm water management, staff recommends that the applicant's plan remain as is.

Guest Parking: The site plan shows nine guest parking spaces that are not located in front of the enclosed garages. Both the Plan Commission and staff questioned the adequacy of the nine spaces to provide for guest parking needs of the 30 dwelling units. Staff prepared a plan showing additional guest parking spaces extending eastward from each the north and south ends of the pavement (from the dumpster enclosures). Staff and applicant agreed that a provision will be included in the Developer's Agreement that extra spaces will be added if an overload of guest parking spaces occurs.

Architecture: After a meeting with staff, the applicant submitted new exterior building elevations showing additional brick on portions of the side and rear elevations of the proposed buildings. The new plans will be presented to the Commission at the meeting. In addition, samples of building materials will be presented at the meeting.

Recommendation

I recommend approval of the requested site plan and architectural plan. The proposal is consistent with R-10 development standards. I further recommend approval of the site and architectural plans subject to the following list of conditions.

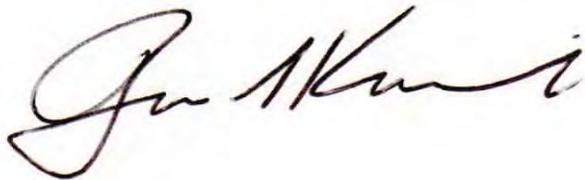
1. Approval of the plans for the proposed Edgewood Village development along the east side of Edgewood Avenue, zoned as R-10 Multi-Family District, for five-6 unit multi-family structures, shall be subject to the package of documents and plans submitted by the applicant to the Village of Mukwonago. The plans may be further modified to conform to other conditions of approval; the building and floor plans may be modified with the approval of the Building Inspector to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout of the site as depicted the site plan shall remain unchanged.
2. All ingress/egress drives and parking areas shown on the site plan shall remain private and shall be maintained in a usable and passable condition at all times.
3. Approval shall be subject to approval of a Storm Water Maintenance Agreement and a Developer's Agreement by the Village Board. The Developer's Agreement shall list these conditions of approval, a list of all final plans for the project, and responsibilities for off-site improvements. Furthermore, the Developer's Agreement shall provide for applicant installed stop sign exiting the site, the site plan, future guest parking if needed, extension of Village utilities within the Edgewood Avenue right-of-way, on-site easements for Village maintained utilities if needed, and other provisions for the protection of the public health, safety and welfare.
4. With approval, the Plan Commission and Village Board grant allowance of multiple principal buildings on one lot.
5. Prior to issuance of the first building permit, a final landscape plan, exterior site lighting plan and dumpster enclosure plan shall be submitted for the approval of the Zoning Administrator.
6. The property shall be maintained in a clean condition, free of debris at all times. No junk, inoperable or abandoned vehicles, or vehicles undergoing repair shall be kept on the property at any time. No vehicles shall be parked in any area not designated for vehicle parking as provided for on Sheet 5.
7. Only signs allowed by the Village Sign Code, and approved by either the Zoning Administrator or Plan Commission, shall be allowed on the property.
8. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:

- a. The Village Engineer shall approve all site engineering plans and documents, including a complete Storm Water Management Plan.
 - b. Village Board approval of a Storm Water Maintenance Agreement and a Developer's Agreement (to include a submitted and Village approved Letter of Credit for any off-site improvements) pursuant to Condition No. 3.
 - c. Submittal of the signed easements granted to the Village of Mukwonago providing access to maintain on-site sanitary sewer and potable water lines and hydrants.
 - d. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified and identified in the Developer's Agreement.
 - e. Approval of the 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.
 - f. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - g. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties.
9. Prior to temporary occupancy issuance for any building, and if needed prior to final occupancy permit, the following shall occur:
- a. Completion of all site grading and storm water management facilities in accordance with approved plans, including landscaping that is a part of the storm water management facilities.
 - b. Completion of all exterior lighting for the building in accordance with approved plans.
 - c. Completion of the building in accordance with approved plans and all applicable codes.
 - d. Completion of a hard drive and parking surfaces from the exterior public right-of-way to the general area surrounding the building, including installation of handicapped parking signs and ramp.
 - e. Completion of the dumpster enclosures for the buildings so occupied.
10. Prior to final occupancy permit for any building, which shall be issued not later than 120 days after any temporary occupancy permit, the following shall occur:
- a. Completion of all items within Condition No. 9.
 - b. Completion of paving and striping of the entire parking area, in accordance with approved plans.
 - c. Installation of all site landscaping.
 - d. Completion of all required public improvements as specified in the Developer's Agreement.

- e. Completion of any other municipal code requirement in the interest of the health, safety and welfare of the public.

I appreciate the opportunity to assist the Village of Mukwonago with the review of this proposal. Should any questions arise, please feel free to contact me.

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)
Bob Harley, Codes Official (via email)
Kurt Peot, P.E., Village Engineer (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)
Warren Hansen, P.E., Applicant (via email)
Charlie Miller, Citizens Bank of Mukwonago (via email)

July 5, 2016

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

Re: Site Plan and Architectural Plan Review/Edgewood Village Apartments

Dear President Winchowky and Members of the Plan Commission:

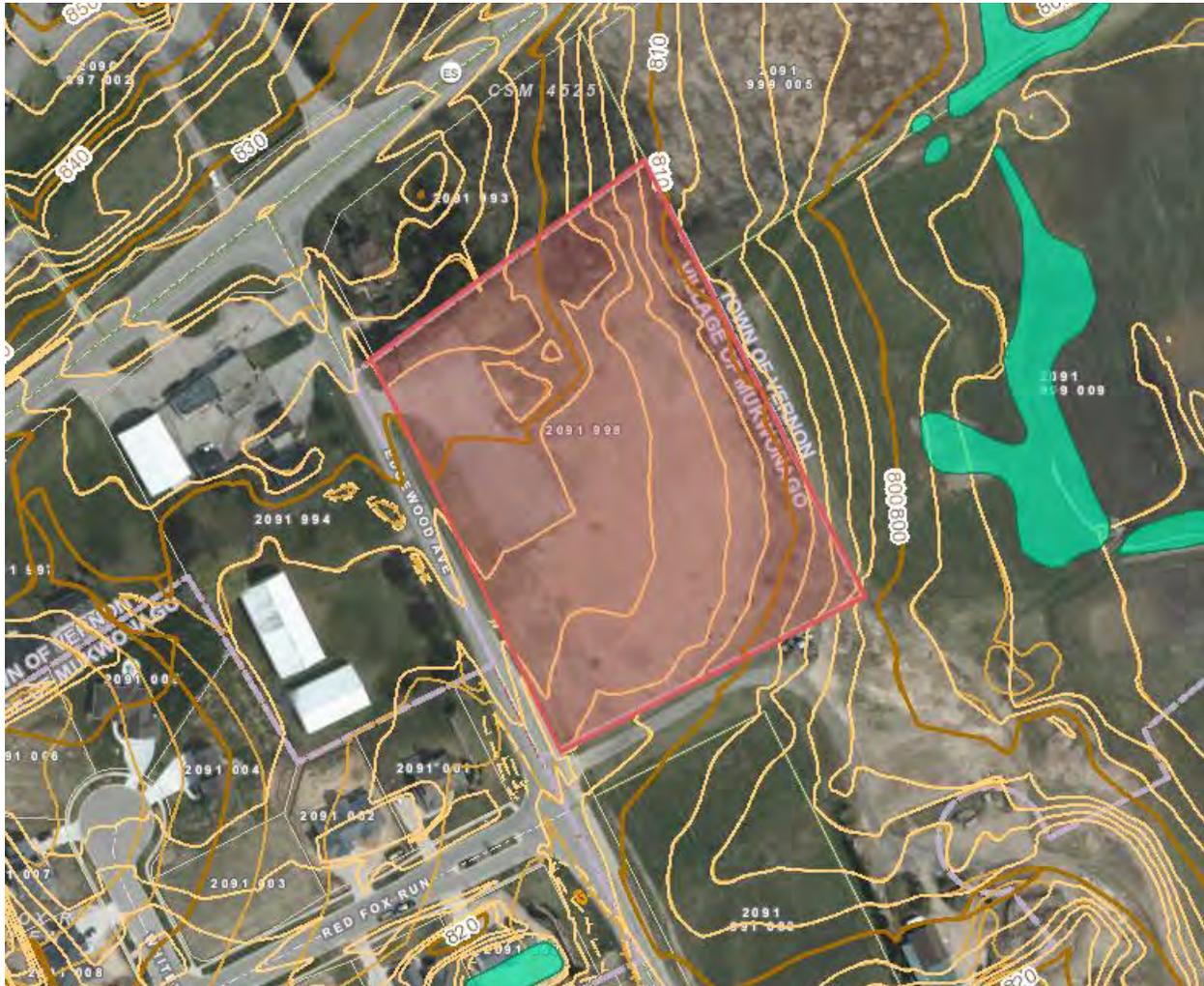
Warren Hansen, P.E., of WEH Properties/Edgewood Village, LLC submitted plans for 30 apartment units in five (5) buildings for site plan and architectural plan review. The property is owned by Citizen's Bank of Mukwonago.

Because the preliminary storm water management plan has not been certified by the Village Engineer as required by Village Code, the Plan Commission cannot take action. However, applicant and Village staff request Plan Commission comments that can be addressed with updated plans.

The proposed site is 4.44 net acres located on the east side of Edgewood Avenue, with the northern edge of the site about 160 feet south of CTH ES (Fox Street). The site is zoned R-10, Multi-Family Residential. The type of units proposed is a permitted use in R-10. Overall proposed density of 6.76 dwelling units per acre meets the standard of the current R-10 district.

The majority of the site is surrounded by lands within the Town of Vernon, but is contiguous along the southwest corner to the Fox River View Subdivision. To the east and south is vacant property owned by Craig Hein that once was occupied by the Edgewood Golf Course and Driving Range. About half of the south part of the Hein site is within Village corporate limits. Circa 2005 the Hein site was subject to a development proposal for a mixture of multi-family, two-family and single family dwellings. About the same time on the subject site, which was once occupied by a restaurant building of various names over the years, a proposal for multi-family units was submitted when the site was annexed to the Village and rezoned to R-10.

The subject site is now vacant except for remnants of the restaurant parking lot. The site slopes downward about 16 feet from northwest to southeast. On the next page please see a map of the area showing topography with the subject site highlighted in a light red color.



Proposed Building Design

Each 2-story building will house six dwelling units with two lower units and four upper units. Each unit has individual access from the outside and individual access from an attached two-car garage (although two garages in each building are only one car wide but 32 feet deep).

The living area of the two-bedroom, two bath units average 1,287 square feet. The anticipated monthly rent ranges from \$1,150 to \$1,300.

The exterior elevation will be covered by a combination of cultured stone veneer and vinyl lap siding. I recommend adding 2-story stone veneer elements to the side and rear of the buildings to match the 2-story element proposed for the building front, because four-sided architecture is needed on this site.

Proposed Site Design

The site will be accessed by a boulevard drive with 16+ foot lanes separated by a seven foot wide median. The boulevard private drive will be located in the middle of the Edgewood Avenue frontage. When previous and denser projects were proposed, staff requested access via a public street on the adjacent Hein property that aligned with Red Fox Run on the opposite side of Edgewood Avenue. Now with the less dense proposal, staff agrees with the ingress/egress point as shown. However, if a right-of-way is provided to the south, staff desires approval of this proposal require connection to the right-of-way for improved emergency access flow on the site. Likewise, if the 1.37 acre property to the north is annexed and redeveloped, a likely scenario is additional apartment buildings with access through the subject site.

Beyond the boulevard drive a north-side drive provides access to each building. All attached garages face inward. The Fire Department asks the applicant provide information to check and potentially revise the plan to ensure fire equipment can negotiate the turns on the interior of the boulevard drive.

The new parking standard (adopted December 2015) for multi-family is:

“One (1) garage space per dwelling unit plus 1.2 spaces per dwelling unit that may be garaged or outdoor spaces, although at least 0.2 spaces shall be outdoors to provide for guest parking. The Plan Commission may require additional parking pursuant to the design and type of multi-family dwellings.”

The proposed plan exceeds the amount of required garage and outdoor spaces. On the other hand, the proposed plan shows the installation of curb and gutter only within the boulevard drive. The parking standards require the following:

“All vehicle use areas with parking for 20 or more vehicles on a subject property, shall be constructed with full concrete and gutter surrounding the vehicle use areas (both driveways and parking areas); except the Plan Commission may waive the requirement of curb and gutter if an existing parking lot is expanded that does not have curb and gutter. Gaps in the curbing may occur to facilitate property parking lot drainage.”

While the plan shows 69 outside parking spaces, 60 of them are spaces in front of garage doors. Therefore, I ask the Plan Commission for direction on this matter. No curb and gutter assists better storm water management, while installation of curb and gutter presents a picture of a quality development. For your information, Premier Woods Phase 2 apartments were recently approved with curb and gutter completely surrounding the drive and guest parking spaces.

A very minimal landscape plan was submitted. A formal and more extensive landscape plan is needed commensurate with a quality development.

Other Comments

Village Department Heads reviewed the proposal. In addition to comments within previous sections of this report, other comments are as follows:

1. A stop sign exiting the site is needed.
2. Public sewer and water lines must be extended within the Edgewood Avenue right-of-way equal to the site's north property line, according to long standing Village policy.
3. Fire hydrant locations must be reviewed prior to final approval of site engineering.
4. A pre-existing utility easement exists along the north property line, which we understand is an abandoned telephone easement. Staff desires a 30 foot wide utility easement for future extension of sewer and water to the east.
5. The location of the dumpsters should be reconsidered to allow easier access for pick-up and to locate the dumpsters away from the likely place for piling plowed snow.
6. An exterior lighting plan must be submitted.

Summary

The proposal is not yet ready for approval pending a certification of the storm water management plan. In the meantime, staff requests Plan Commission feedback on the following points:

1. Adding 2-story stone veneer elements to the side and rear of the buildings to match the 2-story element proposed for the building front.
2. The adequacy of internal vehicle turning movements.
3. The requirement for full curb and gutter.
4. The relocation of dumpsters.
5. Any other comments Commissioner's may have.

I appreciate the opportunity to assist with the review of this proposal. Should questions arise, please feel free to contact me.

Sincerely,



Bruce S. Kaniewski, AICP

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Jr., Village Clerk (via email)
Joe Hankovich, Supervisor of Inspections/Zoning Administrator (via email)
Bob Harley, Codes Official (via email)
Kurt Peot, P.E., Village Engineer (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)
Warren Hansen, P.E., Applicant (via email)
Charlie Miller, Citizens Bank of Mukwonago (via email)

Received 6/14/16 - BSK

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: 6/14/2016

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: Warren E. Hansen, P.E.

Company: WEH Properties/Edgewood Village, LLC

Address: PO Box 437 City: Elkhorn State: WI Zip: 53121

Daytime Phone: 262-723-2098 Fax: 262-723-5886

E-Mail: office@farrishansen.com warrenhansen@farrishansen.com
office

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Warren E. Hansen, P.E.
Company: Farris, Hansen & Associates, Inc.
Address: PO Box 437 City: Elkhorn State: WI Zip: 53121
Daytime Phone: 262-723-2098 Fax: 262-723-5886
E-Mail: office@farrishansen.com

ARCHITECT

Name: Brian S. Staples
Company: Farris, Hansen & Associates, Inc.
Address: PO Box 437 City: Elkhorn State: WI Zip: 53121
Daytime Phone: 262-723-2098 Fax: 262-723-5886
E-Mail: office@farrishansen.com

PROFESSIONAL ENGINEER

Name: Warren E. Hansen, P.E.
Company: Farris, Hansen & Associates, Inc.
Address: PO Box 437 City: Elkhorn State: WI Zip: 53121
Daytime Phone: 262-723-2098 Fax: 262-723-5886
E-Mail: office@farrishansen.com

REGISTERED SURVEYOR

Name: Peter S. Gordon, PLS
Company: Farris, Hansen & Associates, Inc.
Address: PO Box 437 City: Elkhorn State: WI Zip: 53121
Daytime Phone: 262-723-2098 Fax: 262-723-5886
E-Mail: office@farrishansen.com

CONTRACTOR

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

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): WEH Properties
Address: PO Box 437 City: Elkhorn State: WI Zip: 53121
Daytime Phone: 262-723-2098 Fax: 262-723-5886
E-Mail: office@farrishansen.com or warrenhansen@farrishansen.com
Present Zoning: R-10 Tax Key No(s): MUKV2091998
Location/Address: S92W27800 Edgewood Avenue
Present Use: Vacant Intended Use: Mutiple-Family Residential

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

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

Application:

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

Other Documents:

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

- **Upon receipt of a complete submittal, staff review will be conducted within ten business days.**
- **All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.**

CERTIFICATION

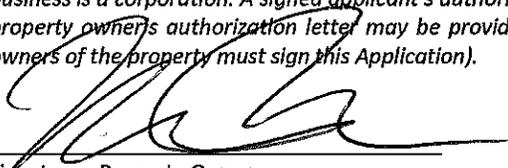
Applicant hereby certifies that:

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

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

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

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



 Signature - Property Owner

Warren E. Hansen, P.E.

 Name & Title (PRINT)

6/14/2016

 Date

Same

 Signature - Property Owner

 Name & Title (PRINT)

 Date

Same

 Signature - Applicant

 Name & Title (PRINT)

 Date

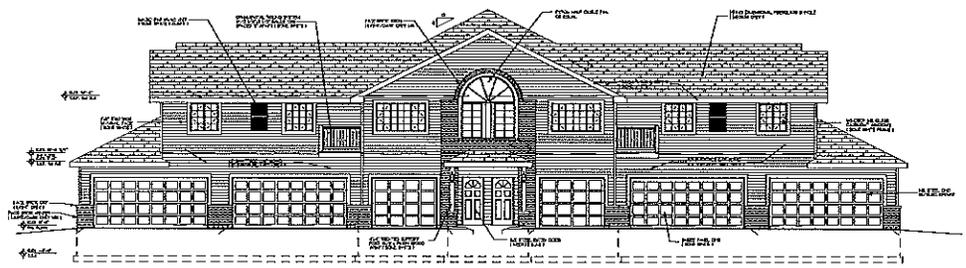
Same

 Signature – Applicant's Representative

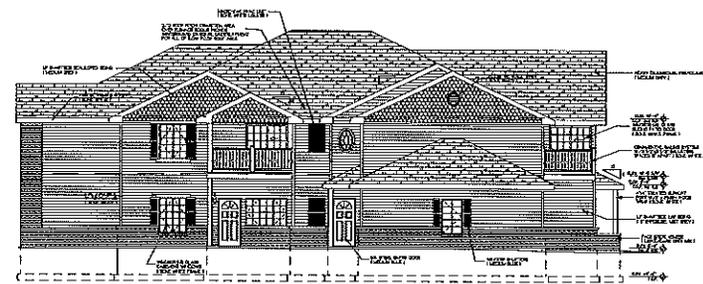
 Name & Title (PRINT)

 Date

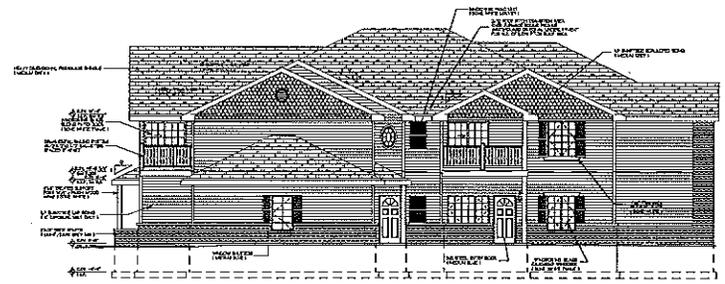
FOR OFFICE USE ONLY	
Date Paid 6-16-16 \$861.60	Receipt # 6961
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	



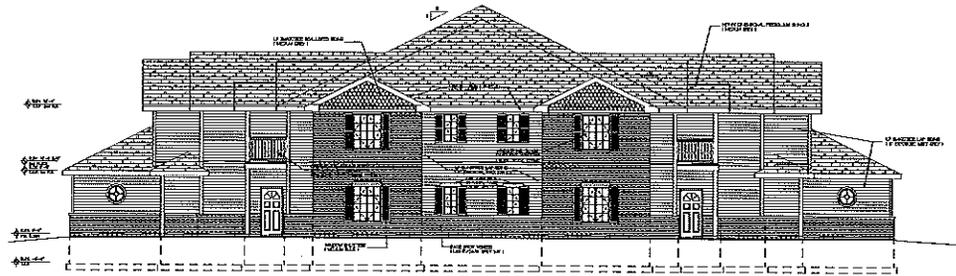
EAST ELEVATION



NORTH ELEVATION

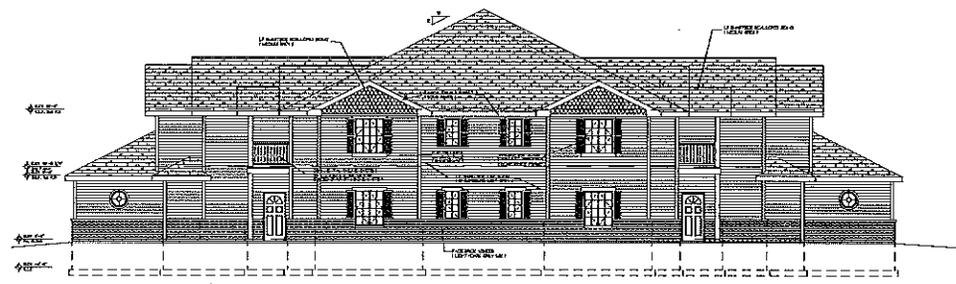


SOUTH ELEVATION



WEST ELEVATION

BUILDING #1 & #2



EAST ELEVATION

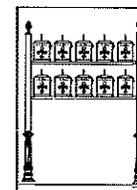
BUILDING #3, #4, & #5

BUILDING SUMMARY

BUILDING HEIGHT MAX. = 32'-8"
 UNIT AREAS
 UNITS #101 & #102 = 1260 SF. LIVING AREA - GARAGE = 506 SF.
 UNITS #201 & #202 = 1310 SF. LIVING AREA - GARAGE = 585 SF.
 UNITS #203 & #204 = 1290 SF. LIVING AREA - GARAGE = 567 SF.
 TOTAL BUILDING FOOTPRINT AREA = 6280 SF. INCLUDING ENTRY PORCHES

EDGEWOOD VILLAGE APARTMENTS

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 5 NORTH,
RANGE 18 EAST, VILLAGE OF MUKRONAGO, WAUKESHA COUNTY, WISCONSIN

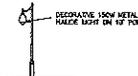


ORNAMENTAL MAIL BOXES
50 MAIL BOXES PER BANK
3 BANKS REQUIRED FOR TOTAL OF 150 MAIL BOXES
(LOCATION AND LAYOUT TO BE APPROVED BY POSTMASTER)

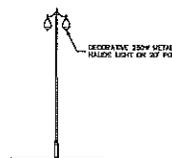
LANDSCAPE KEY

- AUTUMN GOLD GROUP TREE (1)
- AUTUMN BLAZE MAPLE TREE (2)
(2" CALIPER MIN.)
- ORNAMENTAL CRAB (3)
- ORNAMENTAL DWARF PALM (4)

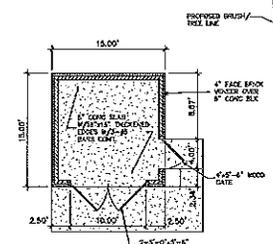
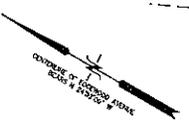
NOTE: ALL PLANTING BEDS AND FOUNDATION PLANTING AREAS SHALL HAVE WEED BARRIERS AND 1 1/2" RIVER STONE PLACED WITH EDGING AGAINST LAWN EDGES.



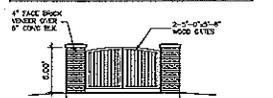
WALKWAY LIGHTS



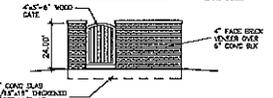
BOULEVARD ENTRY LIGHTS



DUMPSTER ENCLOSURE - PLAN



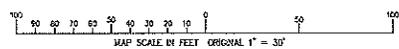
FRONT ELEVATION



SIDE ELEVATION

- LEGEND**
- IRON PIPE STAKE FIELD
 - IRON REBAR STAKE FIELD
 - NON REBAR STAKE SET

NOTE: SEE SEPARATE PHOTOMETRICS PLAN FOR LIGHTING FIXTURE DETAILS WITH FINAL DESIGN.



EDGEWOOD VILLAGE APARTMENTS
VILLAGE of MUKRONAGO, WAUKESHA CO., WI

LANDSCAPING & LIGHTING PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 REDBURY COURT
WATKINSVILLE, WISCONSIN 53592
OFFICE: (262) 752-2075 FAX: (262) 752-2886

REVISED
7/2/2016 - AS
1/25/2016 - AS
1/23/2016 - AS

PROJECT NO.
0344
DATE
6/10/2016
SHEET NO.
4 OF 5

EDGEWOOD VILLAGE APARTMENTS

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF MUKWONGO, WAUKESHA COUNTY, WISCONSIN

PROPOSED BIOFILTRATION BASIN TO BE USED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION

EROSION MATTING (NAG SC-150) TO BE INSTALLED ALONG SLOPES OF BASIN AND ANY OTHER SLOPES 3:1 OR GREATER

PROVIDE TEMPORARY SILT FENCE

PROVIDE INLET PROTECTION (TYP.)

PROVIDE 12'x50' TEMPORARY CONSTRUCTION ENTRANCE (3" STONE, 12" DEPTH)

PROPOSED SLOPE CONTROL - NARRATIVE

JULY 2016
EDGEWOOD VILLAGE APARTMENTS
1400 WOOD AVENUE
VILLAGE OF MUKWONGO,
WAUKESHA COUNTY, WISCONSIN

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF APPROXIMATELY 3000 SQ. FT. OF APARTMENTS, 10 BUILDINGS, PROPOSED PARKING AREAS, STORM SEWER SYSTEM, A BIOFILTRATION BASIN, AND ASSOCIATED SITE WORK.

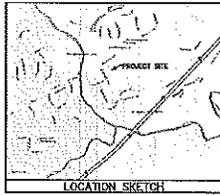
- IT IS ANTICIPATED THAT WORK WILL START EARLY IN 2016 AND EXTEND THROUGH THE FALL. THE FOLLOWING SCHEDULE IS AN ESTIMATE OF APPROXIMATELY WHEN THE WORK WILL BE COMPLETED.
- APRIL 5, 2016: HOLD PRE-CONSTRUCTION MEETING.
 - APRIL 9, 2016: INSTALL EROSION CONTROL MEASURES. CUT IN CONSTRUCTION STAKE AND TEMPORARY SEDIMENT BASIN AND READY TO MASS GRADE THE SITE. BEGINNING PREP WORK FOR BIOFILTRATION BASIN TO BE CONSTRUCTED AND TEMPORARILY STABILIZED FOR FUTURE DEVELOPMENT.
 - APRIL 11, 2016: BEGIN FOUNDATION WORK FOR BUILDINGS #1 & #2. STAKE ALL PROPERTY AREAS AND READY TO SELECT SITES FOR CONSTRUCTION.
 - APRIL 12, 2016: STAKE ALL GRASSLANDS AND AREAS.
 - SEPTEMBER 1, 2016: SLOPE AND GRASSLANDS AREAS. SLOPE AND GRASSLANDS AREAS. SLOPE AND GRASSLANDS AREAS. SLOPE AND GRASSLANDS AREAS.
 - NOVEMBER 1, 2016: CLEANUP AND REMOVAL OF TEMPORARY BASIN WITH SEDIMENT MATTING ALONG THE SLOPES.

TOTAL SITE AREA: 140,000 SQ. FT.
LAND DISTURBANCE: 120,000 SQ. FT.
WOODLAND AREA DISTURBANCE: 2,000 SQ. FT.
WETLAND AREA DISTURBANCE: 0 SQ. FT.

THE FOLLOWING SLOPE CONTROL MEASURES WILL BE USED ON-SITE DURING THE CONSTRUCTION PERIOD:

1. SLOPE CONTROL MEASURES SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE.
2. SLOPE CONTROL MEASURES SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE.
3. TEMPORARY SEDIMENT BASIN WILL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE PROPOSED BIOFILTRATION BASIN. IT SHALL BE STABILIZED WITH EROSION CONTROL MATTING AND READY TO MASS GRADE THE SITE.
4. SLOPE CONTROL MEASURES SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE.
5. SLOPE CONTROL MEASURES SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE.
6. SLOPE CONTROL MEASURES SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE.

- LEGEND
- = FROM PPE STAKE FOUND
 - = FROM REBAR STAKE FOUND
 - ▲ = FROM REBAR STAKE SET
 - (XXX) = REBAR AS
 - (XXX) = PREVIOUSLY SURVEYED AS PER REBAR CONTRACTING, INC. SURVEY DATED 8/1/10
 - = SEE TEXT FOR LOCATION



EDGEWOOD VILLAGE APARTMENTS
 VILLAGE OF MUKWONGO, WAUKESHA CO., WI

PRELIMINARY EROSION CONTROL PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 FIDELITY COURT
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 732-5504 FAX: (262) 732-8006

PROJECT NO. 9344
 DATE: 07/22/2016
 SHEET NO. 5 OF 5

August 12, 2016

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

Re: Site Plan and Architectural Plan Review/Instrument Development Corporation

Dear President Winchowky and Members of the Plan Commission:

Kevin Sinnett on behalf of Instrument Development Corporation, 820 Swan Drive, has submitted application and plans for site plan and architectural plan approval. Proposed are north and south additions to the existing back shop and office of 10,000 square feet. The north addition is proposed at 9,900 square feet and the south addition is 2,500 square feet. The 6.65 acre site is zoned M-4 Median/Heavy Industrial District and is located at the northeast corner of Holz Parkway and Swan Drive. Please see the description of the project submitted by the applicant.

While there are remaining matters to be resolved, Village staff believes the proposal is ready for recommendation to the Village Board with conditional approval of several matters that must be handled before the Village will issue any building permit.

Attached please find my July 8, 2016 report that outlined three matters. Staff has verified that with the number of employees on the site over two work shifts, the proposed 93 parking spaces on the site are sufficient. The dimensions of the drives and parking areas have been verified as correct. Lastly, while the metal panels on the south addition exceed 25% of exterior, on the entire building with the north and south additions, the metal panels are less than 25% and meet the criterion for the M-4 zoning district.

Recommendation

I recommend approval of the proposal subject to the conditions list below. The matters remaining to be resolved are reflected in the first and second conditions.

1. Prior to issuance of any building permit for the subject additions, the following must occur with Village Engineer confirmation that the issues have been completed.
 - a. Stabilization of the site grading that has already occurred, in accordance with the Village issued erosion control permit.
 - b. Submittal of site wetland delineation to be approved by the Wisconsin Department of Natural Resources.
 - c. A Storm Water Management Plan in accordance with Village Municipal Code Chapter 34.

2. Prior to issuance of any building permit for the subject additions, the Mukwonago Fire Chief shall determine the need and type of fire suppression within the additions.
3. Approval of the plans for the 2,500 square foot south addition and 9,900 square foot north addition of Instrument Development Corporation at 820 Swan Drive, zoned as M-4 Medium/Heavy Industrial District, shall be subject to the package of documents and plans submitted by the applicant to the Village of Mukwonago. The plans may be further modified to conform to other conditions of approval and all plans may be further modified to conform to Village design standards. However, the basic layout of the site as depicted the site plan shall remain unchanged.
4. All ingress/egress drives and parking areas shown on the site plan shall remain private and shall be maintained in a usable and passable condition at all times.
5. If a Storm Water Management Plan is required as determined by the Village Engineer, approval shall be subject to approval of a Storm Water Maintenance Agreement by the Village Board.
6. With approval, the Plan Commission and Village Board grant allowance of multiple principal buildings on one lot.
7. Prior to issuance of the first building permit, a final landscape plan, exterior site lighting plan and dumpster enclosure plan shall be submitted for the approval of the Zoning Administrator.
8. The property shall be maintained in a clean condition, free of debris at all times. No junk, inoperable or abandoned vehicles, or vehicles undergoing repair shall be kept on the property at any time. No vehicles shall be parked in any area not designated for vehicle parking as provided on the site plan.
9. Only signs allowed by the Village Sign Code, and approved by either the Zoning Administrator or Plan Commission, shall be allowed on the property.
10. Prior to the start of any site construction or issuance of a building permit for both additions or the additions individually, whichever occurs first, the following shall occur:
 - a. Compliance with Conditions #1 and #2.
 - b. Village Board approval of a Storm Water Maintenance Agreement, if needed.
 - c. All final site development plans shall be consistent with the plans noted in Condition No. 3.
 - d. Approval of the 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.
 - e. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - f. Approval of building plans shall include appropriate locations of external mechanical equipment to be placed hidden from view from neighboring properties.
11. Prior to temporary occupancy issuance for any addition, and if needed prior to final occupancy permit, the following shall occur:

- a. Completion of all site grading and storm water management facilities (if needed) in accordance with approved plans, including landscaping that is a part of the storm water management facilities.
 - b. Completion of all exterior lighting for the building in accordance with approved plans.
 - c. Completion of the building in accordance with approved plans and all applicable codes.
 - d. Completion of a hard drive and parking surfaces from the exterior public right-of-way to the general area surrounding the building, including installation of handicapped parking signs.
 - e. Completion of the dumpster enclosures for the buildings so occupied.
12. Prior to final occupancy permit for any addition, which shall be issued not later than 120 days after any temporary occupancy permit, the following shall occur:
- a. Completion of all items within Condition No. 11.
 - b. Completion of paving and striping of the entire parking area, in accordance with approved plans.
 - c. Installation of all site landscaping.
 - d. Completion of any other municipal code requirement in the interest of the health, safety and welfare of the public.

I appreciate the opportunity to assist the Village of Mukwonago with the review of this proposal. Should any questions arise, please feel free to contact me.

Sincerely,



Bruce S. Kaniewski, AICP

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Jr., Village Clerk (via email)
Bob Harley, Supervisor of Inspections (via email)
Kurt Peot, P.E., Village Engineer (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)

Kevin Sinnett, Applicant (via email)
Joe Sinnett, Architect (via email)
Matt Gluszczyk, COO of IDC (via email)

July 8, 2016

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

Re: Site Plan and Architectural Plan Review/Instrument Development Corporation

Dear President Winchowky and Members of the Plan Commission:

Kevin Sinnett on behalf of the Instrument Development Corporation, 820 Swan Drive, has submitted application and plans for site plan and architectural plan approval. Proposed are north and south additions to the existing back shop and office of 10,000 square feet. The north addition is proposed at 9,900 square feet and the south addition is 2,500 square feet. The 6.65 acre site is zoned M-4 Median/Heavy Industrial District and is located at the northeast corner of Holz Parkway and Swan Drive. Please see the good description of the project submitted by the applicant.

During the course of review, Village staff observed that grading commenced for the north addition without proper permits. The site has been “tagged” to stop work and a citation forwarded to the applicant. The site must be stabilized before proceeding with approval and it has been determined a storm water management plan must be submitted. However, Village staff asks for Plan Commission feedback to staff comments that can be addressed with updated plans.

On the next page please see the site shown in the middle of an aerial photo. Overlaid on the photo is a known wetland shown in light green. With the existence of the known wetland, the Wisconsin Department of Natural Resources (DNR) will require wetland delineation before they issue a Notice of Intent permit. In addition, the green cross hatch is a designated Isolated Natural Resource Area. An Isolated Natural Resource Area does not necessarily mean total preservation, but a DNR representative has informed staff it might be a wetland.

In addition to site stabilization, the need for wetland delineation and a storm water management plan, staff has the following comments for Plan Commission direction:

1. **Amount of Parking Spaces.** The new parking standards adopted in December 2015 require 3 spaces per each 1,000 square feet of manufacturing and office space. A total of 47,000 square feet building space with the additions requires 141 spaces, while 93 are shown on the plan. However, the parking standards state the following:

“For situations of building additions or a new use occupying an existing building, if utilization of building space for production, material storage and warehousing does not necessitate three (3)

spaces per 1,000 square feet, with justification provided by the building occupant the Plan Commission may set the minimum parking requirement for production, material storage and warehousing space at two (2) spaces per 1,000 square feet, while the minimum parking requirement for other building area remains at three (3) spaces per 1,000 square feet.”

Therefore, the Plan Commission may determine that 93 spaces on the site are sufficient.



2. **Exterior Design of Additions.** The M-4 design standards include the following:

“Building materials and color.

a. Exterior building materials shall convey an impression of durability. Materials such as decorative masonry, stone, brick block, aggregate panels and glass are permitted. Dryvit, metal and stucco may be used as trim material, not to exceed 25 percent of exterior area. Vinyl and aluminum siding are not permitted.

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.”

The north addition with painted masonry block, splitface and smooth face block conforms to the standard, in my opinion. Metal panels on the south addition do not conform.

3. **Parking Lot Dimensions.** A fully dimensioned site plan is needed to show that driveways and new parking spaces conform to required standards. To that end, it appears the driveway to the back portion of the site must be widened to conform to the following new standard within the parking requirements:

“All driveways internal to the site shall be designed for 2-way traffic at a minimum width of 24 feet, unless Plan Commission approval is received with justification from the applicant for a 20 foot 2-way traffic driveway or a 16 foot 1-way traffic lane (this does not apply to single-family, two-family or multi-family where a driveway directly extends from a public right-of-way to a garage for the individual dwelling unit).”

Staff looks forward to your direction. I any questions arise, please feel free to contact me.

Sincerely,



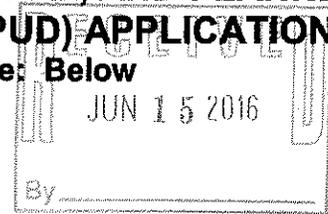
Bruce S. Kaniewski, AICP

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Jr., Village Clerk (via email)
Joe Hankovich, Supervisor of Inspections/Zoning Administrator (via email)
Bob Harley, Codes Official (via email)
Kurt Peot, P.E., Village Engineer (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)
Kevin Sinnett, Applicant (via email)
Joe Sinnett, Architect (via email)
Matt Gluszczyk, COO of IDC (via email)

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: 06.14.2016



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 Kanlewski
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: KEVIN SINNETT

Company: INSTRUMENT DEVELOPMENT CORPORATION

Address: 820 SWAN DR. City: MUKWONAGO State: WI Zip: 53149

Daytime Phone: 262-441-3302 Fax: _____

E-Mail: KevinS@idcwj.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: JOE SINNETT, AIA
Company: _____
Address: 19100 North Hills Dr City: BROOKFIELD State: WI Zip: 53045
Daytime Phone: 262-470-3653 Fax: _____
E-Mail: sinnett1423@gmail.com

ARCHITECT

Name: JOE SINNETT, AIA
Company: _____
Address: 19100 North Hills Dr. City: BROOKFIELD State: WI Zip: 53045
Daytime Phone: 262-470-3653 Fax: _____
E-Mail: sinnett1423@gmail.com

PROFESSIONAL ENGINEER

Name: CHRIS JACKSON, PE, PLS
Company: CJ ENGINEERING
Address: 9205 W. CENTER ST. City: MILWAUKEE State: WI Zip: 53222
Daytime Phone: 414-^{SUITE 214}443-1312 Fax: _____
E-Mail: chris@cj-engineering.com

REGISTERED SURVEYOR

Name: MICHAEL BERRY
Company: CAPITOL SURVEY ENTERPRISES
Address: 220 REGENCY Ct. SUITE 210 City: BROOKFIELD State: WI Zip: 53045
Daytime Phone: 262-786-6600 Fax: _____
E-Mail: _____

CONTRACTOR

Name: BRIAN WELLSER
Company: W.M. CORPORATION
Address: 529 W33948 Olde Oak Pass City: Oconomowoc State: WI Zip: 53066
Daytime Phone: 414-630-3830 Fax: _____
E-Mail: _____

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): KEVIN & JANI SINNETT, EXECUTIVE MOTORCOAC.
Address: 540 W 30338 HAMILTON DR City: WAUKESHA State: WI Zip: 53189 LLC.
Daytime Phone: 262-441-3302 Fax: _____
E-Mail: KevinS@idcwi.com
Present Zoning: M-4 Tax Key No(s): MUKV 1970987
Location/Address: 820 SWAN DR.
Present Use: LIGHT INDUSTRIAL Intended Use: LIGHT INDUSTRIAL

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

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

Application:

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

Other Documents:

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

CERTIFICATION

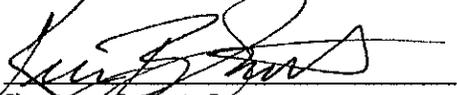
Applicant hereby certifies that:

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

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

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

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



 Signature - Property Owner

Kevin Sinnett Owner
 Name & Title (PRINT)

06/14/2016
 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date



 Signature - Applicant

Kevin Sinnett Owner
 Name & Title (PRINT)

06/14/2016
 Date



 Signature - Applicant's Representative

JOSEPH A SINNETT
 Name & Title (PRINT)

06.14.2016
 Date

FOR OFFICE USE ONLY	
Date Paid <u>6-16-16</u> <u>\$498</u>	Receipt # <u>6948</u>
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

Memorandum

Date	06.14.2016	Distribution
To	Plan Commission	
From	Joe Sinnett, AIA	
Project	Instrument Development Corp New Additions	
Project Number	215003.00	
Re	Project Summary	

Instrument Development Corporation is proposing two new additions to provide more space in their growing operations in their ultra-precision machining business. Both additions will occur on their back plant. The first addition will be a new 2,500 SF office addition to provide additional office space along with a new corporate conference/training room. This addition will have a steel structure with steel stud framed exterior walls that will be finished with smooth face masonry along the base of the building to match the existing building. Then a corrugated metal accent panel will be used on the office as an accent to the all masonry existing building. At the entry and corner of the building a stack bond brick will be used to anchor the corner of the building. The addition to the north of the existing back plant will be a steel framed structure with steel girts and a metal panel substrate and finished on the exterior with a masonry block veneer to match the existing back plant.

All hours of operation will remain unchanged with the new addition. Also trash/recycle facilities will remain and not increase. These are currently screened from public view by a wood slat fence that is 7'-0" h and other views are screened by a wooded area.

Parking on site will see (23) additional parking stalls added for a total of 93 stalls total on site with 80 provisional stall could be provided. The total provided with provisional stalls equals 173 stalls and exceeds the 172 required.

Joseph A Sinnett, AIA



EXISTING BUILDING
PAINTED MASONRY BLOCK BUILDING
SPLITFACE AND SMOOTH FACE

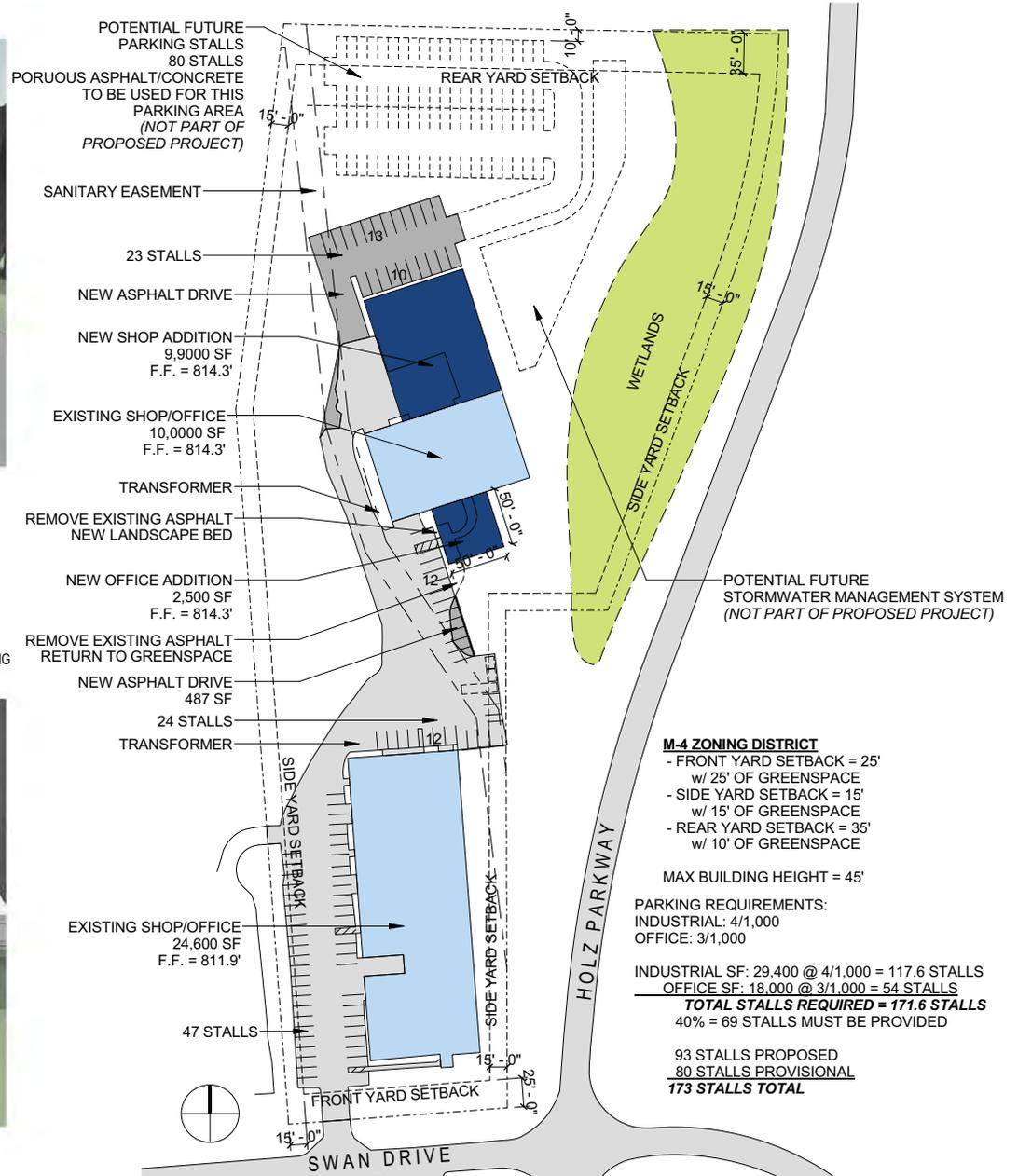
NEW OFFICE ADDITION: METAL PANELS

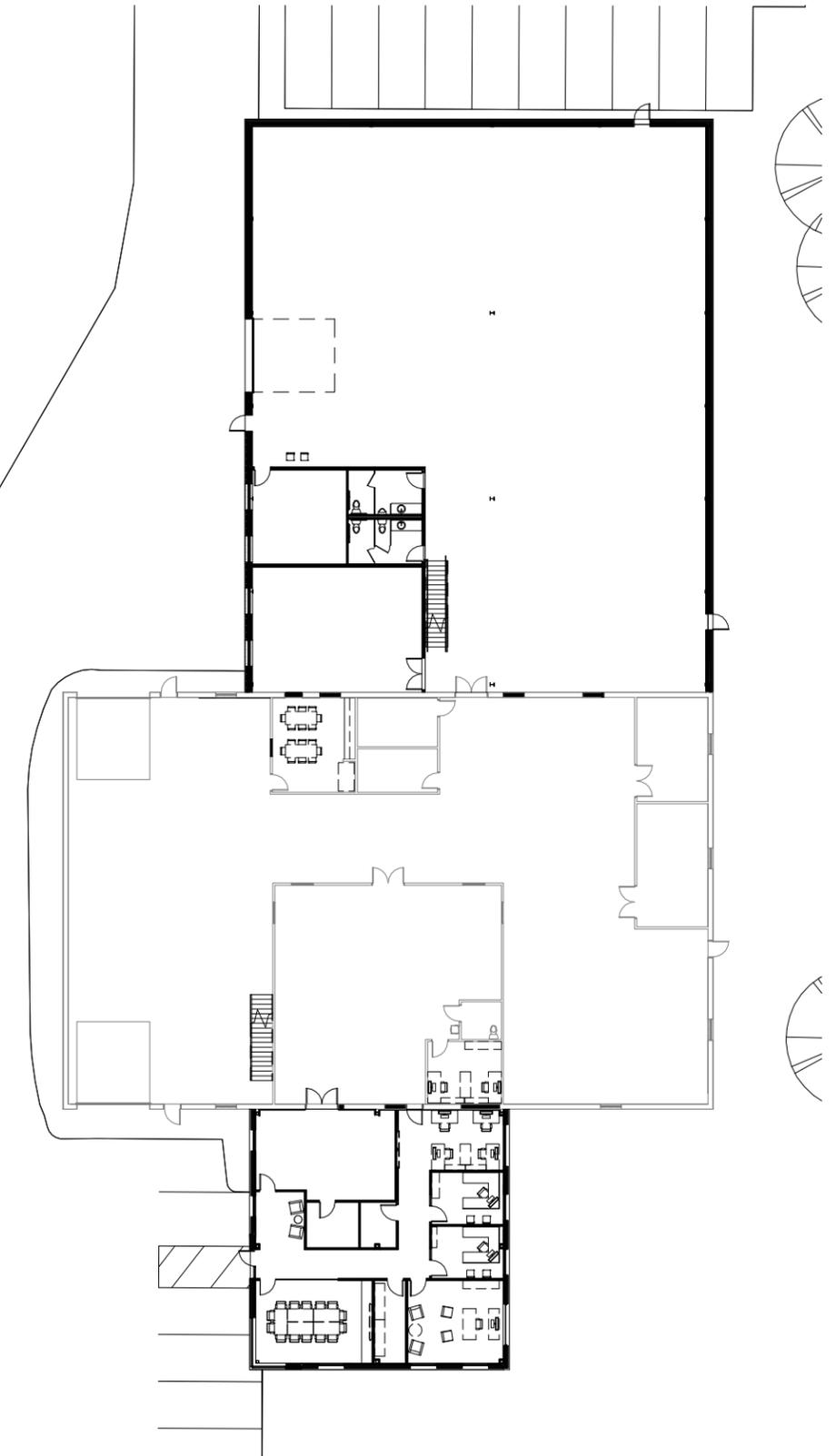
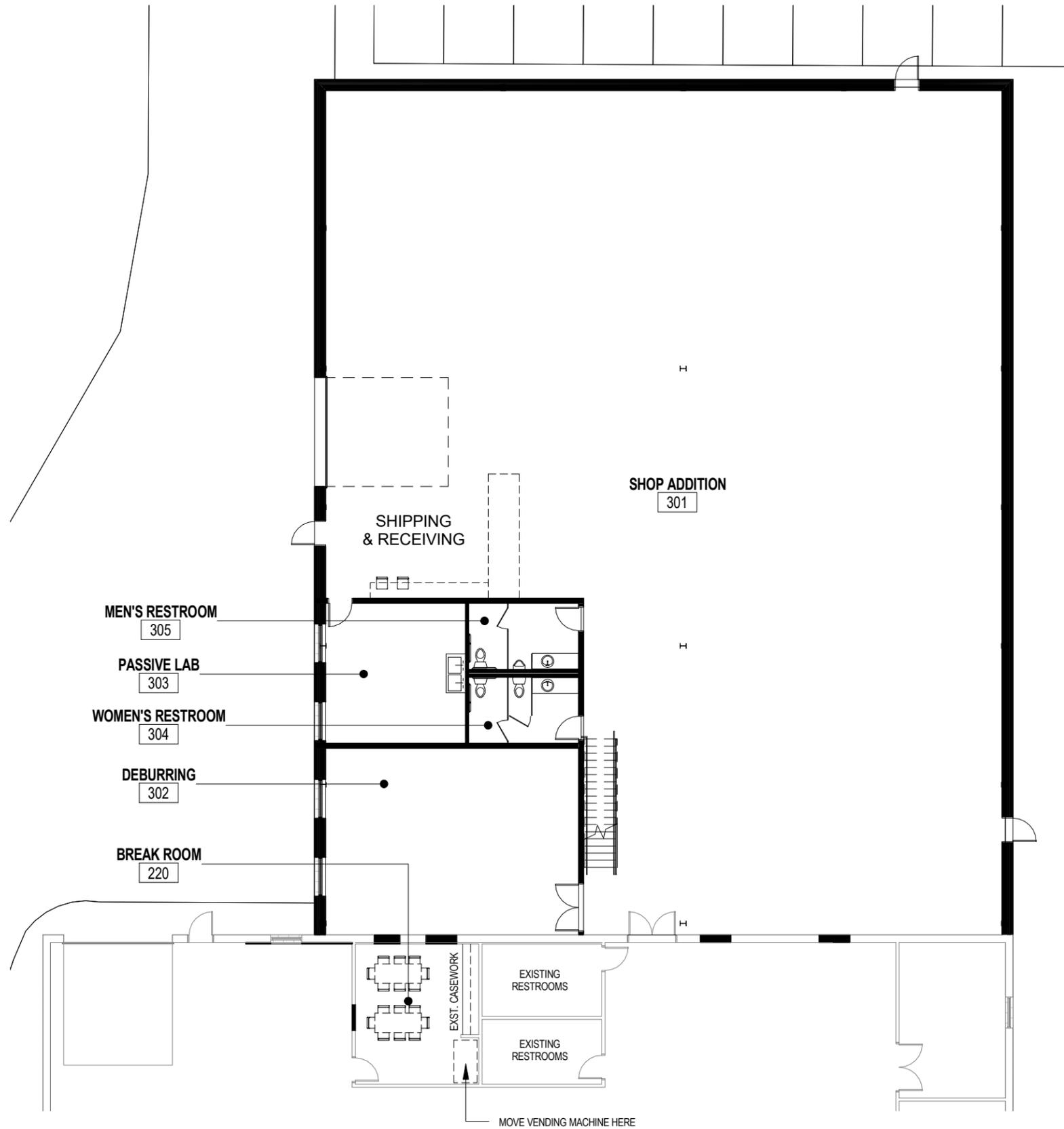
STACK BOND MASONRY BRICK



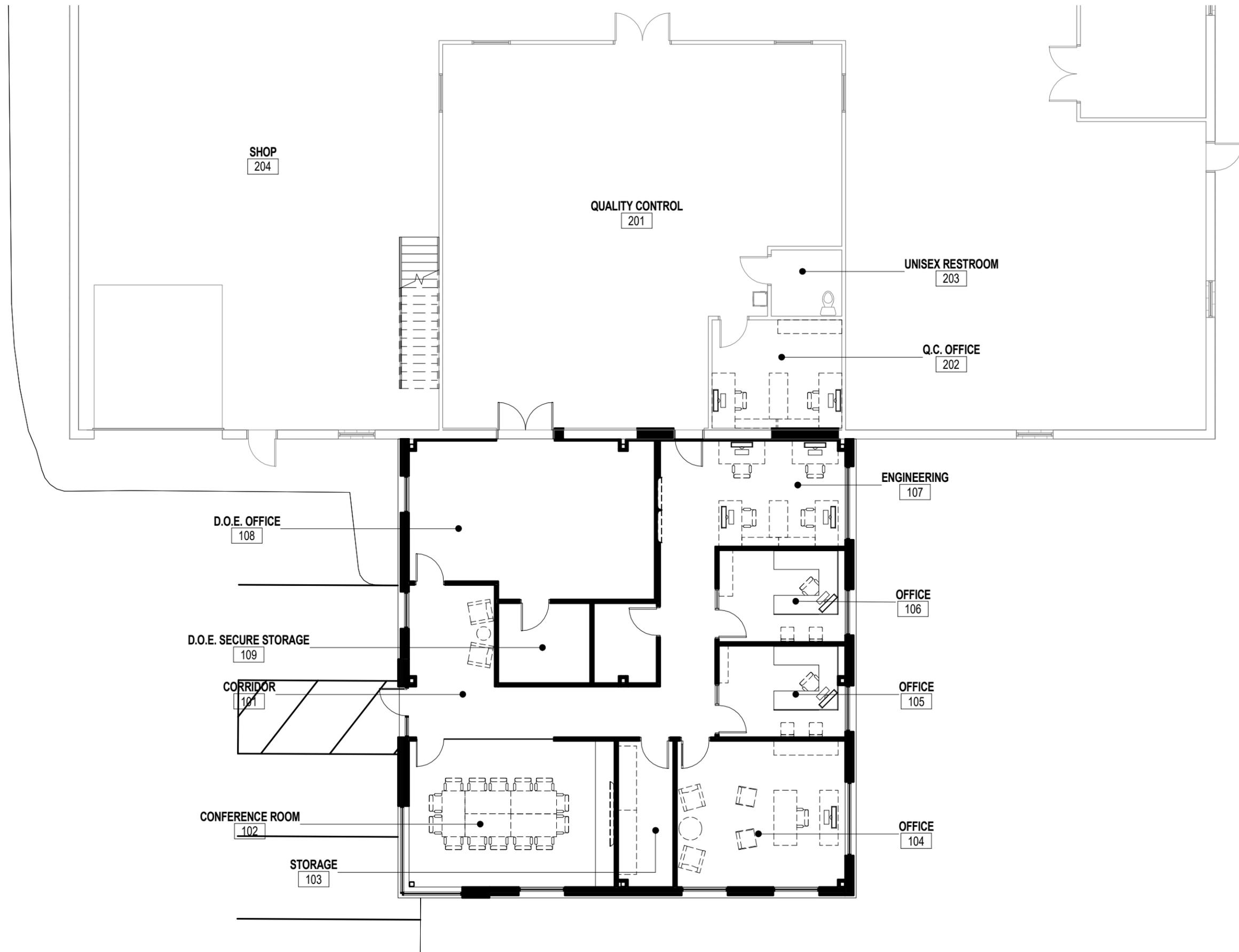
NEW SHOP ADDITION
PAINTED MASONRY BLOCK BUILDING
SPLITFACE AND SMOOTH FACE BLOCK
TO MATCH EXISTING BUILDING

EXISTING BUILDING
PAINTED MASONRY BLOCK BUILDING
SPLITFACE AND SMOOTH FACE



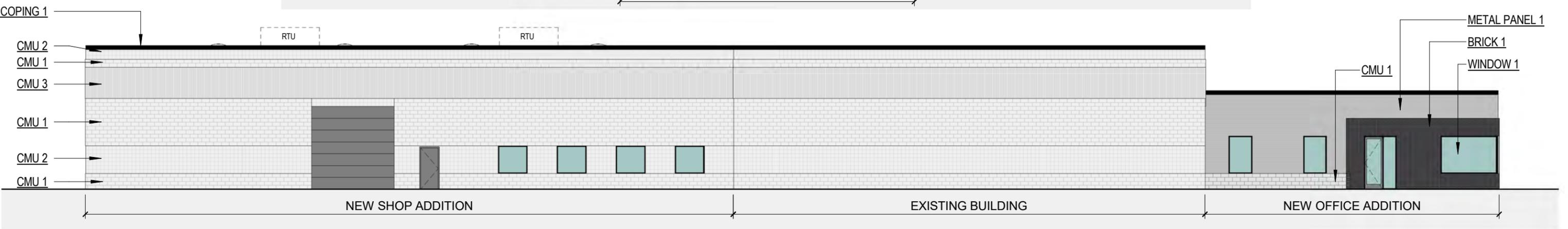
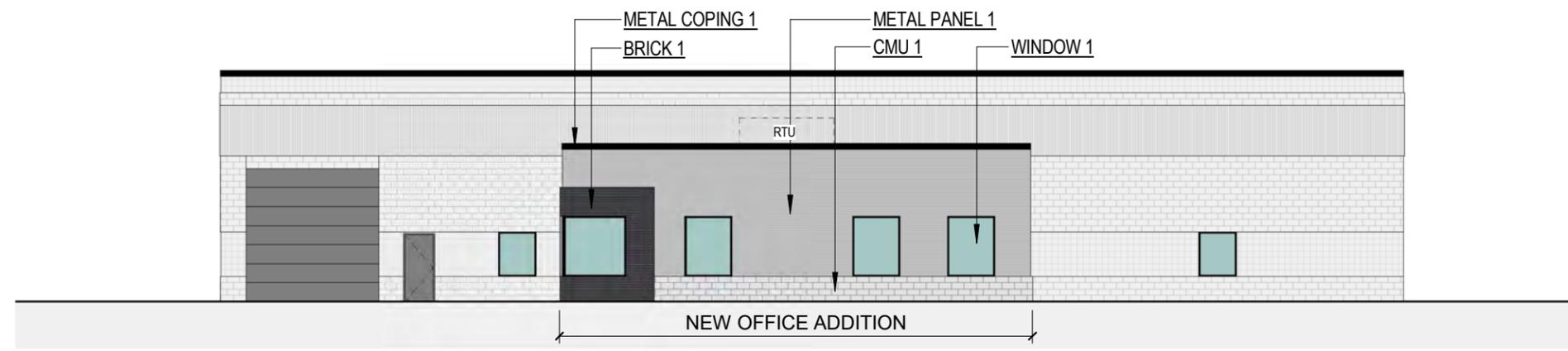
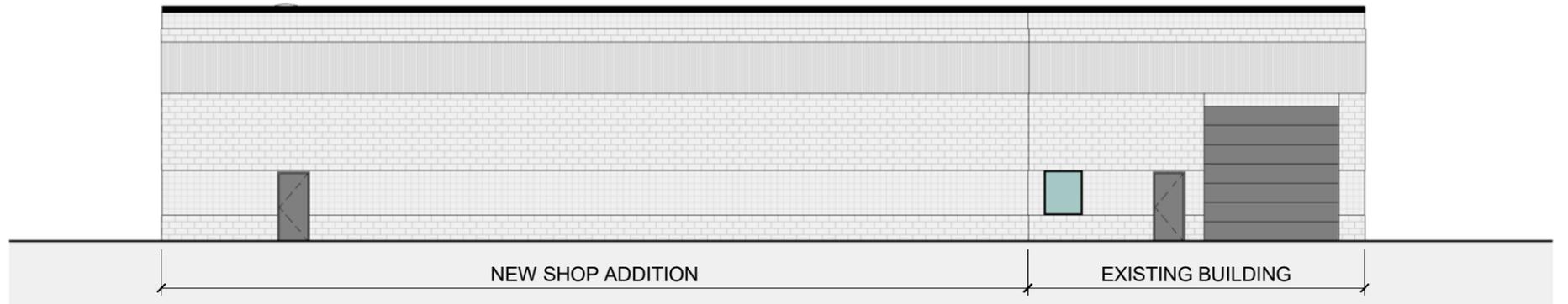


PLANS



ASSEMBLIES & COMPONENTS

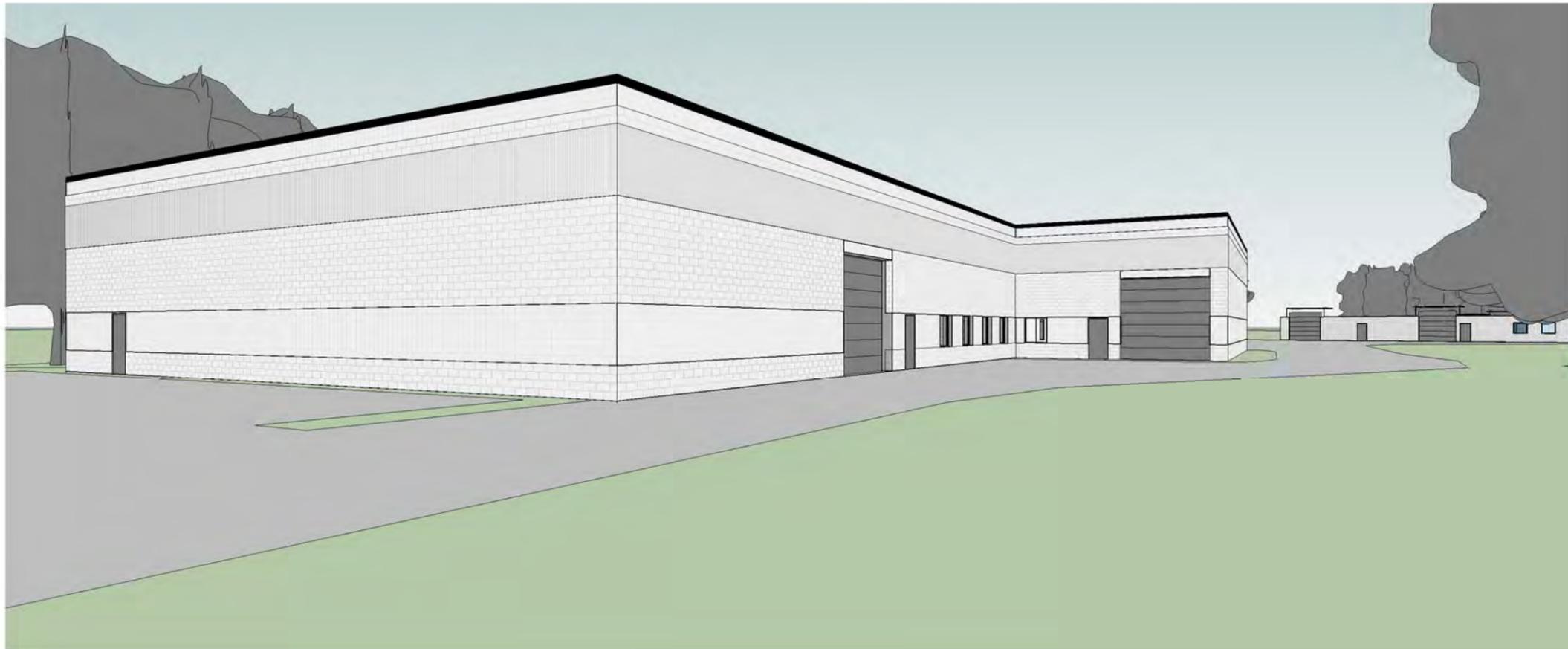
- BRICK 1 MODULAR CLAY BRICK MASONRY IN STACK BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S MANGANESE IRONSPOT VELOUR
- CMU 1 12" SPLITFACE CMU, PAINTED LIGHT GRAY
- CMU 2 12" 1 SCORE SMOOTHFACE CMU, PAINTED GRAY
- CMU 3 12" FLUTED SPLITFACE CMU, PAINTED LIGHT GRAY
- METAL COPING 1 PREFINISHED SHEET METAL COPING WITH CONTINUOUS CLEATS ON 3/4" PRESSURE TREATED PLYWOOD BLOCKING; COLOR: BLACK
- METAL PANEL 1 CONCEALED FASTNER FLUSH METAL PANEL; BASIS OF DESIGN: METAL SPAN DESIGNER SERIES 16" FLUTED PANEL, COLOR: TUNDRA
- WINDOW 1 ALUMINUM FRAMED STICK-BUILT THERMALLY BROKEN STOREFRONT WINDOW, COLOR: BLACK



ELEVATIONS



3D EXTERIOR PERSPECTIVES



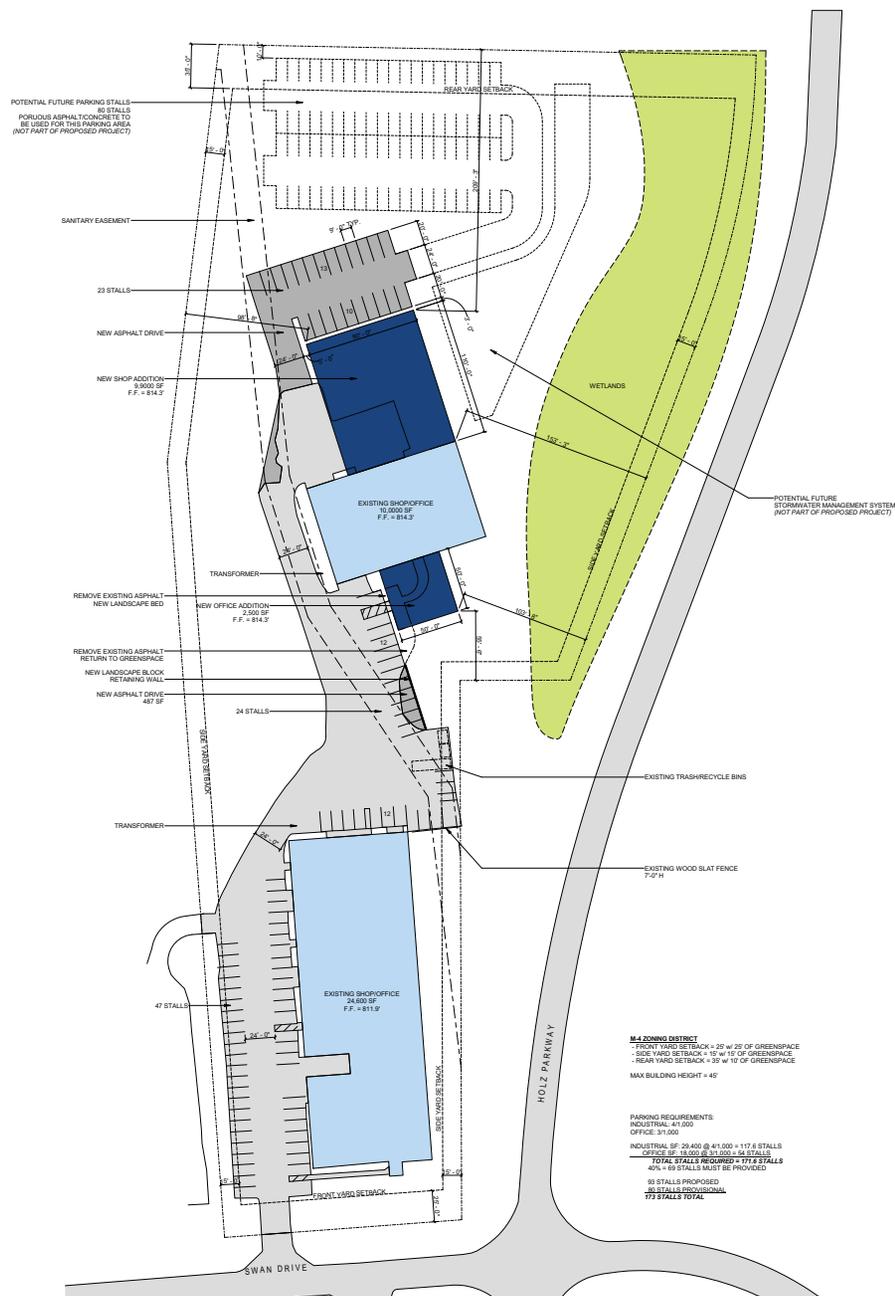
3D EXTERIOR PERSPECTIVES

JOSEPH A SINNETT, AIA
ARCHITECT

IDC - BACK PLANT EXPANSION
820 SWAN DRIVE
MUKWONAGO, WI 53149



007 | 06.14.2016



1 SITE PLAN
1" = 40'-0"

Revisions

MUNICIPAL APPROVALS

Drawing Date
08.11.2016

IDC PLANT EXPANSION

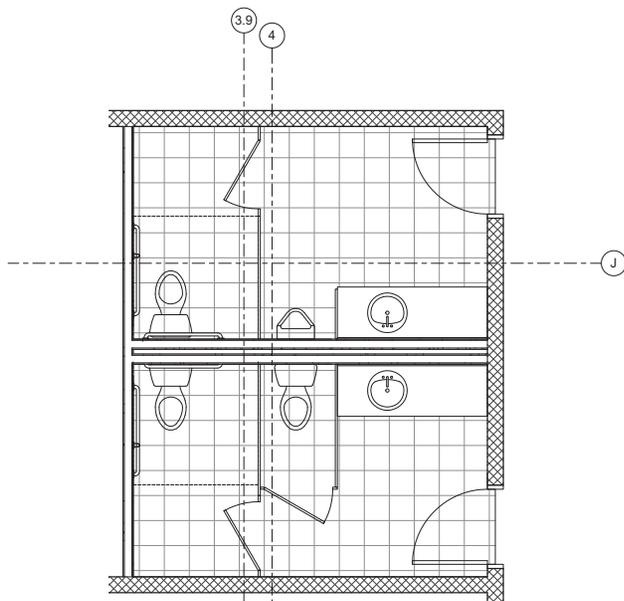
820 SWAN DRIVE
MUKWONAGO, WI

Project No. 215003.00 INSTRUMENT DEVELOPMENT CORPORATION

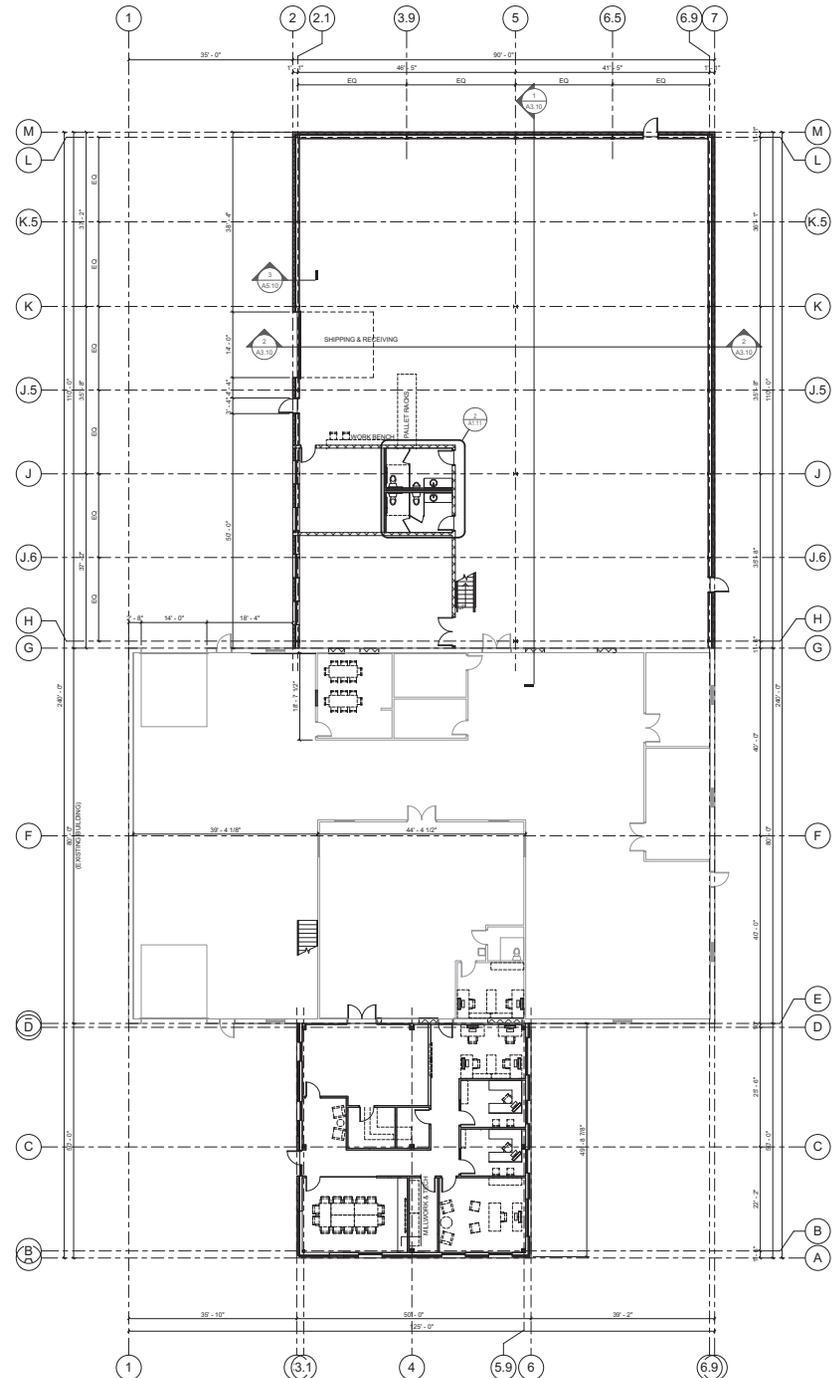
Sheet Title
ARCHITECTURAL SITE PLAN

19100 North Hill Drive
Brookfield, WI 53045

Sheet No.
AS1.10



2 SHOP - RESTROOMS
1/2" = 1'-0"



1 FIRST FLOOR PLAN
3/32" = 1'-0"

Revisions

MUNICIPAL APPROVALS

Drawing Date
08.14.2016

IDC - BACK PLANT
EXPANSION

820 SWAN DRIVE
MUKWONAGO, WI 53140

Project No. 215003.00 INSTRUMENT
DEVELOPMENT
CORP.

Sheet Title
FLOOR PLAN - FIRST
FLOOR

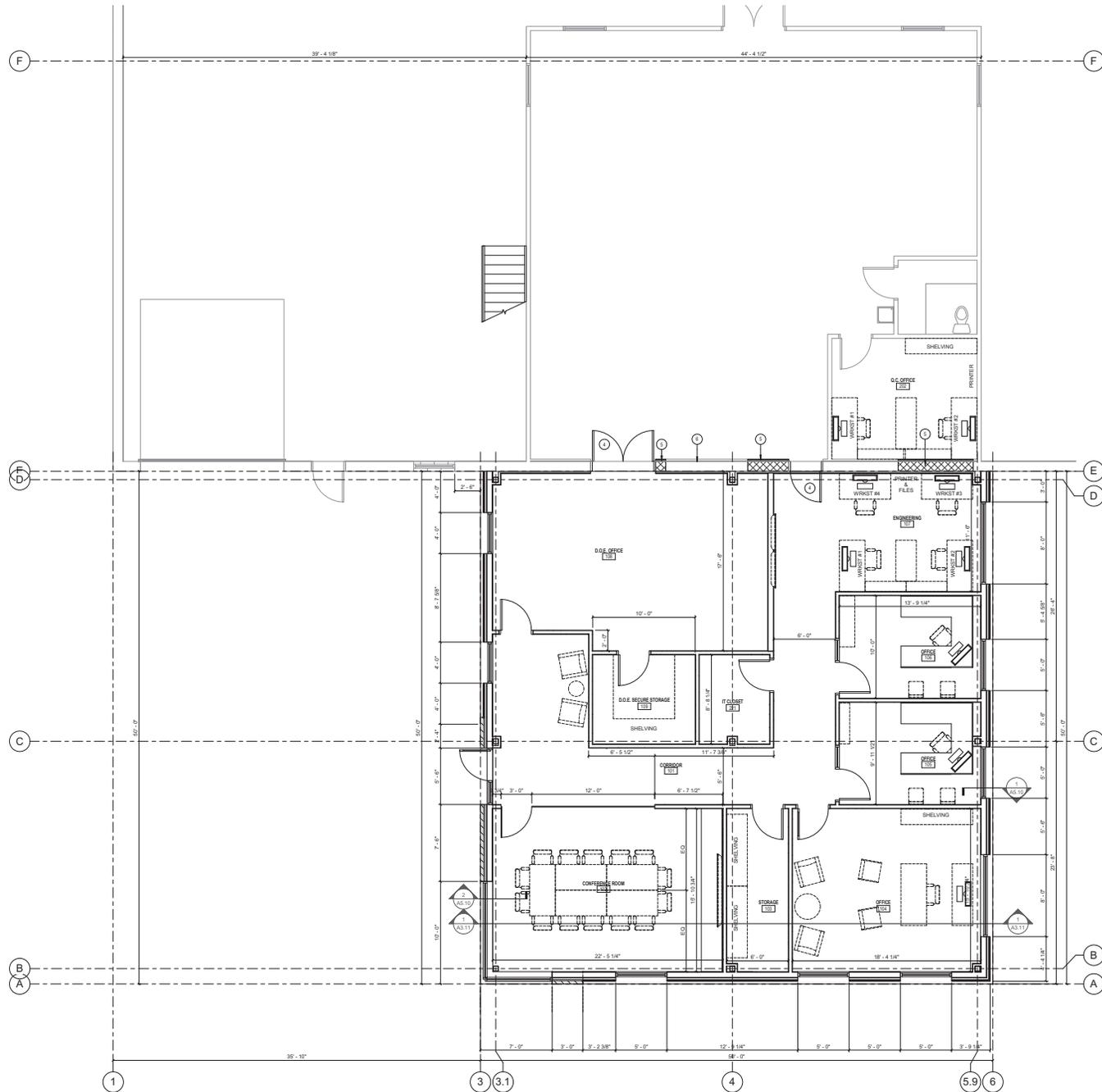
Copyright © 2016 Joseph A. Sinnett, AIA. All rights reserved.
9100 North 48th Street
Brookfield, WI 53005

Sheet No.
A1.11



PLAN KEYED NOTES

- 4 NEW FIRE DOOR 2HR RATING
- 5 NEW CMU TO INFILL EXISTING OPENINGS. 2HR FIRE RATING REQUIRED
- 6 EXISTING EXTERIOR CMU WALL TO NOW SERVE AS 2HR FIRE WALL TO SEPARATE FIRE AREAS. FIELD VERIFY EXISTING CMU WALL JOINT SPACING TO DETERMINE EXISTING WALL EQUIVALENT THICKNESS AND INHERENT FIRE RESISTANCE RATING



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

Revisions

MUNICIPAL APPROVALS

Drawing Date
08.14.2016

IDC - BACK PLANT
EXPANSION

820 SWAN DRIVE
MUKWONAGO, WI 53140

Project No. 215003.00 INSTRUMENT
DEVELOPMENT
CORP.

Sheet Title
OFFICE ADDITION

Copyright © 2016 Joseph A. Sinnett, AIA. All rights reserved.
1700 North 10th Street
Brookfield, WI 53005

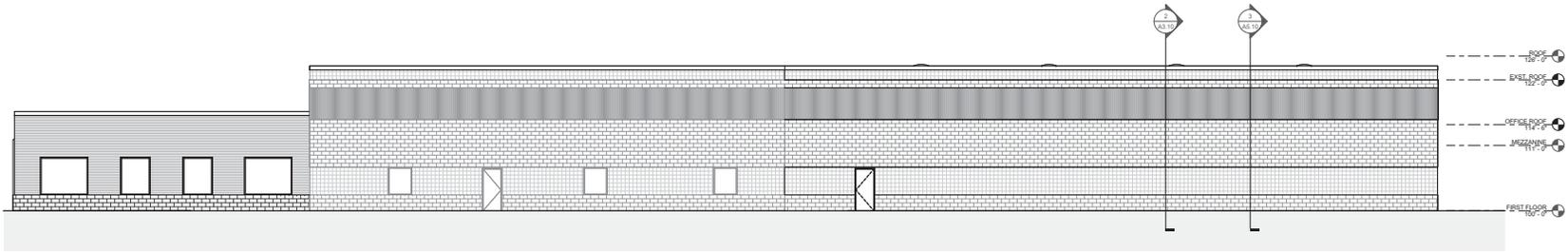
Sheet No.
A1.13

ASSEMBLIES & COMPONENTS

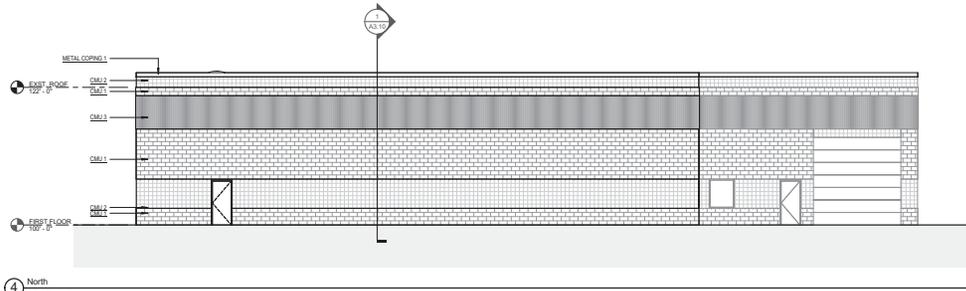
- BRICK 1
MODULAR CLAY BRICK MASONRY IN STACK BOND WITH TINTED MORTAR
COLOR: BASIS OF DESIGN IS ENDICOTT'S MANGANESE PINK/SPOT VELOUR
- CMU 1
12" SPLIFFACE CMU, PAINTED LIGHT GRAY
- CMU 2
12" S-CORE SMOOTHFACE CMU, PAINTED GRAY
- CMU 3
12" FLUTED SPLIFFACE CMU, PAINTED LIGHT GRAY
- CONCRETE WALL
POURED CONCRETE WALL WITH REINFORCEMENT. SEE STRUCTURAL
DRAWINGS
- METAL COPING 1
REFINISHED SHEET METAL COPING WITH CONTINUOUS CLEATS ON 3/4"
PRESSURE TREATED PL WOOD BLOCKING. COLOR: BLACK
- METAL PANEL 1
CONCAILED PARTNER FLUSH METAL PANEL. BASIS OF DESIGN: METAL SPAN
DESIGNER SERIES 16" FLUTED PANEL. COLOR: TUNDRA

GENERAL ELEVATION NOTES

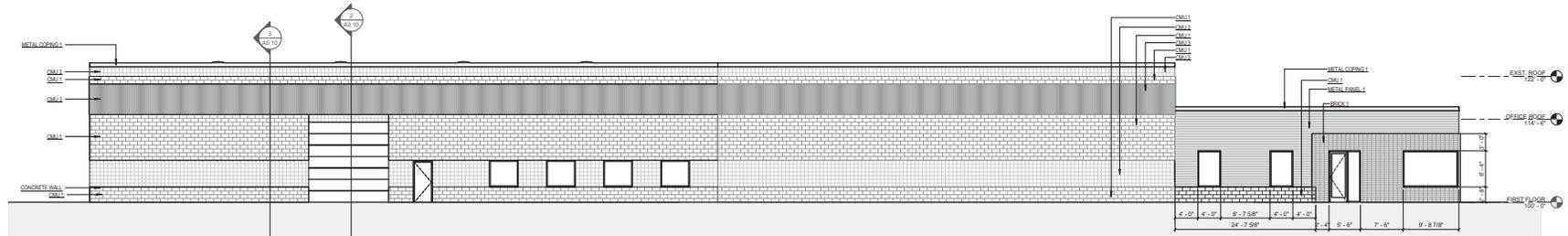
1. ALL METAL SURFACES EXPOSED TO VIEW (INCLUDING MISCELLANEOUS METALS PIPING, MECHANICAL EQUIPMENT, LADDERS, STAIRS, RAILING, COLUMNS, PLATFORMS, ETC.) SHALL BE PAINTED, U.N.O.
2. WINDOWS ARE ALUMINUM STOREFRONT U.N.O.
3. MEDICAL OFFICE BUILDING (MSB), WHERE SHOWN, IS FOR INFORMATION ONLY AND IS NOT INCLUDED IN PROJECT SCOPE.
4. FOR TYPICAL CONTROL JOINTS (CJ) SEE DETAIL 29A5.11.
5. CONTROL JOINTS IN CMU BACKUP TO BE OFFSET FROM CONTROL JOINTS IN MASONRY/STONE VENEER. CONTROL JOINTS AT CMU BACKUP MAXIMUM 25' SPACING.
6. PROVIDE CONTROL JOINTS AT INSIDE CORNERS OF BRICK AND STONE.



5 East
1/8" = 1'-0"



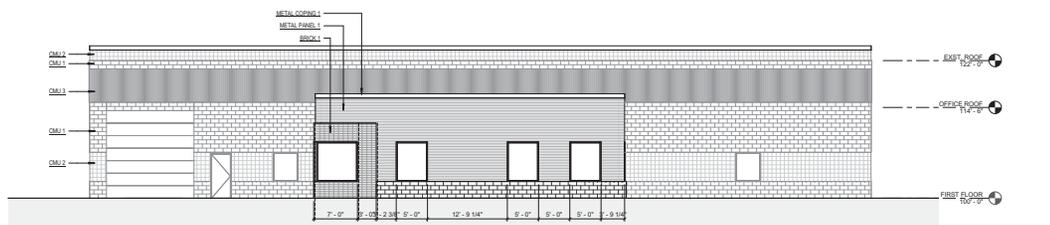
4 North
1/8" = 1'-0"



2 West
1/8" = 1'-0"



3 EXT-OFFICE PERSPECTIVE-01



1 South
1/8" = 1'-0"

Revisions

MUNICIPAL APPROVALS

Drawing Date
08.14.2016

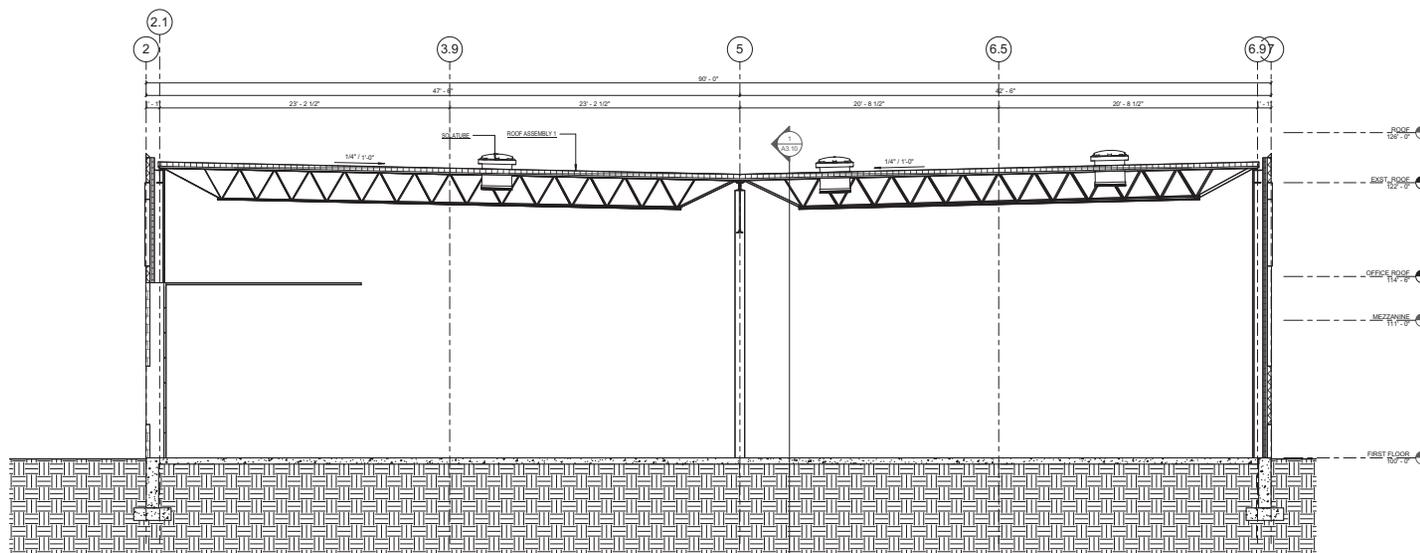
IDC - BACK PLANT
EXPANSION

820 SWAN DRIVE
MUKWONAGO, WI 53140
Project No. 215003.00 INSTRUMENT
DEVELOPMENT
CORP.

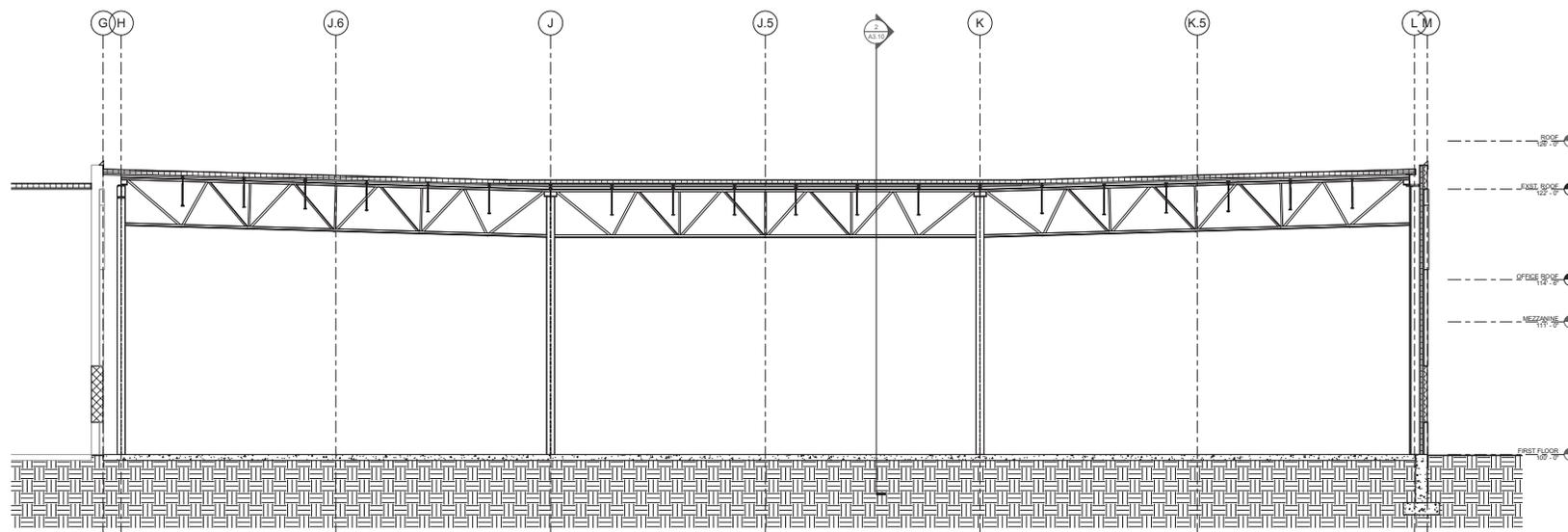
Sheet Title
EXTERIOR
ELEVATIONS

Copyright © 2016 Joseph A. Sinnett, AIA. All rights reserved.
3100 North 94th Street
Brookfield, WI 53005

Sheet No.
A2.10



2 EW - SHOP BUILDING SECTION
1/4" = 1'-0"



1 NS - SHOP BUILDING SECTION
1/4" = 1'-0"

Revisions

MUNICIPAL APPROVALS

Drawing Date
08.14.2016

IDC - BACK PLANT
EXPANSION

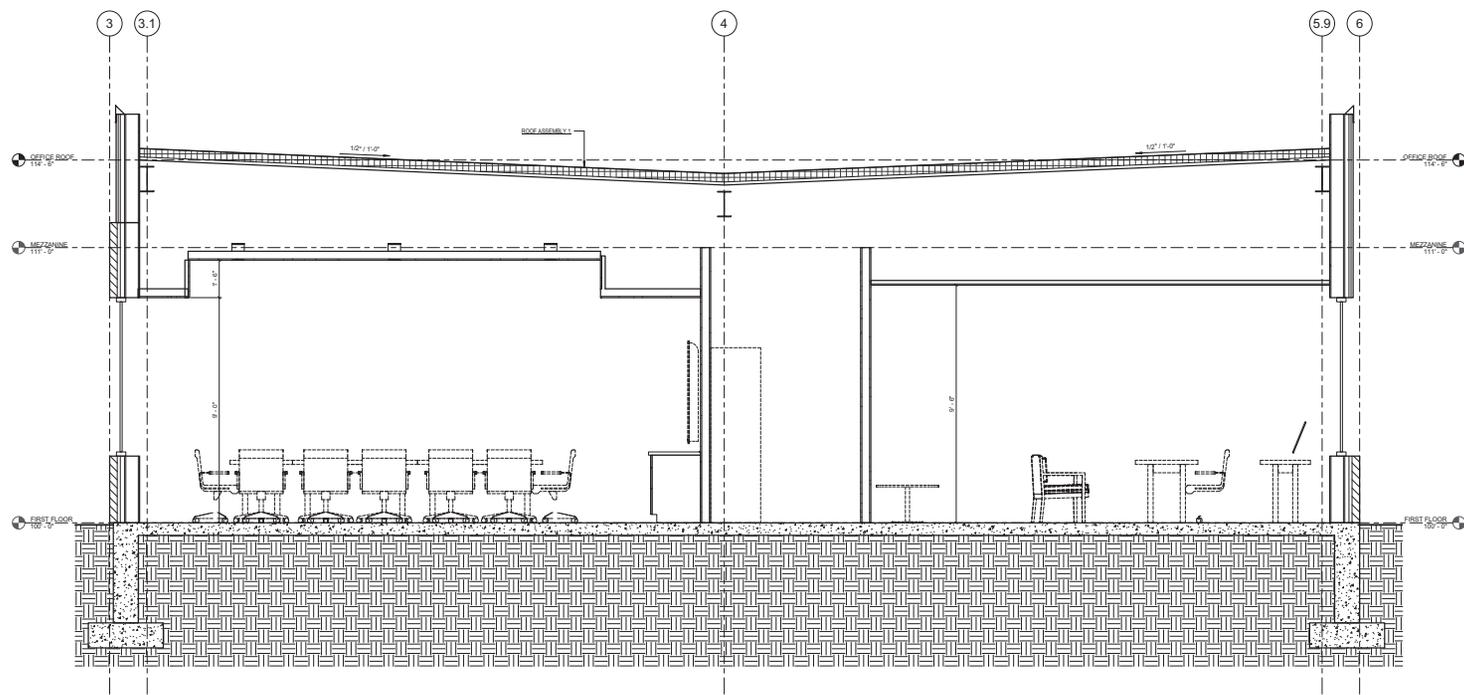
820 SWAN DRIVE
MUKWONGAGO, WI 53140

Project No. 215003.00 INSTRUMENT
DEVELOPMENT
CORP.

Sheet Title
BUILDING SECTIONS

Copyright © 2016 Joseph A. Sinnett, AIA. All rights reserved.
1910 North 4th Street
Brookfield, WI 53005

Sheet No.
A3.10



1 WALL SECTION - OFFICE @ BRICK1
1/2" = 1'-0"

Revisions

MUNICIPAL APPROVALS

Drawing Date
08.14.2016

IDC - BACK PLANT
EXPANSION

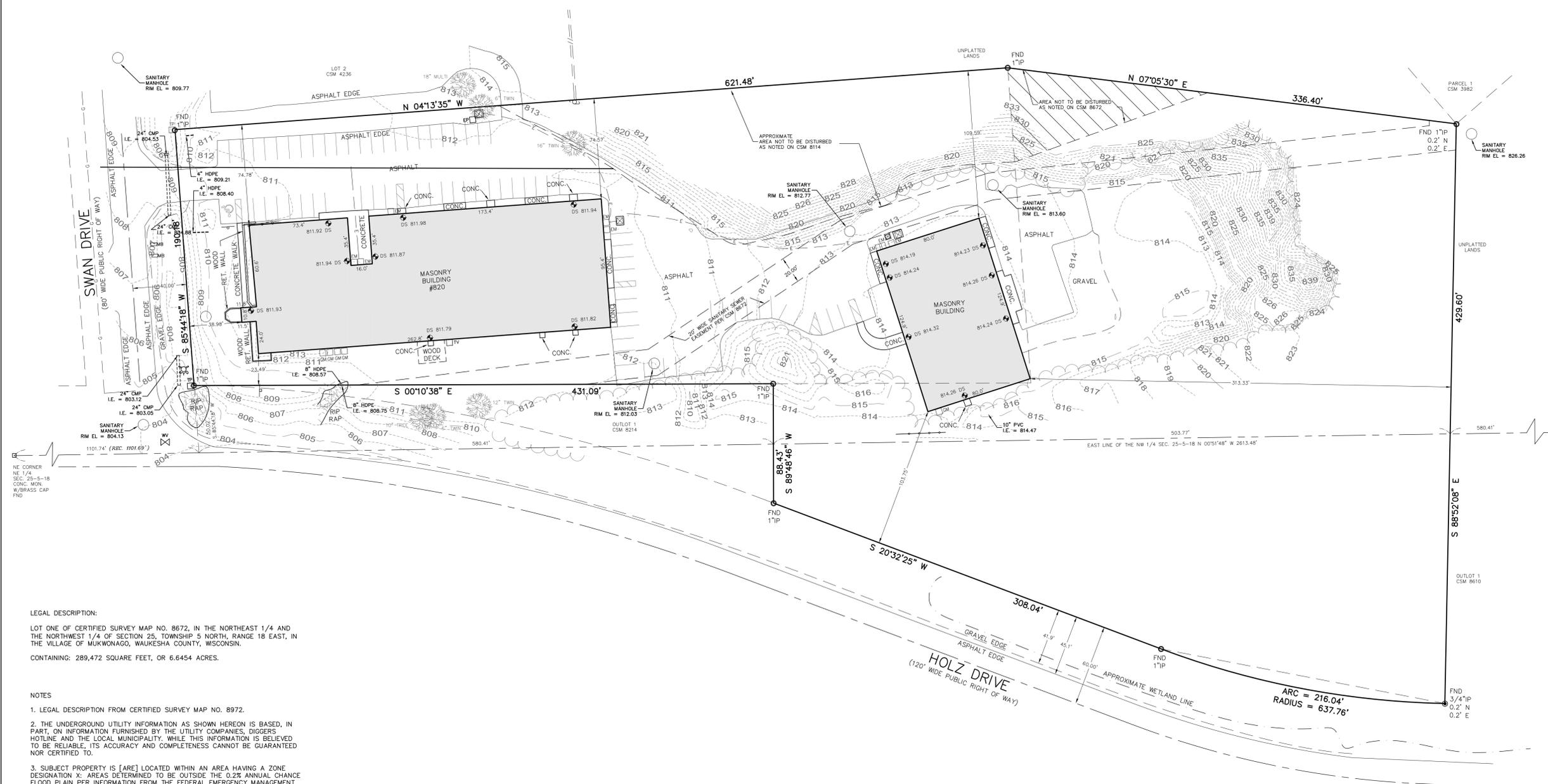
820 SWAN DRIVE
MUKWONGAGO, WI 53140

Project No. 215003.00 INSTRUMENT
DEVELOPMENT
CORP.

Sheet Title
BUILDING SECTIONS

Copyright © 2016 Joseph A. Sinnett, AIA. All rights reserved.
9100 North 48th Street
Brookfield, WI 53005

Sheet No.
A3.11



LEGAL DESCRIPTION:
 LOT ONE OF CERTIFIED SURVEY MAP NO. 8672, IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.
 CONTAINING: 289,472 SQUARE FEET, OR 6.6454 ACRES.

- NOTES**
- LEGAL DESCRIPTION FROM CERTIFIED SURVEY MAP NO. 8972.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS [ARE] LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0427G, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014 IN COMMUNITY NO. 550485, THE VILLAGE OF MUKWONAGO WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK - CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SEC. 25-5-18, EL = 830.42.
 - ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 1929 VERTICAL DATUM.

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

MAY 26, 2016
 DATE

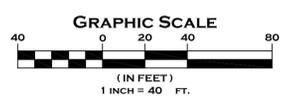
MICHAEL J. BERRY
 REGISTERED LAND SURVEYOR S-2545



www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511



LEGEND

— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊠	HYDRANT
— ST —	STORM SEWER	⊠	ELECTRIC METER	⊠	AUTO SPRINKLER
— W —	WATER MAIN	⊠	ELECTRIC PEDESTAL	⊠	WATER VALVE
— G —	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE	⊠	GAS VALVE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE	⊠	TELEPHONE PEDESTAL
— E —	BURIED ELECTRIC LINE	⊠	TV PEDESTAL	⊠	GAS METER
— FO —	BURIED FIBER OPTIC LINE	⊠	UTILITY POLE	⊠	AIR CONDITIONER
— // —	OVERHEAD UTILITY LINES	⊠	WOOD SIGN	⊠	METAL LIGHT POLE
— CATV —	BURIED CABLE TELEVISION LINES	⊠	METAL SIGN	⊠	CONCRETE LIGHT POLE
— COMB —	COMBINATION SEWER	⊠	FLAG POLE	⊠	WOOD LIGHT POLE
— WOOD —	WOOD FENCE	⊠	BOLLARD	⊠	YARD LIGHT
— METAL —	METAL FENCE	⊠	FIRE DEPARTMENT CONNECTION	⊠	MAIL BOX
— TREES —	EDGE OF TREES AND BRUSH	⊠	914.24 DS	⊠	FIBER OPTIC MARKER

PLAT OF SURVEY WITH TOPOGRAPHY
 FOR

INSTRUMENT DEVELOPMENT CORPORATION
 820 SWAN DRIVE
 MUKWONAGO, WI

DRAWN BY:	NJF	DATE:	MAY 26, 2016
CHECKED BY:	MJB	DRAWING NO.:	P-0
CSE Job No.:	16-049	SHEET	1 OF 1



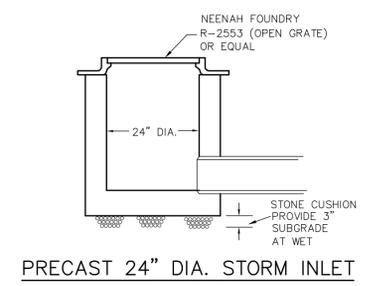
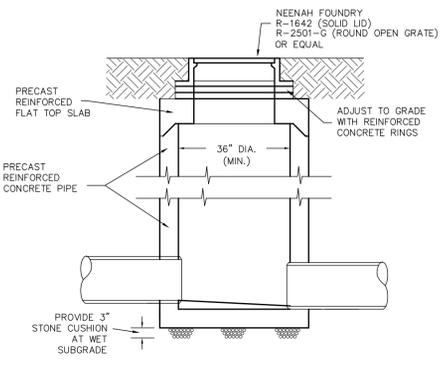
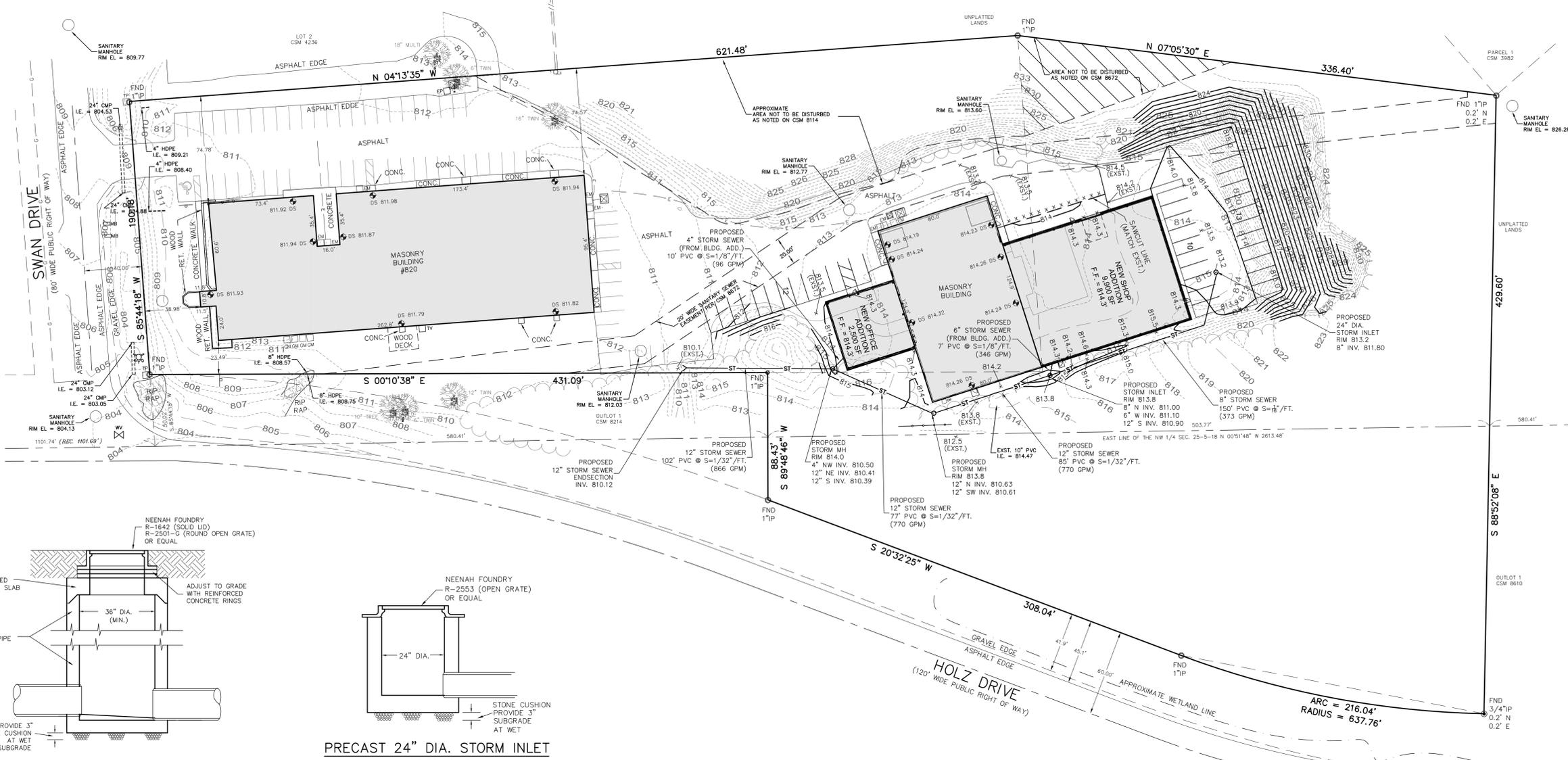
INSTRUMENT DEVELOPMENT CORPORATION

820 SWAN DRIVE MUKWONAGO, WI

CJE NO.: I615RI
 JUNE 14, 2016

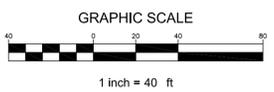
**SITE GRADING AND
 STORM SEWER PLAN C1.0**

SHEET * OF *

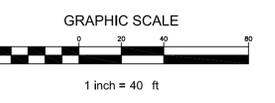
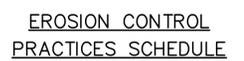
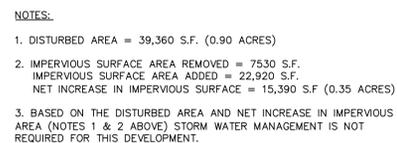
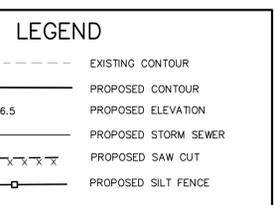
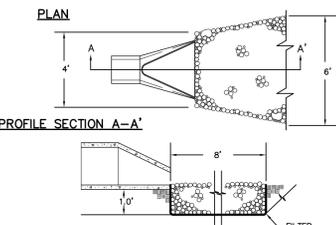
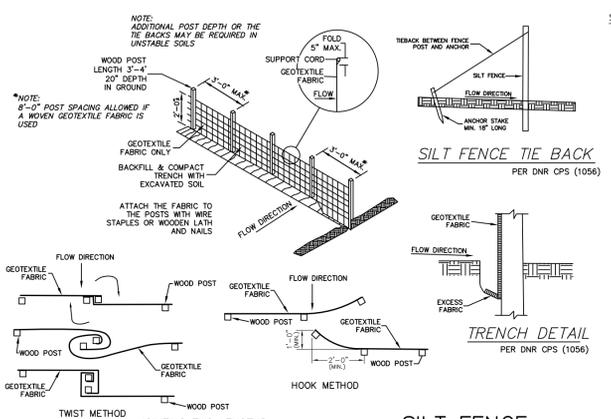
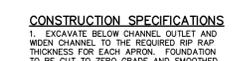
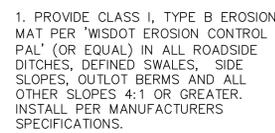
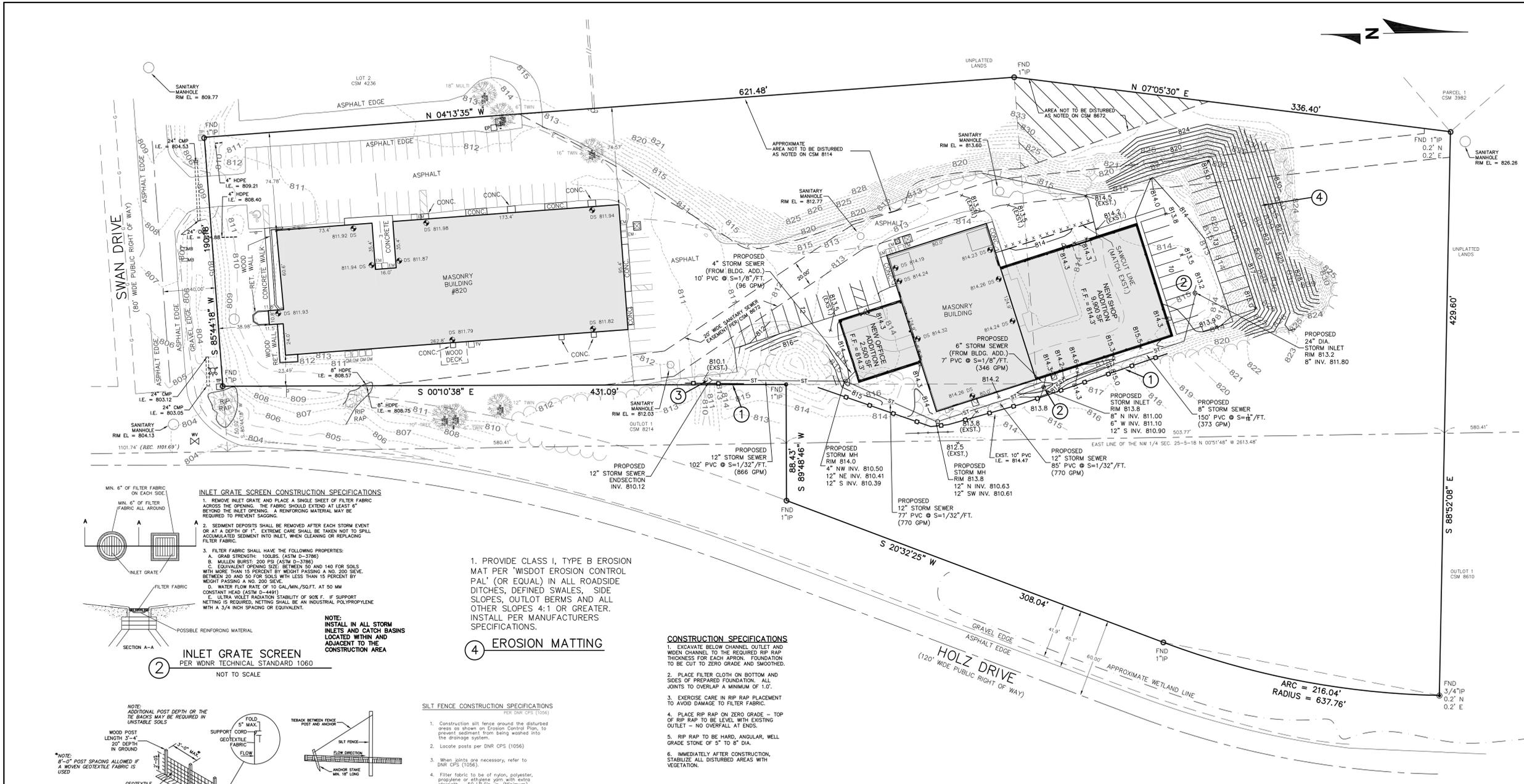


LEGEND	
--- 96 ---	EXISTING CONTOUR
— 96 —	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER
x x x x x x x x x x	PROPOSED SAW CUT
□ □	PROPOSED SILT FENCE

- NOTES:**
- ALL STORM SEWER MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
 - ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 - SANITARY AND WATER SERVICE TO PROPOSED BUILDING ADDITIONS FROM THE EXISTING BUILDING. DESIGN BY PLUMBING CONSULTANT/CONTRACTOR.
 - DISTURBED AREA = 39,360 S.F. (0.90 ACRES)
 - IMPERVIOUS SURFACE AREA REMOVED = 7530 S.F.
 IMPERVIOUS SURFACE AREA ADDED = 22,920 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 15,390 S.F. (0.35 ACRES)
 - BASED ON THE DISTURBED AREA AND NET INCREASE IN IMPERVIOUS AREA (NOTES 4 & 5 ABOVE) STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS DEVELOPMENT.



CALL DIGGERS HOTLINE
 1-800-342-8811
 TOLL FREE
 MS STATUTE 182.27(1274)
 REQUIRES MR. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MUKW. AREA 259-1181



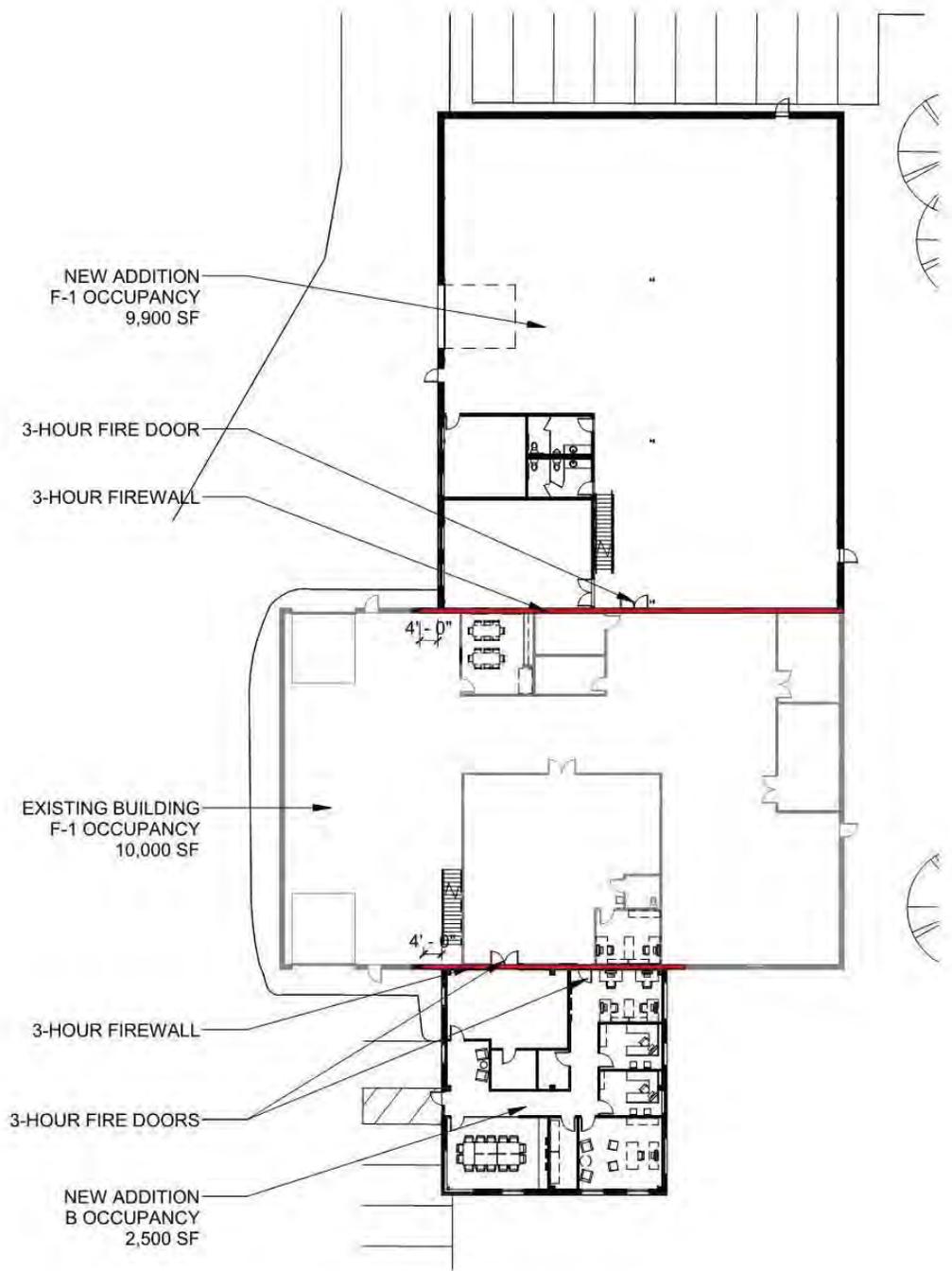
Memorandum

Date	08.11.2016	Distribution
To	Plan Commission	
From	Joe Sinnett, AIA	
Project	Instrument Development Corp New Additions	
Project Number	215003.00	
Re	Fire Suppression Requirements	

After further research into the amount of combustible materials on the shop floor the building can be classified as F-1 Moderate Hazard Factory occupancy group and the summary below reflects that information. This is a change from the previously discussed F-2 occupancy group. For the new additions proposed at Instrument Development Corporation the following information will be used to comply with the State Building Code and Local Fire Ordinances. After further research into the amount of combustible materials on the shop floor the building can be classified as F-1 Moderate Hazard Factory occupancy group and the summary below reflects that information.

Building Construction Type:	IIB
Occupancy Type:	F-1
Allowable Area:	15,500 SF (per table 503)
Allowable # of Stories:	2
Allowable Height:	55'-0"
Occupancy Separation:	Separated/Nonseparated Uses
Fully Sprinkled:	No
Maximum Fire Area:	12,000 SF (per 903.2.4)
Fire Area Separation:	3-Hour Fire Wall (per section 706)

See following page for diagram of fire areas.



Joseph A Sinnett, AIA

DATE: August 12, 2016
TO: Village President Fred Winchowky and Plan Commission Members
FROM: Bruce Kaniewski, Village Planner/Zoning Administrator
RE: DAA Smokehouse/Request for Conditional Use

Tina Marie O'Bryan of DAA Smokehouse is requesting a Conditional Use for outdoor seating. The restaurant, located within Unit D/E of the Chelsea Lynn Shopping Center along Bay View Road is preparing for their grand opening. Under the B-2, General Business Zoning District of the site, outdoor display and sales require a Conditional use.

Within the center portion of the shopping center there is a substantial area between the building and the parking lot. The proposed seating area for 30 people is next to a landscaped area eight feet from the building and about 10 feet from the edge of the parking lot. The proposed plan shows one opening with a fence system similar to the recent approval for Pam/s Fine Wines.

Recommendation

Pending the outcome of the public hearing, and pursuant to comments of the public and the information presented by the applicant, if the Commission feels the public health, safety and welfare will be protected (the basic standard for granting of a conditional use), then I encourage the Commission to recommend approval of the conditional use to the Village Board. The proposal supports a healthy business area and the location of the outdoor seating does not impede access to other businesses.

Suggested findings in support of the proposal and terms of approval are listed below.

Findings:

1. The proposed use is in accordance with the purpose and intent of the B-2, General Business Zoning District.
2. The proposed use is found not to be hazardous, harmful, offensive or adverse to the environment or value of the shopping and the Village of Mukwonago.
3. The proposed use does not change the character of the neighborhood.

Terms of Approval:

1. The outdoor seating area shall be provided and operated in strict conformance with the petitioner's public hearing presentation, the information submitted on the Request for a Conditional Use Application and the submitted plans.
2. The Conditional Use is granted solely to Tina Marie O'Bryan, and is not transferrable. Nothing in this conditional use shall prohibit another owner to petition the Village for a new conditional use should a change in ownership occur.

3. Use of the outdoor seating and serving of alcohol via the Conditional Use is conditioned upon applicant maintaining a valid liquor license from the Village of Mukwonago for outdoor service.
4. Use of the outdoor seating and serving of alcohol via the Conditional Use is limited between April 1st and November 15th of each year.
5. The Conditional Use shall be renewed by the Plan Commission and the Village Board within one (1) year of approval, with a second one (1) year renewal, and then subsequent five (5) year renewals. Renewal of the conditional use shall be granted if the use of the property is found to be operation in accordance with terms of approval of this conditional use. Findings of nonconformance shall be grounds for termination of this conditional use.
6. Use of the outdoor seating and serving of alcohol via the Conditional Use shall at all times conform to building codes, fire safety codes and health codes. The use shall be subject to periodic inspections by the Mukwonago Police Department and Village of Mukwonago Building Inspection and/or Zoning Administrator staff.
7. The use of outdoor seating and serving of alcohol shall at all times conform to federal, state and local laws.

I appreciate the opportunity to assist the Village with this matter. Should any questions arise, please feel free to contact me.

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Village Clerk (via email)
Bob Harley, Supervisor of Inspections (via email)
Mark Blum, Village Attorney (via email)
Jeff Stien, Fire Chief (via email)
Kevin Schmidt, Police Chief (via email)
Tina Marie O'Bryan, Applicant (via email)

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
CONDITIONAL USE PERMIT APPLICATION
Application Fee: \$450

Date Submitted: 7-12-16

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.

Conditional use 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 Plan Commission will hold the public hearing. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 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 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: Conditional Use Permits
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: Tina Marie O'Bryan
Company: DAA Smokehouse LLC - DBA David Alan Alan's Smokehouse & Saloon
Address: 325 Bay View Rd, DJE City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-588-7169 Fax: _____
E-Mail: daasmokehouse@daasmokehouse.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

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

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

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

PROPERTY AND PROJECT INFORMATION

Present Zoning: B-2 Tax Key No(s): MUKV2009956005

Address/Location: 325 Bay View Rd, Suite D/E Mukwonago, WI 53149

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

Patio area in front of the dining room of the restaurant. we would like to have a fenced in area where guests can dine outside during the warmer months.

B. The property is presently used as:

Restaurant, full service restaurant, serving food and alcohol.

C. Name of Architect, Professional Engineer, or Contractor: N/A

D. Project Timetable: Start Date: 08/16/16 Completion Date: 08/19/16

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

Principal Use additional dining space for our guests. full service on patio, including food and alcohol.

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: 5 year lease, with option to renew for another 5 yrs.

Contractual. Nature of contract: _____

Other. Please explain _____

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

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

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

Application:

- Completed application form including the procedural checklist and justification of the proposed conditional use.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

Required site drawings:

- Survey of the property
- Landscape plan
- Parking plan (including parking computations)
- Lighting plan (including photo metrics)
- Proposed location and connection to the sanitary sewer and water mains
- Drainage plan (if applicable)
- All building elevations
- Floor plans

Other Documents:

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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

- A. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

We believe that adding a patio during the warmer months to a restaurant makes it a more appealing dining option.

- B. How is the proposed conditional use, in its specific location, in harmony with the proposed, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

We are hoping to attract more guests to the Strip Mall by offering a great outdoor dining area. We are hoping an outdoor area will draw more attention to the Strip Mall as a whole. And in turn this will increase interest and sales for the entire Strip Mall.

- C. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 100-354 (a), (b), and (c)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

We can not foresee any negative affects of having a patio at this location, at this time. The patio will be 110 feet from the curb, so it will not affect vehiclae traffic. The patio will be 8 ft from the front of the building, so we will not interfere with strip mall foot traffic. There is a neighborhood behind our building, but the patio will be in the front. so we shouldn't bother them.

- D. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

This location has always been a restaurant. we believe adding a patio area in the front will only make the building more attractive.

- E. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

This patio will not require any extra services by public agencies. Our patio, including fence, could be moved temporarily if needed by the village. maintenance of the tables, chairs, and ~~fence~~ fence will be our sole responsibility. we will maintain a clean and well groomed patio area.

- F. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Sections 100-354 (e)(1) and (2)), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

We can not see any potential adverse impact on the community. we see benefits of increased sales, a more attractive strip mall, and a nice dining space for the community.

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

Tina O'Bryan
Signature - Applicant

Tina O'Bryan - owner
Name & Title (PRINT)

7-12-16
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY			
Date Paid <u>7/12/16</u>	Receipt # <u>7331.765</u>	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		Escrow Amount	
Plan Commission Disposition			
Village Board Disposition			



SMOKEHOUSE & SALOON

325 Bay View Road, Mukwonago, WI 53149 (262)363-3227
daasmokehouse@daasmokehouse.com

Patio - Plan of Operations

Summary

We would like to extend our service of food and beverage from the dining room to a designated patio area. We would like to offer a dining choice to guests during the warmer months. We would like the patio to be a full service extension of our dining room, meaning it will be staffed with wait staff to take guests orders and deliver food and beverages to our guests.

Facilities

The patio will be located in front of the dining room of the restaurant. It will have 6 tables, seating about 30 guests. It does not block our main entrance. The patio will have a fence around it to help ensure that alcohol does not leave the premise. The fence for the patio starts 8 feet away from our building, because we do not want to block foot traffic in the strip mall. The fence is located 16 feet from the curb, so we should not impact vehicle traffic in any way. The fence will have a 42 inch entrance in line with our patio door from the dining room. The entrance will have a wood door on it that is 36 inches high. The fence will be secured with 9 wine barrels filled with sand. The fence will consist of 2 identical 10 inch pieces of wood running horizontally between each of the barrels. The barrels are 36 inches high. The fence will be 33 inches high. The tables on the patio will be 30 inches high. The fence can be taken down in the winter months if needed.

Hours of Operation

We are serving lunch and dinner daily, with brunch on the weekends. Our kitchen hours will be: Monday – Thursday 11am – 11pm, Friday 11am – midnight, Saturday 9am – midnight, Sunday 9am – 10pm. With possible extended bar hours. I do not foresee much, if any, use of the patio after dark.

Permission of Landlord

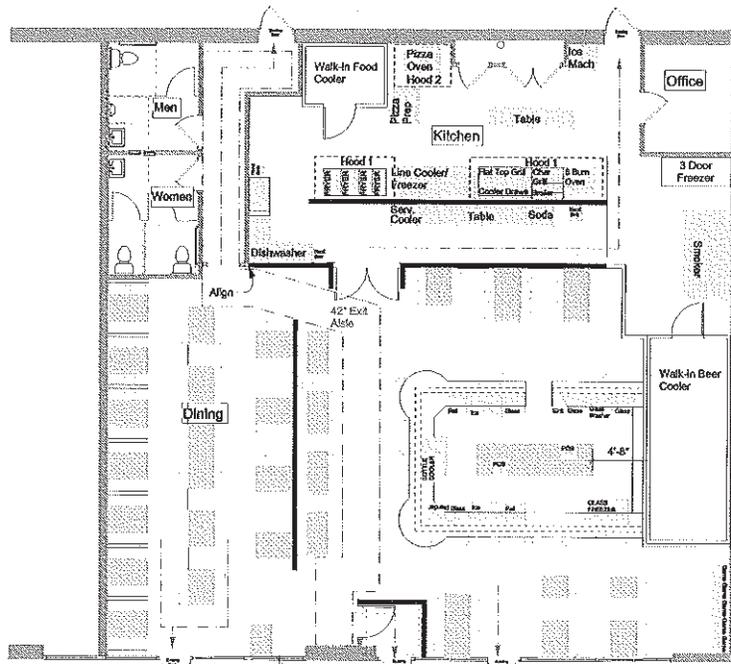
We have our landlord's permission to use this common space in front of our store. When this location was Halftime Sports Grille they had a patio out there. For that reason our landlord gave us written permission in our lease.

Proximity to Residential Houses

The patio area will be in the front of the building. There is a neighborhood behind the building. Their lots start 150 feet away from the back of the building. There are 10 residential lots within 300 feet of the strip mall. But, given the distance and the fact that the patio is in the front of the building we can't foresee the patio disturbing them in anyway.

Systems & Controls

We plan to treat this as an extension of our dining room. We will staff it like another section of the restaurant. Guests will get the same great service. We will pay close attention to this area to ensure that alcohol does not leave this area. We also plan to put a camera on the outside area as well.



Floor Plan Key

- Existing wall
- Existing storefront system
- New wall - 3-5/8" mtl studs w/ 5/8" Gyp bd on side
- Furred wall applied to cooler walls - 1-5/8" mtl furring w/ 5/8" Gyp bd
- Exit path
- Existing Door to remain
- New door 3'-0" x 7'-0"
- Furniture supplied by Owner
- Table Equipment supplied by Owner
- Hood 1 Kitchen exhaust hood
- Patio Decorative Fence

Seating Capacity

Seating = 30
 Bar Seating = 10
 Booth Seating = 10
 Total Seating = 50

Michael Garber
 Architecture LLC
 855 East Brick Avenue
 Menasha, WI 53217
 Tel: 414.748.3720
 email: mgarber@gbarr.com

PROJECT
DAA SMOKEHOUSE
 325 Bay View Rd.
 Suite 074
 Mukwonago, WI 53149

OWNER
DAA SMOKEHOUSE LLC
 325 Bay View Rd.
 Suite 074
 Mukwonago, WI 53149
 (262) 363-3227
 daasmokehouse@dassmokehouse.com

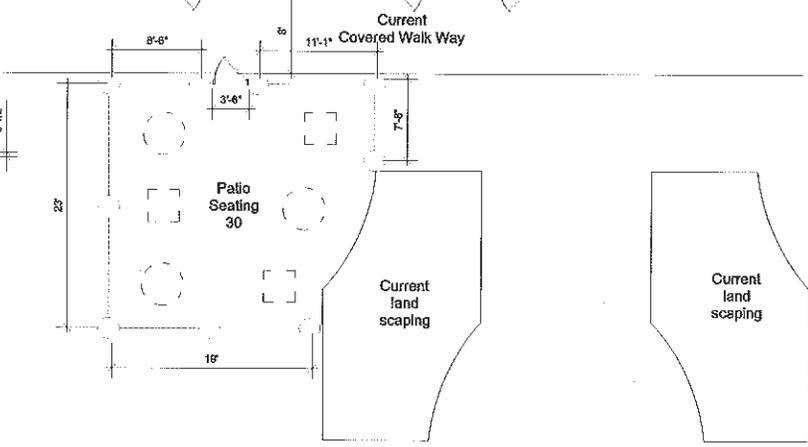
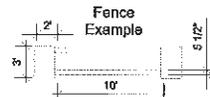
DATE
 2/15/2016

PROJECT NUMBER
 112016

SHEET TITLE
Floor Plan

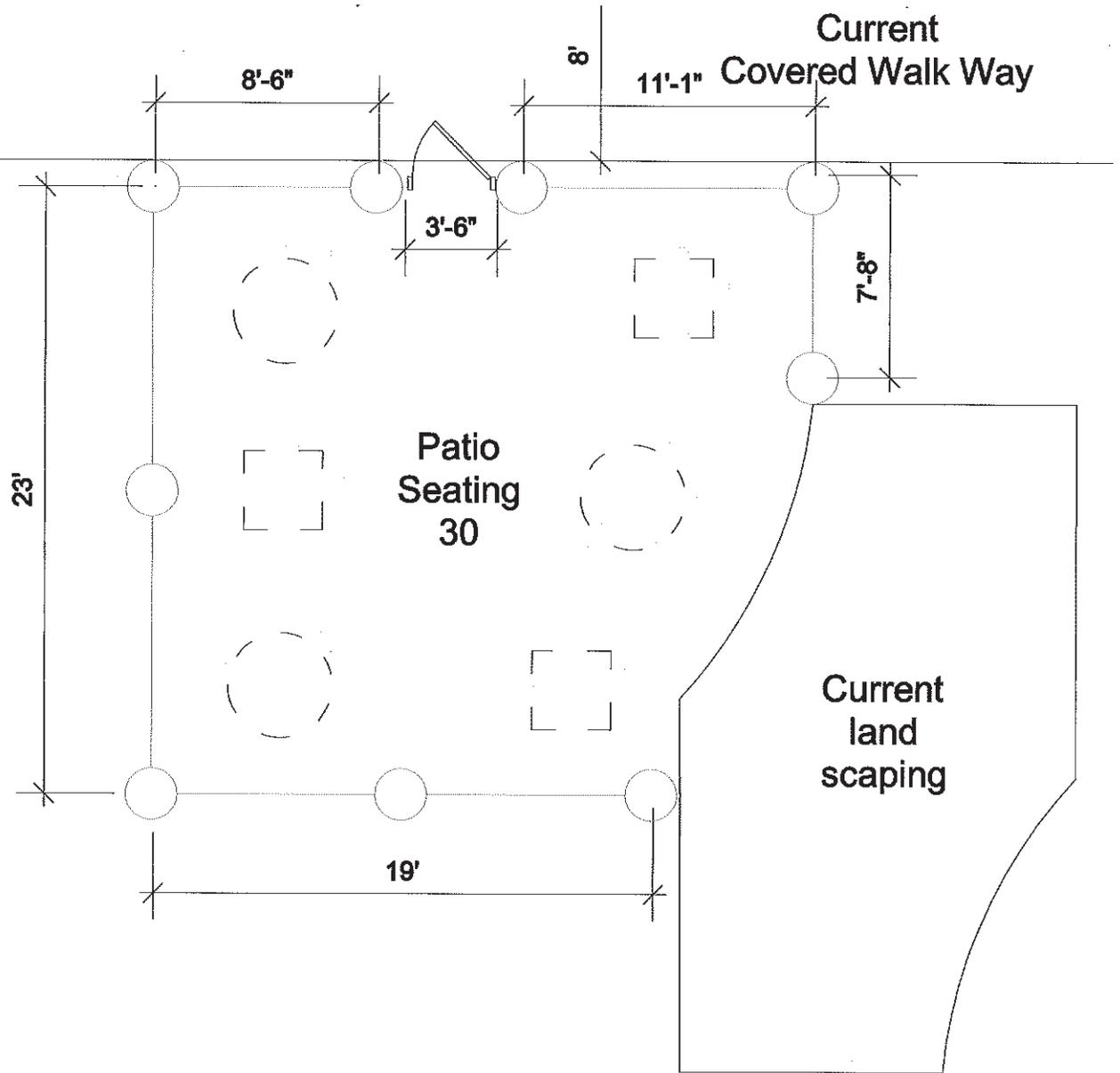
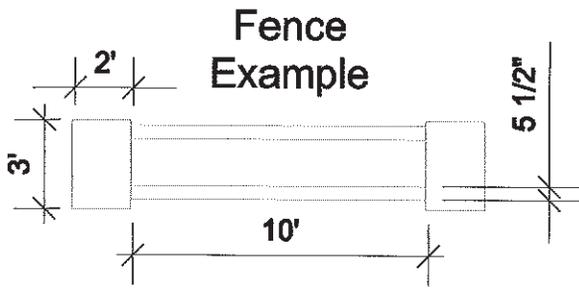
SHEET NUMBER
A1.0

COPYRIGHT © 2016 MICHAEL GARBER ARCHITECTURE LLC
 ALL RIGHTS RESERVED



1
A1.0 Floor Plan
 Scale: 1/4" = 1'-0"





RK



Exhibit 'A'

DATE: August 12, 2016
TO: Village President Fred Winchowky and Plan Commission Members
FROM: Bruce Kaniewski, Village Planner/Zoning Administrator
RE: Eddie Cash/Request for Conditional Use

Eddie Cash of the Eddie Cash Show, Inc. is requesting a conditional use for an indoor music theater. Under the B-2, General Business Zoning District of the site, an indoor theater requires a Conditional use.

The use is proposed to be located at 575 Bay View Road, on the south side of Bay View Road west of Main Street (CTH ES). This is the site with parallel multi-tenant buildings perpendicular to Bay View with the tenant doors facing inward. Although the application states the use will be in Unit #7, I recently learned from a representative of the applicant the use is proposed to occupy Unit #107 within the west building.

According to the application, a show of 50's and 60's music would be provided two to three times during weekends geared toward senior citizens with seating "for around 50 people." The music will be prerecorded with Mr. Cash providing the vocals. Soft drinks and snacks will be available for purchase. While Village Inspection staff has requested a floor plan, as of writing this report, a plan has not been provided for review.

Recommendation

I recommend the Plan Commission conduct the public hearing, but withhold any recommendation at this time. The reason a theater requires conditional use approval is so the public health, safety and welfare is ensured, in this case principally that there is proper egress. Without a floor plan and other information that goes along with a floor plan, such as showing proper restroom facilities and where the drinks and snacks will be served and disposed of, I would be derelict in my responsibility as the zoning administrator to allow the proposal to proceed toward approval.

I appreciate the opportunity to assist the Village with this matter. Should any questions arise, please feel free to contact me.

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Village Clerk (via email)
Bob Harley, Supervisor of Inspections (via email)
Mark Blum, Village Attorney (via email)
Jeff Stien, Fire Chief (via email)
Kevin Schmidt, Police Chief (via email)
Eddie Cash, Applicant (via email)

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
CONDITIONAL USE PERMIT APPLICATION
Application Fee: \$450

Date Submitted: 7-14-16

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.

Conditional use 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 Plan Commission will hold the public hearing. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 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 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: Conditional Use Permits
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: Eddie Cash
Company: Eddie Cash Show, Inc
Address: 575 Bay View Rd #707 City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-378-4656 Fax: _____
E-Mail: ah1933@psychoc.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Edward A. Dash
Company: Eddie Dash Show
Address: 575 Bay View Rd. Suite 7 City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-378-4156 Fax: _____
E-Mail: ed1933@yahoo.com

ARCHITECT

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

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

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

PROPERTY AND PROJECT INFORMATION

Present Zoning: B-2 Tax Key No(s): 2010-978-002 J.C. EWERT TRUST
Address/Location: 575 BAY VIEW ROAD (555-575)

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

Live Music with Eddie Lash - 50's & 60's Music
Cater mostly to Seniors 55 & older
Seating for around 50 people
Shows 2 to 3 times a week mainly Saturdays @ 7:00 p.m.
& Sundays at 2:00 p.m. Serving canned soda, french fries
& chips

B. The property is presently used as:

Vacant

C. Name of Architect, Professional Engineer, or Contractor: _____

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

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

Principal Use _____
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: 4 years
- Contractual. Nature of contract: _____
- Other. Please explain _____

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

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

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

Application:

- Completed application form including the procedural checklist and justification of the proposed conditional use.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

Required site drawings:

- Survey of the property
- Landscape plan
- Parking plan (including parking computations)
- Lighting plan (including photo metrics)
- Proposed location and connection to the sanitary sewer and water mains
- Drainage plan (if applicable)
- All building elevations
- Floor plans

Other Documents:

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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

- A. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

It will be operated as a senior musical theatre
serving soft drinks, coffee, candy & bag chips

No live band. All music is done with computers
All businesses around us will be closed
during theatre operation

- B. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

It is a Senior Facility in harmony of
everything above

C. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 100-354 (a), (b), and (c)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

No

D. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

None

E. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

No

F. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Sections 100-354 (e)(1) and (2)), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

Yes it will be the only Senior Entertainment Facility in town

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).

Theresa Hennessy
 Signature - Property Owner
Theresa Hennessy
 Name & Title (PRINT)
7-18-16
 Date

[Signature]
 Signature - Applicant
President
 Name & Title (PRINT)
7/18/16
 Date

 Signature - Property Owner

 Name & Title (PRINT)

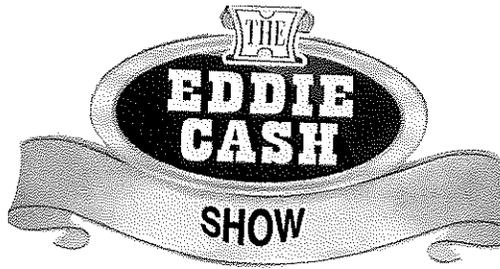
 Date

 Signature - Applicant's Representative

 Name & Title (PRINT)

 Date

FOR OFFICE USE ONLY			
Date Paid	Receipt #	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		Escrow Amount	
Plan Commission Disposition			
Village Board Disposition			



**PLAN OF OPERATION FOR THE EDDIE CASH MUSIC HALL
LOCATED AT 575 BAY VIEW RD. SUITE 7, 107
MUKWONAGO, WISCONSIN**

Eddie Cash is a performer/musical storyteller who has been doing his shows for over 60 years.

We plan on doing two to three shows a week for approximately 40 to 50 people each show.

We will have a small concession area serving canned soda, bags of chips and candy bars.

A handwritten signature in cursive script, appearing to read "Eddie Cash".

Eddie Cash/dba Eddie Cash Music Hall

A handwritten date "7/8/16" written in cursive script.

August 12, 2016

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

Re: Conditional Use Reviews/Mukwonago Union High School

Dear President Winchowky and Members of the Plan Commission:

Curt Wielbelhaus, Supervisor of Building and Grounds for the Mukwonago Area School District have submitted applications for two separate requests on the site of the high school. Both applications will be reviewed during the same public hearing. The two applications include the following:

1. A new 36 foot by 56 foot storage structure to replace a 14 foot by 22 foot track storage shed at the southwest corner of the track surrounding the athletic field.
2. The comprehensive plan for additions and interior alterations to the high school building and exterior site improvements supported by the recent referendum approval.

The entire high school site has an assigned zoning of P-1, Public and Semipublic District. In P-1, schools require conditional use approval provided the site area is more than two acres and principal structures and uses are greater than 50 feet from any lot line.

Storage Structure

The Mukwonago Braves (youth football) will be funding the majority of the project and will be the primary occupant. The gray steel building with brick wainscoting is similar to the design of other accessory buildings surrounding the athletic field. The P-1 district does not have any minimum standard for building design, although building design is subject to review by the Plan Commission and Village Board via the conditional use review.

The district has submitted plans that meet standards for building egress and exterior lighting. I recommend approval of the storage structure subject to the following conditions.

1. Approval of the plans for the 36 foot by 56 foot storage structure shall be subject to the package of documents and plans submitted by the applicant to the Village of Mukwonago.
2. Prior to construction, a building permit shall be issued.

High School Additions, Interior Alterations and Exterior Site Improvements

There are multiple aspects to the comprehensive plan that will enhance the educational value of the high school along with use of the facility by the general public. The applicant and their representatives are prepared to present the proposal in detail during the public hearing. The following are the major points Village Department Heads discussed with the applicant during plan review to be presented during the public hearing for consideration by the Plan Commission:

1. Adequacy of External site ingress/egress (approval from Waukesha County for changes to CTH NN access points is required).
2. Adequacy of internal site turning movements, especially for fire apparatus and school buses.
3. Adequacy of internal site traffic flow, for both vehicles and pedestrians.
4. The exterior architectural design of the additions.

It is the intent of the school district to commence construction this fall on phase 1 of the project. Phase 1 involves realigning the bus drop-off/pick-up area east and southeast of the school. With the overall site improvements and additions, school bus traffic and staff parking will be solely on the east side. Parent drop-off/pick-up will be at the middle of the school front, and student parking will be separated from the remainder of the activity on the west end of the site.

Therefore, I recommend the Plan Commission forward a recommendation to the Village Board to approve the conditional use for phase 1. Approvals for the remainder of the project will occur in subsequent months when the architectural design for all additions is finalized.

For phase 1 approval, I suggest the following conditions:

1. Approval shall be subject to the submitted plans for the drive aisles and parking lot improvements east and southeast of the school building as shown on submitted plans. The submitted plans may be altered for proper turning movements and proper dimensioning of drive, parking and landscape island design for the approval of the Fire Chief, Village Engineer and Zoning Administrator.
2. Approval shall be subject to approval of a Storm Water Maintenance Agreement by the Village Board.
3. Approval shall be subject to submittal by applicant and approval of the Village Engineer of a soil erosion plan.
4. Prior to the start of phase 1 construction, applicant shall receive from the Village a soil disturbance permit and an erosion control permit.

I appreciate the opportunity to assist the Village of Mukwonago with the review of this proposal. Should any questions arise, please feel free to contact me.

Sincerely,



Bruce S. Kaniewski, AICP
Village Planner

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Jr., Village Clerk (via email)
Bob Harley, Supervisor of Inspections (via email)
Kurt Peot, P.E., Village Engineer (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)
Curt Wielbelhaus, Applicant (via email)
Chris Eger, Architect (via email)

SUMMARY

Project: Mukwonago Area School District
Mukwonago High School Additions and Renovation

Project No: 3207 – Plan Commission Submittal

Date: Thursday | July 7, 2016



Summary and Plan of Operation:

This site review request is due to the expanding needs of Mukwonago High School. In order to compete with neighboring districts as well as to provide the necessary space for expanding enrollment and student enrichment, Mukwonago High School will need to expand. The expansion and renovation will allow the school to broaden programs and bring in outside tournaments and possibly professional performing arts groups.

The proposed alterations to Mukwonago High School include various interior renovations to the existing Cafeteria, Library, offices, upper classrooms and Technical Education spaces. The additions include an approximately 42,000 square foot three station gymnasium with supporting spaces and entrance spaces added to the NorthWest corner of the existing building. The second large addition includes a 47,000 square foot auditorium, with support and music classrooms attached to the NorthEast corner of the existing building.

Typical hours of operation for the High School are between 6:00 am and 5:00 pm. The roughly 200 staff members arrive at school between the hours of 6:00 am and 7:00 am. School begins at 7:30, with buses and parents dropping off roughly 1400 students between 7:00 am and 7:20 am. School ends at 2:45 and buses pick up between 2:45 and 2:55.

There are currently 850 parking stalls on the existing property. The renovation and site work would add roughly 100 additional spaces. Currently the parking lot is close to capacity on school days and is at capacity during Friday night football games. Football games typically begin at 7:00 pm and end between 9:30 and 10:00 pm.

There will be landscaping added per ordinances and screening as necessary. The existing tennis court will be demolished and a new located farther to the West of the property on the West side of the stadium. There will be a stormwater pond added to the lower South side of the site to handle added impervious parking lots and buildings.

BRAY ASSOCIATES ARCHITECTS, INC.



Chris Eger
Project Team Leader

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
CONDITIONAL USE PERMIT APPLICATION
Application Fee: \$450

Date Submitted: July 7, 2016

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.

Conditional use 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 Plan Commission will hold the public hearing. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 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 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: Conditional Use Permits
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: Curt Wiebelhaus - Supervisor of Buildings & Grounds _____
Company: Mukwonago Area School District _____
Address: 385 County Hwy NN _____ City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-6300 Ext. 24300 _____ Fax: _____
E-Mail: cwiebecu@masd.k12.wi.us.com _____

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Chris Eger _____
Company: Bray Architects _____
Address: 829 S. 1st Street _____ City: Milwaukee _____ State: WI Zip: 53204
Daytime Phone: 414-226-0200 _____ Fax: _____
E-Mail: ceger@brayarch.com _____

ARCHITECT

Name: Clint Selle (Chris Eger) _____
Company: Bray Architects _____
Address: 829 S. 1st Street _____ City: Milwaukee _____ State: WI Zip: 53204
Daytime Phone: 414-226-0200 _____ Fax: _____
E-Mail: ceger@brayarch.com _____

PROFESSIONAL ENGINEER

Name: Michael J. Froehlich, PE _____
Company: Kapur & Associates _____
Address: 7711 N Port Washington Road _____ City: Milwaukee _____ State: WI Zip: 53217
Daytime Phone: 414-351-6668 _____ Fax: _____
E-Mail: mfroehlich@kapur-assoc.com _____

REGISTERED SURVEYOR

Name: John P. Konopacki, PLS _____
Company: Pinnacle Engineering Group _____
Address: 15850 W. Bluemound Rd, Suite 210 _____ City: Brookfield _____ State: WI Zip: 53005
Daytime Phone: 262-754-8888 _____ Fax: _____
E-Mail: john.konopacki@pinnacle-engr.com _____

CONTRACTOR

Name: Joseph Schmidt, PE _____
Company: CG Schmidt, Inc. _____
Address: 11777 W. Lake Park Drive _____ City: Milwaukee _____ State: WI Zip: 53224
Daytime Phone: 414-577-1147 _____ Fax: _____
E-Mail: joe.schmidt@cgschmidt.com _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: P-1 Public & Semi-Public District Tax Key No(s): MUKV 1960-998-001 _____

Address/Location: 605 School Drive _____

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

Additions and renovations to Mukwonago High School. The High School is currently zoned as P-1 and allows public school as a conditional use provided that the site area is more than two acres and that all principal structures and uses are greater than 50 feet from any lot line.

B. The property is presently used as:

Mukwonago High School _____

C. Name of Architect, Professional Engineer, or Contractor: Bray Architects, Kapur & Associates, & CG Schmidt _____

D. Project Timetable: Start Date: August 23, 2016 Completion Date: Phase 1 - November 2016/
All Phases - July 2018

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

Principal Use Mukwonago High School _____

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 CONDITIONAL USE REVIEW AND APPROVAL

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

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

Application:

- Completed application form including the procedural checklist and justification of the proposed conditional use.
- Application fee: \$450
- Agreement for Reimbursable Services (separate application)

Required site drawings:

- Survey of the property
- Landscape plan
- Parking plan (including parking computations)
- Lighting plan (including photo metrics)
- Proposed location and connection to the sanitary sewer and water mains
- Drainage plan (if applicable)
- All building elevations
- Floor plans

Other Documents:

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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

- A. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

There will be no changes to the current use which is allowed under the municipal zoning code as a conditional use. The semi public and public aspect of a gymnasium and auditorium aligns with the MCP.

- B. How is the proposed conditional use, in its specific location, in harmony with the proposed, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

There will be no changes to the use as it currently stands, however the additions will be public spaces that will be used not only by the High School, but by the community. These spaces will bring a new design to the High School as seen from HWY NN and will be more public aligning closer to the zoning use of public and semi-public than the current building has done.

- C. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 100-354 (a), (b), and (c)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

The proposed use again does not deviate from how the property has already been used. Parking and exiting from the school property will be simplified and better distributed. Buses and employee parking will be in the East lot coming and going through the East entrance. Parents (drop off/ event parking) and visitors will be using the central entrance and parking in front of the buildings. Students will be parking in the West lot and arriving and leaving from the West entrance.

- D. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The additions will be completed over what is currently asphalt parking. Any existing pervious areas of grass or landscape that will be affected will involve stormwater management and will be managed onsite. The residential neighborhoods to the North, East and West will benefit from the improved property.

- E. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The use is located closer to HWY NN which will provide all utilities to the site. The neighborhood to the North is currently using the High School property for stormwater. This will be maintained if necessary.

- F. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Sections 100-354 (e)(1) and (2)), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

The improvement to the function of the property, the design of the building and the use of the new spaces far outway any adverse affects to the site impacts.

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 - PProperty Owner

Curt Wiebelhaus - Supervisor of Buildings & Grounds

 Name & Title (PRINT)

07.07.16

 Date

 Signature - Applicant

 Name & Title (PRINT)

 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date



 Signature – Applicant's Representative

Chris Eger - Bray Architects

 Name & Title (PRINT)

07.07.16

 Date

FOR OFFICE USE ONLY			
Date Paid	Receipt #	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		Escrow Amount	
Plan Commission Disposition			
Village Board Disposition			

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

July 7, 2016

Date Submitted: _____

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: Curt Wiebelhaus - Supervisor of Buildings & Grounds _____

Company: Mukwonago Area School District _____

Address: 385 County Hwy NN _____ City: Mukwonago State: WI Zip: 53149

Daytime Phone: 262-363-6300 Ext. 24300 _____ Fax: _____

E-Mail: cwiebecu@masd.k12.wi.us.com _____

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Chris Eger _____
Company: Bray Architects _____
Address: 829 S. 1st Street _____ **City:** Milwaukee _____ **State:** WI **Zip:** 53204
Daytime Phone: 414-226-0200 _____ **Fax:** _____
E-Mail: ceger@brayarch.com _____

ARCHITECT

Name: Clint Selle (Chris Eger) _____
Company: Bray Architects _____
Address: 829 S. 1st Street _____ **City:** Milwaukee _____ **State:** WI **Zip:** 53204
Daytime Phone: 414-226-0200 _____ **Fax:** _____
E-Mail: ceger@brayarch.com _____

PROFESSIONAL ENGINEER

Name: Michael J. Froehlich, PE _____
Company: Kapur & Associates _____
Address: 7711 N Port Washington Road _____ **City:** Milwaukee _____ **State:** WI **Zip:** 53217
Daytime Phone: 414-351-6668 _____ **Fax:** _____
E-Mail: mfroehlich@kapur-assoc.com _____

REGISTERED SURVEYOR

Name: John P. Konopacki, PLS _____
Company: Pinnacle Engineering Group _____
Address: 15850 W. Bluemound Rd, Suite 210 _____ **City:** Brookfield _____ **State:** WI **Zip:** 53005
Daytime Phone: 262-754-8888 _____ **Fax:** _____
E-Mail: john.konopacki@pinnacle-engr.com _____

CONTRACTOR

Name: Joseph Schmidt, PE _____
Company: CG Schmidt, Inc. _____
Address: 11777 W. Lake Park Drive _____ **City:** Milwaukee _____ **State:** WI **Zip:** 53224
Daytime Phone: 414-577-1147 _____ **Fax:** _____
E-Mail: joe.schmidt@cgschmidt.com _____

PROPERTY INFORMATION

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

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

Present Zoning: P-1 Public & Semi- Tax Key No(s): MUKV 1960-998-001 _____
Public District

Location/Address: _____ 605 School Drive _____

Present Use: Mukwonago High School _____ Intended Use: Mukwonago High School _____

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

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

Application:

- x Completed application form including the procedural checklist.
- x Application fee: See page 1. Delivered by owner in separate submittal
- x 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. Delivered in separate submittal on Friday June 8, 2016
 - x 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.**
 - x **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
 - Any additional information as determined by Village staff.
- **Upon receipt of a complete submittal, staff review will be conducted within ten business days.**
 - **All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.**

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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



 Signature - Property Owner

Curt Wiebelhaus - Supervisor of Buildings & Grounds

Name & Title (PRINT)

07.07.16

 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date

 Signature - Applicant

 Name & Title (PRINT)

 Date



 Signature – Applicant's Representative

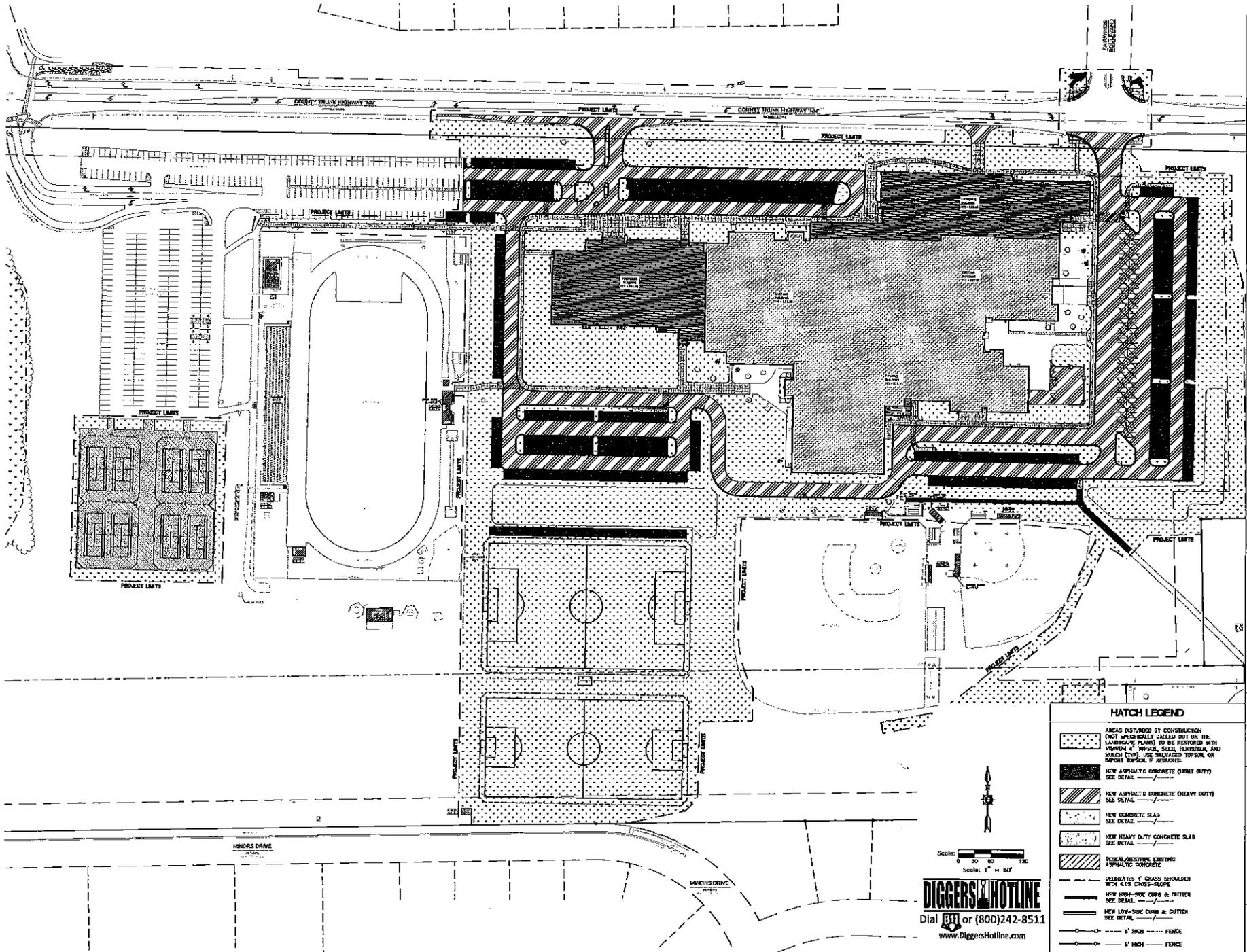
Chris Eger - Bray Architects

 Name & Title (PRINT)

07.07.16

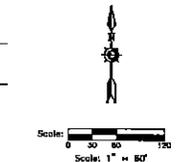
 Date

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



HATCH LEGEND

	AREAS DISTURBED BY CONSTRUCTION AND SPECIALLY CALLED OUT ON THE LANDSCAPE PLANS TO BE RESTORED WITH MANNA 4" TOPSOIL, SEED, FERTILIZER AND MULCH (CIVIL USE SCHEDULED TOPSOIL OR REPORT TO SOIL # RECORDED)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL
	NEW CONCRETE SLAB SEE DETAIL
	NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL
	EXISTING/RESTORING EXISTING ASPHALTIC CONCRETE
	DELIMITATES 4" GRASS SHOULDER WITH 4:1% CROSS-SLOPE
	NEW HIGH-SIDE CURB & GUTTER SEE DETAIL
	NEW LOW-SIDE CURB & GUTTER SEE DETAIL
	6" HIGH FENCE
	8" HIGH FENCE



DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

bray architects
 civil foundation forward thinking

Office Location:
 Milwaukee
 825 S. 1st Street
 Milwaukee, WI 53204
 T: 414.224.0280

Chicago
 1120 North 4th Street
 PO Box 350
 Chicago, Illinois 60642
 T: 626.454.4700
 www.brayarchitect.com

KARIN & ASSOCIATES, INC.
 CAROL ANN KARIN, P.E., P.L.L.C.
 111 N. 102nd Street, Suite 100
 Milwaukee, WI 53222
 Phone: (414) 224-2299 Fax: (414) 224-2111
 www.karinengineering.com

Project Name:
 Additions & Alterations To:
 Mikewenago High School
 Mikewenago Ave School District
 605 W. School Road

Project Number:
 3207

Issued For:
 Plan Commission
 Submittal

Issue Date:
 August 5, 2010

Sheet Title:
 OVERALL
 SITE PLAN

Sheet Number:
 C1.20

BRAY ARCHITECTS, INC.
 1120 NORTH 4TH STREET
 CHICAGO, ILLINOIS 60642

LEGAL DESCRIPTION:

AS DESCRIBED IN WISCONSIN TITLE SERVICE COMPANY, INC. - FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 16048273 WITH AN EFFECTIVE DATE OF MARCH 25, 2014.

PARCEL A: Certified Survey Map No. 943, located in the Southern One-quarter (1/4) of Section Twenty-two (22) and the Northeast One-quarter (1/4) of Section Twenty-seven (27), in Township 14 N, Range 18 E, and Meridian 11 W, in the Village of Mukwonago, County of Waushara, State of Wisconsin, recorded on December 18, 1938, in Volume 8 of Certified Survey Maps on page 124, as Document No. 72315.

PARCEL B: Plat of Certified Survey Map No. 943, located in the Southern One-quarter (1/4) of Section Twenty-two (22) and the Northeast One-quarter (1/4) of Section Twenty-seven (27), in Township 14 N, Range 18 E, and Meridian 11 W, in the Village of Mukwonago, County of Waushara, State of Wisconsin, recorded on December 18, 1938, in Volume 8 of Certified Survey Maps on page 124, as Document No. 72315.

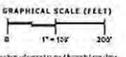
Map Key No.: 16048273-001 Address: 805 Central Drive

GENERAL NOTES:

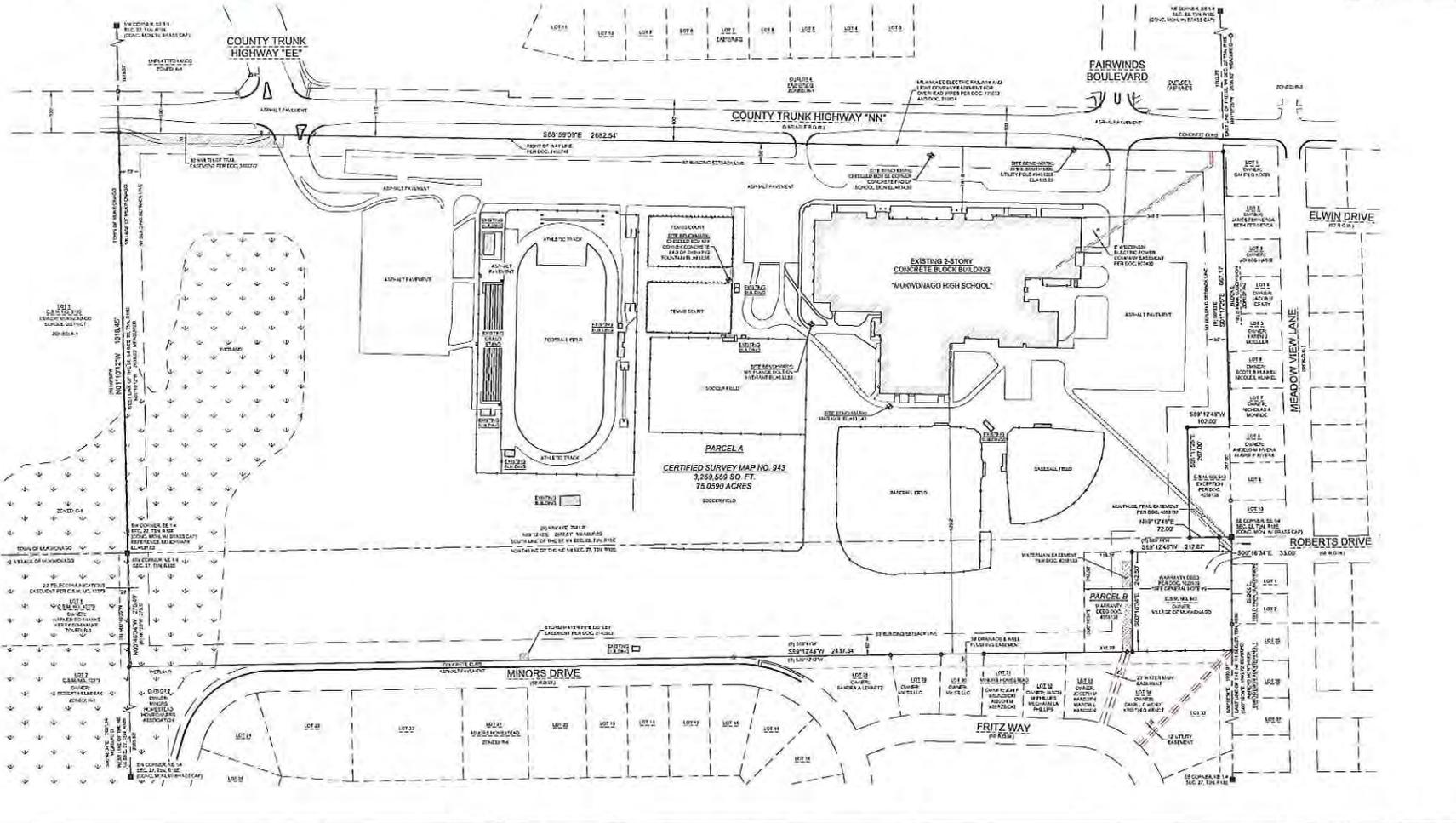
- 1. Underground utility locations shown are based on field location markings by DigSafe Public Utility 1-800-475-1234 as of a date of April 20, 2014. Utility locations by the City of Mukwonago, LLC. The location and size of underground structures and utility lines shown herein have been located based on a reasonably diligent observation and are shown for informational purposes only. Pinnacle Engineering Group, LLC, does not warrant the location of utilities shown. Contact DigSafe's Hotline prior to the start of any digging.

LEGEND OF SYMBOLS & ABBREVIATIONS:

Table with columns for symbols and abbreviations. Includes symbols for utility lines (gas, electric, sewer), easements, and other site features.



VICINITY MAP:



Logo for Pinnacle Engineering Group, Inc. with the tagline 'PLAN | DESIGN | DELIVER' and contact information for Mukwonago, WI.

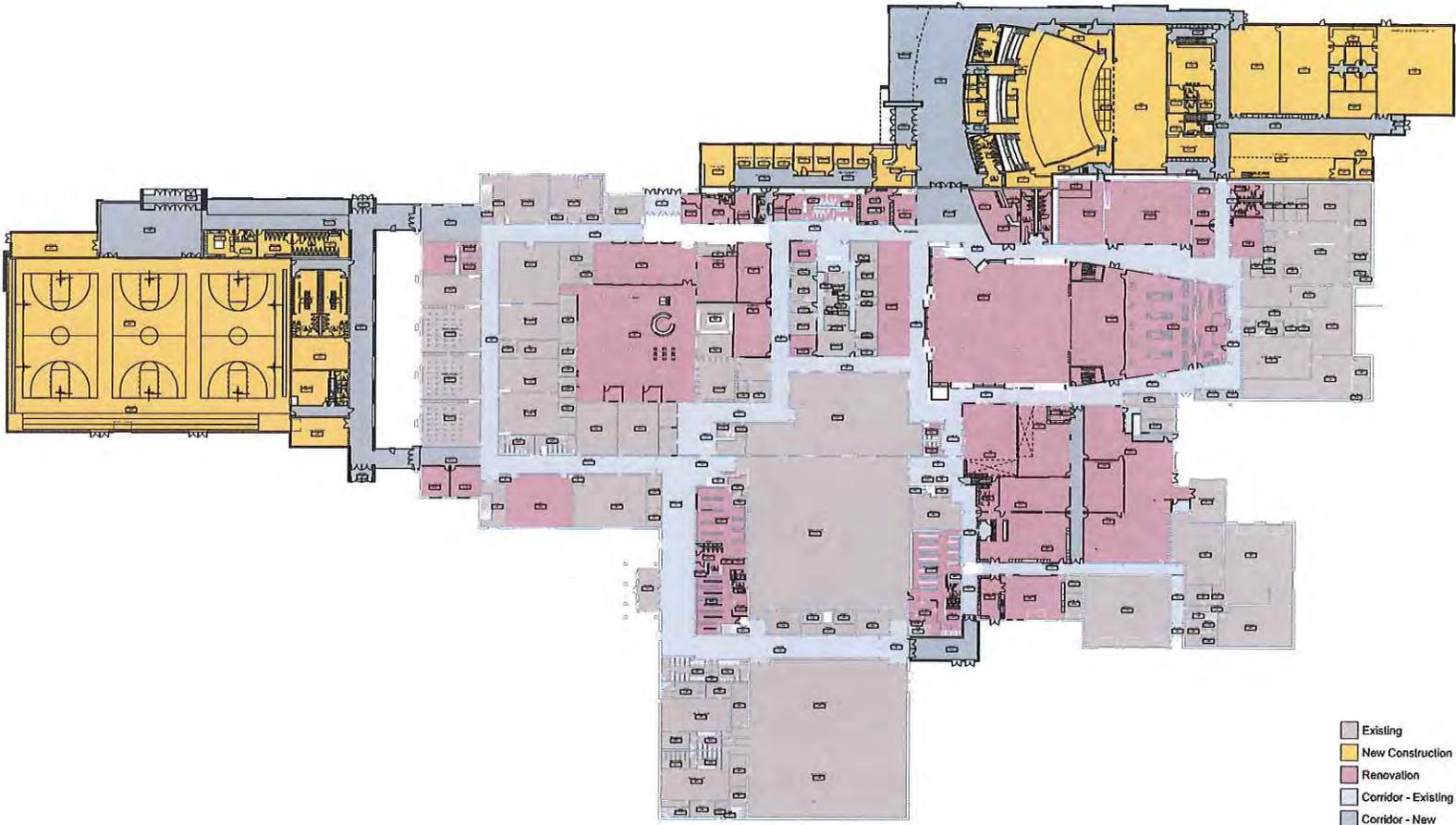
MUKWONAGO UNION HIGH SCHOOL
C.S.M. NO. 943, SE 1/4 OF SEC. 22 AND NE 1/4 SEC. 27, T 5 N, R 18 E,
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

PLAT OF SURVEY
- BOUNDARY -

Table with columns for revision number, description, and date.

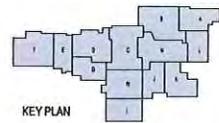
SHEET 1 OF 5

www.pinnacle-eng.com



North
FIRST FLOOR SCHEMATIC-OVERALL
Scale: 1" = 32'-0"

- Existing
- New Construction
- Renovation
- Corridor - Existing
- Corridor - New





solid foundations. forward thinking.

Office Location:
Malwaukee
 125 South 1st Street
 Milwaukee, Wisconsin 53224
 T: 414.228.5500

Shelbyville
 1700 Parkway Dr. Suite 100
 Shelbyville, Wisconsin 53089
 T: 531.457.4555
 F: 531.457.4552
www.brayarch.com

Project Title:
**Additions & Alterations To:
 Malwaukee High School
 Malwaukee Area School District
 605 W. School Road**

Project Number:
3207

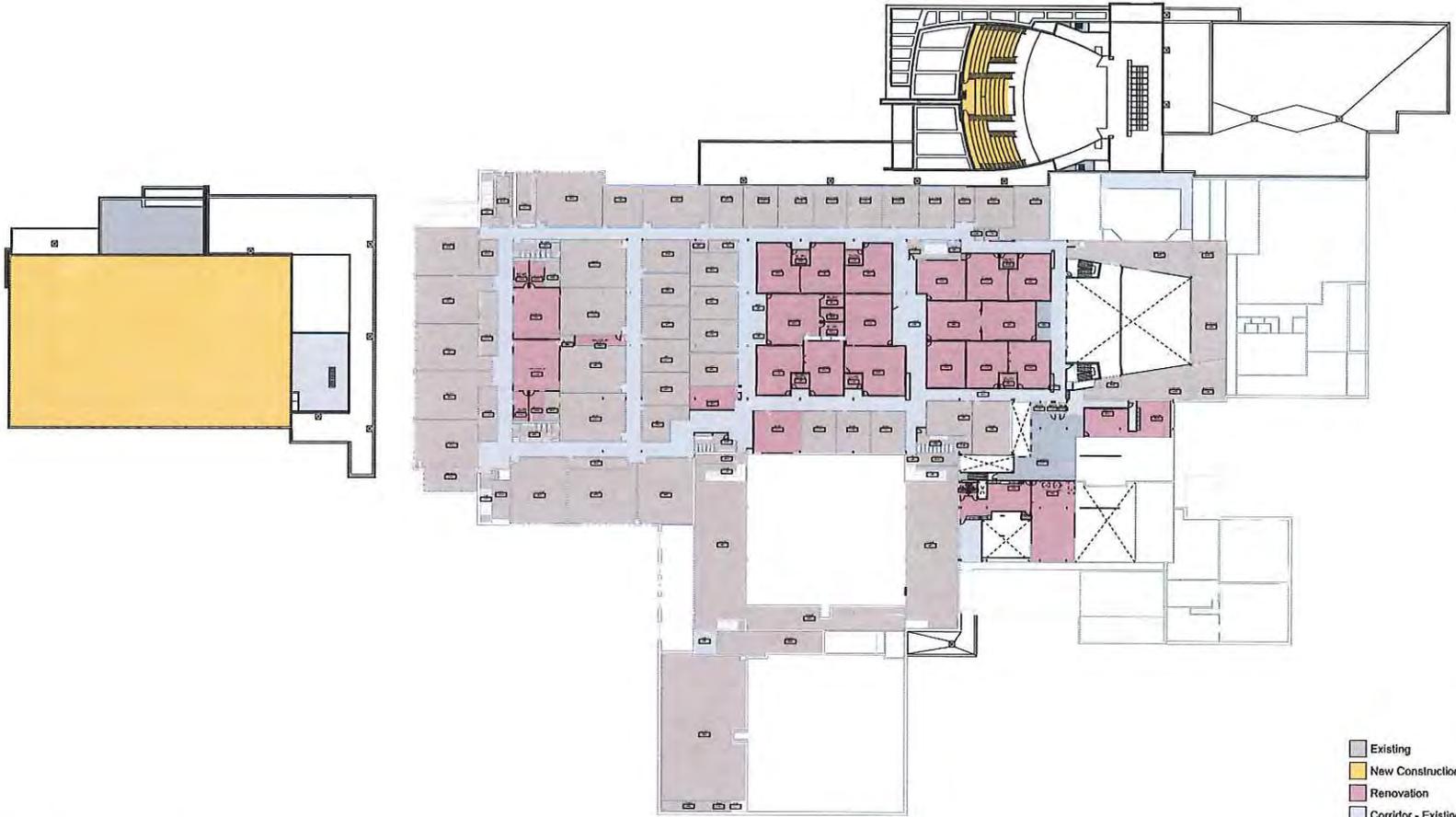
Issued For:
**VILLAGE OF
 MUKWONAGO**

Issue Date:

Sheet Title:
**FIRST FLOOR
 OVERALL**

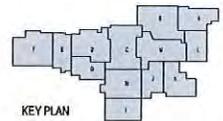
Sheet Number:
A1

© 2011 Bray Architects, Inc.



North
SECOND FLOOR OVERALL.
 Scale: 1" = 30'0"

- Existing
- New Construction
- Renovation
- Corridor - Existing
- Corridor - New



Office Location:
 1234 Main St
 Milwaukee, Wisconsin 53234
 T: 414.208.2008

 Milwaukee
 1234 Main St
 53234
 Milwaukee, WI 53234
 T: 414.208.2008
 F: 414.208.2008
 www.brayarch.com

Project Title:
**Additions & Alterations To
 Milwaukee High School
 Milwaukee Area School District
 605 W. School Road**

Project Number:
3207

Issued For:
**VILLAGE OF
 MUKWONAGO**

Issue Date:

Sheet Title:
**SECOND FLOOR
 OVERALL**

Sheet Number:
A2



REN - AUDITORIUM - NORTH
Scale: 1/8" = 1'-0"



REN - AUDITORIUM - WEST
Scale: 1/8" = 1'-0"



REN - AUDITORIUM - EAST
Scale: 1/8" = 1'-0"



REN - BAND/ORCHESTRA - NORTH
Scale: 1/8" = 1'-0"



Office Locations:
Madison
 829 South 1st Street
 Madison, Wisconsin 53704
 T: 608.228.2000
 bray@bray.com
 1224 North Lincoln Street
 4th Floor
 Madison, Wisconsin 53703
 T: 608.228.2000
 F: 608.228.2002
 www.brayarch.com

Project Title:
**Additions & Alterations To:
 Mukwonago High School
 Mukwonago Area School District
 665 W. School Road**

Project Number:
3207

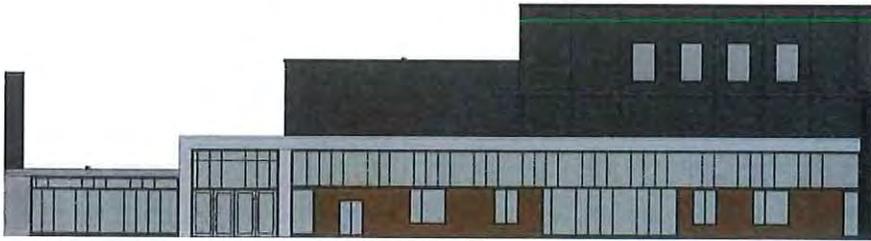
Issued For:
**VILLAGE OF
 MUKWONAGO**

Issue Dates:

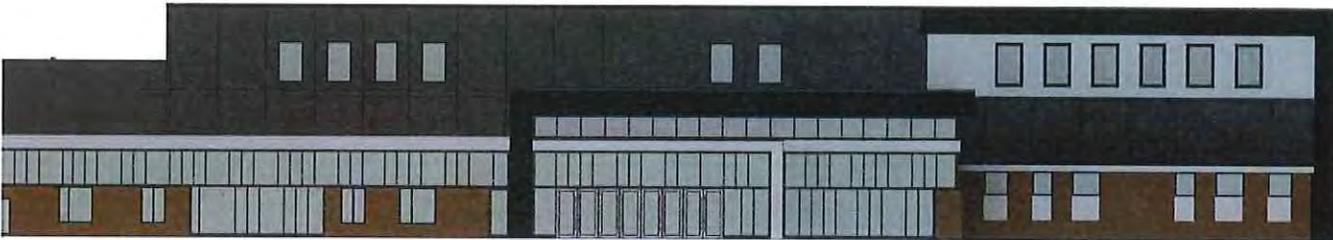
Sheet Title:
**AUDITORIUM
 RENDERED
 ELEVATIONS**

Sheet Number:
A3.A

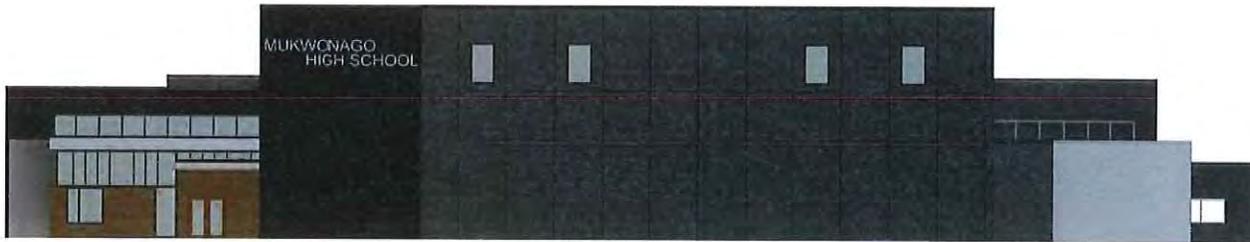
2018.01.15
 2018.01.15
 2018.01.15



REN - GYMNASIUM - NORTH
Scale: 1/8" = 1'-0"



REN - GYMNASIUM - NORTH ENTRY
Scale: 1/8" = 1'-0"



REN - GYMNASIUM - WEST
Scale: 1/8" = 1'-0"



Office Location:
 Milwaukee
 820 South 1st Street
 Milwaukee, Wisconsin 53224
 T. 414.228.0000
 Chicago
 1700 Bryn Mawr Drive
 Chicago, Illinois 60612
 Milwaukee, Wisconsin 53215
 T. 414.228.0000
 F. 414.228.0000
 www.brayarch.com

Project Title:
 Additions & Alterations To:
 Mukwonago High School
 Mukwonago Area School District
 605 W. School Road

Project Number:
3207

Issued For:
**VILLAGE OF
 MUKWONAGO**

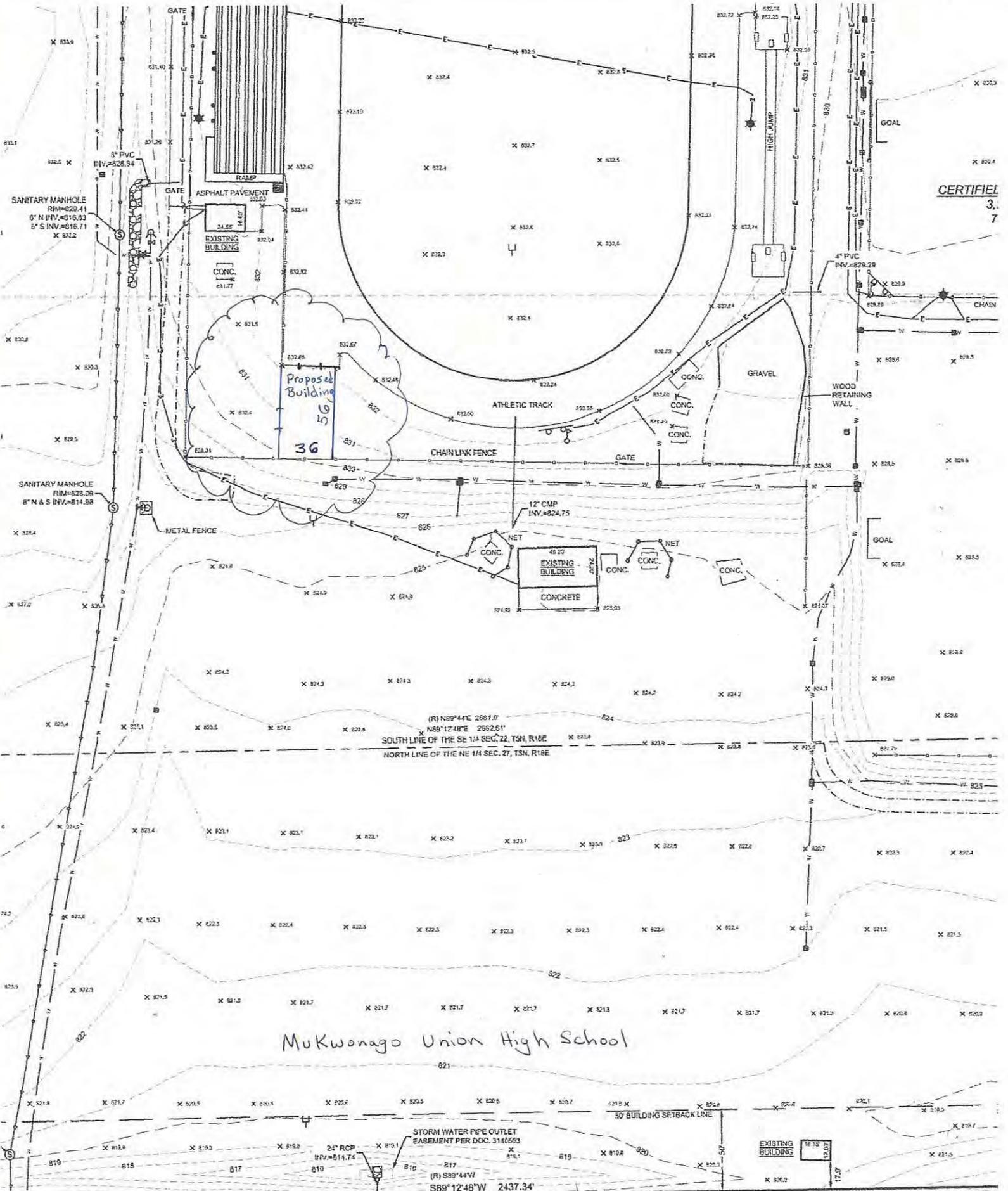
Issue Date:

Sheet Title:
**GYMNASIUM
 RENDERED
 ELEVATIONS**

Sheet Number:
A3.G

8/20/2014 10:51:24 AM
 Z:\Draws\140207_1710_Campus.dwg

CERTIFIED
3.1
7



Mukwonago Union High School

(R) N89°44'E 2681.0'
X N89°12'48"E 2932.61'
SOUTH LINE OF THE SE 1/4 SEC. 22, T5N, R16E
NORTH LINE OF THE NE 1/4 SEC. 27, T5N, R16E

STORM WATER PIPE OUTLET
EASEMENT PER DOC. 3140563
24" RCP
INV.#511.74
(R) S89°44'W
S69°12'48"W 2437.34'

EXISTING BUILDING
16.18
13.07

SHOP DRAWING / SUBMITTAL REVIEW

- APPROVED
- APPROVE WITH CHANGES NOTED
- REVISE AND RESUBMIT
- REJECTED

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH CONTRACT DOCUMENTS

By: _____ Date: _____

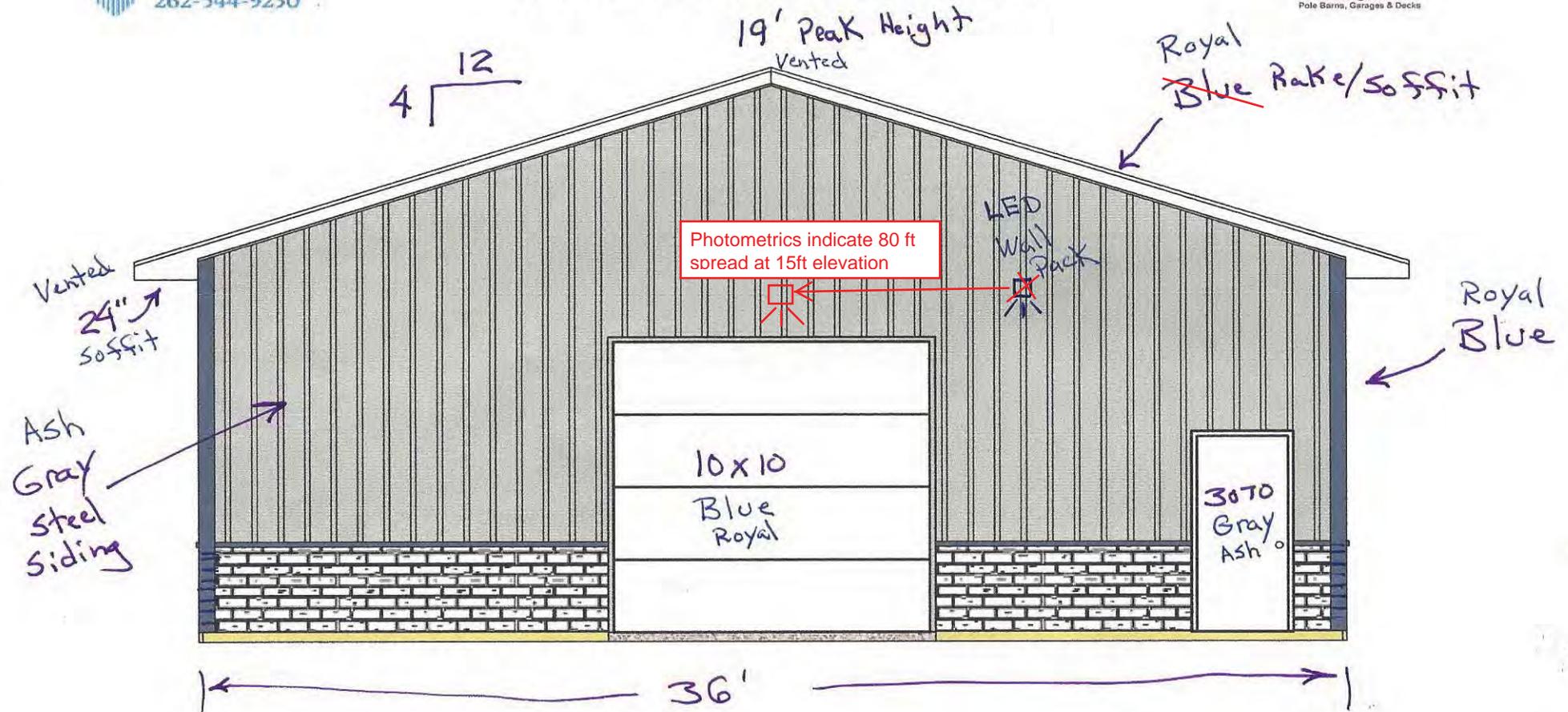
Mukwonago Area School District



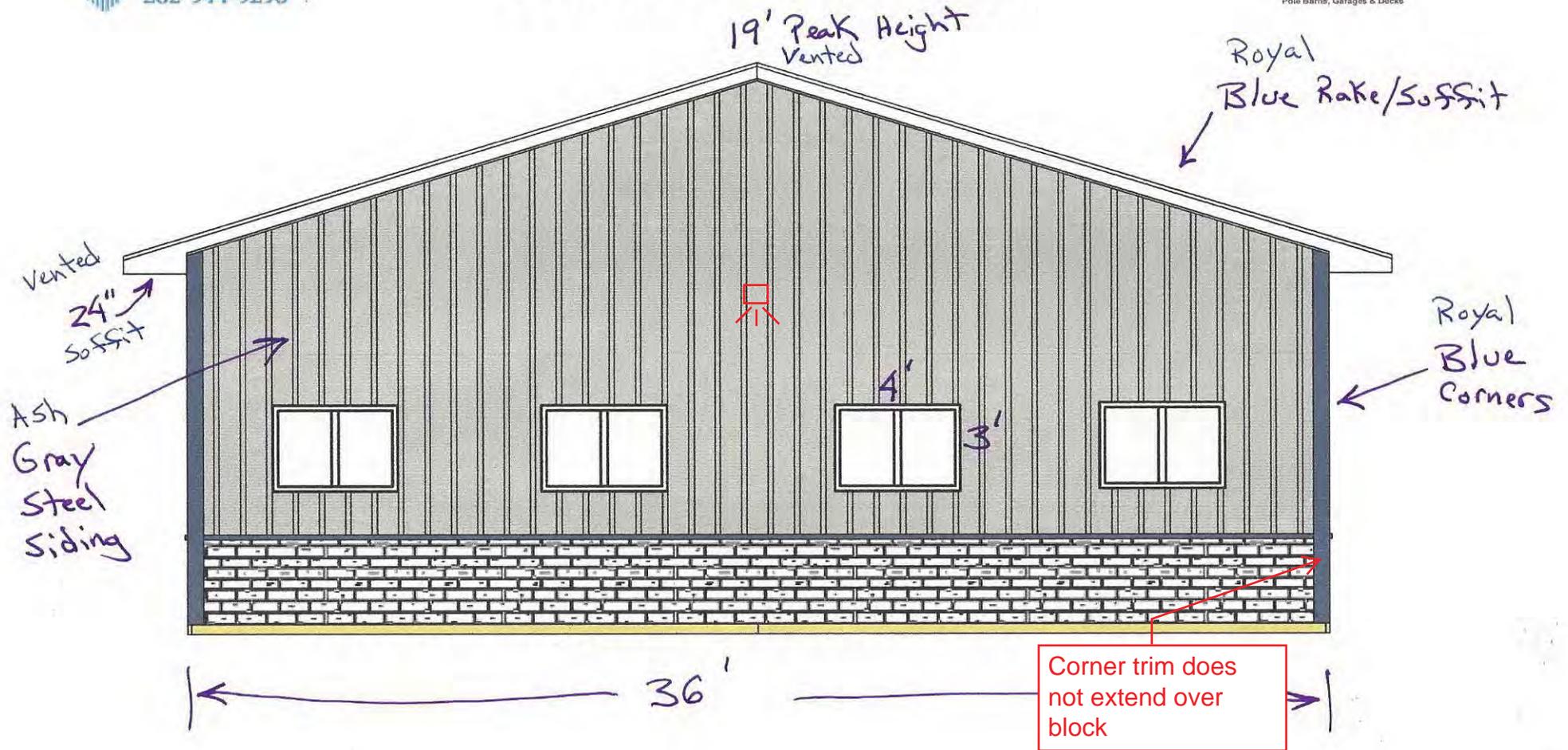
NORTH SIDE-GABLE SIDE 1 ELEVATION



Notes:
-Provide color chart for color approval.
-Incorporate notes on previous submittal



SOUTH SIDE-GABLE SIDE 2 ELEVATION



Dimensional Shingles
to match concession stand

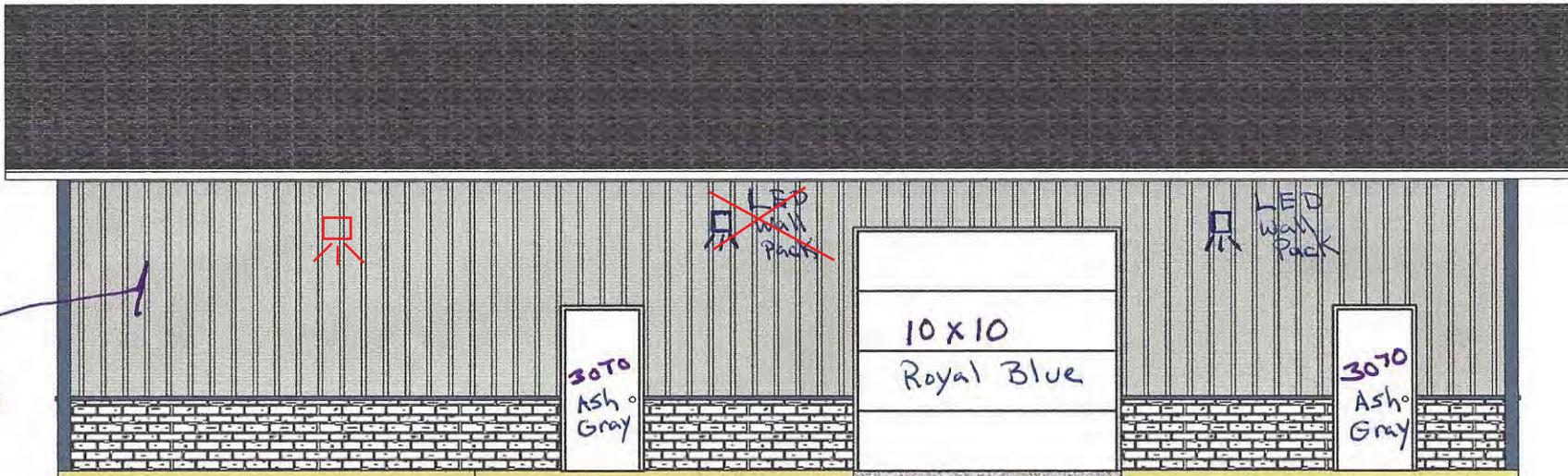


WEST SIDE-EAVE SIDE 2 ELEVATION

Vented

19' Peak Height

Ash
Gray
Steel
Siding



← 20' →

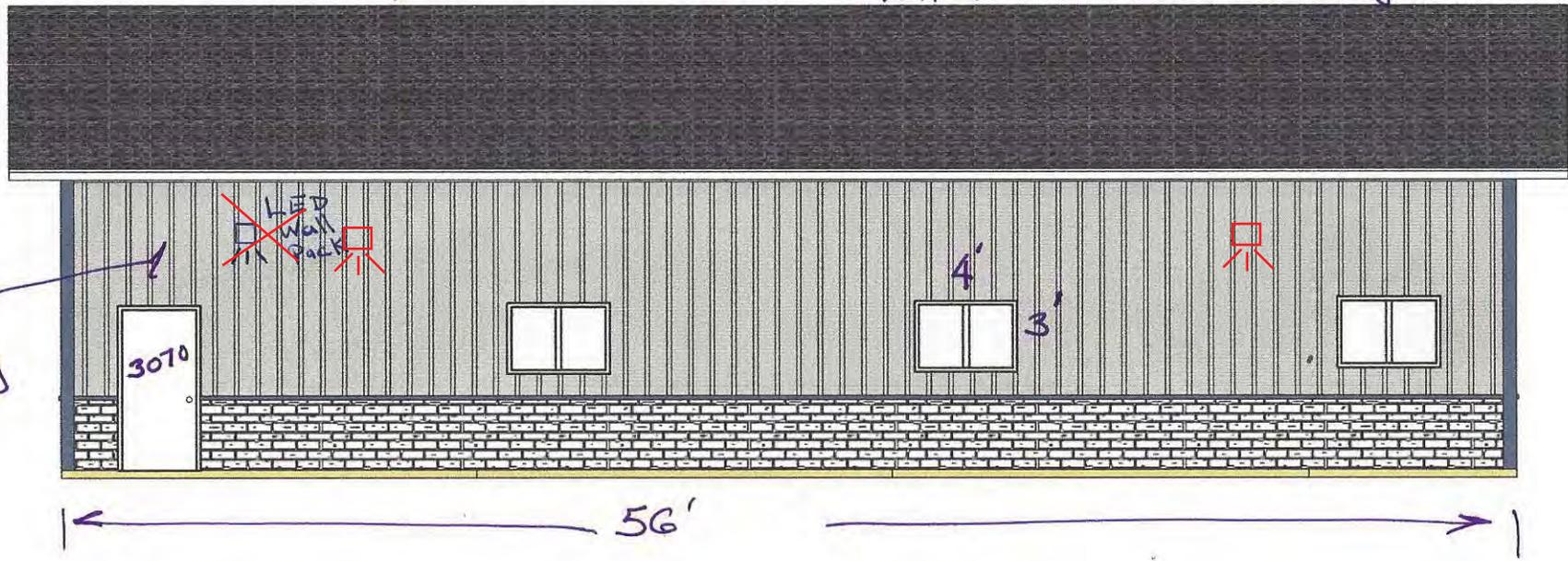
Dimensional shingle Roof
to match concession stand

EAST SIDE-EAVE SIDE 1 ELEVATION

Vented 19' Peak Height

Ash Gray Steel Siding

Royal Blue Fascia



Cross Section Detail

Truss Information
 30-5-5 Truss loading

96 in. O.C. Spacing, Standard Heel
 Trusses are Setting on Truss Carriers

2 x 4 Truss Seat Bracing Ran Through the Bottom Chord 8' On Center

Purlins - 2 x 4 Construction Grade - 24 in. O.C.
 2 x 12 Top Chord
 2 x 4 Lateral Bracing (2 Rows) - Check with Truss Company for Proper Spacing
 2 x 8 Bottom Chord

Steel Panel
 Brick ledge flashing

Provide stone sill cap
 Flashing to be blue color

40" Split Faced Block

5/8" OSB w/ Tyvek wrap

4.5 x 5.25 Timber Technologies 3 Ply Corner Post
 4.5 x 5.25 Timber Technologies 3 Ply Intermediate Posts

12 Ft.

See Wall Detail

2 x 6 Construction Grade Wall Girts (Nailers) - 24 in. O.C.

Concrete Floor is 4 in. Thick # 3500 P.S.I Over

Siding Begins at 3 in. Below the Top of the Skirt Board

2 each 5/8" thru bolts at columns
 Grade 5

Skirt Board - 2 x 8 Treated 1

Assumed Soil Bearing Pressure at # 3000 P.S.F.

3/8" x 4" x 4" Coated Angle

Provide engineer review of anchor spacing/method of brick ledge

Hot dipped galvanized brick ledge

Block bearing elevation to match top of slab elevation

6"
 20"





MUKWONAGO AREA SCHOOL DISTRICT

BUILDING BETTER
SCHOOLS TOGETHER

385 COUNTY ROAD NN E • MUKWONAGO, WISCONSIN 53149

(262) 363-6300
FAX (262) 363-6272
www.masd.k12.wi.us

July 31, 2016

Village of Mukwonago
Attn: Bruce Kaniewski
625 Rochester Street
Mukwonago, WI 53149

RE: Plan of Operation

Dear Mr. Kaniewski:

The following is a Plan of Operation as requested for the proposed storage building at the south end of the track located at the Mukwonago High School. This new 36'x56' storage structure would replace the existing 14'x22' track storage shed. The north 16' x 36' section of the building would be used to store track equipment such as hurdles, high jump pits, standards, etc. This portion of the building would be accessed through an overhead door and a 3'0" x 7'0" service door. There will be a plywood partition that separates the Braves Youth Football space. The Braves storage space will include shelves for storing football pads, uniforms and equipment for the youth program. They will have one overhead door and (2) 3'0" x 7'0" service doors to help facilitate the flow of equipment/pad check-out and return each year.

The Braves will be funding the majority of this project as they primarily play their football games at the High School and would like to have a more convenient storage area. There will be no fuel or vehicles to be stored in this area.

Thank you

Sincerely,

MUKWONAGO AREA SCHOOL DISTRICT



Curt Wiebelhaus
Supervisor of Building and Grounds

OVERVIEW

Replaces 100-watt pulse start metal halide (PSMH). 40-watt LED Slim Wall Pack / Flood in cool white (5000K) with 3900 delivered lumens. 5-year limited warranty.

FEATURES

Housing:

- Sturdy, die-cast aluminum housing
- Dark bronze polyester powder-coat finish

Lens Assembly:

- Tempered glass lens is thermal, shock and impact resistant

Mounting:

- Included mounting plate mounts over 4" square or octagonal junction box

UL Listed:

- Wet locations

RECOMMENDED USE

- Security
- Perimeter lighting
- When control of spill light is important
- Flood and uplighting with adjustable mounting accessories

TYPICAL MOUNTING HEIGHT

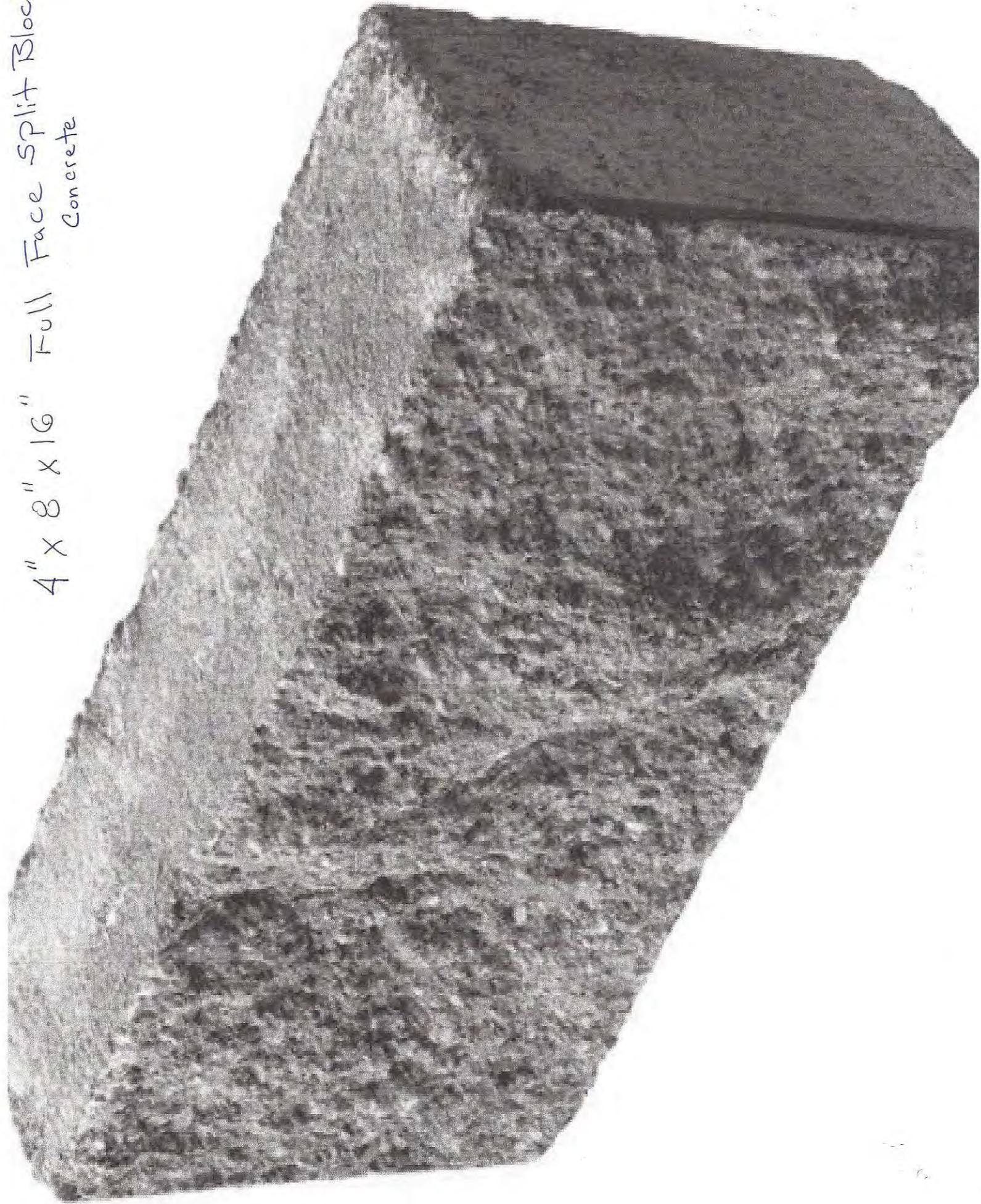
8 to 20 feet



**LED Slim Wall Pack /
Flood (Small), 3900
Lumens, 5000K**

SKU: E-WF1L04CZ

4" x 8" x 16" Full Face Split Block
Concrete



DATE: August 12, 2016
TO: Village President Fred Winchowky and Plan Commission Members
FROM: Bruce Kaniewski, Village Planner/Zoning Administrator
RE: Concept Review/Dodd Property

Robert Chandler requests a concept review of a proposal to annex and develop the Dodd Property currently in the Town of Vernon. The 8.1 acre site has 969 feet of frontage along CTH ES east of Edgewood Avenue. The property has approximately 140 feet of continuousness with neighboring property in the Village (the site of the proposed 30 unit apartment development). On the current Village land use map, the site is designated as Commercial/Business. It is designated as Low Intensity Commercial/Business on the proposed Northeast Key Area future land use map as part of the on-going Comprehensive Plan Update.

The map below shows the subject site highlighted in red. The proposed apartment site is shown in green.



Pursuant to submitted information and preliminary discussions with a representative of the applicant, an indoor storage facility is proposed for the east end of the site. The west part of the site is proposed for a future multi-tenant development. The category of “indoor, mini-warehouse” requires a conditional use in the B-2, General Business District and the B-3, Commercial Business District. If annexed, the B-3 district would be the best fit for the site.

As noted on the plan, a wetland crosses the site. The wetland is part of the system that conveys drainage through the property to the south. Overall, the subject site drains to the wetland. The east side of the site is a plateau while the west side has a more pronounced slope down to the wetland. Several years ago I saw an older Certified Survey Map of site that showed a right-of-way reservation opposite Hidden Lakes Drive, as required by Waukesha County Highway Department.

For your information, the Village and the Town of Vernon have begun preliminary talks about a boundary agreement. This property could be within the Village’s ultimate boundary pursuant to initial talks.

Below are points to consider as you provide direction to the potential applicant:

1. Delaying action on an annexation request until a boundary agreement is finalized (annexation with a boundary agreement is a much easier and quicker process).
2. Are the proposed uses appropriate for the location along with B-3 zoning?
3. What is the proposal’s need for Village sewer and water, and can extension of the utilities be delayed until needed (I’ll provide more information about utility extension at the meeting)?

I appreciate the opportunity to assist the Village with this matter. Should any questions arise, please feel free to contact me.

Cc: John Weidl, Village Administrator (via email)
Steve Braatz, Village Clerk (via email)
Bob Harley, Supervisor of Inspections (via email)
Mark Blum, Village Attorney (via email)
Jeff Stien, Fire Chief (via email)
Kevin Schmidt, Police Chief (via email)
Dave Brown, Utilities Superintendent (via email)
Ron Bittner, Public Works Director (via email)
Robert Chandler, Applicant (via email)
Bill Canfield, Applicant Representative (via email)



- POTENTIAL TENANTS FOR
 NEW TENANT DEVELOPMENT:
 BRANCH BANK
 PIZZA
 BARBER
 LIQUOR STORE
 COFFEE VENDOR
 DRUG STORE
 TELEPHONE/ELECTRONICS
 DENTIST
 GIFT SHOP

Legal Description
 All of Lots 1 of Certified Survey Map No. 7879 recorded in Volume 65 of Certified Survey Maps on
 Pages 316 to 317 inclusive on Document No. 204205 and being part of the Northwest Quarter (NW 1/4)
 of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4)
 of Section 19, Town 5 North, Range 19 East, Town of Vernon, Waukesha County, Wisconsin

29 July 2016



OPTION - B	
PLAT OF SURVEY	
PART OF THE NE 1/4 OF THE SW 1/4 OF SEC 19, T8N, R19E AND PART OF THE SE 1/4 OF THE NW 1/4 OF SEC 19, T8N, R19E TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN	
JAHNKE & JAHNKE ASSOCIATES, INC.	
PLANNING & PROFESSIONAL DESIGNERS	
711 W. HORIZOND BLVD - WAUKESHA, WI 53188	
TEL: (262) 542-9797 FAX: (262) 542-7858 (E-MAIL: SURVEY@JAHNKE.COM)	
SCALE: 1" = 50'	DATE: JANUARY 7, 2013
DRAWN BY: A.J.H.	CHECKED BY: J.A.S.
FILE NO.: VERNON 180	SHEET 1 OF 1
BOOK:	JOB: S-8148

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR HAVING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

CALL BIGGERS HOTLINE
 1-800-888-8888
 TOLL FREE
 24 HOURS A DAY
 7 DAYS A WEEK
 FOR ALL YOUR SURVEYING
 AND MAPPING NEEDS
 M.V. AREA 83-08

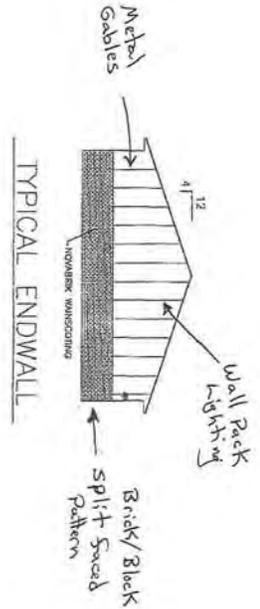
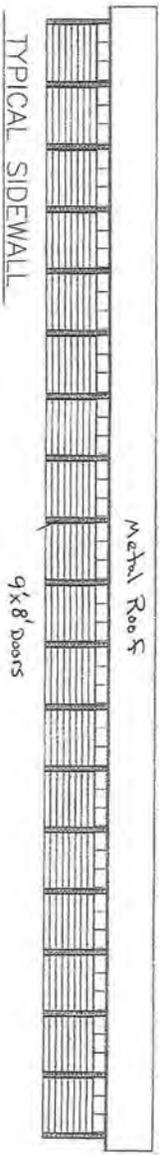
FILE: JAHNKE\PROJECTS\180-180-VERNON\DWG\180-VERNON-DWG.DWG

No.	Date	Revision Description	By
1.			
2.			
3.			

Project Name: **CANFIELD CONSTRUCTION**
 Rob Chandler

Code Book: **BC**
 Date: **2/13/2011**
 Drawn By: **BC**
 Checked By: **BC**
 Scale: **1/8" = 1'-0"**
 Sheet No.: **3**

NOTE:
 STEEL ROLL UP DOORS ON WEST SIDE EAST SIDE



PRELIMINARY
 NOT FOR CONSTRUCTION