

Village of Mukwonago
REGULAR PLAN COMMISSION MEETING
Notice of Meeting and Agenda
Tuesday, September 13, 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 August 15, 2016 regular meeting
4. Unfinished Business
Discussion and Possible Action on the Following Items
 - A. 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
5. New Business
Discussion and Possible Action on the Following Items
 - A. Recommendation to Village Board concerning amendment Site Plan Review requested by Lynch Ventures, LLC, to allow for parking on the grass on the property located at 280 and 282 E. Wolf Run, known as MUKV2013994004
 - B. Recommendation to Village Board concerning Architectural Plan Review requested by Randy McMahon, Campbell Construction, for the interior and exterior modifications to the building located at 1090 N. Rochester St., known as MUKV1963999049
 - C. Recommendation to Village Board concerning Site Plan and Architectural Plan Review requested by Douglas Dorger, Apex Development LLC, for the construction of a detached garage on the property located at 511 Oakland Ave., known as MUKV1973998
 - D. Status report on the progress of the Steering Committee of the Comprehensive Plan Update
 - E. Consideration of meeting location and/or date change for the November 2016 meeting
6. Adjournment

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

MINUTES OF THE REGULAR PLAN COMMISSION MEETING Monday, August 15, 2016

Call to Order

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

Roll Call

Commissioners present: Joe Abruzzo
Sterling Fairchild
Robert Harley
John Meiners
Mark Penzkover
Ken Werner
Fred Winchowky, Chairman

Also present: Steven Braatz, Jr., Clerk-Treasurer
Bruce Kaniewski, Village Planner

Minutes

Motion by Fairchild/Harley to approve the July 12, 2016 regular meeting minutes as presented carried.

Public Hearing

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 opened at 6:32 p.m.

Applicant Presentation

Tina M. O'Bryan, DAA Smokehouse LLC, presented plans to have outdoor seating on the patio in front of the dining room. Alcohol will be served. The area will be fenced in. The same footprint as the prior restaurant will be used.

Public Comments

None.

Public hearing closed at 6:33 p.m.

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 opened at 6:34 p.m.

Applicant Presentation

Cheryl Cash and Chris Litwin presented plans to host live music concerts. The music is 50's and 60's and would cater mostly to the 55 years old and older crowd. There is seating for 50 people. The concerts would occur on Saturday nights, 7-9 pm, and Sunday afternoons, 2-4 pm. Concession food will be sold, but there will be no alcohol.

Public Comments

Ron Vey, 1022 Bay View Ct. – Had concerns about loud music. (*Applicant responded the music will not be loud and contained indoors*).

Leon Fiegl, 603 Bay View Rd. – Asked why the sign is up already. Asked if alcohol will be served. (*Applicant responded there will not be alcohol*). Asked about adequate parking and traffic before and after the shows. (*Applicant responded there would be 25 cars at the most, and the hours of operation will be off hours from the rest of the businesses, and there are around 85 parking stalls in the lot*).

Public hearing closed at 6:43 p.m.

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) opened at 6:44 p.m.

Applicant Presentation

Curt Wiebelhaus, Mukwonago Area School District, presented plans for a storage shed structure at the southwest corner of the high school track. The existing storage structure would be removed and replaced with a larger storage structure (36' by 56') in conjunction with the Mukwonago Braves Football Association. The structure will be a pole structure with enhancements to blend in with the architecture of the rest of the buildings.

Chris Eger, Bray Architects, presented plans for the construction of building additions and renovations to Mukwonago High School. 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. 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. Phase 1 will renovate the south and east parking lots.

Public Comments

None.

Public hearing closed at 6:50 p.m.

Unfinished Business

Instrument Development Corp., Site Plan and Architectural Plan Review

Motion by Penzkover/Werner to recommend the Village approve the 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 subject to the following conditions carried:

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 preliminary 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.

Edgewood Village apartment buildings Site Plan and Architectural Plan Review

Motion by Penzkover/Werner to recommend the Village approve the 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 subject to the following conditions carried:

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 to six-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.

New Business

DAA Smokehouse LLC conditional use permit

Motion by Abruzzo/Fairchild to recommend the Village approve the 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 based on the following findings and subject to the following conditions carried:

Findings:

1. The use is a benefit to the Village.
2. The use is not impairing on the health, safety or welfare of the community.
3. The proposed use is in accordance with the purpose and intent of the B-2, General Business Zoning District.
4. 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.
5. The proposed use does not change the character of the neighborhood.
6. There was no opposition.

Conditions:

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.

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

The Commission requested the applicant to provide the following:

1. Crowd size numbers from the current location.

2. A Plan of Operation.
3. Work with Village staff to submit proper plans and a floor layout.
4. Staff will contact the Police Dept. regarding any noise complaints from the current location.

Motion by Penzkover/Meiners to postpone the matter until the regular September meeting carried.

Mukwonago Area School District conditional use permit

Motion by Penzkover/Werner to recommend the Village approve the conditional use permit requested by Curt Wiebelhaus, Mukwonago Area School District, to allow for a storage structure on the property located at 605 School Road (605 CTH NN), known as MUKV1960998001 subject to the following conditions carried:

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.

Motion by Penzkover/Werner to recommend the Village approve the conditional use permit requested by Curt Wiebelhaus, Mukwonago Area School District, to allow for phase 1 of the construction of building additions and renovations to Mukwonago High School on the property located at 605 School Road (605 CTH NN), known as MUKV1960998001 subject to the following conditions carried:

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.

280 and 282 East Wolf Run Parking

Kaniewski reported that vehicles from the Lynch dealerships are being parked in the grass area. Village code requires vehicles to be parked on paved surface. Plan Commission has no objection to the parking, but would like Lynch to request an amended site plan to include this parking. No action taken.

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.

Bill Canfield and Robert Chandler presented a proposed plan to annex a property along CTH ES across from Hidden Lakes Dr. from the Town of Vernon. Then plan is to construct storage units and/or tenants buildouts on the property. Applicant will proceed with applications for annexation and official review. No action taken.

Steering Committee of the Comprehensive Plan Update

Village Planner Bruce Kaniewski reported that the Steering Committee of the Comprehensive Plan is getting to the finish line soon and will soon be providing a recommendation to the Commission. There will be an open house on Monday, August 29, 4:00 p.m. to 6:00 p.m. The next Steering Committee meeting will be September 8. Information only. No action taken.

Adjournment

Meeting adjourned at 8:44 p.m.

Respectfully submitted,

Steven Braatz, Jr.
Clerk-Treasurer

DRAFT

Steve Braatz

From: Bruce Kaniewski <bkaniewski@bkplanning.com>
Sent: Friday, September 09, 2016 11:08 AM
To: Steve Braatz
Subject: FW: Eddie Cash Music Hall

From: Eddie Cash [mailto:ah1933ja@yahoo.com]
Sent: Wednesday, August 31, 2016 8:13 AM
To: Bruce Kaniewski
Subject: Eddie Cash Music Hall

Bruce,

As I mentioned to you yesterday on the phone, all activity has been put on hold for the Music Theatre at 575 Bay View Rd., Suite 107, Mukwonago, WI. because of health issues with Eddie Cash.

Thank you,

Cheryl Cash

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: 1 year
- 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)

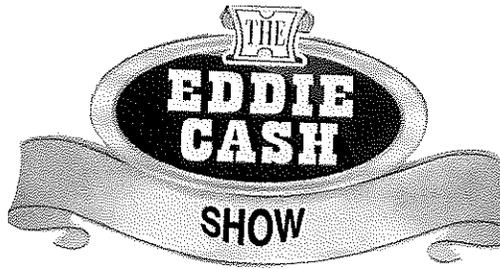
 Date

 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 black ink, appearing to read "Eddie Cash", written over a horizontal line.

Eddie Cash/dba Eddie Cash Music Hall

A handwritten date "7/8/16" in black ink, written over a horizontal line.

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: 8/15/16

FEES

(Please check one)

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

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: Lynch Ventures, LLC
Company: Lynch Mukwonago
Address: 280/283 Wolfken City: Mukwonago State: WI Zip: 53149
Daytime Phone: (262) 642-4700 Fax: _____
E-Mail: umgreene@shoplynch.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Mark Greene
Company: Lynch Mukwonago
Address: 280/282 Woffken City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-642-4700 Fax: _____
E-Mail: mgreene@shoplynch.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 INFORMATION

Property Owner (s) (if different from applicant): Lynch Ventures, LLC
Address: 282 E. Wolf Run City: Mukwonago State: WI Zip: 53149
Daytime Phone: (262) 642-4700 Fax: _____
E-Mail: _____
Present Zoning: _____ Tax Key No(s): _____
Location/Address: _____
Present Use: _____ Intended Use: _____

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

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

Application:

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

Other Documents:

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

CERTIFICATION

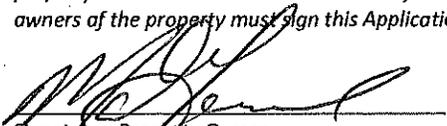
Applicant hereby certifies that:

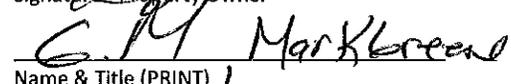
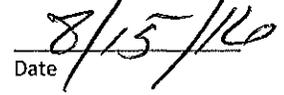
1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which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

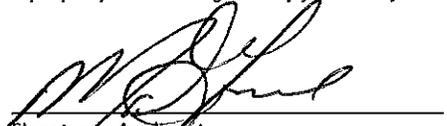
Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

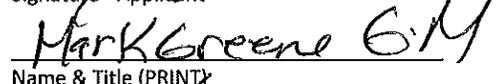
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing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

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



 Signature - Property Owner

 Name & Title (PRINT)

 Date



 Signature - Applicant

 Name & Title (PRINT)

 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date

 Signature - Applicant's Representative

 Name & Title (PRINT)

 Date

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



MUKWONAGO



Lynch Mukwonago is seeking to display vehicles in the low lands along I-43. The display would be seasonal and all vehicles would avoid wetland areas. Vehicles would be removed prior to hazardous weather.

Thank you.

September 9, 2016

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

Re: Architectural Review/1090 N. Rochester Street (Culver's)

Dear President Winchowky and Members of the Plan Commission:

Representatives of Culver's Restaurant have submitted drawings to change the exterior design/colors of the building. The restaurant has an existing conditional use permit. Since the site design will not change with this proposal, it is my recommendation as zoning administrator that only architectural review is needed to change the exterior look of the building. I understand there will be minor interior alterations, but the alterations do not require Plan Commission and Village Board review.

Attached you will find drawings showing current and proposed exterior building elevations. The applicant has been asked to show examples of the exterior materials/colors at the meeting. Manufactured stone will be added to create a column appearance along the front and sides. The existing white brick will be stained a taupe color, and the fascia and soffit will be painted a similar color. The submitted drawings show the roof in a dark color, but the drawing of the proposed design indicates the current blue asphalt shingles will remain. In my opinion, blue is compatible with the proposed light brown color scheme, but I ask the Commission to provide direction if there is an opposing opinion.

I understand the existing wall signs on the building might be changed. The wall signs shown on the submitted drawings are not part of this review.

Recommendation

While the current white color of the building is compatible with neighboring retail buildings to the south, the proposed exterior design and colors are compatible with the retail building under construction to the north and neighboring condominiums. I recommend approval with the conditions listed below.

1. Approval shall be subject to the submitted drawing entitled "Culvers, 1090 N. Rochester Street," prepared by Ollman Ernest Martin Architects dated August 10, 2016.



PLANNING STRATEGIES

Sustainable Strategies for Community Development

www.bkplanning.com
Ph: 414.339.4105
7719 W Coventry Dr.
Franklin, WI 53132

2. The architectural review approval does not approve the signs shown on the drawing. Any change in existing wall signage must comply with Chapter 64 of Village Municipal Code and requires a permit from the Village Inspection Department.

I appreciate the opportunity to assist with this review. Should any questions arise, please feel free to contact me at any time.

Sincerely,

Bruce S. Kaniewski

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

Cc: Steve Braatz Jr., Village Clerk (via email)
John Weidl, Village Administrator (via email)
Bob Harley, Supervisor of Inspections (via email)
Greg Landon, Owner (via email)
Randy McMahan, Applicant (via email)
Wendy Martin, Architect (via email)

Village of Mukwonago
440 River Crest Court, P.O. Box 206
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
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VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
Application Fee: Below

Date Submitted: 8/12/16

FEES

(Please check one)

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

CONTACTS

Zoning Department

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

Planning Department

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

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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: Randy McMahon
Company: Campbell Construction
Address: 810 Swan Dr. City: Mukwonago State: WI Zip: 53149
Daytime Phone: (262) 436-4760 Fax: (262) 436-4761
E-Mail: randy@campbellconstructionbbg.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

Name: Wendy Martin
Company: Ollmann Ernest Martin Architects
Address: 509 S State St. City: Belvidere State: IL Zip: 61008
Daytime Phone: 815 - 544 - 7790 Fax: 815 - 544 - 7792
E-Mail: wmartin@oearch.com

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

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

CONTRACTOR

Name: Jay Campbell
Company: Campbell Construction
Address: 810 SWAN DR. City: Mukwonago State: WI Zip: 53149
Daytime Phone: (262) - 436 - 4760 Fax: (262) 436 - 4761
E-Mail: jay@campbellconstructionbbg.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Gregory Landon
Address: 1090 N Rochester St. City: Mukwonago State: WI Zip: 53149
Daytime Phone: (262) 745-1066 Fax: (262) 245-1759
E-Mail: greglondon@charter.net
Present Zoning: _____ Tax Key No(s): _____
Location/Address: 1090 N Rochester St. Mukwonago, WI 53149
Present Use: Culver's Restaurant Intended Use: Culver's Restaurant

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

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

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

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- 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.**
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CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
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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

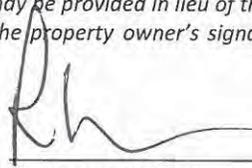
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Signature - Property Owner

Name & Title (PRINT)

Date



Signature - Applicant

Randy McMahon PM
Name & Title (PRINT)

8-12-16
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY

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



PROJECT SUMMARY

Culver's Mukwonago

Please accept this as an explanation of the interior and exterior modifications proposed for the Culver's restaurant.

The restaurant dining room will receive new wall and floor finishes. Additionally the front service counter, soda station and condiment cabinets will be replaced with new units with a more contemporary finish. The bathrooms will receive new vanities along with new wall and floor finishes. All the existing tables, chairs and booths will be replaced.

The exterior brick will be stained in an earth tone color. Stone accents will be used as indicated on the drawings. The fascia will also be painted an earth tone color.



DRIVE THRU ELEVATION



MAIN ENTRY ELEVATION



FRONT RIGHT PERSPECTIVE



FRONT LEFT PERSPECTIVE

EXISTING SIDING TO BE
REMOVED & REPLACED
WITH HARDIE PLANK
CEMENT BOARD

ALL EXISTING BUILDING
SIGNAGE TO BE REMOVED



FRONT ELEVATION



REAR ELEVATION

EXISTING RENDERINGS

© 2016
CULVER'S RESTAURANT RE-IMAGE 1090 N. Rochester Street Mukwonago, WI 53149 County of WAUKESHA
 <small>Culver's Franchising System, Inc. 1240 Walker Street, WI 53578 800-828-7280</small>
<small>OLLMANN ERNEST MARTIN ARCHITECTS 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax</small>

COLOR ELEVATIONS <small>NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISM, MATERIALS AND FINISHES MATERIALS MAY VARY IN APPEARANCE.</small>
<small>Date: 8-10-16 Revision:</small>
<small>2016-092</small>




DRIVE THRU ELEVATION



MAIN ENTRY ELEVATION



FRONT RIGHT PERSPECTIVE



FRONT LEFT PERSPECTIVE

REPRESENTATION MATERIAL COLOR

- ASPHALT SINGLES EXISTING
- FACIA & SOFFIT "SANDERLING" SW 7513
- BRICK STAIN "TAVERN TAUPE" SW 7508
- CEMENT BOARD SIDING HARDIE PLANK "KHAKI BROWN"
- WINDOW & DOOR FRAMES EXISTING ALUM.
- MFGR'D STONE ENVIRONMENTAL STONEWORKS TUSCAN LEDGE "MANZANITA"
- METAL DOOR/ FRAME MATCH SIDING



FRONT ELEVATION



REAR ELEVATION

PROPOSED RENDERINGS

© 2016

CULVER'S RESTAURANT RE-IMAGE
1090 N. Rochester Street
 Mukwonago, WI 53149
 County of WAUKESHA

Culver's
 Culver's Franchising System, Inc.
 Prairie du Sac, WI 53578
 800-828-7280

OLLMANN ERNEST MARTIN
 ARCHITECTS
 509 South State Street
 Belvidere Illinois 61108
 815-544-7790 Phone
 815-544-7792 Fax

COLOR ELEVATIONS
 NOTE: THOUGH THESE IMAGES HAVE PHOTO
 REALISM, MATERIALS AND FINISHES
 MATERIALS MAY VARY IN APPEARANCE.

Date: 8-10-16
 Revision:

2016-092

A2

September 9, 2016

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

Re: Site Plan and Architectural Review/511 Oakland Avenue

Dear President Winchowky and Members of the Plan Commission:

Doug Dorger of Apex Development, LLC has a series of requests to redevelop 511 Oakland Avenue, a 1.29 acre property on the south side of Oakland, adjacent to the east side of the Canadian National Rail Right-of-Way. The site is also adjacent to Lois Street, which is an unimproved Village right-of-way. Within the right-of-way is a private driveway providing access to two of the three homes on the east side of Lois Street. The owner of the two homes has an agreement with the Village to maintain the driveway. This first step in the process is site plan and architectural review. Since there are multiple steps, I suggest an initial preliminary site plan and architectural review in conjunction with the other aspects of the proposal, with final review occurring later in the process. Below is a map of the property (highlighted in yellow) showing the surrounding area.



Property Status and Surrounding Conditions

Subject Property:

Current Comprehensive Plan Designation: Historical Residential
Zoning: M-2, Light Industrial District

Surrounding Conditions:

North: JR Engineering, M-2
East and South: Single Family Residential, R-2
West and Northwest: Horn Feed and other industrial/business uses, M-2

Summary of Overall Proposal

An old 5,660 square foot industrial building exists on the site. An accessory structure was destroyed by fire several years ago. The overall proposal includes the following:

1. Site plan and architectural review to construct a 1,500 square foot accessory structure (to replace the previously destroyed structure), along with 15 space parking lot.
2. The M-2 zoning district requires a street yard setback of 30 feet for both buildings and parking. Although unimproved, the street yard setback applies to Lois Street. Therefore, the applicant has submitted application requesting variances from the Board of Zoning and Building Appeals to allow a 15 foot street yard setback for both the accessory structure and the new parking lot. The Plan Commission may desire to provide a recommendation or suggested direction to the Board of Zoning and Building Appeals. The scheduling of a public hearing to consider the variances is the next step in the process after this preliminary review by the Commission.
3. The applicant intends to upgrade the existing 5,660 square foot building to create leasable space for contractors and/or private workshops. Any exterior upgrades to the building must be submitted for approval.
4. Applicant desires to divide the rear of the site to construct a side-by-side duplex condominium. This proposal would require a potential comprehensive plan amendment, a rezoning to probably the R-3, Single Family/Transitional Residential District, and a Certified Survey Map. In addition, consideration must be given to the agreements between the Village and the neighboring property owner for use of Lois Street and connection to sanitary sewer (see attached). Plan Commission feedback about this potential residential division is desired at this time.

Recommendation

During the meeting, we will discuss the various aspects of this proposal. I look forward to your direction.

I appreciate the opportunity to assist with this review. Should any questions arise, please feel free to contact me at any time.

Sincerely,

Bruce S. Kaniewski

Bruce S. Kaniewski, AICP
Village Planner/Zoning Administrator

Cc: Steve Braatz Jr., Village Clerk (via email)
John Weidl, Village Administrator (via email)
Bob Harley, Supervisor of Inspections (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)
Doug Dorger, Applicant (via email)
Tim Anderson, Architect (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: 08-08-2016

FEES

(Please check one)

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- 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@planning@mukwonago.com

Planning Department

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

GUIDELINES

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Deliver to: Village Clerk's Office
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Email to: planner@villageofmukwonago.com

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

APPLICANT (Full Legal Name)

Name: Douglas A Dorger
Company: Apex Development LLC
Address: 7343 W. Layton Ave City: Greenfield State: WI Zip: 53220
Daytime Phone: 414-940-3193 Fax: 414-282-7041
E-Mail: apexd@outlook.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Doug A Dorger
Company: Apex Development LLC
Address: 7343 W. Layton Ave City: Greenfield State: WI Zip: 53220
Daytime Phone: 414-940-3193 Fax: 414-282-7040
E-Mail: apexd@outlook.com

ARCHITECT

Name: Tim Anderson
Company: Tim Anderson, AIA, NCARB, LEED AP
Address: S44 W33375 Connemara Dr City: Dousman State: WI Zip: 53118
Daytime Phone: 414-698-8134 Fax: _____
E-Mail: timandersonarchitect@hotmail.com

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

Name: Pete Bailey
Company: American Surveying Co. Inc
Address: 12207 County Road K City: Franksville State: WI Zip: 53126
Daytime Phone: 262-497-7217 Fax: _____
E-Mail: beaufordbailey@hotmail.com

CONTRACTOR

Name: Kieth or Rich
Company: Paridise Builders
Address: S30 W24698 Sunset Dr. City: Waukeshe State: WI Zip: 53189
Daytime Phone: 262-574-1166 Fax: _____
E-Mail: kieth@paradisebuilders.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Norbert & Barb Kraczek
Address: S 96 W30668 Mosher Dr. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-406-1835 Fax: _____
E-Mail: kraczekfamily@centurylink.net
Present Zoning: M2 Tax Key No(s): MUKV1973998
Location/Address: 511 E. Oakland Ave. Mukwonago WI
Present Use: Storage / contractors yard Intended Use: light industry & R3 in rear-new lot

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

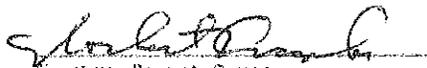
Applicant hereby certifies that:

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

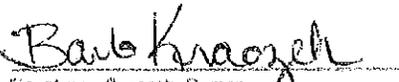
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing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

Norbert Kraczek
Name & Title (PRINT)

08-08-2016
Date


Signature - Property Owner

Barb Kraczek
Name & Title (PRINT)

08-08-2016
Date


Signature - Applicant

Doug Dorgier
Name & Title (PRINT)

08-08-2016
Date

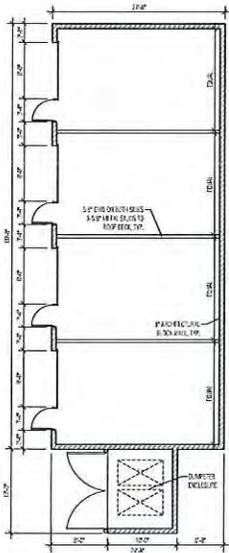
Signature - Applicant's Representative

Name & Title (PRINT)

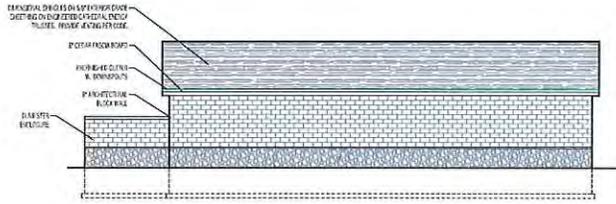
Date

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

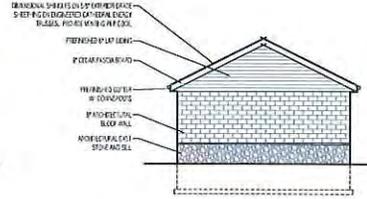
NOTES: 1. VISUAL SHOWN. 2. THE EXISTING DIMENSIONS AND AREA IN ARCHITECTURAL SITE PLAN ARE APPROXIMATE. 3. THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS AND AREA IN ARCHITECTURAL SITE PLAN BY MEASURING THE ACTUAL SITE. 4. THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS AND AREA IN ARCHITECTURAL SITE PLAN BY MEASURING THE ACTUAL SITE. 5. THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS AND AREA IN ARCHITECTURAL SITE PLAN BY MEASURING THE ACTUAL SITE.



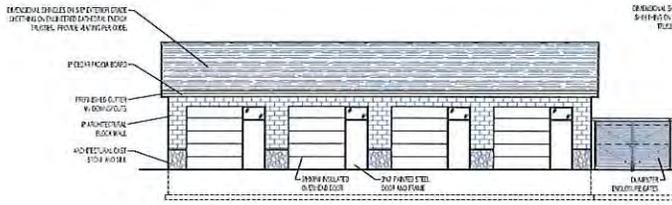
6 FLOOR PLAN
SCALE: 1/8" = 1'-0"



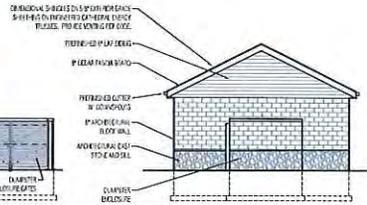
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



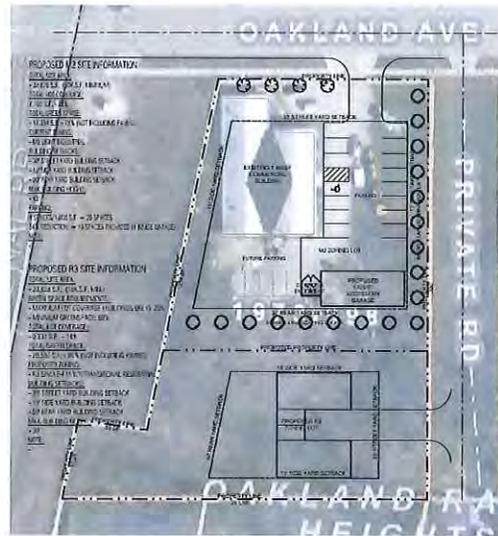
7 WEST ELEVATION
SCALE: 1/8" = 1'-0"



9 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



16 EXISTING SITE PLAN
SCALE: 1" = 40'



18 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

OWNER / CONTRACTOR

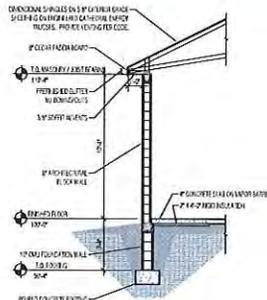
Doug Dwyer
2345 W. Light Ave.
Greenfield, WI 53220
414-543-3193

CODE ANALYSIS AND NOTES

BUILDING SIZE: 1,416 GSF
BUILDING CODE: INTERNATIONAL EXISTING BUILDING CODE - 2010
OCCUPANCY CLASSIFICATION: FACTORY INDUSTRIAL F1
CONSTRUCTION TYPE: EXISTING TYPE I-B
SPRINKLERED: NONE
OCCUPANT LOAD: 100005 OCCUPANT + 1,416 GSF = 15
EGRESS WIDTH: STAIRWAYS NA, OTHER 2+15 OCCUPANTS = 2'
FLOORING FINISHES: NA, ACCESSORY BUILDING

- NOTES:
1. ALL WORK OF THE CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE CITY, COUNTY, STATE AND FEDERAL JURISDICTION.
 2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL GENERAL SITE REFERENCE DATA PER PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
 3. THE CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA, PROTECT EXISTING UTILITIES, TREES AND/OR NATURAL VEGETATION WHICH IS PROTECTED TO REMAIN.
 4. PROVIDE FIRE EXTINGUISHERS FOR LOCAL OFFICIALS.
 5. MEPP AND STRUCTURAL DESIGN AND FINISHES SEPARATE FROM ARCHITECTURAL SUBMITTAL.

VICINITY MAP



20 TYP. WALL SECTION
SCALE: 1/4" = 1'-0"

Tim Anderson Architect
ARCHITECTURE • DESIGN/BUILD • PROJECT MANAGEMENT

The Associates, LLC, SC408, LLC, PC
5400 W. 37th, Greenfield, WI 53119
414-543-3194
tim@timandersonarchitect.com

PROJECT	Apex
	PROJECT LOCATION 511 E. Oakmead Ave., Wausau, WI 54485
ISSUE DATE	201605
	201605
SHEET TITLE	Floor Plan
	A1.1
SHEET NUMBER	201605
	201605

DESCRIPTION

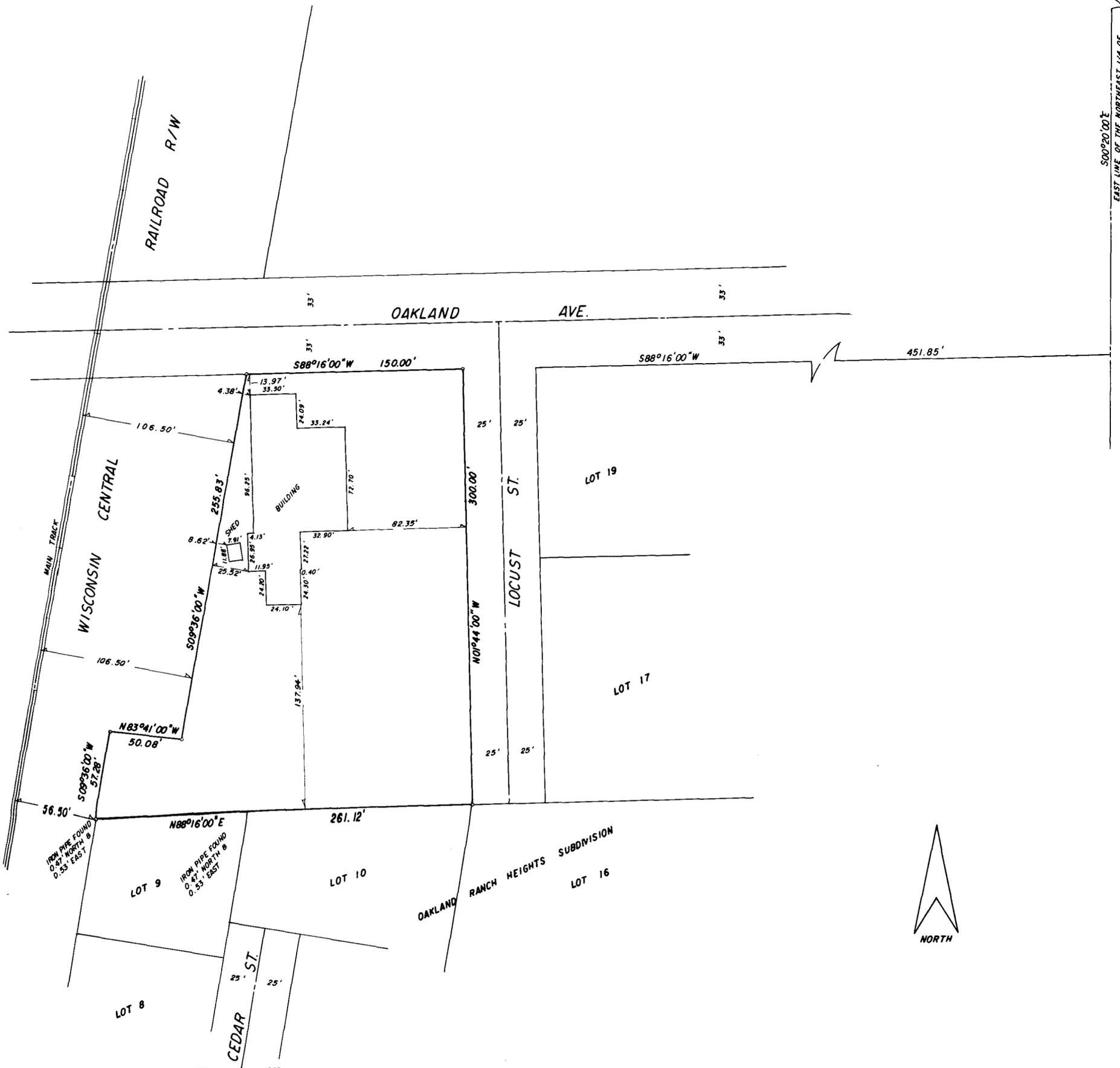
All that part of the Northeast one-quarter of Section 26, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast one-quarter of Section 26; thence South 00°20' 00" East along the East line of said Northeast one-quarter 802.06 feet to a point on the South right-of-way line of Oakland Avenue; thence South 88°16'00" West along said South right-of-way line 451.85 feet to the point of beginning of the parcel hereinafter described; thence continuing South 88°16'00" West along the aforementioned South right-of-way line 150.00 feet to a point on the East line of the Wisconsin Central R.R. right-of-way; thence South 09°36'00" West along said East line 255.83 feet; thence North 83° 41'00" West along the aforementioned East line 50.08 feet; thence South 09°36'00" West along the East line of the Wisconsin Central R.R. right-of-way 57.28 feet to the Northwest corner of Lot 9 of Oakland Ranch Heights Subdivision, being a recorded plat; thence North 88°16'00" East along the North line of Lots 9 and 10 of said recorded plat 261.12 feet to a point on the West right-of-way line of Locust Street; thence North 01°44'00" West along said West right-of-way line 300.00 feet to the point of beginning, containing 56,663 square feet or 1.300 acres.



WCPS0061726

NORTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 26,
T5N, R18E, CONC. MONU./BRASS
CAP FOUND



CERTIFICATION

"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 structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto, within one (1) year from date hereof; and as to them I hereby certify that said survey and the above map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof".

Dated this 7th day of October, 1992. Charles P. Johnson
Registered Land Surveyor

PLAT OF SURVEY

DALE & MARSHALL D. STAMMANN

PART OF NE 1/4 OF SECTION 26 T 5 N, R 18 E,
VILLAGE OF MUKWONAGO, WAUKESHA CO., WIS.

SUBURBAN SURVEYS, INC.
PLANNERS • ENGINEERS • COMPUTERS • SURVEYORS
NEW BERLIN, WISCONSIN
414-784-7971 17620 W. NATIONAL AVE.

SCALE - 1" = 50'	DRAFTED BY - GREG L. BARLOW	DATE - 10-07-92 REVISED -	PROJECT NO. - 92-270
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5-18-26-1-

58482



DesignLights Consortium™ Qualified Luminaires:
AL35QF1X174U5KC***

EasyLED Series

EasyLED 16" Area Light



AL35Q
(Shown with Extruded
Mounting Arm.)

Housing:

Heavy-duty die cast aluminum housing & front frame, integral heat sinking, driver compartment. Textured architectural powdercoat finish over a chromate conversion coating. Photocell adaptable.

Lens:

Clear flat glass lens or clear flat prismatic glass lens

Mounting:

Mount with two-piece swivel bracket, adjustable slipfitter, extruded mounting arms, yoke or mounting arm adaptor.

LumaFit LED:

Array Lumens: 174w: 17,996 (F Optic)
Delivered Lumens:
174w: 17,689 (C, Clear); 16,964 (F, Clear)
262w: 30,544 (A, Clear); 27,395 (C, Clear);
26,264 (F, Clear)

CRI: 79

CCT: 4000K, 5000K

Rated Life: 50,000 Hours

5-Year Warranty

Aluminum Boards

Wattage:

174 Watt: Array: 175.2w, System: 187w

262 Watt: Array: 262w, System: 286w

Driver:

Electronic Driver, 120-277V, 50/60Hz or
347/480V, 50/60Hz; Dimmable Driver

Listing & Ratings:

CSA: Listed for wet locations. IP67

Operating Temperatures: -40°C to +40°C

LM-79 Report available on select models.

Options:

Surge Protection

Custom colors available upon request.

EasyLED 16" Area Light

Catalog #

Description

Complete Units

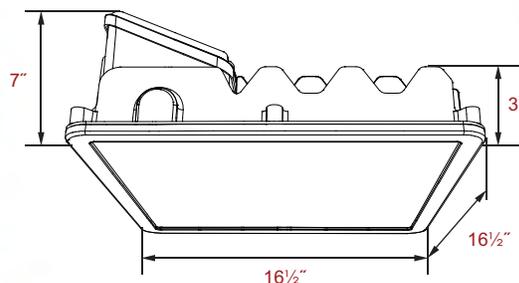
Ordering Information

Example: AL35QF1X262U5KCZEM18ARSP

AL35	Model:	AL35
Q	LED Mfr:	Q=QSSI
F	Optics:	A=Type I, B=Type II, C=Type III, F=Type V
1X	Number of Arrays:	1X=One
262	Wattage:	174=174w, 262=262w
U	Ballast:	U=120-277V, H=347/480V
5K	CCT:	4K=4000K, 5K=5000K
C	Lens:	C=Clear Flat Glass Lens, P=Clear Flat Prismatic Glass Lens* *Use with F Optic Only.
Z	Color:	Z=Bronze, W=White, B=Black, G=Gray
EM18AR	Mounting:	BR=Two-Piece Swivel Bracket, SF=Slipfitter LY=Large Yoke EM6*=6" Aluminum Extruded Mounting Arm, EM10*=10" Aluminum Extruded Mounting Arm, EM12*=12" Aluminum Extruded Mounting Arm, EM18*=18" Aluminum Extruded Mounting Arm, MA=Mounting Arm Adaptor *Specify Mounting: R=Round Pole, AS=15° Angled Arm for Square Poles, AR=15° Angled Arm for Round Poles. Round Arms Fit 4" Diameter Poles.
SP	Options:	SF=Single Fuse, DF=Double Fuse, SP=Surge Protection



Dimensions



AL35Q

QSSI

Phone: (813) 855-9416

Fax: (813) 854-2915

Email: sales@qssi.com

LD-273

Catalog #	Description
FL73SFX	External Mount Slipfitter, Die Cast with Hardware & Angle Indicator, Powdercoat Finish
FL73BR	Two-Piece Swivel Bracket, Stamped, Powdercoat Finish
FL70LY	Yoke, Stamped Heavy-Duty Steel, Powdercoat Finish
ALMAA	Mounting Arm Adaptor, Fits 2 ³ / ₈ " Arm, Includes Hardware, Powdercoat Finish
FLEM6*	6" Aluminum Extruded Mounting Arm, Powdercoat Finish, Gasket & Hardware
FLEM10*	10" Aluminum Extruded Mounting Arm, Powdercoat Finish, Gasket & Hardware
FLEM12*	12" Aluminum Extruded Mounting Arm, Powdercoat Finish, Gasket & Hardware
FLEM18*	18" Aluminum Extruded Mounting Arm, Powdercoat Finish, Gasket & Hardware
PTASUNV	Square Pole Tenon Adaptor Allows Installation of up to 4 Fixtures, Fits 2 ³ / ₈ " Diameter Vertical Tenon, Powdercoat Finish. Use FLEMs.
FLEMWM	Heavy-duty Steel Wall Bracket for FLEM Mounting Arms, Powdercoat Finish.

*Specify Mounting: S=Square Pole, R=Round Pole, AS=15° Angled Arm for Square Poles, AR=15° Angled Arm for Round Poles. Round Arms Fit 4" Diameter Poles.

◇Specify Color: Z=Bronze, W=White, B=Black, G=Gray.

LD

EasyLED Series

EasyLED 16" Area Light



FL73SFX



FL73BR



FL70LY



ALMAA
(Shown Mounted)



FLEM6



FLEM10



FLEM12



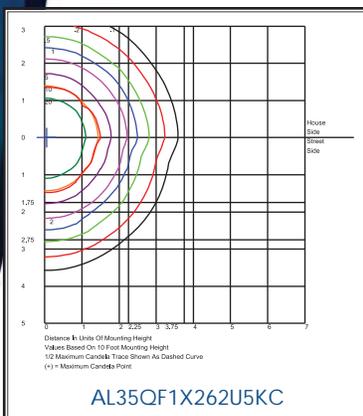
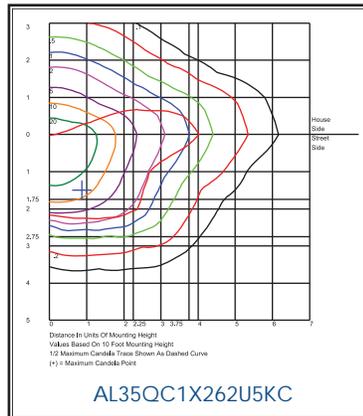
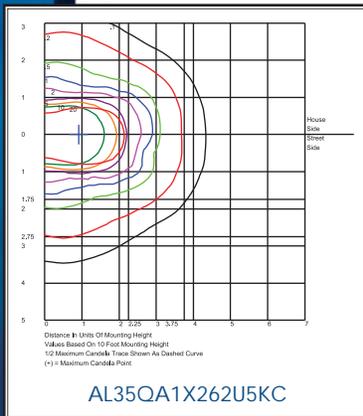
FLEM18



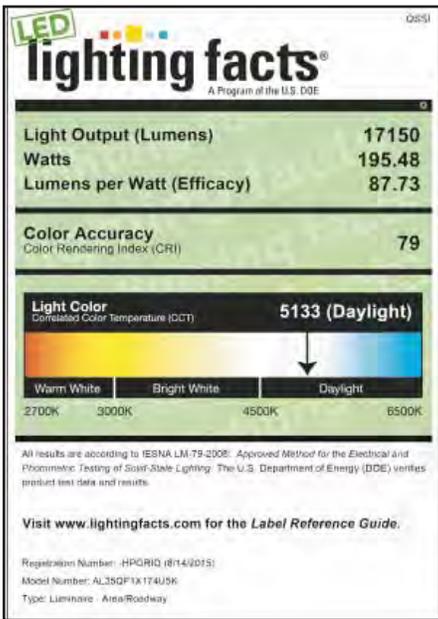
PTASUNV



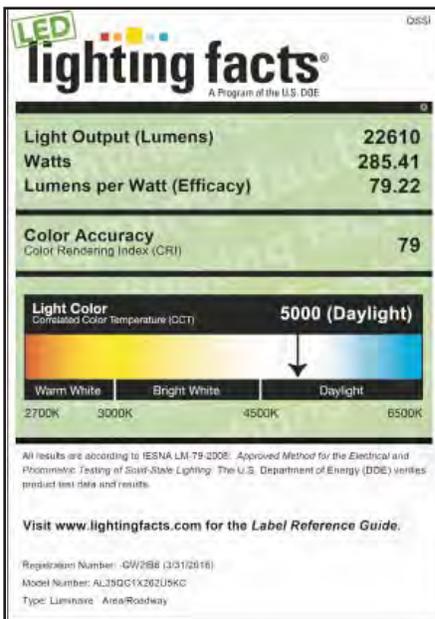
FLEMWM



Photometrics



LM-79 Report available.
DesignLights Consortium™ Qualified Luminaire.



LM-79 Report Available.





SPECIFICATIONS

Shaft – Seamless 6063-T6 aluminum extrusion.

Anchor Base – Cast from 356-T6 aluminum alloy and heat treated to a T6 temper after all structural welding is completed.

Base Cover – Two piece aluminum fabrication finished with same color as pole.

Anchor bolts – Steel rod confirming to ASTM F1554 Grade 55 and provided with (2) hex nuts and (2) flat washers.

Handhole – Supplied with cover, grounding provision and hardware.

Finish – Satin brushed, painted or anodized.

Mounting – Side drilled or tenon top.

Model Number	Mounting Height (ft)	Shaft (in)			Base (in)		Loading Capacity		
		Base Diameter	Top Diameter	Wall Thickness	Bolt Circle	Bolt Diameter	Max EPA in Square Feet at (Allows for 3 Second Gust Factor):		
							80 MPH	90 MPH	100 MPH
SSAA-08-4040-01	8	4.0	4.0	0.125	9.250	0.625	15.7	12.1	9.5
SSAA-10-4040-01	10	4.0	4.0	0.125	9.250	0.625	11.8	9.0	6.9
SSAA-12-4040-01	12	4.0	4.0	0.125	9.250	0.625	9.2	6.8	5.0
SSAA-14-4040-01	14	4.0	4.0	0.125	9.250	0.625	7.1	5.1	3.6
SSAA-15-4040-01	15	4.0	4.0	0.125	9.250	0.625	6.3	4.3	3.0
SSAA-15-5050-03	15	5.0	5.0	0.188	12.000	1.000	17.7	12.9	9.8
SSAA-16-4040-01	16	4.0	4.0	0.125	9.250	0.625	5.5	3.7	2.4
SSAA-16-4040-03	16	4.0	4.0	0.188	9.250	0.750	9.3	6.7	4.8
SSAA-18-4040-01	18	4.0	4.0	0.125	9.250	0.750	4.0	2.4	1.3
SSAA-18-4040-03	18	4.0	4.0	0.188	9.250	0.750	7.2	5.0	3.3
SSAA-20-4040-01	20	4.0	4.0	0.125	9.250	0.750	2.6	1.3	-
SSAA-20-4040-03	20	4.0	4.0	0.188	9.250	0.750	5.5	3.5	2.1
SSAA-20-4040-04	20	4.0	4.0	0.250	9.250	0.750	8.0	5.6	3.8
SSAA-20-5050-03	20	5.0	5.0	0.188	12.000	1.000	10.1	6.8	4.5
SSAA-20-5050-04	20	5.0	5.0	0.250	12.000	1.000	14.5	10.4	7.4
SSAA-20-6060-04	20	6.0	6.0	0.250	13.500	1.000	23.0	16.7	12.2
SSAA-25-5050-03	25	5.0	5.0	0.188	12.000	1.000	4.9	2.5	0.7
SSAA-25-5050-04	25	5.0	5.0	0.250	12.000	1.000	8.3	5.1	2.9
SSAA-25-6060-04	25	6.0	6.0	0.250	13.500	1.000	14.0	9.3	5.8
SSAA-30-6060-04	30	6.0	6.0	0.250	13.500	1.000	8.1	4.3	1.5

EasyLED Series

EasyLED Large Shallow Wall Pack



WP20Q

Housing:

Die cast aluminum housing & hinged front frame, 1/2" coin plugs with O-rings for conduit & photocell, textured architectural bronze powdercoat finish over a chromate conversion coating

Lens:

Molded Prismatic borosilicate glass lens

Mounting:

Cast-in template for mounting directly over a 4" recessed outlet box, or use 1/2" surface conduit.

LumaFit LED:

Array Lumens: 8062
Delivered Lumens: 5531
CRI: 85

CCT: 5000K
Rated Life: 50,000 Hours
5-Year Warranty
Aluminum Boards

Wattage:

Array 57.8w, System 65.8w

Driver:

Electronic Driver, 120-277V, 50/60Hz
Dimmable Driver

Listing & Ratings:

CSA: Listed for wet locations

Options:

2.5KV Surge Protection

Custom colors available upon request.

EasyLED Large Shallow Wall Pack

Catalog # Description

Complete Units

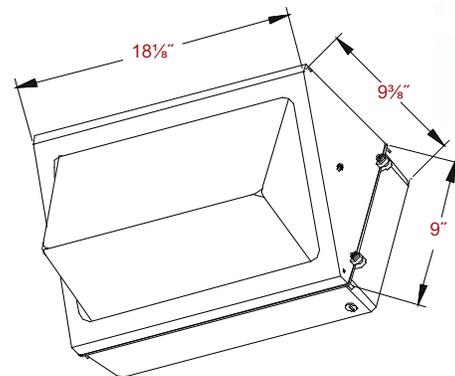
Ordering Information

Example: WP20QF1X58U5KZSP

WP20	Model:	WP20
Q	LED Mfr:	Q=QSSI
F	Optics:	F=Medium Beam Spread
1X	Number of Arrays:	1X=One
58	Wattage:	58=58w
U	Ballast:	U=120-277V
5K	CCT:	5K=5000K
Z	Color:	Z=Bronze, W=White, B=Black, G=Gray
-	Mounting:	N/A
SP	Options:	SF=Single Fuse, DF=Double Fuse, SP=Surge Protection

LD

Dimensions



WP20Q

QSSI

Phone: (813) 855-9416

Fax: (813) 854-2915

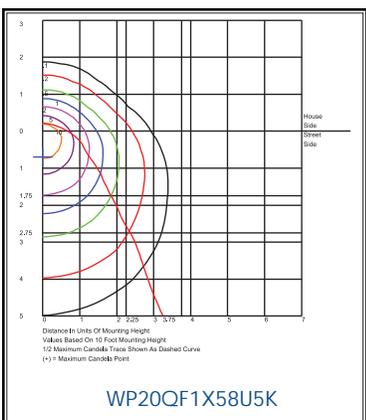
Email: sales@qssi.com

LD-69

Catalog #	Description
WP25GL	Molded Prismatic Borosilicate Glass Lens with Gasket
WP25FCS	Full Cutoff, Stamped Steel, Textured Bronze Finish
WP25FCA	Full Cutoff, Stamped Aluminum, Textured Bronze Finish
WP25SCS	Side Cutoff, Stamped Steel, Textured Bronze Finish
WP25SCA	Side Cutoff, Stamped Aluminum, Textured Bronze Finish
WP25LG	Clear Polycarbonate Vandal Resistant Guard
WP25WG	Wire Guard, Stainless Steel Construction

LD

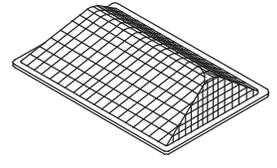
Photometrics



LD-70

EasyLED Series

EasyLED Large Shallow Wall Pack



WP25GL



WP25FC
(Shown Mounted)



WP25SC
(Shown Mounted)



WP25LG
(Shown Mounted)



WP25WG
(Shown Mounted)

QSSI
 12802 Commodity Place
 Tampa, FL 33626
 www.qssi.com

Dorger Proposal

Lois Street Agreement

1866724

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS } SS ✓
RECORDED ON

93 AUG -2 PM 2:21

REEL 1754 IMAGE 1027

Return to:

Philip J. Lindquist
REGISTER OF DEEDS

AGREEMENT

1866724

This agreement made by and between the Village of Mukwonago,
a municipal corporation and Timothy and Karen Sperstad,

pg
14

IT IS HEREBY AGREED:

That the Village of Mukwonago in consideration of the covenants and agreements hereinafter set forth, does hereby confer upon Timothy and Karen Sperstad, their heirs and assignees, a license and permission to enter upon certain lands of the Village of Mukwonago described as the right-of-way of Locust Street, a fifty (50) foot wide street line adjacent to Lot Seventeen (17) and Nineteen (19) in the plat of Oakland Ranch Heights Subdivision, a recorded plat lying in the Northwest 1/4 of Section 26, Township 5 North, Range 18 East, in the Village of Mukwonago, for the purpose of constructing and maintaining a driveway over and across the easterly twenty (20) feet of said street to connect with Lots Sixteen (16) and Seventeen (17) of said plat and Oakland Avenue. The license and permission to use that portion of Locust Street above set forth is upon the explicit conditions as follows:

1. That said license and permission may be terminated at the will of the Village of Mukwonago at such time as the Village opens and constructs Locust Street as a public street.

2. That the said, Timothy and Karen Sperstad, their heirs

and/or assignees will secure and supply to the Village of Mukwonago a liability insurance policy covering the injury or death to persons in the amount of \$100,000.00 per for each person, \$300,000.00 per each accident, and property damage in the amount of at least \$50,000.00 for each accident in extending such coverage to the premises hereinafter described.

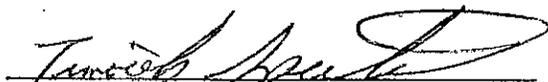
3. That any improvements constructed upon the area described above will be at the sole cost and expense of Timothy and Karen Sperstad, their heirs and assignees. The Village assumes no responsibility for such improvement of any kind and the Village may order said improvements to be removed with no compensation to be provided to the owners of said improvements at such time as this license or permission is terminated.

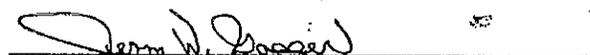
4. The Village of Mukwonago does not guarantee in any manner that upon the construction of Locust Street as a public street that assessments for improvements would not otherwise be levied against the said Lot Sixteen (16) and Seventeen (17).

IN WITNESS WHEREOF the Village of Mukwonago has caused these presence to be signed by Jerry Gasser, Village President, Bernard Kahl, Village Clerk and by Timothy and Karen Sperstad.

Dated this 20 day of July, 1993.

VILLAGE OF MUKWONAGO


Timothy Sperstad

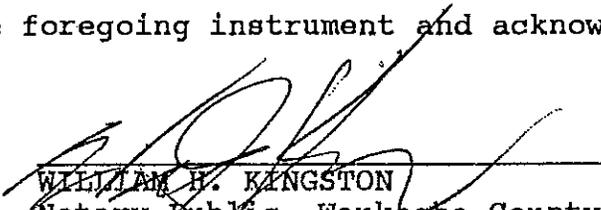

Jerry Gasser


Karen Sperstad


Bernard W. Kahl

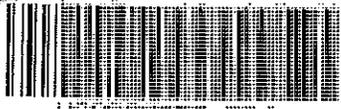
STATE OF WISCONSIN)
) SS.
WAUKESHA COUNTY)

Personally came before me this 07 day of July, 1993 the
above named Timothy Sperstad and Karen Sperstad to me known to be
the persons who executed the foregoing instrument and acknowledge
the same.



WILLIAM H. KINGSTON
Notary Public, Waukesha County, WI
My commission is permanent.

JUN 8 01 00 04 84



12258358-004

Village Resolution

Title of Document

Dargo Proposal

Sewer Cost Reimbursement

2663550

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

06-08-2001 10:12 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 10.00
REC. FEE-CO: 4.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 4

Record this document with the Register of Deeds

Name and Return Address:
Kingston and Smart
300 Grand Avenue
P.O. Box 224
Mukwonago, WI 53149

MUKV 1973-988
MUKV 1973-998

(Parcel Identification Number)

*pd
16
4*

JUN 8 01 0 0 0 4 8 5

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

RESOLUTION 2001-19

A RESOLUTION PROVIDING FOR REIMBURSEMENT OF SEWER MAIN EXTENSIONS
INSTALLED AND PAID FOR BY TIMOTHY AND KAREN SPERSTAD

WHEREAS, Timothy and Karen Sperstad, owners of Lots 16 & 17, Oakland Heights Ranch (Tax Key Numbers MUKV 1973-224 and MUKV 1973-245) installed a sewer main in, through and under Locust Street in order to provide sewer service to their residence located at 525 and 529 Oakland Avenue; and

WHEREAS, adjacent to Lots 16 & 17, Oakland Heights Ranch is a lot, with an address of 511 Oakland Avenue (Tax Key No. MUKV 1973-998), presently owned by Dale Dettmann and legally described as follows:

PT NE ¼ Sec 26, T5N R18E COM NE COR SO^o 20'E 802.06 FT S88^o 16'W 451.85 FT S88^o 16'W 150 FT N 83^o 41'W 50.08 FT S9^o 36'W 57.28 FT N88^o 16'E 261.16 FT M1' and

WHEREAS, this sewer main presently serves only the property owned by Timothy and Karen Sperstad; and

WHEREAS, there is the possibility that in the future a portion of the lot presently owned by Dale Dettmann at 511 Oakland (Tax Key No. MUKV 1973-998) may be divided or developed such that the owner of 511 Oakland (or any future portion of 511 Oakland) may desire to connect to the sewer main located through, in and under Locust Street; and

WHEREAS, the Village Board of the Village Of Mukwonago, in approving said installation of said sewer main, has previously indicated to Timothy and Karen Sperstad that the Village Of Mukwonago would require any other properties benefited by the installation of the sewer main to reimburse Timothy and Karen Sperstad for a pro-rata share of the installation of said sewer main; and

WHEREAS, Timothy and Karen Sperstad have submitted to the Village Of Mukwonago a cost breakdown showing that their expenses for installing said sewer main totaled \$15,190.50.

NOW THEREFORE, it is hereby resolved by the Village Board of the Village Of Mukwonago that in the event that any portion of Tax Key No. MUKV 1973-988 desires to connect to the sewer main (installed at the expense of Timothy and Karen Sperstad) then said owner of 511 Oakland (Tax Key No. MUKV 1973-998) or any subdivided portion thereof, shall reimburse Timothy and Karen Sperstad or the survivor of them, or their heirs, executors, successors, administrators or assigns, for no more than one-half the cost of installing the sewer main and at least a pro-rata share of the cost of installing the sewer main based upon the amount of frontage served by the sewer main. The amount to be reimbursed to Timothy and/or Karen Sperstad shall be determined by Agreement of the parties. The property owners, upon reaching an agreement on the amount of reimbursement shall provide to the Village Clerk a letter, signed

and notarized by both property owners that an agreement has been reached and that Tax Key Number MUKV 1973-998 (or that portion of Tax Key Number 1973-998 to be served by the sewer main) can be connected to the sewer main lying through in, and under Locust Street. In the event the parties are unable to agree upon the amount of reimbursement, then the Village Board shall determine the amount to be reimbursed by determining the length of frontage to be served as it relates to the cost of the overall installation. Prior to allowing connection to the sewer main by the property known as Tax Key Number MUKV 1973-998 (or that portion of Tax Key Number 1973-998 to be served by the sewer main) the Village shall be supplied with proof that the Sperstad's have received reimbursement as determined by the Village Board.

Dated and approved this 15th day of May 2001.

JAMES O. WAGNER, Village President

BERNARD W. KAHL, Village Clerk

I hereby certify that this is a true and correct copy of the resolution adopted by the Village Board on the 15th day of May 2001.

BERNARD W. KAHL, Village Clerk

Village Attorney Shawn N. Reilly drafted this instrument

JUN 8 01 0 0 0 4 8 6

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

I, Bernard W. Kahl, DO HEREBY CERTIFY, that I am the duly appointed and acting Clerk/Treasurer of the Village of Mukwonago, Waukesha County, Wisconsin: that the document below is a true and correct copy of: **Resolution 2001-19: A RESOLUTION PROVIDING FOR REIMBURSEMENT OF SEWER MAIN EXTENSION INSTALLED AND PAID FOR BY TIMOTHY AND KAREN SPERSTAD.**

IN WITNESS WHEREOF, I have affixed by name as Village Clerk and have caused the official seal of the Village of Mukwonago to be hereunto affixed, on the 7th day of June, 2001.


BERNARD W. KAHL
Village Clerk

Village of Mukwonago, WI

(SEAL)

Subscribed and sworn to me this 7th day of June, 2001.

Notary Public 

County Waukesha

Commission expires Apr 3

