

Village of Mukwonago
Notice of Meeting and Agenda

BOARD OF ZONING & APPEALS MEETING
Thursday, May 27, 2021

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, 440 River Crest Court, Mukwonago, WI 53149**

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1 Approval of April 29, 2021 training and regular meeting minutes.

[202010429 BoardofAppealsMinutesdraft.pdf](#)

[20210429 BoardofAppealsMinutesdraft.pdf](#)

4. Public Hearings

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

4.1 Public Hearing to consider an application for Variance requested by Birchrock Properties, LLC applicant; for the property located at 210 McDivitt Lane; Parcel MUKV 2012-215-002.

[Public Hearing Notice ZBA - Variance - Birchrock -210 McDivitt - MUKV2012215002.pdf](#)

5. New Business

5.1 Consideration and possible action for variance of 9 feet to allow a proposed building addition to be 11 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland, pursuant to Section 100-283 (f) (1) a. of the Village of Mukwonago Municipal Code. BIRCHROCK PROPERTIES, LLC, applicant; 210 McDivitt Lane; Parcel MUKV 2012-215-002.

[Staff Report - ZBA - Variance - 210 McDivitt Ln - MUKV2012215002.pdf](#)

6. Adjourn

Membership

Jack Dexter, Don Fischer, Dave Mades, Chris Tarr, Sarah Szejn, Advisory Member: Bob Harley

It is possible that 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, 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 Municipal Clerk's Office, (262) 363-6420.

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday April 29, 2021**

Call to Order

Recording Secretary Linda Gourdoux called the meeting to order at 5:35 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Members Present: Sarah Szejn
Dave Mades
Don Fischer
Jack Dexter

Members Excused: Chris Tarr

Also present: John Fellows, Village Planner
Mark Blum, Village Attorney
Diana Dykstra, Clerk-Treasurer
Linda Gourdoux, Deputy Clerk/Treasurer

Election of Chairman

Recording Secretary Gourdoux requested a Motion be made to name a Chairperson.
Motion by Mades/Fischer to name Member Szejn as Chairperson, carried

New Business

Attorney Blum presented a review and summary of the roles and responsibilities of the Building Zoning and Appeals Commission.

Adjournment

Meeting adjourned at 6:25 p.m.

Respectfully submitted,

Linda Gourdoux
Deputy Clerk/Treasurer

MINUTES OF THE REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING

Thursday April 29, 2021

Call to Order

Member Sarah Szejn 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

Members Present: Sarah Szejn
Dave Mades
Don Fischer
Jack Dexter

Members Excused: Chris Tarr

Also present: John Fellows, Village Planner
Mark Blum, Village Attorney
Linda Gourdoux, Deputy Clerk/Treasurer

Minutes

Motion by Mades/Dexter to approve the minutes from the Regular Board of Building and Zoning Appeals Meeting from January 30, 2020, carried.

Public Hearing

Public Hearing on a request to consider an application for variances pursuant to Section 100-453(5) of the Municipal Code of the Village of Mukwonago; Kristin J Peterson and Lisa E Peterson, applicant; 503 Eagle Lake Ave; Parcel MUKV 1974-976.

1. Applicant seeks a variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code.
2. Applicant seeks a variance of 5 feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code.

Public Hearing opened at 6:32 pm

Lisa Peterson, Recording Secretary Gourdoux gave oath, Peterson spoke about the project. Michelle Mendez, Recording Secretary Gourdoux gave oath, Mendez spoke in favor of the project.

No other public comments

Public hearing closed at 6.40 pm.

New Business

Consideration and possible action for variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code. Kristin J Peterson and Lisa E Peterson, applicants; 503 Eagle Lake Ave; Parcel MUKV 1974-976.

Fellows gave overview of project.

Discussion followed by members. Some members discussed the 'Economic hardship and self-imposed hardship' aspect.

Motion by Szejn/Dexter to Grant the Variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code, carried, with the following reasons for granting the variance:

1. Exceptional lot size uncommon in this zoning district.
2. Preservation of property rights, there is another similar structure in this neighborhood.
3. Adjacent properties are not impaired.
4. Proposed building setbacks are within the limits of the Municipal Code.
5. No one spoke against.
6. Previous variance granted at 450 Eagle Lake Ave.

Additional condition for granting the variance:

1. Variance will expire within six (6) months unless substantial work is commenced to follow through on the right that is granted.

Consideration and possible action for a variance of 5 feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code. Kristin J Peterson and Lisa E Peterson, applicants; 503 Eagle Lake Ave; Parcel MUKV 1974-976.

Fellows gave overview of project.

Discussion followed by members. Some members discussed the 'Economic hardship and self-imposed hardship' aspect.

Motion by Szejn/Mades to Grant the Variance of 5 feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code, carried, with the following reasons for granting the variance:

1. Exceptional lot size uncommon in this zoning district.
2. Preservation of property rights.
3. Adjacent properties are not impaired.
4. Proposed building setbacks are within the limits of the Municipal Code.
5. No one spoke against.
6. Previous variance granted at 450 Eagle Lake Ave.

Additional condition for granting the variance:

1. Variance will expire within six (6) months unless substantial work is commenced to follow through on the right that is granted.

Adjournment

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Linda Gourdoux
Deputy Clerk/Treasurer

DRAFT

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR
VARIANCE REQUESTED BY BIRCHROCK PROPERTIES, LLC FOR THE PROPERTY
LOCATED AT 210 McDivitt Lane**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on May 27, 2020, commencing at 6:30 p.m., to consider the following matter(s):

<u>PUBLIC HEARING:</u>	<u>Variance to Section 100-283 (f)(1)a. of the Municipal Code of the Village of Mukwonago</u>
TAX KEY/ADDRESS:	MUKV2012215002, 210 McDivitt Lane
LEGAL DESCRIPTION:	LOT 2 of CSM 7901 being a part of the NW¼ of the SE ¼ of Sec 35, Twn 5 N, Rge 18 E, Village of Mukwonago, Waukesha County, WI.
OWNER/APPLICANT:	Birchrock Properties, LLC
MATTER:	Applicant seeks a variance of 9 feet to allow a proposed building addition to be 11 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland, pursuant to Section 100-283(f)(1)a. of the Village of Mukwonago Municipal Code.

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

The meeting/public hearing may be held online via Zoom if so information will be indicated on the meeting agenda.

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours, or by contacting the John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

All interested parties will be heard. Written comments will be accepted up to the time of the hearing. For more information, please contact the village planner at (262) 363-6420 x. 2111, or at jfellows@villageofmukwonago.com.

Diana Dykstra,
Village Clerk
Pub: 05-06-2021 and 05-13-2021



Zoning Board of Appeals

May 27, 2021 at 6:30pm

Mukwonago, WI

Variance

210 McDivitt Lane

Parcel Number: MUKV2012-215-002

Case Summary

Parcel Data

Proposal:	1. Applicant seeks a variance of 9 feet to allow a proposed building addition to be 11 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland, pursuant to Section 100-283(f)(1)a. of the Village of Mukwonago Municipal Code.
Applicant:	BIRCHROCK PROPERTIES, LLC
Request:	Variance

Parcel Characteristics / Conditions

Acreage:	2.3397 AC
Current Use:	CBRF
Proposed Use:	CBRF
Reason for Request:	New Construction
Land Use Classification:	Medium Density Multi Family Residential – 10 Units / ac
Zoning Classification:	R-10 Multi Family District
Census Tract:	2039.01

Public Notice

Public Notices have been published on 05-06-2021 and 05-13-2021, as well as mailed to properties within 250 feet of the subject parcel.

Variance Request

Request 1:	Applicant seeks a variance of 9 feet to allow a proposed building addition to be 11 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland,
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pursuant to Section 100-283(f)(1)a. of the Village of Mukwonago
Municipal Code.

Ordinance

§ 100-283 Shoreland protection overlay district and floodplain/wetlands setback zoning standards.

(f) The building location within the shoreland protection overlay district.

(1) Principal building location:

a. All principal building shall be located at a minimum distance of 50 feet from the ordinary high water mark or a minimum of 20 feet from a mapped floodplain or identified wetland boundary, whichever distance is greater from the ordinary high water mark. In addition, any principal building shall be located at least two feet above the floodplain elevation. The Village plan commission may increase the minimum distance from the principal building from a mapped floodplain or identified wetland due to the size or use intensity of the building, the need to further buffer a sensitive environmental area or the need to provide an increased area for stormwater runoff and water quality from the principal building.

§ 100-808 Findings.

[Ord. No. 700, § VI, 1-21-2003]

(a) Except for conditional use permits, no variance to the provisions of this chapter shall be granted by the board of zoning and building appeals unless it finds beyond a reasonable doubt that all the following facts and conditions exist and indicates such in the minutes of its proceedings:

(1) Preservation of intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use or conditional use in that particular district.

(2) Exceptional circumstances: There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that this chapter should be changed.

(3) Economic hardship and self-imposed hardship not grounds for variance: No variance shall be granted solely on the basis of economic gain or loss. Self imposed hardships shall not be considered as grounds for the granting of a variance.

(4) Preservation of property rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

(5) Absence of detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

(6) Additional requirements: Additional requirements in the floodplain/shoreland-wetland zoning district shall be as set forth in Division 7 of Article II of this chapter.

Attachments

1. Application

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

VILLAGE OF MUKWONAGO

REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: 4/12/21

CONTACTS

Zoning and Planning Department

Contact:

Phone: (262) 363-6420 ex 2111

Fax: (262) 363-6425

Email: planner@villageofmukwonago.com

GUIDELINES

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

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

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Board of Zoning and Building Appeals consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Zoning Administrator
ATTN: Request for Variance
440 River Crest Ct
Mukwonago, WI 53149

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

Email to: planner@villageofmukwonago.com

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

APPLICANT INFORMATION (Full Legal Name)

Name: Birchrock Properties LLC

Company: Castle Senior Living

Address: 210 McDivitt Ln. City: Mukwonago State: WI Zip: 53149

Daytime Phone: 414-628-6233 Fax: _____

E-Mail: Kris@CastleWI.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Kristopher Kiefer
Company: Castle Senior Living
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: 414-628-6233 Fax: _____
E-Mail: Kris @ Castle Wi. com

ARCHITECT

Name: Gregg Golden
Company: PRA
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: 414-410-2931 Fax: _____
E-Mail: ggolden @ PRARCH.com

PROFESSIONAL ENGINEER

Name: David Roberts
Company: JSD
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: 262-933-4197 Fax: _____
E-Mail: david.roberts @ JSDinc.com

REGISTERED SURVEYOR

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

CONTRACTOR

Name: Jon Regnerus
Company: JKC
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: 920-326-3869 Fax: _____
E-Mail: jon @ jkcbuilds.com

PROPERTY AND PROJECT INFORMATION

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

Address/Location: 210 McDevitt Ln.

A. I/We request a variance for:

Wetland Setback

B. The property is presently used as:

CBRF

C. Name of Architect, Professional Engineer, or Contractor: Don Regnerus - JKC Builds

D. Project Timetable: Start Date: June 2021 Completion Date: February 2022

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

Principal Use CBRF

Secondary Use _____

Accessory Use _____

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

☒ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: _____

☐ Other. Please explain

PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

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

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

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

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

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

Required site drawings and other information:

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

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

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

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

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

VARIANCE STANDARDS

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

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

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

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

PETITION FOR VARIANCE

TO THE ZONING BOARD OF APPEALS

The petition of Birchrock Castle respectfully shows:

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

2. The petitioner is appealing for:

Relief for an additional 3 ft of the Wetland
Setback

3. Petitioner requests a variation as follows:

Requesting a wetland setback of 11 ft on the
proposed building connector of the existing
building.

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

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

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

(Kristopher Krieger + Kevin Krieger)
Birchrock Properties, LLC

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

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

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

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

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

We are building a connecting corridor with sitting area in our existing building. Due to the bump-out sitting area, we are requesting the wetland setback be 11 feet.

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

We are working with an older designed building. We want to create a connecting corridor to improve care and life safety.

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

If this variance is not granted, we will not be able to provide a sitting area for our residents. It is important to give our frail elders an opportunity to sit and rest while walking the corridor as it will help prevent falls and improve safety.

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

We are asking that the new corridor bump-out be 3 feet closer to the wetland than otherwise. This will not have any adverse effects on surrounding lands.

CERTIFICATION


Applicant hereby certifies that:

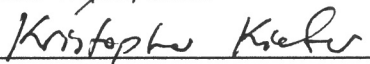
1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which 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.

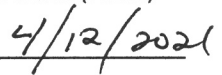
Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

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 #
Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Board of Zoning and Building Appeals Disposition	

PAVING NOTES

- GENERAL
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF MUKWONAGO ORDINANCES AND THE GEOTECH REPORT.
 - FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.
 - THE VILLAGE OF MUKWONAGO AND JSD PROFESSIONAL SERVICES (JSD) SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - SIGN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 - ALL PAVING DIMENSIONS AND RADII ARE DIMENSIONED TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - FOR LANDSCAPING SEE SEPARATE PLAN.
 - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 - ALL CURB AND GUTTER IS WSDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
 - SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION'S SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
 - ALL COSTS SHALL BE INCLUDED IN THE BID.
 - ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2015. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - REINFORCEMENT - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - FINISHING
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 - CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- PAVEMENT MARKING SPECIFICATIONS
 - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE LATEX, STRIPING PAINT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - PROTECT ADJACENT WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY PER LOCAL CODES.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

