

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, December 10, 2019

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1 Minutes of November 12, 2019

[Minutes 11-12-2019](#)

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 for Planned Unit Development (PUD) Request and associated Site Plan and Architectural Review as a Conditional Use for a proposed 20 unit Residential Care Assisted Living Facility at 210 McDivitt Ln (Birchrock Properties LLC, Owner/Applicant); Parcel MUKV 2012-215-002.

[PH Notice Birchrock](#)

4.2 Public Hearing for Site Plan and Architectural Review as a Conditional Use for a proposed two story Announcement Booth at 605 W Veterans Way (Mukwonago High School, Owner/Applicant); Parcel MUKV 1960-998-001.

[PH Notice MHS](#)

5. New Business

Discussion and Possible Action on the Following Items

5.1 Recommendation to the Village Board of a Planned Unit Development (PUD) Request and associated Site Plan and Architectural Review as a Conditional Use for a proposed 20 unit Residential Care Assisted Living Facility at 210 McDivitt Ln (Birchrock Properties LLC, Owner/Applicant); Parcel MUKV 2012-215-002.

[Birchrock SPAR](#)

- 5.2 Recommendation to the Village Board of a Site Plan and Architectural Review as a Conditional Use for a proposed two story Announcement Booth at 605 W Veterans Way (Mukwonago High School, Owner/Applicant); Parcel MUKV 1960-998-001.
[MHS Announcement Booth](#)
- 5.3 Recommendation to the Village Board of One Wall Sign and One Monument Sign Placement request on property over 30 acres at 130 W Boxhorn Dr (Super Products LLC, Owner; Bauer Sign and Lighting, Applicant); Parcel #A477300003.
[Signage 130 W Boxhorn](#)
- 5.4 Recommendation to the Village Board of Certified Survey Map Request to combine two properties into one property at Eagle Lake Ave (County Highway LO) for 21.57 Acres, more or less (Phantom Lake Preserve LLC, Owner; Greg Petruski, Applicant); Parcels MUKV 1979-991 and MUKV 1979-992.
[CSM Phantom Lake Preserve](#)
- 5.5 Information on an Ordinance Amendment to Provide 5g Small Cell Wireless provisions to accommodate future applications of equipment within right of way and public and private properties.
[5g Small Cell Wireless](#)

6. Adjournment

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 PLAN COMMISSION MEETING

Tuesday, November 12, 2019

Call to Order

Chairman 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: Fred Winchowky, Chairman
Jim Decker
Joe Abruzzo
Robert Harley
John Meiners
Jason Wamser
Ken Werner

Also present: Ben Kohout, Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Minutes

Motion made by Decker/Meiners to approve the minutes of the October 8, 2019 regular meeting, carried.

New Business

Recommendation to Village Board for Approval for approval of a Partial Release of Vision Corner Easement on Certified Survey Map No. 9620; Hittman Parcel on Arrowhead Dr; Parcel No MUKV 2015-997-010

Kohout gave overview of project

Motion by Decker/Wamser to Recommend to Village Board for approval of a Partial Release of Vision Corner Easement on Certified Survey Map No. 9620; Hittman Parcel on Arrowhead Dr; Parcel MUKV 2015-997-010, with the following condition, carried.

1. Following adoption, the Village Attorney shall review and record any documents necessary to properly correct the vision corner easement as requested by the property owner on submitted CSM to the Village Hall Staff, dated October 10, 2019 from Chaput Land Surveys.

Recommendation to Village Board Approval for Approval of an Extraterritorial CSM Review for Sadowske property located at W398S10826 Shady Ln in the Town of Mukwonago; Parcel Nos MUKT 2005-250 and MUKT 2005-248; Tyler Sadowske, applicant

Kohout gave overview of project

Motion by Decker/Wamser to Recommend to Village Board for approval of an Extraterritorial CSM Review for Sadowske property located at W398S10826 Shady Ln in the Town of Mukwonago; Parcel Nos MUKT 2005-250 and MUKT 2005-248; Tyler Sadowske, applicant, with the following condition, carried.

1. Prior to Village signature placement on the CSM, the Town of Mukwonago shall provide the Village Planner with documentation of Town approval.

Recommendation to the Village Board Approval of a Proposed Sign Ordinance Amendment for Section 64-24, Regarding Exempt Signage for Village Properties

Kohout gave overview of project

Motion by Decker/Werner to Recommend to the Village Board Approval of a Proposed Sign Ordinance Amendment for Section 64-24, regarding Exempt Signage for Village Properties, carried; Decker, Harley voted no

Recommendation to the Village Board for Approval of the Proposed Ordinance Amendment to specified areas in Sections 64 and 100, pertaining to removing references to the Design Sensitivity Area

Kohout gave overview of project

Motion by Decker/Wamser to Recommend to the Village Board approval of the Proposed Ordinance Amendment to specified areas in Sections 64 and 100, pertaining to removing references to the Design Sensitivity Area, carried.

Adjournment

Meeting adjourned at 6:54 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER AN APPLICATION FOR A PLANNED UNIT
DEVELOPMENT
FOR A 20 UNIT ADDITION ONTO STRUCTURE AT 210 MCDIVITT LANE, TAX KEY NO.
MUKV2012215002
(BIRCHROCK PROPERTIES LLC)

Please take notice there will be a public hearing before the Plan Commission of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, December 10, 2019, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider Planned Unit Development approval as a Conditional Use pursuant to Article IV of Section 100 of the Village Municipal Code (a/k/a Zoning Ordinance). A Planned Unit Development allows modifications to development standards, such as building setbacks. Applicant is proposing to construct one single story addition on the East side of the existing structure on the property with the base zoning district of R-10, Medium Density Multi-Family Residential District.

TAX KEY/LOCATION: MUKV2012215002 / Property located on the NW corner of the intersections of McDivitt Lane and Mukwonago Drive.

OWNER: Birchrock Properties LLC.

APPLICANT: Birchrock Properties LLC

LEGAL DESCRIPTION:

Lot 2, Certified Survey Map No. 7901, Recorded in Volume 68 of Waukesha County Certified Survey Maps on Pages 140-146 as Document Number 2089198, Village of Mukwonago, Waukesha County, Wisconsin.

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours.

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

Diana Dykstra
Deputy Clerk

To be published: November 26, 2019 and December 3, 2019

NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE
FOR TWO STORY ANNOUNCEMENT BOOTH ON PROPERTY ZONED AS P-1
FOR MUKWONAGO HIGH SCHOOL PROPERTY LOCATED AT 605 W. VETERANS
PARKWAY TAX KEY NO. MUKV1960998001
(MUKWONAGO AREA SCHOOL DISTRICT)

Please take notice there will be a public hearing before the Plan Commission of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, December 10, 2019, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a Conditional Use pursuant to Article IV, Conditional Uses under Section 100 of the Village Municipal Code (a/k/a Zoning Ordinance). A Conditional Use Permit Application will be reviewed for compliance with applicable standards. Applicant is proposing to construct a two-story announcement booth structure situated between the existing baseball and softball fields with associated sound and lighting elements.

TAX KEY/LOCATION: MUKV1960998001. Property is known as the "Mukwonago High School" and is located on the South side of intersection of W. Veterans Parkway (County Highway NN) and County Highway EE.

OWNER: Mukwonago Union High School.

APPLICANT: Mukwonago Union High School.

LEGAL DESCRIPTION:

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

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours.

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

Diana Dykstra
Deputy Clerk

To be published: November 26 and December 3, 2019

December 3, 2019

Fred Winchowky, Plan Commission Chair,
Plan Commissioners

Re: Birchrock Retirement Home Planned Unit Development Amendment as Conditional Use and associated
Site Plan and Architectural Review
210 McDivitt Lane; MUKV

Dear President Winchowky and Members of the Village Plan Commission:

Kristofer Kiefer, of Castle Senior Living, has applied for a Planned Unit Development (PUD) Amendment as a Conditional Use and associated Site Plan and Architectural Review to place a single story 20 unit Residential Care Apartment Complex (RCAC) designed to house those which require an assisted living environment. The proposed location is to the East of the existing structure and existing parking lot. The structure is designed to be connected via a walkway to the existing structure, which would meet Fire Department and Building Code standards.

The property is 2.3 acres in size. The site is zoned R-10, Multiple Family Residence District, with current Planned Unit Development (PUD) Overlay. This district allows applicants to propose some minor modifications with respect to the bulk requirements of zoning standards, including, but not limited to yard setbacks, lot coverage, etc. through a PUD amendment process and application. However, the PUD standards do not permit for deviation from Wetland setback standards.

Proposal

This item was considered at the September 10 Plan Commission meeting as a Concept Review process and the item was recommended to be approved.

The site plan, being presented by the applicant, shows the existing parking surface area being removed, and a new parking lot being situated along the southern portion of the property. The new single story structure is being positioned to the East of the existing structure and being connected with a walkway. There is also a proposed new walkway at the terminus and north end of the existing structure, to connect the hallways with a corridor. The property is to be serviced via available water main and sanitary sewer service from the South, in McDivitt Lane. There is also a proposed

Architectural Review

The Zoning standards for R-10 call for brick or other hardy construction materials. The applicant is proposing the use of aluminum siding with minimal brick façade treatment on each of the structures. There is articulation in the façade, as required by the code. However, the use of aluminum siding is considered a metal siding and the Commission will need to address this if the proposal is adequate in meeting the code standard. The intent of the code is to not allow for metal siding treatment, with the intent on providing for harmonious building materials

with adjacent residential dwellings and promoting high quality construction. Staff thinks the proposal is satisfactory, however input from the Commission on this aspect is sought.

Ultimately, the Plan Commission may review and render a determination on findings of the proposal. Staff finds the intent of the ordinance is met, pending Plan Commission recommendation.

Zoning Review

Zoning review considered Sections 100-110, R-10 standards; 100-601, Site Plan; 100-402, Parking Lot Requirements; 100-53, Planned Unit Development Requirements; and other applicable Code sections.

Wetland Setback: Staff reviewed the proposed connector on the existing structure, on the West side of the development. This proposed new corridor encroaches within the Village required 20 foot setback requirement of a delineated wetland. All new structures and/or additions within this area are to be considered by the Village Board of Zoning Appeals. Staff spoke with the applicant with regards to this and understands they intend to apply to the BZA in order to request a hardship review/appeal in this situation prior to moving forward. As of the date of this report, Staff is awaiting the submittal and receipt of said request to continue the public hearing on this item until the Plan Commission meeting following the next available BZA meeting. According to the 2020 calendar, the next regularly scheduled BZA meeting will occur in January. As such, the next logical PC meeting would occur in February 2020.

Trees: Per Section 34, a tree removal policy must be observed for site clearing and the Village calls out a need to retain up to 60 percent of all trees identified as at least 8 inches in diameter. Staff understands as of the date of this report the applicant is assessing this and is filing a tree removal permit in accordance to the Code requirements.

Impervious Coverage: The amount of area covered by this request, inclusive of additional proposed paving and additional roof area brings the impervious area to the proposed 41,790 s.f., as stated on the plans, which is 41% of the site. However, this number includes the wetlands area and Staff has requested the applicant demonstrate that this number takes into account the Village required inclusion of wetland areas of a rate of 50%. In other words, staff has requested they verify their numbers to ensure the correct of impervious amount is not exceeding 40%, or it may be called out as a PUD amendment and what the corresponding percentage totals. As of the date of this report, staff is waiting on this verification.

Stormwater Management: The proposed stormwater management plan is satisfactory, pending final review of submitted documents requested by the Village Engineer. The site is able to meet the Village's Ordinance, assuming the storm water drain plan is designed to accommodate a 100 year storm event to the proposed storm water detention basin in the southwest corner of the property. As of the date of this report, staff is awaiting a reply on this major point, in addition to several other smaller minor corrections to the plans. Should the Planning Commission and Village Board choose to approve the documents, staff recommends that approvals be made subject to addressing items from the Village Engineer comment letter Dated December 3, 2019.

Lighting: Generally, the plans are acceptable with the condition that they bring back a revised set of plans for review by the Zoning administrator showing any light fixtures are capable of meeting all requirements pertaining to shielding from adjacent property owners and onto the Village streets.

Landscaping: The proposed landscaping is acceptable.

Parking Lot: Staff finds the proposed parking is compliant with standards requiring one space for every three beds plus one space for each employee. There are 40 beds and 27 spaces provided. Staff also has confirmed the applicant has provided for a cross hatch area by the front entrance that would permit for a three point turn for a typical Village ambulance response call. There is a pervious paving along the northern edge of the property, in the form of an additional curb cut, which shall provide for a fire truck to pull in to provide for full response to the sides of the structures. This area is recommended by staff to be snow plowed in the winter months and manicured to the point of being usable year round.

The proposed new dumpster enclosure will need to meet Zoning design standards, which shall include utilizing block walls as this would match the proposed building façade (Village Code requirement). The current plans show a dumpster fenced in area, but lacks any detail. Staff will require this to be submitted and approved prior to building permit issuance.

There is a need to supply more detailed utility and stormwater and erosion control plans, to be reviewed and approved by the Village Engineer and Utilities offices prior to start of construction.

Recommendation for PUD Amendment as Conditional Use and Associated Site Plan and Architectural Review

As of the writing of this report, Staff has been advised the applicant's desire to request a continuation of the public hearing to the February 2020 Plan Commission meeting, so a Board of Zoning Appeals request may be heard in January 2020 to determine the wetland setback encroachment request with this proposal.

Staff requests this item be continued to the February 2020 regularly scheduled Plan Commission meeting.

Generally, should the approval be granted by the Board of Zoning Appeals, Staff is recommending approval with the conditions listed below. The site plan conforms to R-10 setbacks and parking requirements with the following specified modifications to the R-10 zoning district and parking lot setback standards:

1. For the R-10 Zoning standards, the rear yard building setback shall be permitted to be amended from the required 40 feet to the shown 24.4 feet, on the provided plan set from the applicant and on file with the Zoning Administrator at Village Hall.
2. For the R-10 Zoning standards, the exterior building material may be the proposed white aluminum siding with proposed brick accent, from the required fiber cement and other approvable materials specified in the Zoning district standards.
3. For the Parking Lot standards, the setback of the edge of parking surface area shall be permitted to be amended from the required 20 feet to the shown 15 feet, as shown on the provided plan set from the applicant and on file with the Zoning Administrator at Village Hall.
4. For the impervious coverage standards, the total amount of impervious coverage shall be permitted to be amended from the required 40% to the proposed percentage as calculated and shown on the plans submitted by the applicants dated November 6, 2019.
5. Site Plan and Architectural Review approval for the new single story 20 unit RCAC structure and associated parking lot, building additions, storm water pond, shall be subject to all plans and information submitted for the application by the applicant, Castle Senior Living, and dated November 6, 2019, with all plans and information on file in the office of the Zoning Administrator. 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 Zoning Administrator and Supervisor of Inspections 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 and design of the site shall remain unchanged.

6. Approval shall be valid for one (1) year from date of approval by the Village Board and will be unique to the applicant and this proposal only.
7. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 5 and all calculations verified or as modified.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - d. The Village Engineer, the Utilities Director and the Public Works Director shall approve all updated and revised site engineering and utility plans and documents, including a complete Erosion Control Plan, and Stormwater Management Plan.
 - e. The Village Board shall approve a Stormwater Maintenance Agreement.
 - f. Approval of building plans shall include appropriate locations of the external mechanical equipment (if applicable) to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - g. Approval of dumpster plan specifications to ensure Zoning standards are met, as approved by the Zoning Administrator.
 - h. A pre-construction meeting shall occur with Village Staff to ensure all applicable items mentioned above have been remedied.
8. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the storm water management basin for the overall development.
 - c. Completion of the building and additions in accordance with approved plans and all applicable codes.
 - d. Completion of paving of driveways and parking lots, including parking signage, space pavement markings and all other pavement markings.
9. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 7.
 - b. Installation of all Zoning Administrator approved site landscaping as shown on approved plans.

December 4, 2019

Mr. Ben Kohout
Village Palanner
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Birchrock Castle Addition
210 McDivitt Lane

Dear Mr. Kohout:

On behalf of our client, Castle Senior Living, we respectfully request a continuance of the scheduled December 10, 2019, public hearing for the above referenced project to the next available plan commission date after the January Board of Building and Zoning Appeals (BBZA) meeting. Upon review of staff plan review comments and our discussions, a variance appears to be required for the proposed connector in the rear of the existing building which encroaches into the 20' wetland setback. Therefore, we are filing a petition for variance with the BBZA and the next possible meeting would fall in January of 2020.

If you have any questions or need additional information please feel free to contact me.

Sincerely,
JSD Professional Services, Inc.



David S. Roberts, P.E.
Senior Project Engineer



Village of Mukwonago GIS
210 McDivitt Ln Aerial

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 12/4/2019

BIRCHROCK CASTLE ADDITION

VILLAGE OF MUKWONAGO, WISCONSIN

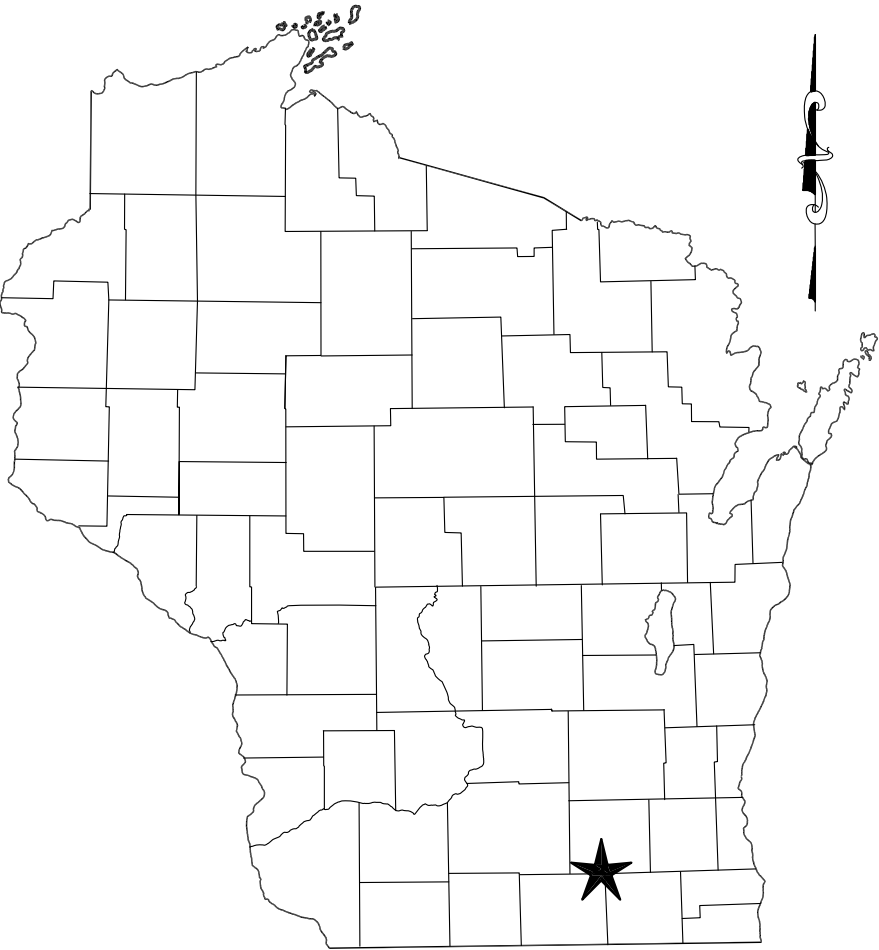
NW 1/4, SE 1/4, SECTION 35, TOWNSHIP 05 NORTH, RANGE 18 EAST

DRAWING INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	GRADING AND UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES



PROJECT AREA
NOT TO SCALE



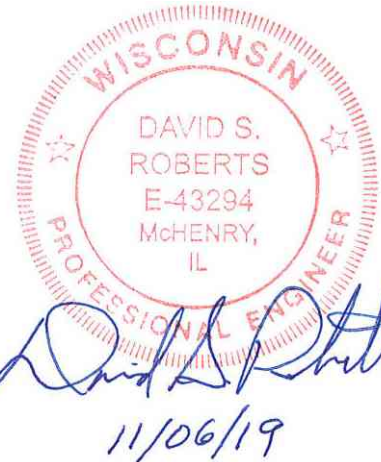
PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WI

PROJECT INFORMATION

OWNER CONTACT: Kristopher Klefer Castle Senior Living 13050 West Cleveland Avenue New Berlin, WI 53151 P: 414-427-1655	ARCHITECT / INTERIOR DESIGN CONTACT: Gregg Golden Plunkett Raysich Architects, LLP 209 South Water Street Milwaukee, WI 53204 P: 414-410-2931
CIVIL CONSULTANT CONTACT: David S. Roberts, P.E. JSD Professional Services, Inc W238 N1610 Busse Road, Suite 100 Waukesha, WI 53188 P: 262-513-0666 C: 413-519-9301 david.roberts@jsdinc.com	

MUNICIPAL CONTACTS

VILLAGE OF MUKWONAGO DEPARTMENT OF UTILITIES CONTACT: Dave Brown Utility Director 1200 Holz Parkway Mukwonago, WI 53149 P: 414-550-2509 dbrown@villageofmukwonago.com	VILLAGE OF MUKWONAGO PUBLIC WORKS CONTACT: Ron Bittner Public Works Director 630 East Veterans Way Mukwonago, WI 53149 P: 262-780-4609 rbittner@villageofmukwonago.com
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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
210 McDIVITT LANE
MUKWONAGO, WI 53149

PROJECT:
**BIRCHROCK CASTLE
ADDITION**

PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

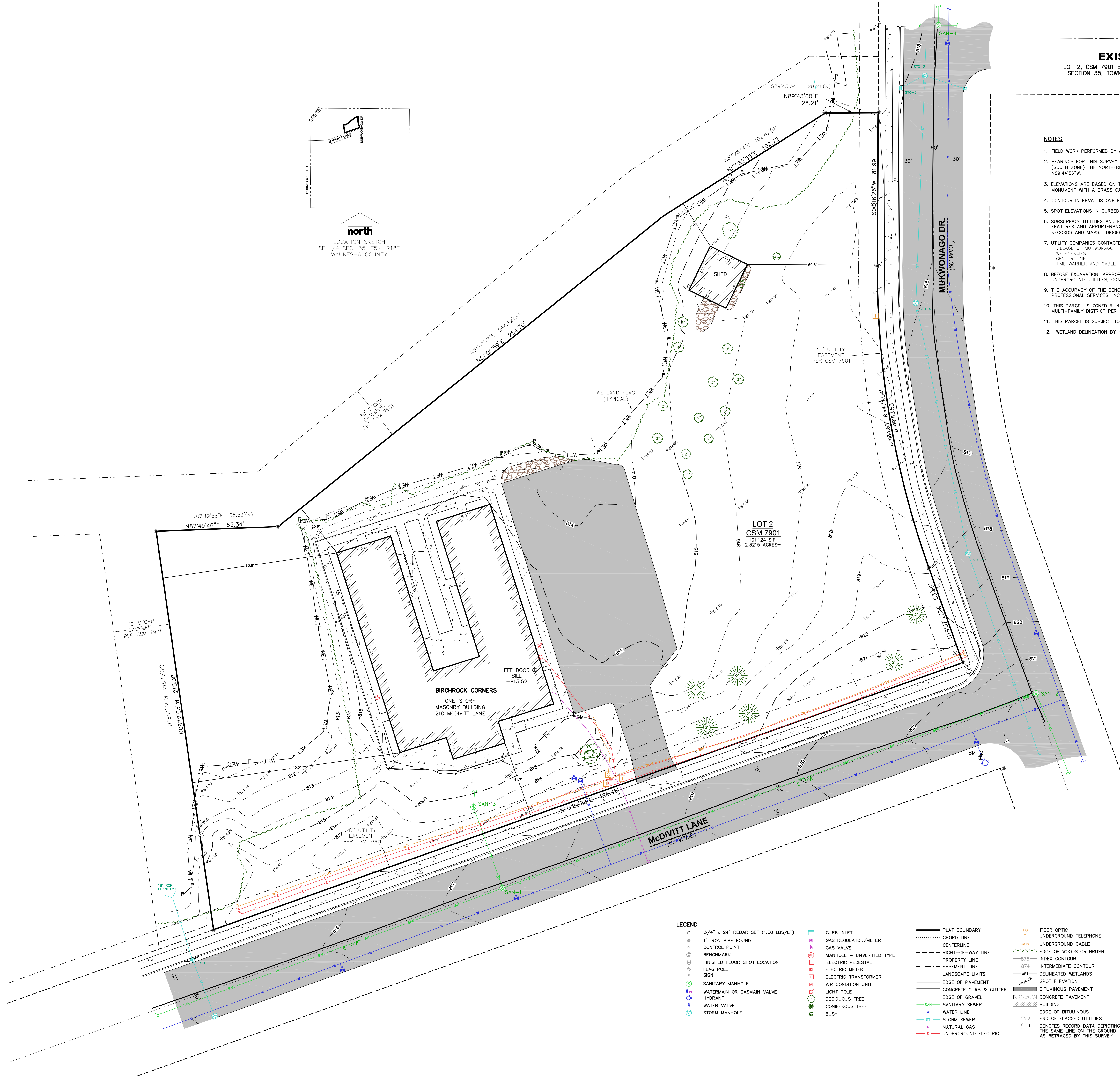
PLAN MODIFICATIONS:		
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Design/Drawn: CAR
Approved: DSR
Date: 11/06/2019

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

JSD PROJECT NO: 19-0231



EXISTING CONDITIONS SURVEY

LOT 2, CSM 7901 BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 24, 25 & 27, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM 1927, (SOUTH ZONE) THE NORTHERLY LINE OF THE SOUTHEAST QUARTER SECTION 35, T5N, R18E, RECORDED AS N89°44'56"W.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29). BENCHMARK IS CONCRETE MONUMENT WITH A BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 35, T5N, R18E, ELEVATION = 826.61'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20192518651, WITH A CLEAR DATE OF 06/25/2019.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
VILLAGE OF MUKWONAGO
WE ENERGIES
CENTURYLINK
TIME WARNER AND CABLE
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS ZONED R-4 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT R-10 MULTI-FAMILY DISTRICT R-10 MULTI-FAMILY DISTRICT PER THE VILLAGE OF MUKWONAGO GIS ZONING MAP.
11. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
12. WETLAND DELINEATION BY HELIANTHUS ON JUNE 25, 2019 AND LOCATED BY JSD, INC. ON JUNE 25, 2019.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	817.61	N	807.10	6"	PVC
		W	806.72	8"	PVC
		E	807.11	8"	PVC
SAN-2	822.04	W	811.65	8"	PVC
		S	811.74	8"	PVC
		NE & S	807.44	6"	PVC
SAN-3	815.64	E&W	799.41	8"	PVC
SAN-4	815.18	N	801.41	6"	PVC

STORM SEWER STRUCTURES					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STO-1	814.92	S	810.0	18"	—
		N	809.8	18"	—
STO-2	815.16	NOT ACCESSIBLE	—	—	—
STO-3	815.16	E&W	808.4	—	—
STO-4	815.94	N&S	809.5	—	—
STO-5	816.27	N&S	812.1	—	—

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	815.17	CHISELED SQUARE IN CORNER OF CONCRETE SIDEWALK
BM-2	823.58	SW BOLT ON HYDRANT AT SW CORNER OF INTERSECTION

JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

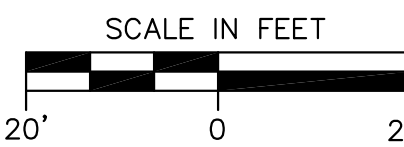
LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- FLAG POLE
- SIGN
- SANITARY MANHOLE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH

- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH

- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC

- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- EDGE OF WOODS OR BRUSH
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DELINEATED WETLANDS
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BUILDING
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



LEGAL DESCRIPTION

LOT 2, CERTIFIED SURVEY MAP NO. 7901, RECORDED IN VOLUME 68 OF WAUKESHA COUNTY CERTIFIED SURVEY MAPS ON PAGES 140-146 AS DOCUMENT NUMBER 2089198, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

TAX KEY NO: MUKY201215002



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P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
210 McDIVITT LANE
MUKWONAGO, WI 53149

PROJECT:
BIRCHROCK CASTLE
ADDITION

PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
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15		

Design/Drawn: CAR
Approved: DGP
Date: 11/06/2019

SHEET TITLE:
EXISTING CONDITIONS
SURVEY

SHEET NUMBER:

C1.0

JSD PROJECT NO:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY, RECONNAISSANCE, "DIGGERS' HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE EXISTING BUILDING AT ALL TIMES DURING THE DEMOLITION PHASE OF THE PROJECT.
6. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRUND TO PROPOSED SUBGRADE.
7. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCLOSED WITHIN THE EXISTING DRP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCING.
8. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ADJUTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE VILLAGE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 11.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 - 11.5. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
17. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
18. EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE(S) LOCATION(S).
19. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
20. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE/CONDUITS WITHIN BUILDING FOOTPRINT AND BACKFILL WITH MATERIALS PER GEOTECHNICAL REPORT.
21. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
22. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

DEMOLITION LEGEND/KEY

- [Hatched Box] A EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED
- [Dotted Box] B EXISTING CONCRETE AND BASE TO BE REMOVED
- [Cross-hatched Box] C EXISTING BUILDING TO BE REMOVED
- [Cloud Box] D TREES AND VEGETATION TO BE REMOVED
- [Dashed Box] PROTECT UTILITY STRUCTURE
- [X Mark] REMOVE TREE
- [Sawcut Line] SAWCUT PAVEMENT FULL DEPTH
- [Red Cloud Box] CAUTION EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, CABLE, TELEPHONE, ETC)

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- IRON PIPE FOUND (SIZE NOTED)
- PIV/MAG NAIL FOUND
- 1X" REBAR FOUND
- 3X" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- EXISTING SANITARY MANHOLE
- EXISTING WATERMAIN OR GASMAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING HYDRANT
- CURB STOP/SERVICE VALVE
- EXISTING STORM MANHOLE
- EXISTING CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- POWER POLE W/GUY
- YARD LIGHT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE MANHOLE
- CABLE PEDESTAL
- PLAT BOUNDARY
- SECTION LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DELMARKED WETLANDS
- EXISTING BITUMINOUS PAVEMENT
- EXISTING ROCK/ GRAVEL AREAS
- CONCRETE PAVEMENT/ SIDEWALKS
- END OF FLAGGED UTILITIES



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P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
210 McDIVITT LANE
MUKWONAGO, WI 53149

PROJECT:
BIRCHROCK CASTLE
ADDITION

PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:		
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Design/Drawn: CAR
Approved: DSR
Date: 11/06/2019

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 19-0221

PAVING NOTES

1. GENERAL
- 1.1. 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.
- 1.2. 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.
- 1.3. THE VILLAGE OF MUKWONAGO AND JSD PROFESSIONAL SERVICES (JSD) SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- 1.4. SIGN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- 1.5. ALL PAVING DIMENSIONS AND RADII ARE DIMENSIONED TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.6. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- 1.7. FOR LANDSCAPING SEE SEPARATE PLAN.
- 1.8. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- 1.9. ALL CURB AND GUTTER IS WISDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
- 1.10. 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.
- 1.11. 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.
- 1.12. ALL COSTS SHALL BE INCLUDED IN THE BID.
- 1.13. ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
- 1.14. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
- 2.1. 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 2018, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. 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).
- 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. 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.
- 2.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- 2.8. 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.
3. CONCRETE PAVING SPECIFICATIONS
- 3.1. 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, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 3.2. REINFORCEMENT - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- 3.3. CURING COMPOUNDS - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.4. FINISHING -
- 3.4.1. 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.
- 3.4.2. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- 3.4.3. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 3.4.4. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- 3.5. 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.
- 3.6. 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.
4. PAVEMENT MARKING SPECIFICATIONS
- 4.1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- 4.2. PROVIDE CONTRACTOR GRADE LATEX, STRIPING PAINT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 4.3. 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.
- 4.4. 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.
- 4.5. 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.
- 4.6. PROTECT ADJACENT WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- 4.7. 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)
- 4.8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- 4.9. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY PER LOCAL CODES.
- 4.10. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.

SITE LEGEND

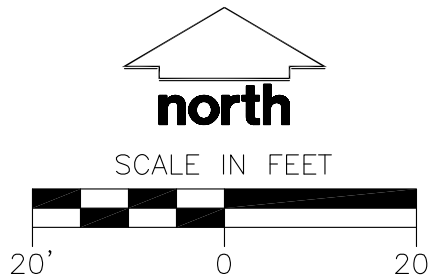
- (A) DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C.
- (B) PARKING STALLS - 18'-0" SWSL/4" @ 10'-0" O.C.
- (C) 5" CONCRETE SIDEWALK WITH RAILING (SEE DETAIL)
- (D) CONCRETE PATIOS, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (E) ACCESSIBLE PARKING SPACE. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" - INDICATES VAN ACCESSIBLE SPACE)
- (F) SIDEWALK RAMP W/ DETECTABLE WARNING FIELD (SEE DETAIL)
- (G) 18" STANDARD CURB AND GUTTER (SEE DETAIL)
- (H) 18" REJECT CURB AND GUTTER (SEE DETAIL)
- (I) CONCRETE SIDEWALK (SEE DETAIL)
- (J) THICKENED EDGE SIDEWALK (SEE DETAIL)
- (K) 18" VALLEY CURB AND GUTTER (SEE DETAIL)
- (L) GRASSPAVE 2 (SEE DETAIL)
- (M) STANDARD DUTY HMA PAVEMENT (SEE DETAILS)
- (N) HEAVY DUTY CONCRETE PAVEMENT (SEE DETAILS)
- (O) ADA PARKING SIGN (SEE DETAIL)
- (P) TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (Q) LIGHTPOLE
- (R) RAISED WOODEN DECK, REFER TO ARCH PLANS FOR DETAILS
- (S) 2' CURB TAPER (SEE DETAIL)
- (T) CURB WEIR (SEE DETAIL)
- (U) EXISTING MONUMENT SIGN TO BE RELOCATED

SITE INFORMATION BLOCK

SITE ADDRESS	210 McDivitt Ln Mukwonago, WI 53149
PROPERTY ACREAGE	2.34 ACRES
NUMBER OF BUILDING STORIES	1
BUILDING SQUARE FOOTAGE	
EXISTING	8,055
PROPOSED	16,260
TOTAL	24,315
NUMBER OF PARKING STALLS	
STANDARD	25
ACCESSIBLE	2
TOTAL	27
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	21,646 SF (21.2%)
EXISTING PERVIOUS SURFACE AREA	80,257 SF (78.8%)
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.21
PROPOSED IMPERVIOUS SURFACE AREA	41,790 SF (41.0%)
PROPOSED PERVIOUS SURFACE AREA	60,133 SF (59.0%)
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.41
R-10 ZONING REQUIREMENTS	REQUIRED PROVIDED
BUILDING SETBACK (STREET)	35 FEET 35 FEET
BUILDING SETBACK (SIDE)	15 FEET 93.9 FEET
BUILDING SETBACK (REAR)	40 FEET 24.4 FEET
PARKING LOT SETBACK	20 FEET 15 FEET
MINIMUM GREEN SPACE	40% 59%
MAX BUILDING COVERAGE	40% 24%

LEGEND

PROPERTY LINE	STANDARD DUTY ASPHALT PAVEMENT
EASEMENT LINE	HEAVY DUTY ASPHALT PAVEMENT
WETLAND BOUNDARY	HEAVY DUTY CONCRETE PAVEMENT
BUILDING OUTLINE	CONCRETE
PAVEMENT SETBACK LINE	LIGHT POLE
EDGE OF PAVEMENT	ADA PARKING SIGN
STANDARD CURB AND GUTTER	PROPOSED STORM CATCH BASIN
REJECT CURB AND GUTTER	PROPOSED FLARED END SECTION
	PROPOSED HYDRANT



PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
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15		

Design/Drawn:

Approved:

Date:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C3.0

JSD PROJECT NO:

19-0231

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR AL. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF MUKWONAGO SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES D5PS 362.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.071(2)(2R) OF THE STATE STATUTES AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- SANITARY AND WATER SERVICES TO BE INTERNALLY FED FROM EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING UTILITY AS-BUILT PLANS. DRAWINGS PREPARED TO MUNICIPALITY STANDARDS ARE REQUIRED PRIOR TO OCCUPANCY PERMIT ISSUANCE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY CHANGES TO THE DRAWINGS OR ADDITIONAL TIES TO THE ENGINEER AS WORK PROGRESSES.
- SEE TABLE FOR STORM SEWER STRUCTURE INFORMATION.
- STORM SEWER SPECIFICATIONS --
 - PIPE -- ALL STORM SEWER USED ON THIS PROJECT SHALL BE HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE NOTED.

HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS. MANNING "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE 5. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3550, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.

INLETS AND FRAMES

INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 362.35(9)(b).3.

FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES / NENAH CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.

MANHOLES AND FRAMES

MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SPS 362.35(9)(b).

FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/NENAH CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE GREX SPECIALLY PRODUCTS, OR EQUAL.

CLEANOUTS -- CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH SPS 362.35(9)(A)2. (REFER TO DETAIL)

BACKFILL AND BEDDING -- STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "1" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

ROOF LEADER/STORM DRAIN LINES -- ALL ROOF LEADERS/STORM DRAIN LINES ENCOUNTERED WHICH ARE NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF JSD PRIOR TO ABANDONMENT, REMOVAL, OR CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.

WATER MAIN SPECIFICATIONS --

PIPE -- ALL WATERMAIN PIPE USED ON THIS PROJECT SHALL BE POLYVINYL CHLORIDE UNLESS OTHERWISE NOTED.

POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 362.30(1)(b).

VALVES AND VALVE BOXES -- GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

HYDRANTS -- HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF MUKWONAGO. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

THRUST BLOCKS SHOULD BE USED WHEREVER NECESSARY TO PREVENT SEPARATION OF JOINTS AND PIPE MOVEMENT. JOINT RESTRAINTS MAY ALSO BE USED AS APPLICABLE.

10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.

BEDDING AND COVER MATERIAL -- PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL -- BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

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18. ALL NEW ON-SITE STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

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GRADING AND SEEDING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:

- ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
- LOCATION AND ELEVATION OF:
 - EXISTING PIPE INVERTS
- FLOOR ELEVATIONS.
- CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
- HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE JSD PROFESSIONAL SERVICES, INC. (JSD) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

- THE CONTRACTOR MAY SOLICIT APPROVAL FROM JSD/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.

- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

- THIS GRADING PLAN IS BASED ON A TOPOGRAPHIC SURVEY. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH JSD PRIOR TO CONSTRUCTION OF WORK.

- PROPERTY CORNER MARKERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

- PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED STAFF ELEVATIONS WHERE PROVIDED.

- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES LOCATED ALONG THE FLANGE LINE, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.

- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.

- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY JSD/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.

- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAIL UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.

- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID AUTHORITY. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.

- CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.

- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.

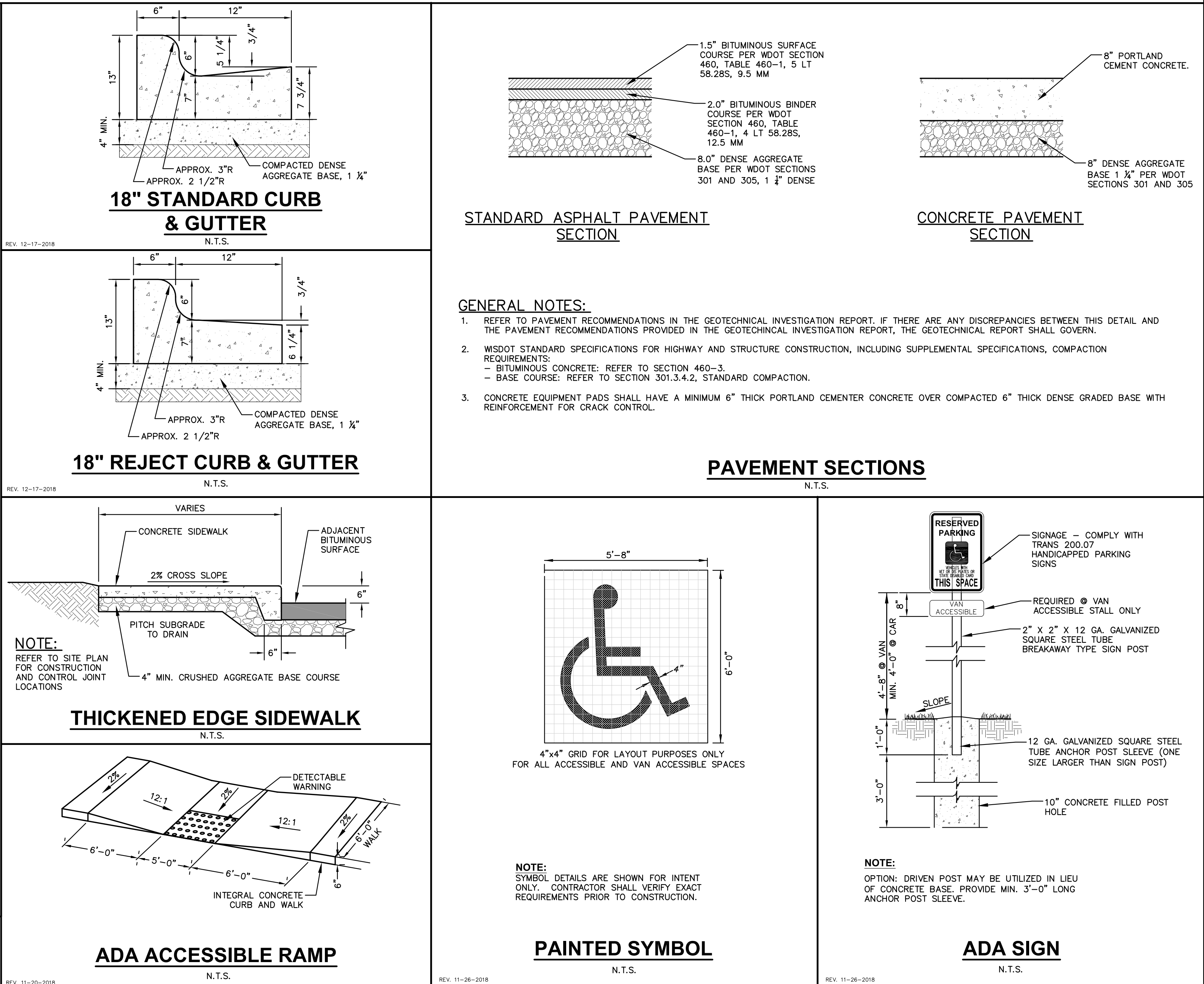
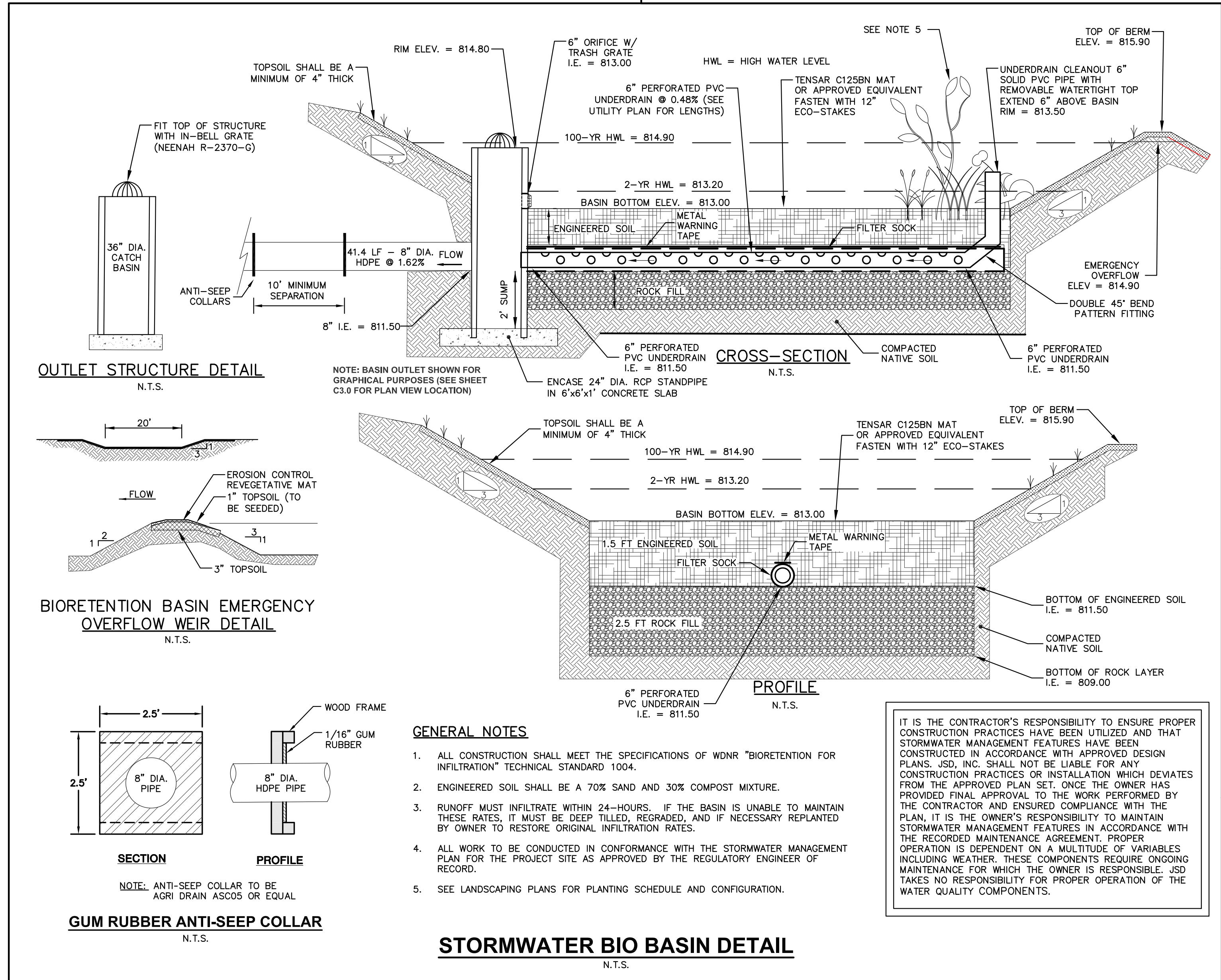
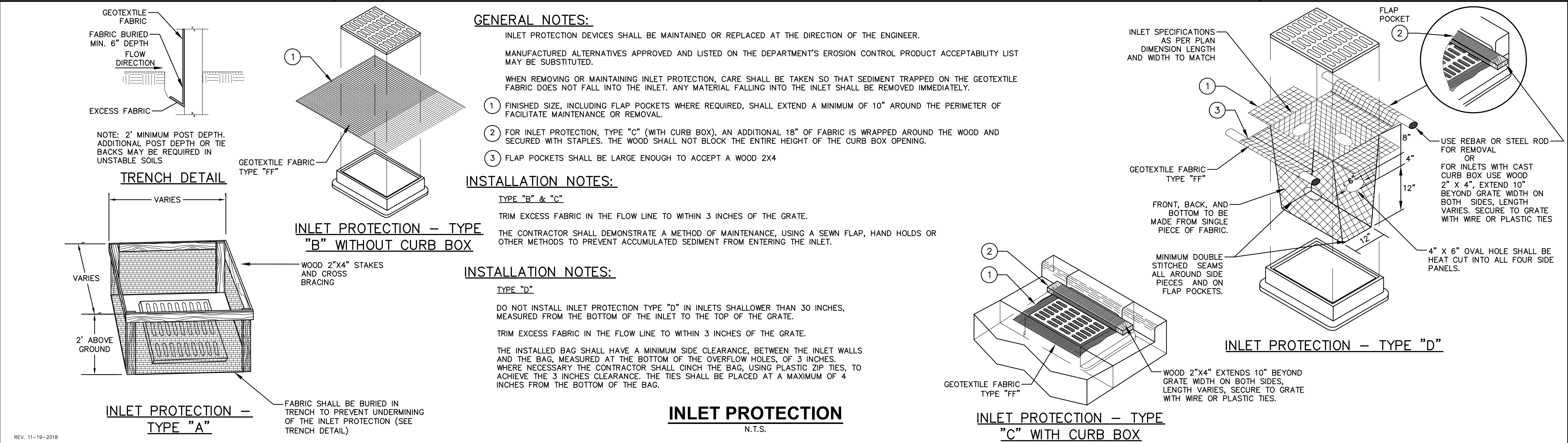
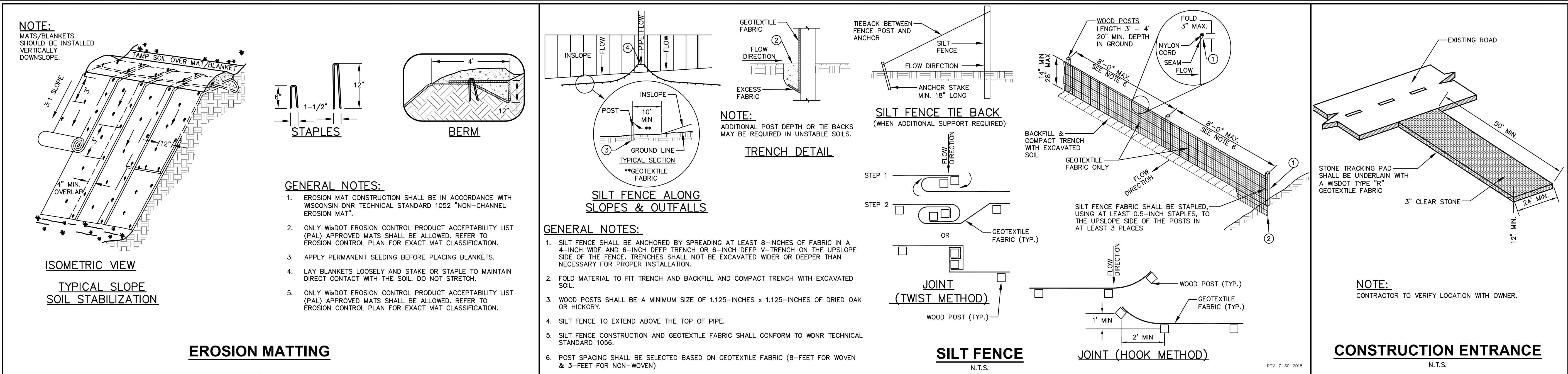
- CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.

- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDED FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH MNR TECHNICAL STANDARD 1059 AND VILLAGE OF MUKWONAGO ORDINANCES.

PROPOSED STRUCTURES TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
FES 1-1		S INV: 810.83 (8")		8 IN HDPE FES	
FES 2-1		E INV: 813.00 (18")		18 IN HDPE FES	
FES 2-6		S INV: 815.40 (12")		12 IN HDPE FES	
STO 1-2	814.50	N INV: 811.50 (8") E INV: 811.50 (6")	3.0	36 IN MH (FLAT)	R-2370 TYPE G
STO 2-2	817.25	W INV: 813.25 (18") NE INV: 813.25 (18") NW INV: 813.25 (12") N INV: 813.25 (12")	4.0	72 IN MH (FLAT)	R-1550 SOLID LID
STO 2-3	816.85	SW INV: 813.50 (18") N INV: 813.50 (12")	3.4	48 IN MH (FLAT)	R-2501 TYPE D
STO 2-4	817.17	S INV: 813.71 (12") N INV: 813.71 (12")	3.5	12 IN DB	12 IN FLAT GRATE
STO 2-5	816.50	S INV: 813.83 (12") N INV: 813.83 (12")	2.7	12 IN DB	12 IN DOME GRATE
STO 2-7	816.67	S INV: 813.38 (12")	3.3	12 IN DB	12 IN DOME GRATE
STO 2-8	815.40	SE INV: 813.32 (12")	2.1	12 IN DB	12 IN DOME GRATE
STO 3-1		S INV: 812.50 (12")		12 IN HDPE FES	
STO 3-2	815.00	N INV: 812.65 (12")	1.9	12 IN DB	12 IN DOME GRATE

PROPOSED PIPES TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1-2	STO 1-2	FES 1-1	41'	811.50	810.83	1.62%	8 IN HDPE
P-1-3	STO 1-2	81'	81'	811.90	811.50	0.50%	6 IN HDPE
P-2-2	STO 2-2	FES 2-1	125'	813.25	813.00	0.20%	18 IN HDPE (HP)
P-2-3	STO 2-3	STO 2-2	126'	813.50	813.25	0.20%	18 IN HDPE (HP)
P-2-4	STO 2-4	STO 2-3	53'	813.71	813.50	0.40%	12 IN HDPE (HP)
P-2-5	STO 2-5	STO 2-4	62'	813.83	813.71	0.20%	12 IN HDPE (HP)
P-2-6	FES 2-6	STO 2-5	63'	815.40	813.83	2.49%	12 IN HDPE
P-2-7	STO 2-7	STO 2-2	66'	813.38	813.25	0.20%	12 IN HDPE
P-2-8	STO 2-8	STO 2-2	36'	813.32	813.25	0.20%	12 IN HDPE
P-3-1	STO 3-1	STO 3-2	30'	812.50	812.65	0.50%	12 IN HDPE (HP)



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COEUR D'ALENE**

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

Castle Senior Living

CLIENT ADDRESS:
210 McDIVITT LANE
MUKWONAGO, WI 53149

PROJECT:
**BIRCHROCK CASTLE
ADDITION**

PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:

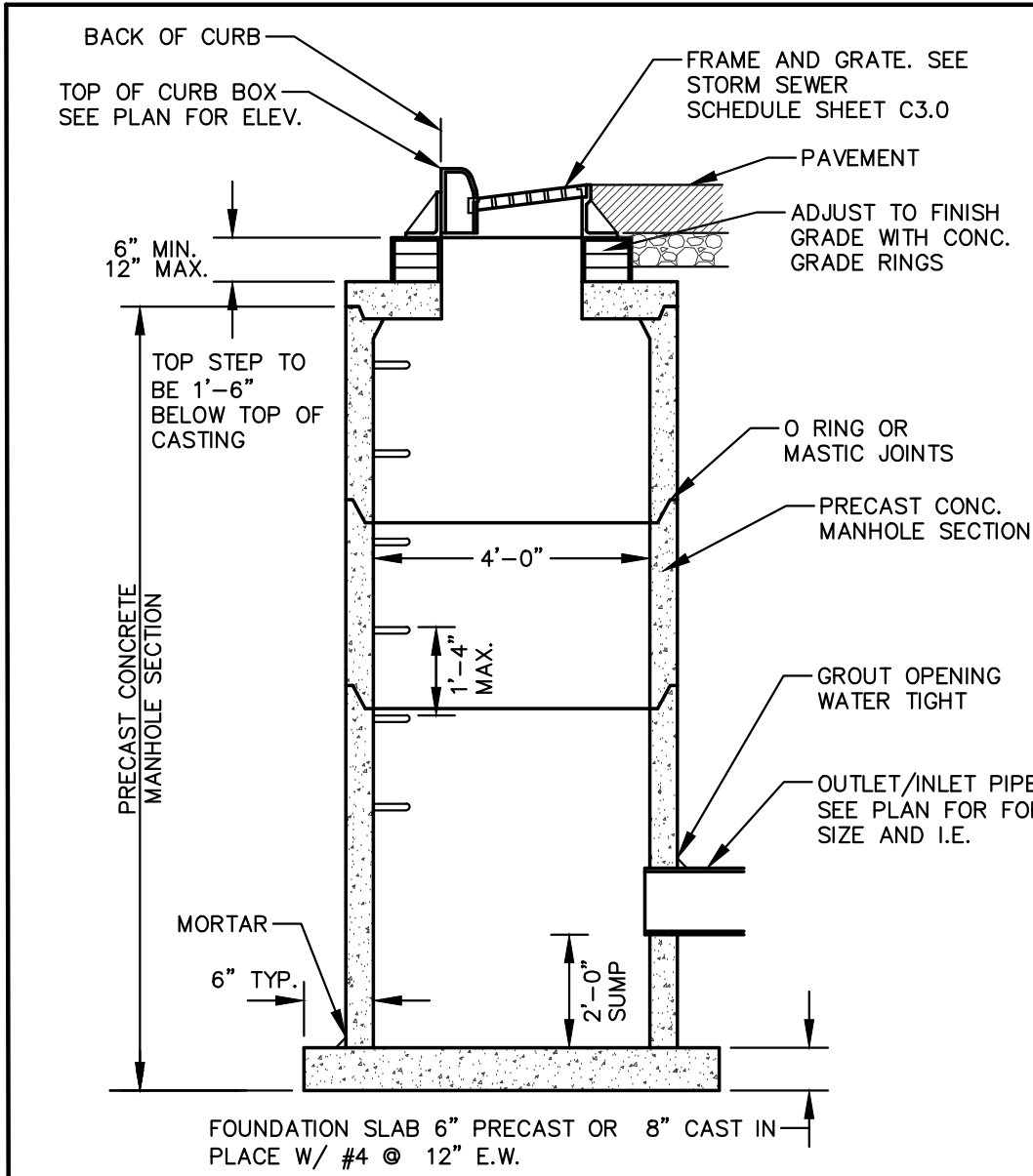
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Design/Drawn: CAP
Approved: DSR
Date: 11/06/2019

SHEET TITLE:
DETAILS

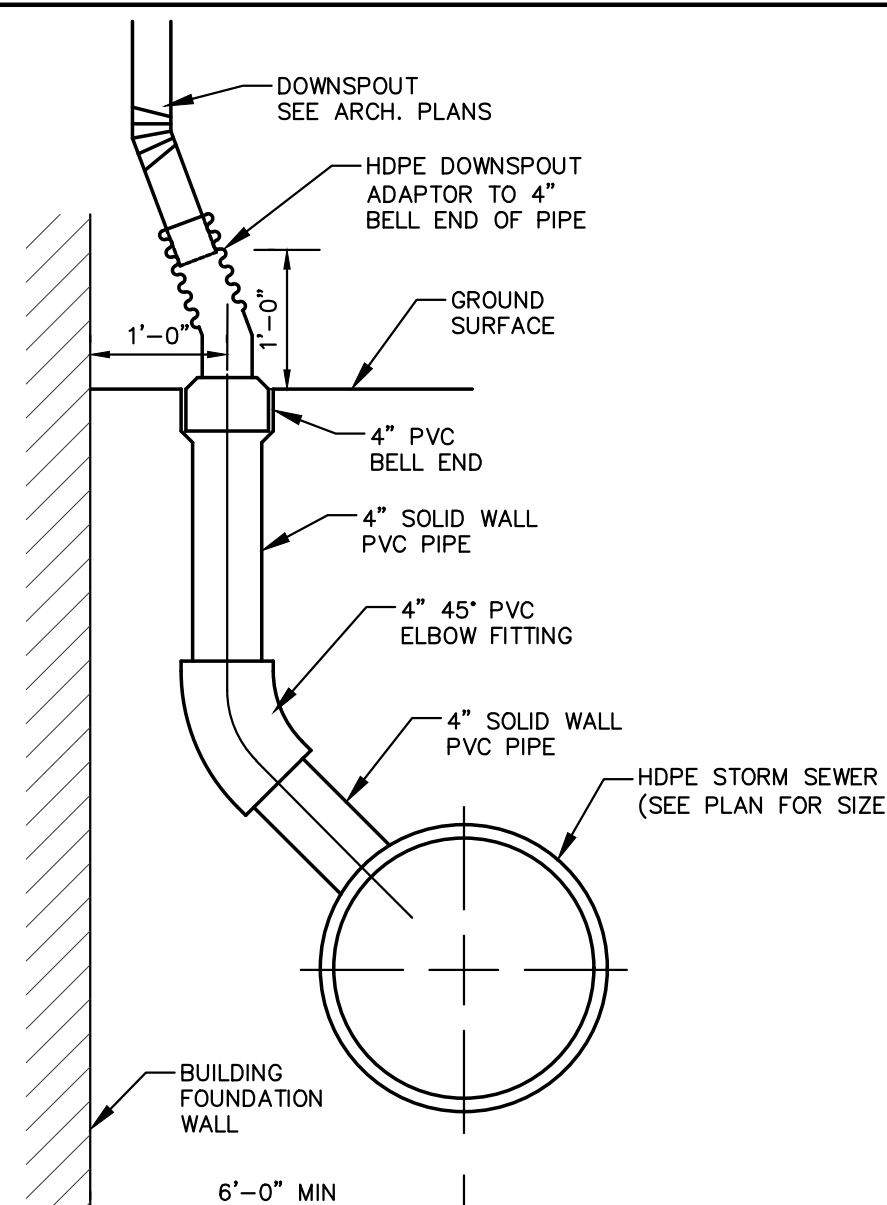
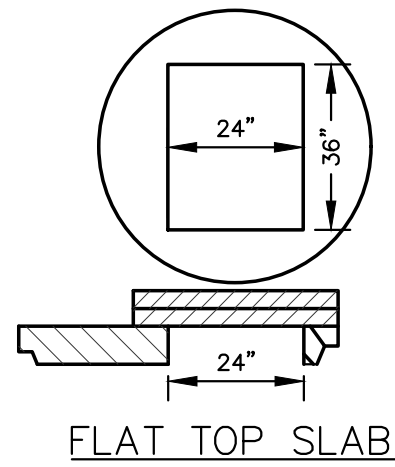
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C6.0

JSD PROJECT NO: 19-0231

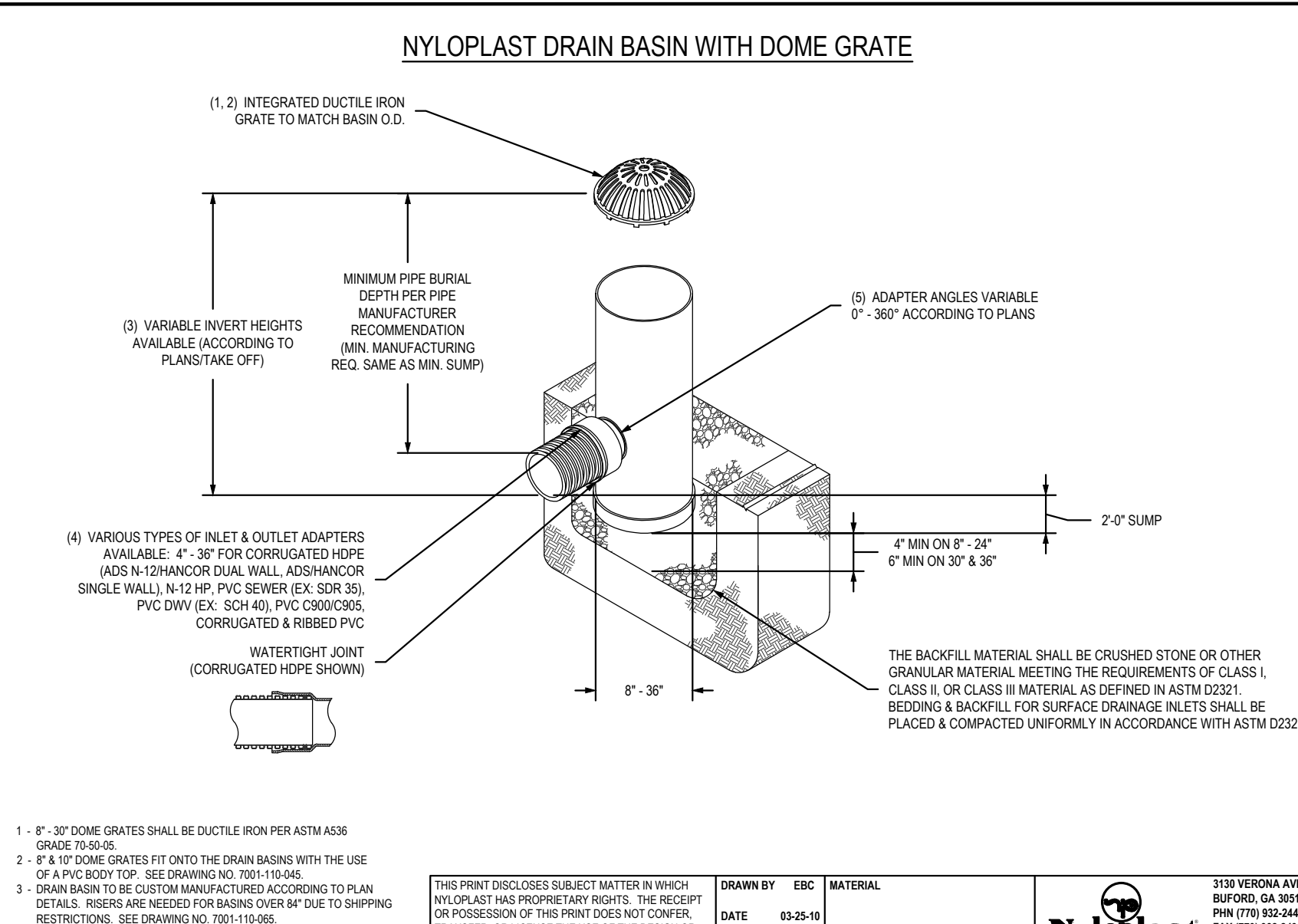


4' CATCH BASIN (CURB INLET)
N.T.S.

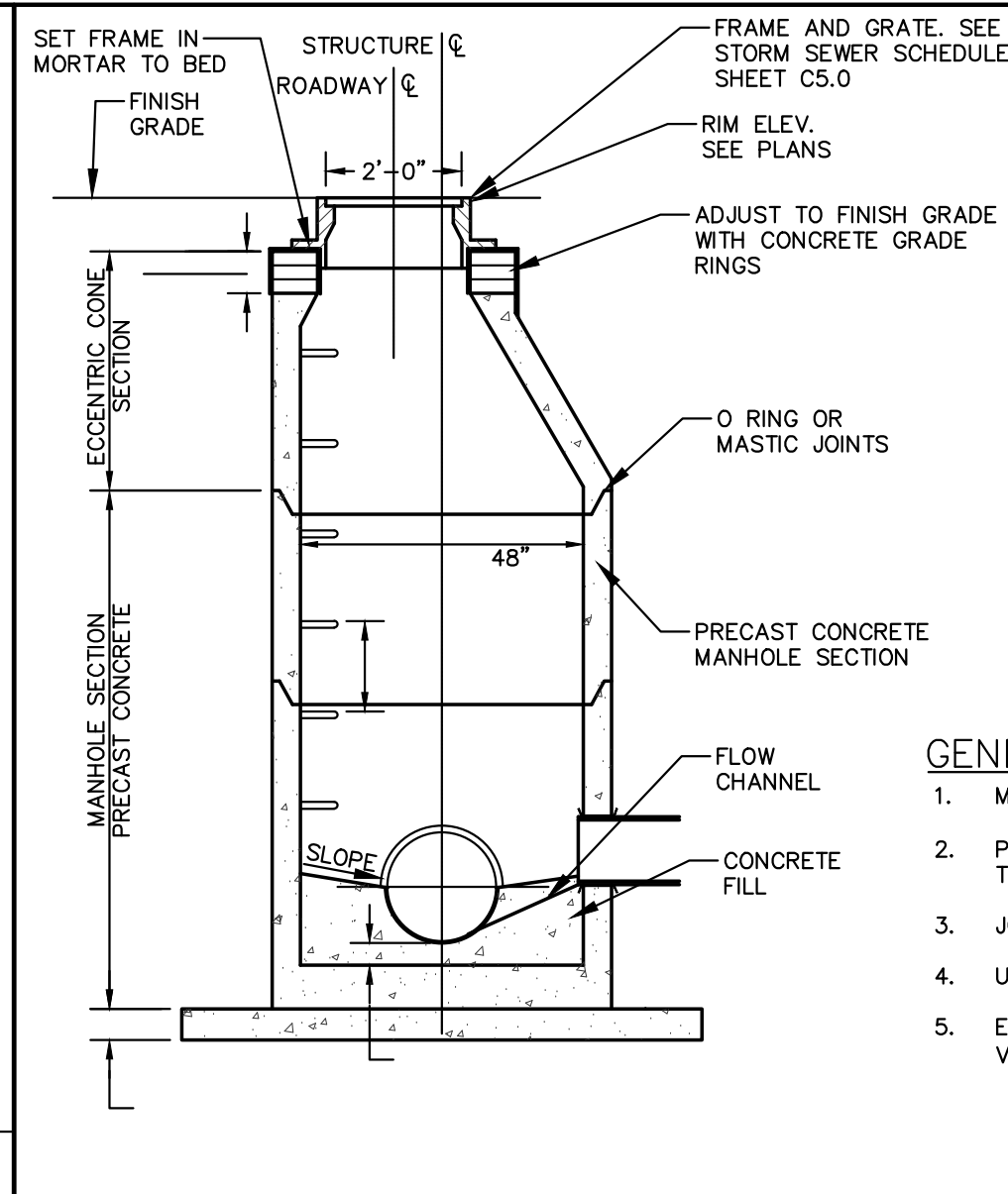
- GENERAL NOTES:**
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
 3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 4. USE MORTAR FOR PIPE CONNECTIONS.



DOWNSPOUT
N.T.S.

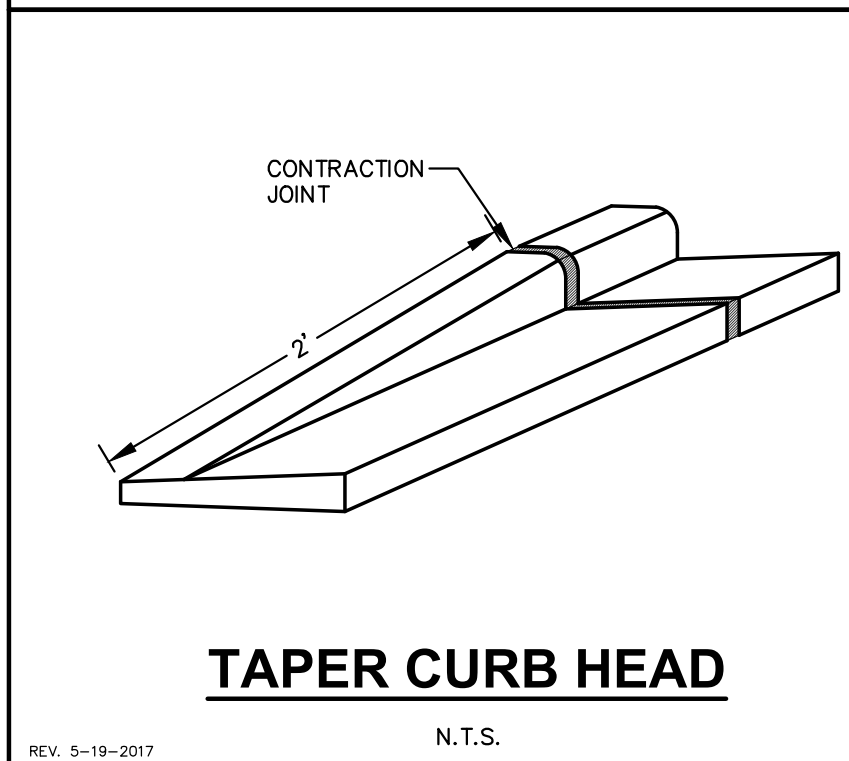


1. 8" - 36" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A818 GRADE 15000.	THIS PRINT DISCLOSES SUBJECT WATER IN WHICH NYLOPLAST HAS PREVIOUSLY BEEN USED. THE DISCLOSURE OF THIS PRINT DOES NOT CONSTITUTE A WARRANTY OR ENDORSEMENT OF THE PRODUCT. THE USER OF THIS PRINT SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE PRODUCT.	DATE: 03-25-16	REVISION: 03-25-16	PROJECT: 19-0221	DATE: 03-25-16	SCALE: 1/4" = 1'-0"	SHEET: 1 OF 1	DWG NO.: 19-0221	REV: E
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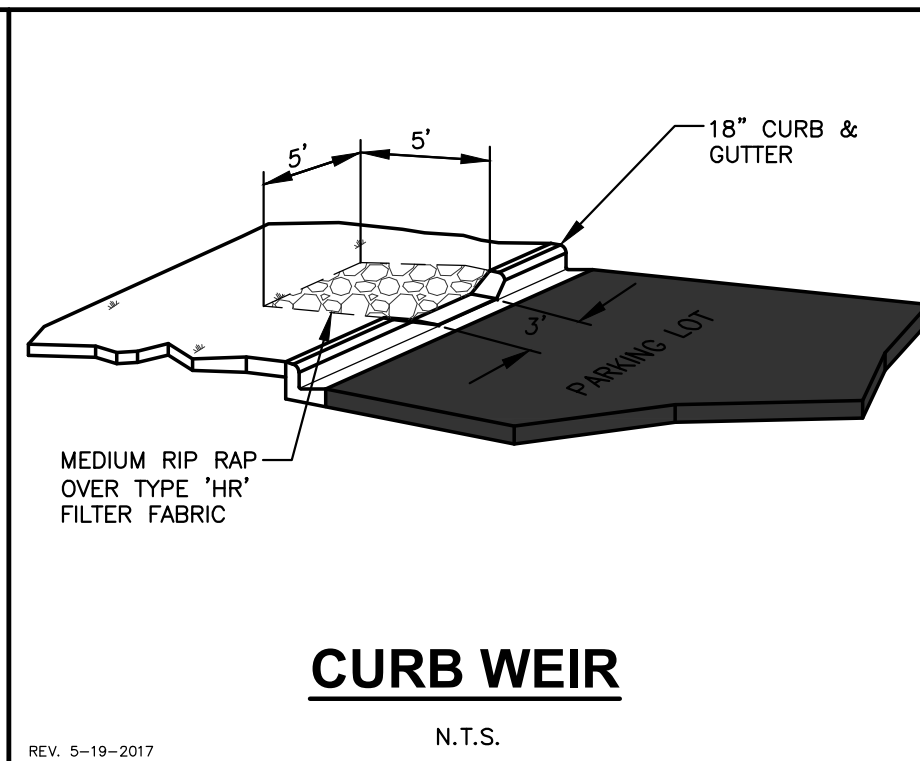


- GENERAL NOTES:**
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
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 3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 4. USE MORTAR FOR PIPE CONNECTIONS.
 5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ROADWAY.

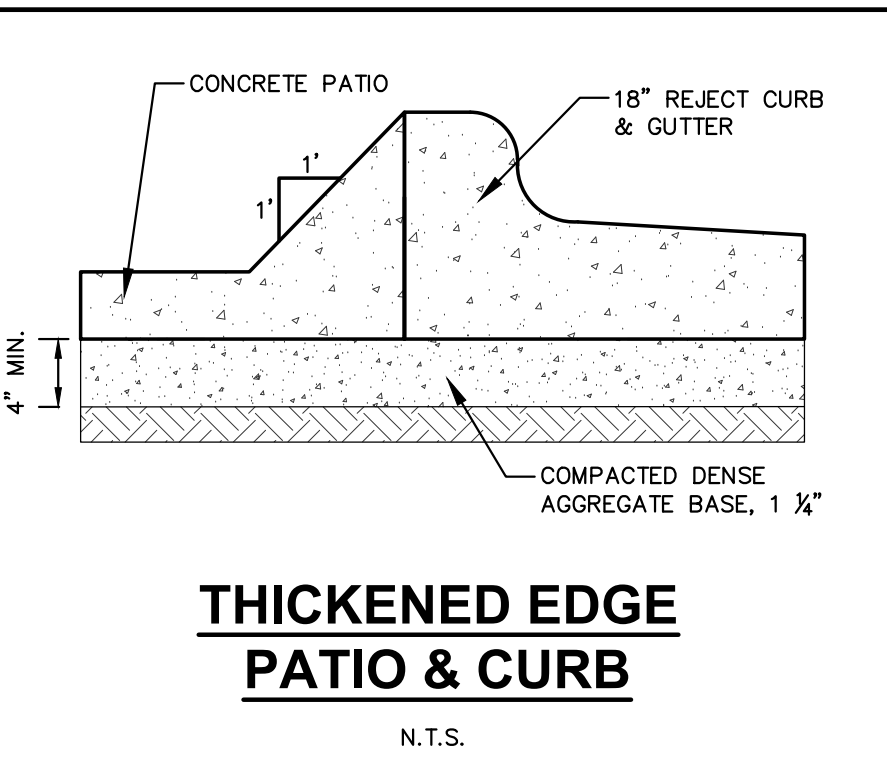
STORM MANHOLE
N.T.S.



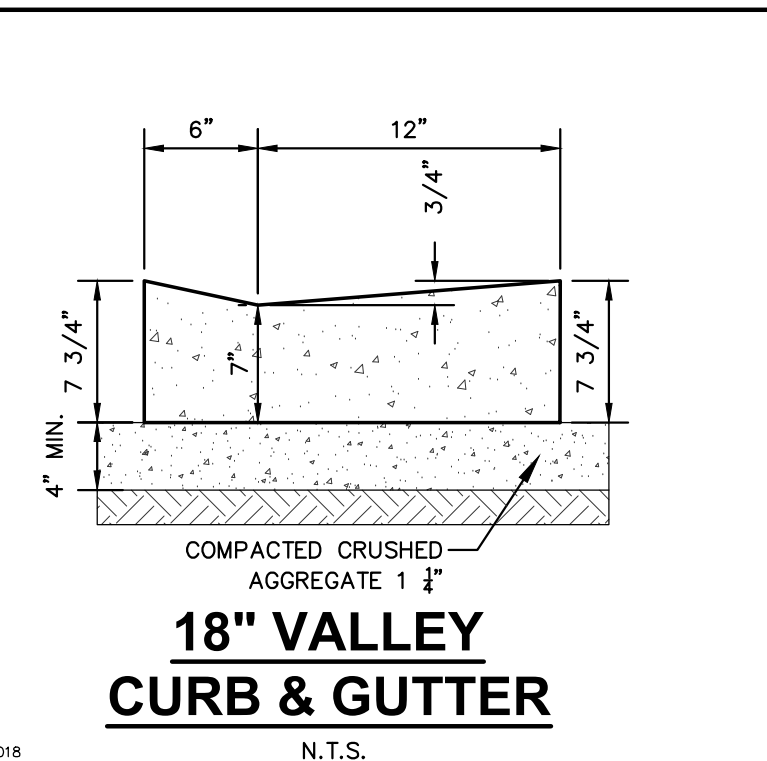
TAPER CURB HEAD
N.T.S.



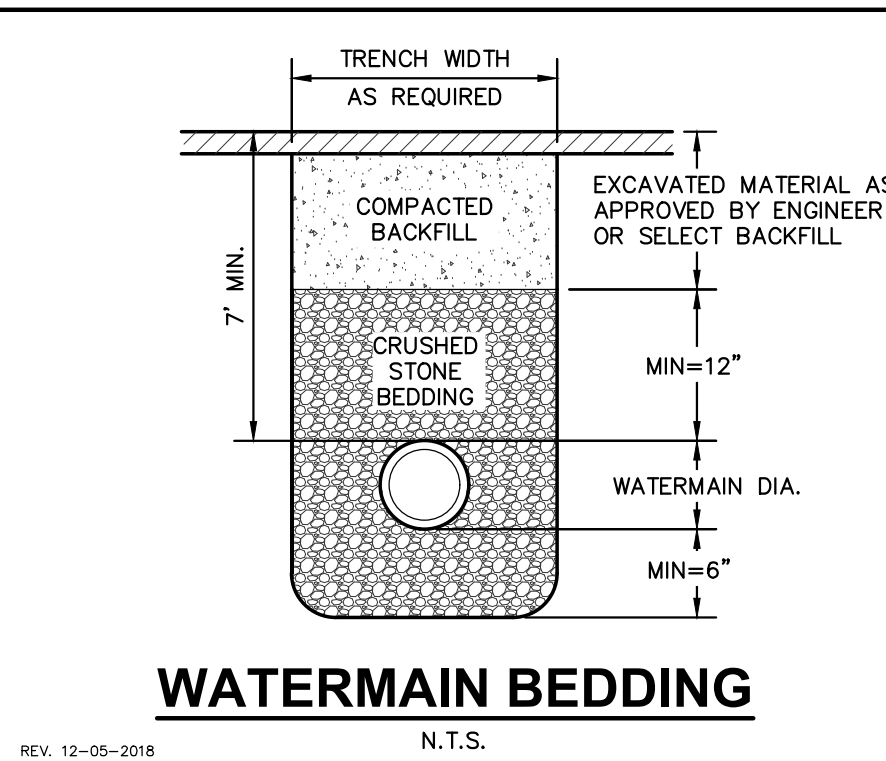
CURB WEIR
N.T.S.



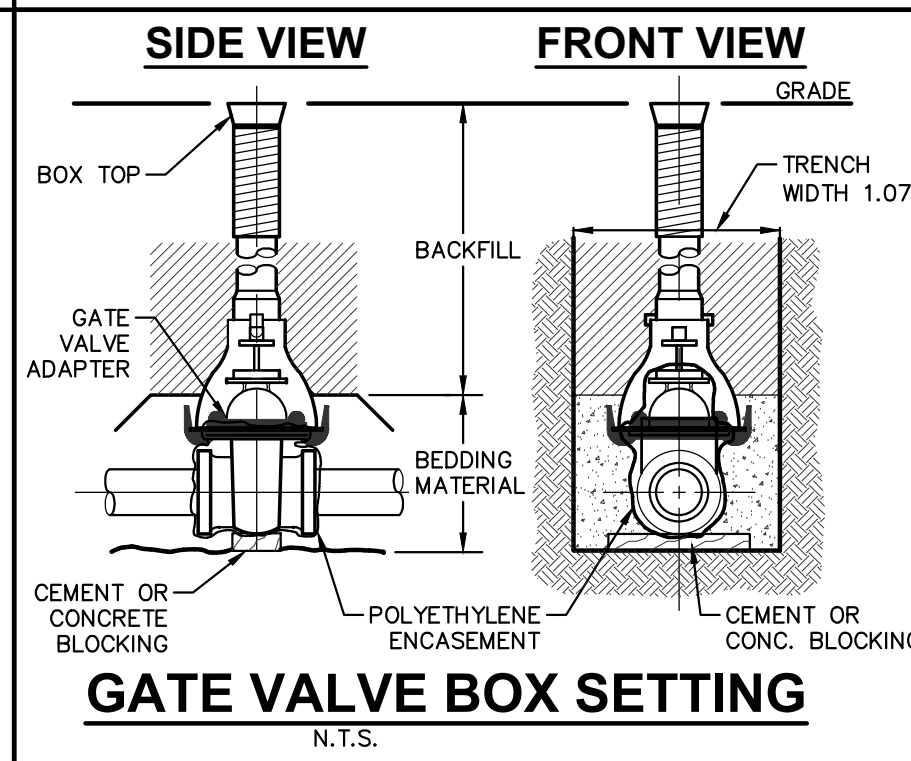
THICKENED EDGE PATIO & CURB
N.T.S.



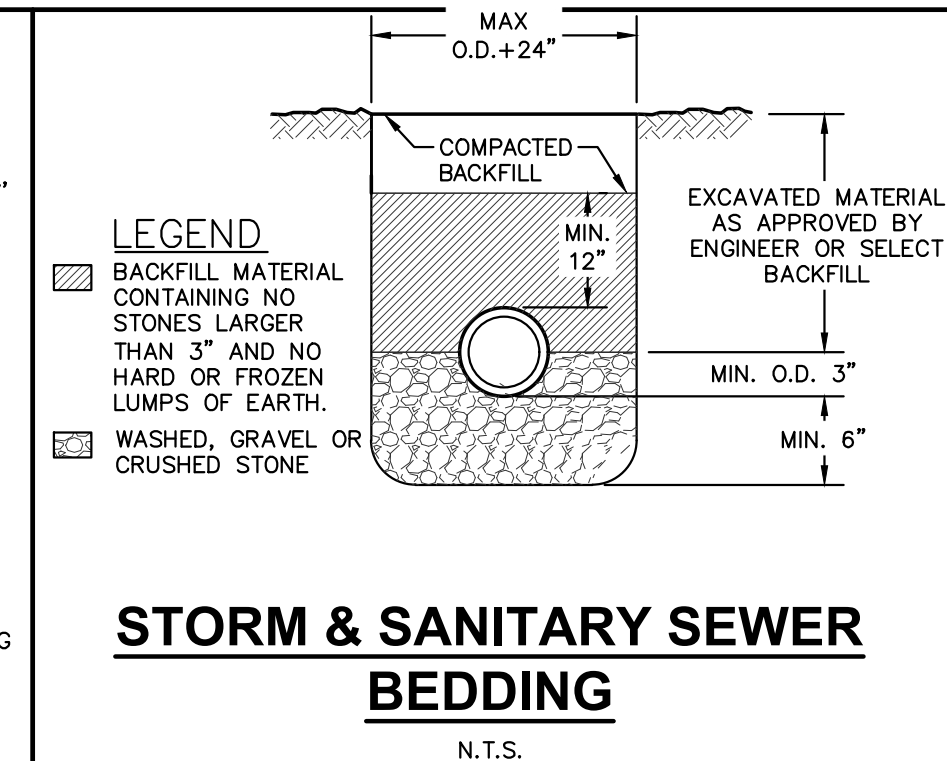
18" VALLEY CURB & GUTTER
N.T.S.



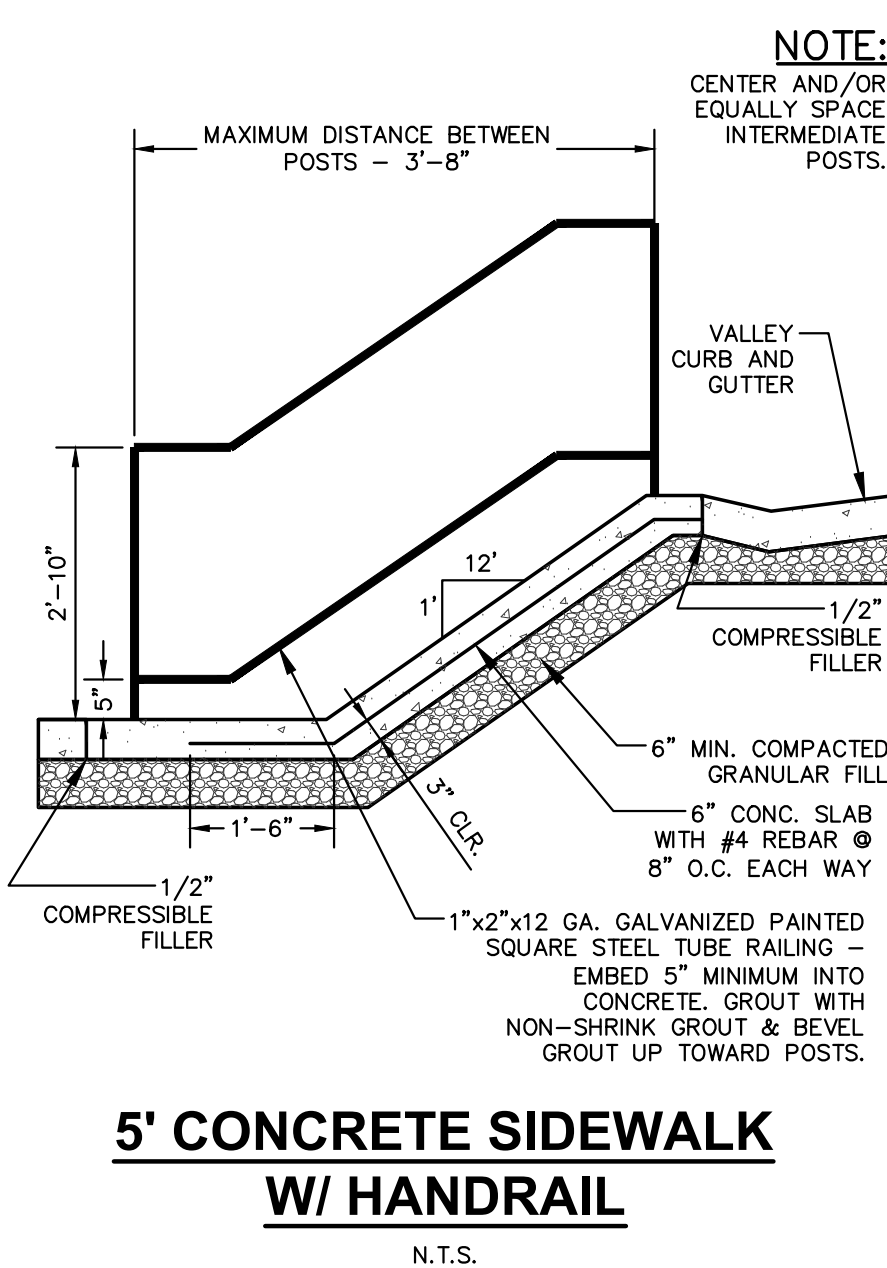
WATERMAIN BEDDING
N.T.S.



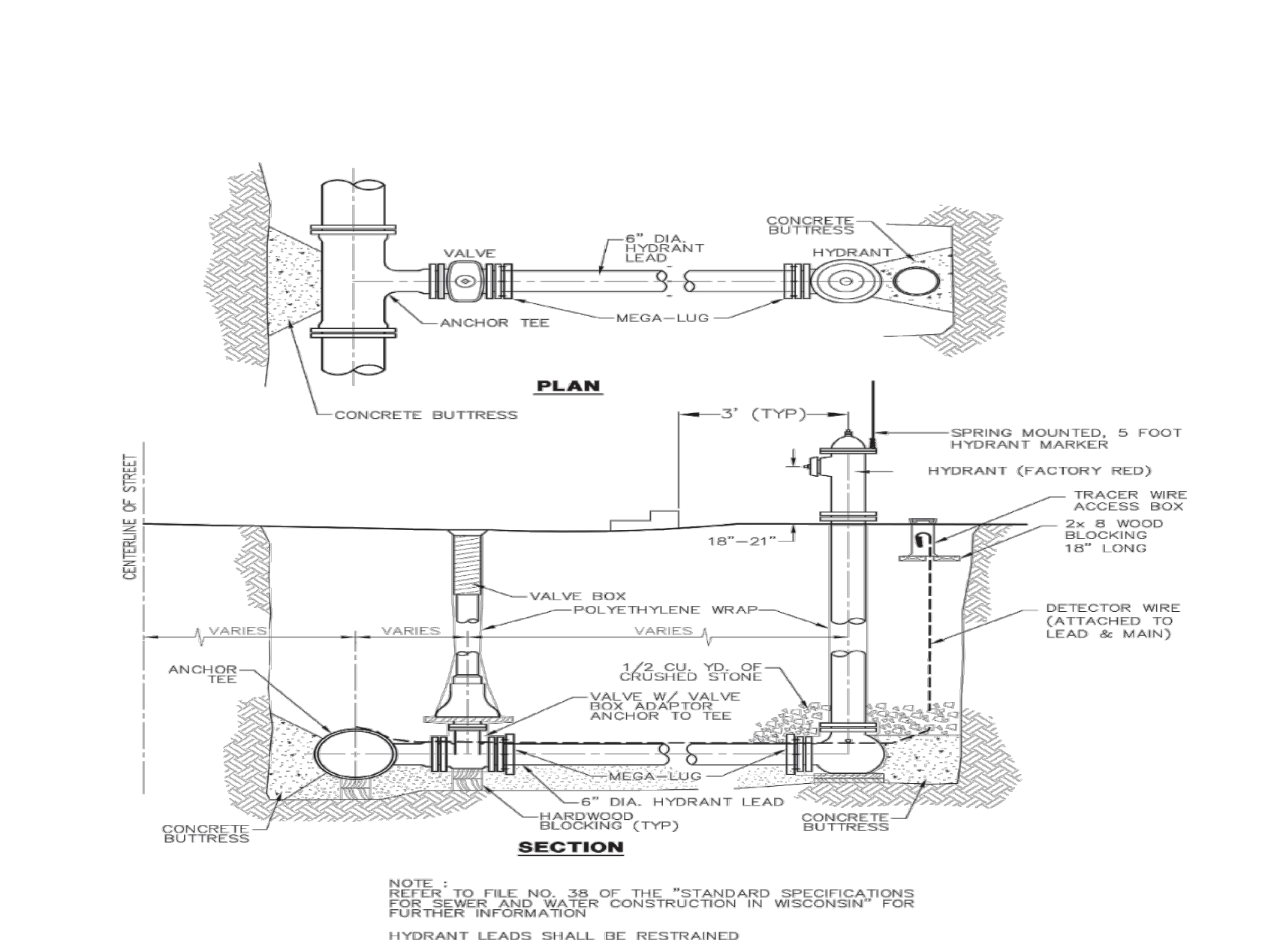
GATE VALVE BOX SETTING
N.T.S.



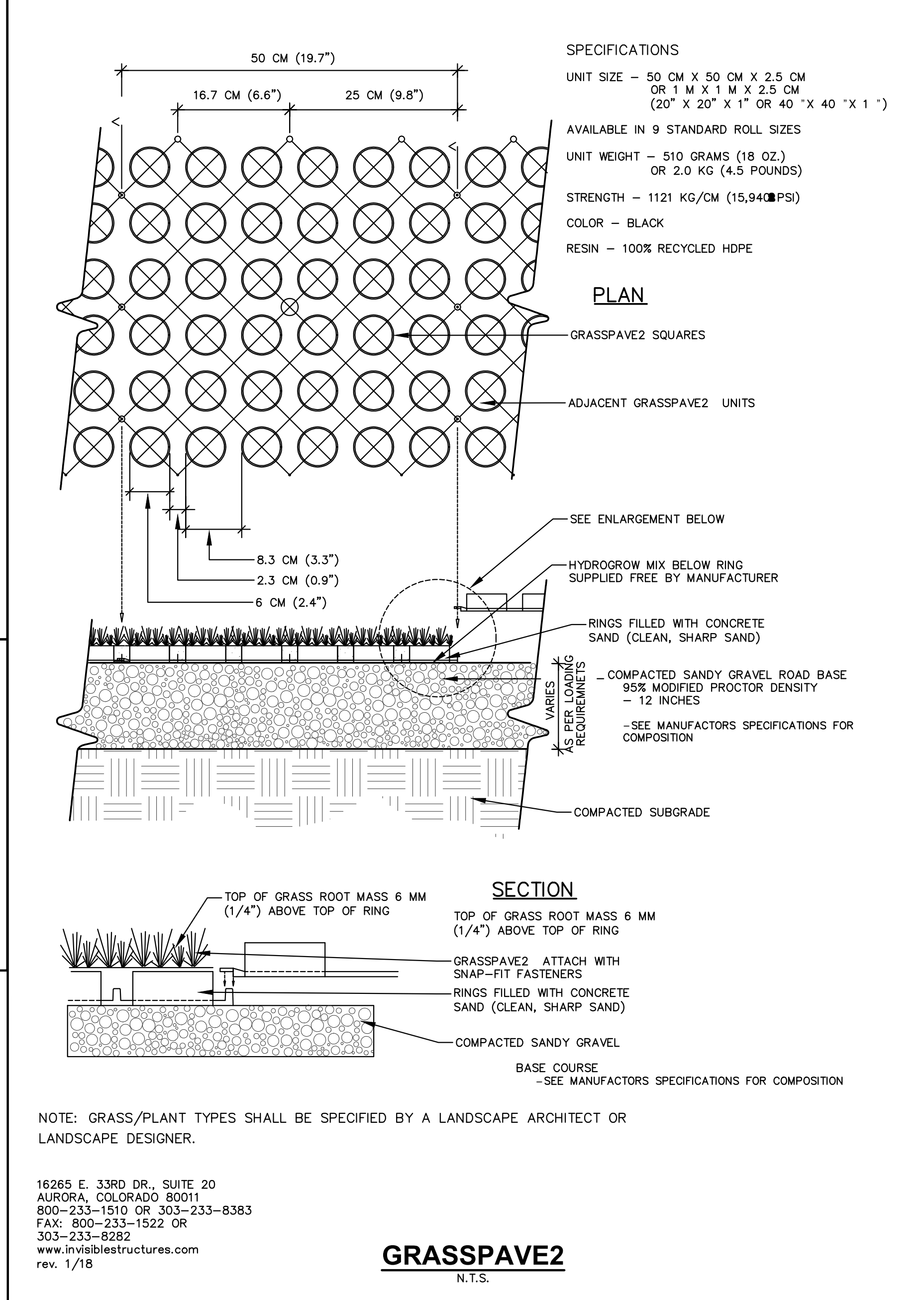
STORM & SANITARY SEWER BEDDING
N.T.S.



5' CONCRETE SIDEWALK W/ HANDRAIL
N.T.S.



CONCRETE SIDEWALK
N.T.S.



GRASSPAVE2
N.T.S.

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W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

210 McDIVITT LANE
MUKWONAGO, WI 53149

PROJECT:
BIRCHROCK CASTLE
ADDITION

PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:

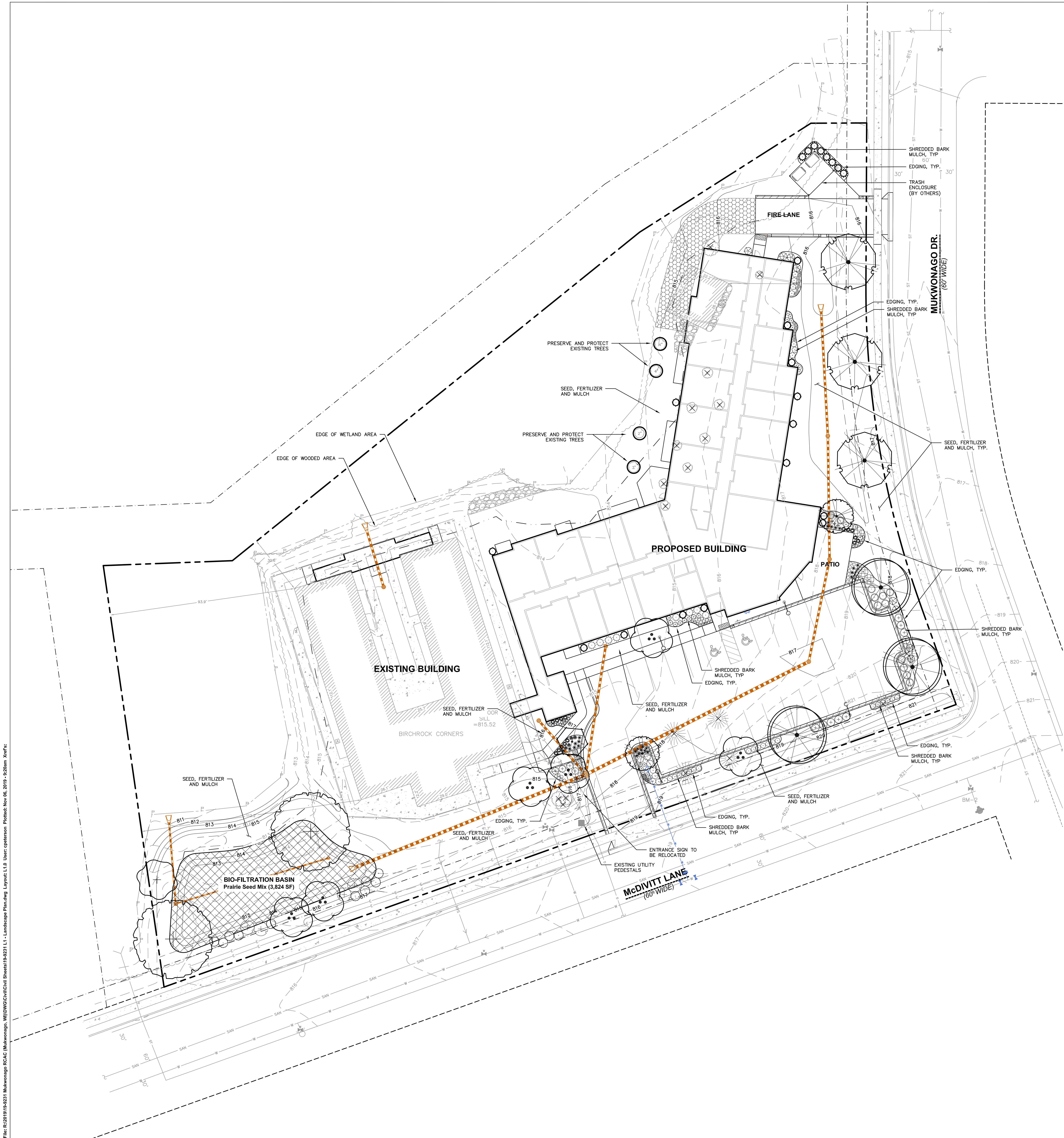
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Design/Drawn: CAP
Approved: DSR
Date: 11/06/2019

SHEET TITLE:
DETAILS

SHEET NUMBER:
C6.1

JSD PROJECT NO: 19-0221



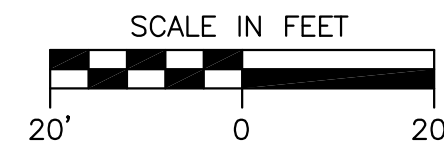
LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	STORMWATER MANAGEMENT AREA
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	REMOVE EXISTING TREE
	PROTECT EXISTING TREE
	POLYETHYLENE EDGING

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS, NOTES & SPECIFICATIONS" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS AND FINISH GRADING EFFORTS ARE COMPLETE.

PLANT SCHEDULE

DECIDUOUS TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	BW	6		Betula populifolia 'Whitespire' / Whitespire Birch	B & B	1.5" Cal
	CV2	1		Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	B & B	1.5" Cal
EVERGREEN TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	TE	14		Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	Min. 4' Ht.
	TH	8		Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	Min. 4' Ht.
CANOPY TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	AG	3		Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2" Cal
	GA	3		Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Ginkgo	B & B	2" Cal
	GB	2		Quercus bicolor / Swamp White Oak	B & B	2" Cal
ORNAMENTAL TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	CN	1		Cercis canadensis 'Minnesota Strain' / Minnesota Strain Redbud	B & B	1.5" Cal
	MS	2		Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	5' Ht.
DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	CB	10		Cornus baileyi / Bailey's Red-Twig Dogwood	3 gal	Min. 18"-24"
	CF	4		Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5 gal	Min. 18"-24"
	HA	3		Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3 gal	Min. 18"-24"
	PG	5		Potentilla fruticosa 'Gold Star' / Gold Star Potentilla	1 gal	10-12" Ht.
	RO3	10		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	
	RC	20		Ribes alpinum 'Compacta' / Compact Alpine Currant	3 gal	12-18" Ht.
	SP	3		Spiraea japonica 'Flaming Mound' / Flaming Mound Spirea	3 gal	10-12" Ht.
	SG	7		Spiraea japonica 'Goldflame' / Spirea	3 gal	12-18" Ht.
	SM3	8		Spiraea japonica 'Waltuna' / Magic Carpet Spirea	2 gal	10-12" Ht.
	VS	8		Viburnum trilobum 'Spring Red' / Spring Red Compact Cranberrybush Viburnum	3 gal	18- 24" Ht.
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	II	5		Ilex glabra 'Compacta' / Compact Inkberry	3 gal	12-18" Ht.
	MA	4		Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	3 gal	18" Tall
LOW EVERGREEN SHRUB		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	JB	2		Juniperus sabina 'Buttalo' / Buttalo Juniper	3 gal	12" Tall/Wide
	JM	11		Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	3 gal	
ORNAMENTAL GRASSES/PERENNIALS		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	AAF	24		Astilbe ordensis 'Fanal' / Fanal Red Astilbe	1 gal	Cont.
	AV	8		Astilbe chinensis 'Visions in White' / Chinese Astilbe	1 gal	Cont.
	OK	15		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont.
	HH	10		Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	Cont.
	HB	4		Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	Cont.	10-12" Ht.
	HF	5		Hosta x 'Fire and Ice' / Fire and Ice Hosta	Cont.	10-12" Ht.
	PL	5		Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal	Cont.
	RG2	35		Rudbeckia fulgida sultivantii 'Goldsturm' / Black-eyed Susan	1 gal	Cont.
	SM	24		Salvia nemorosa 'Maynight' / Maynight Salvia	Cont.	10-12" Ht.
	SL	9		Sedum spurium 'Lemon Drop' / Lemon Drop Sedum	Cont.	10-12" Ht.



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MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
210 McDIVITT LANE
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BIRCHROCK CASTLE
ADDITION

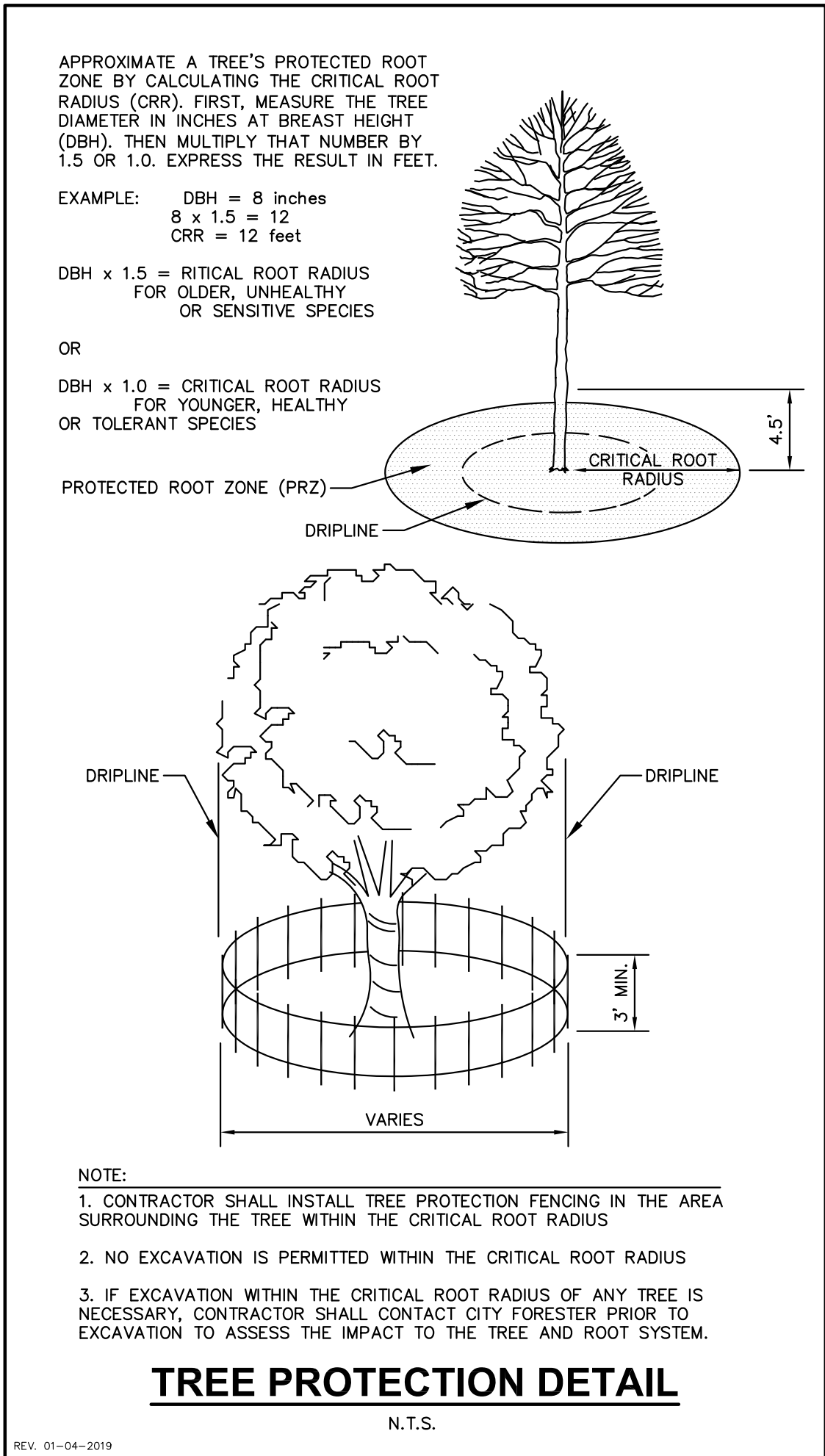
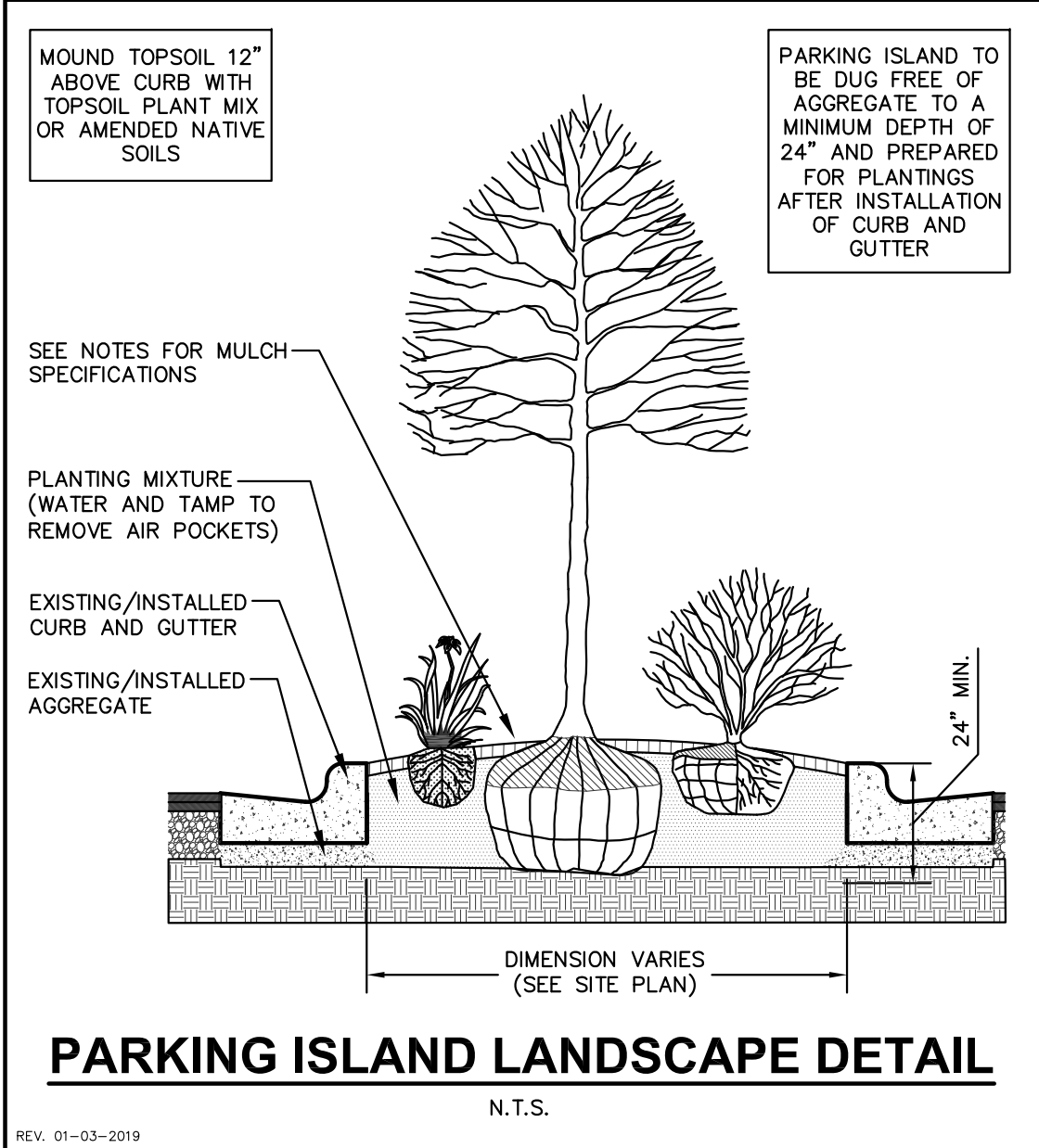
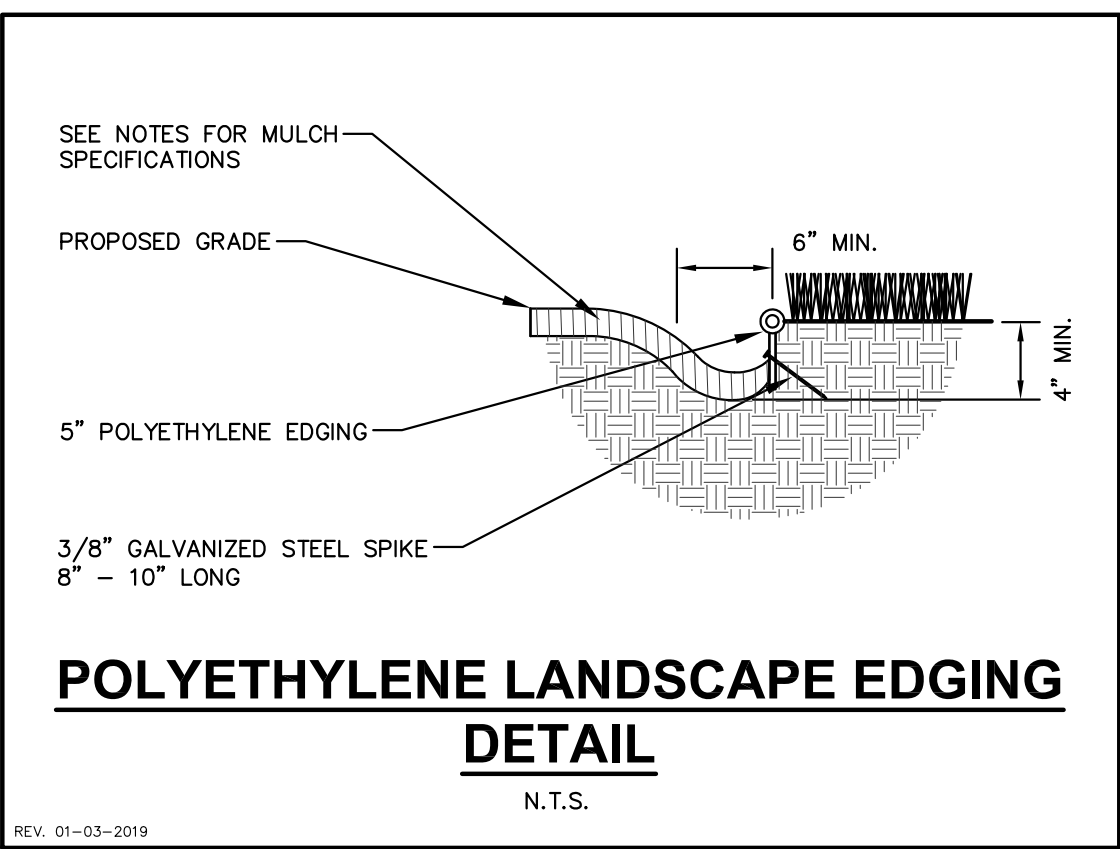
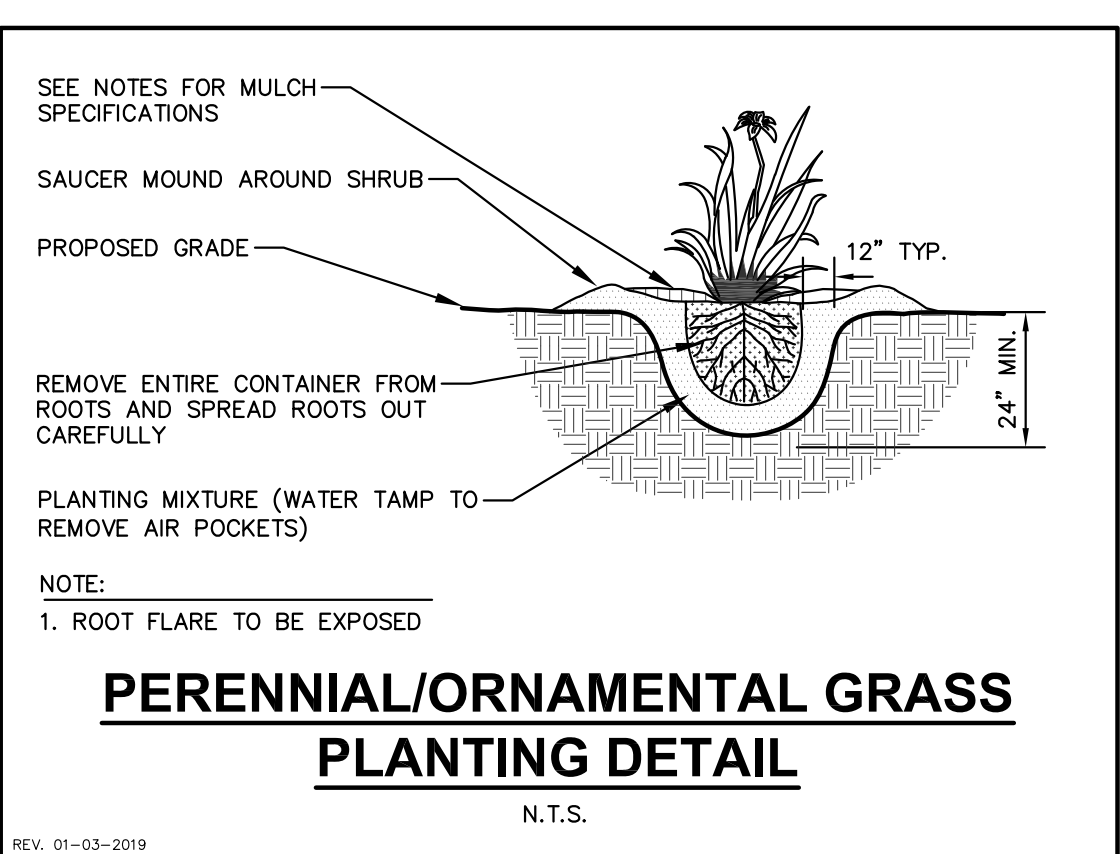
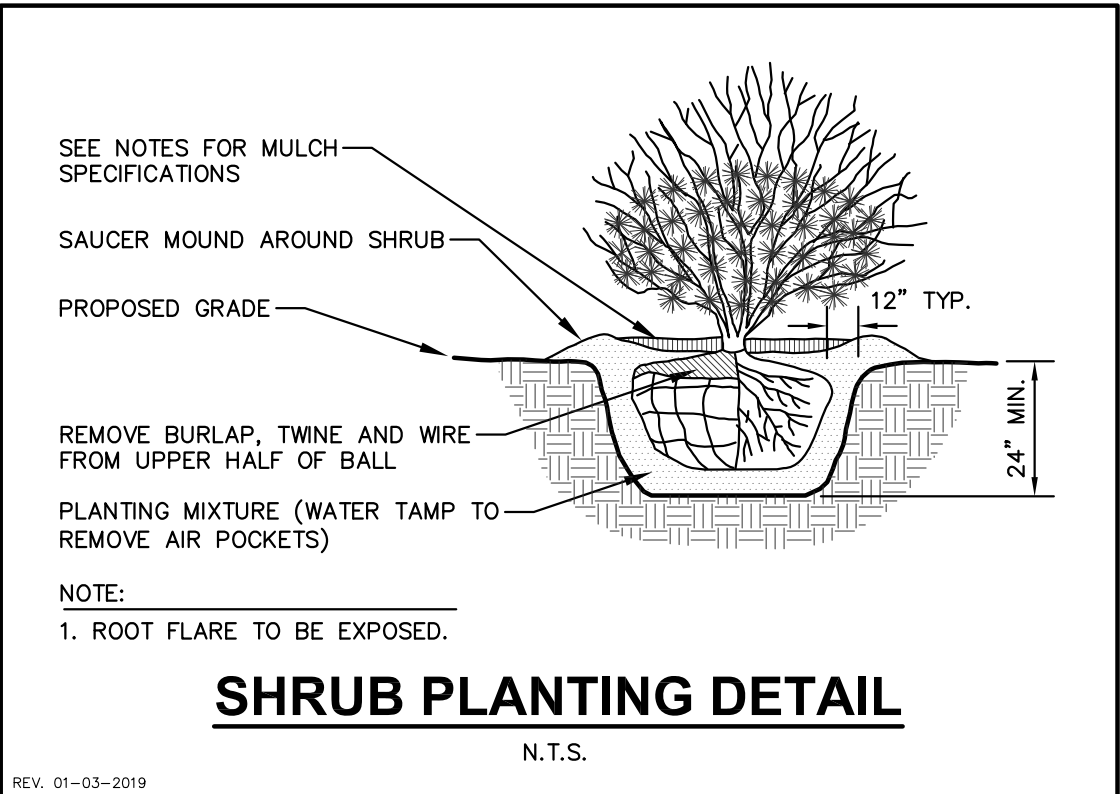
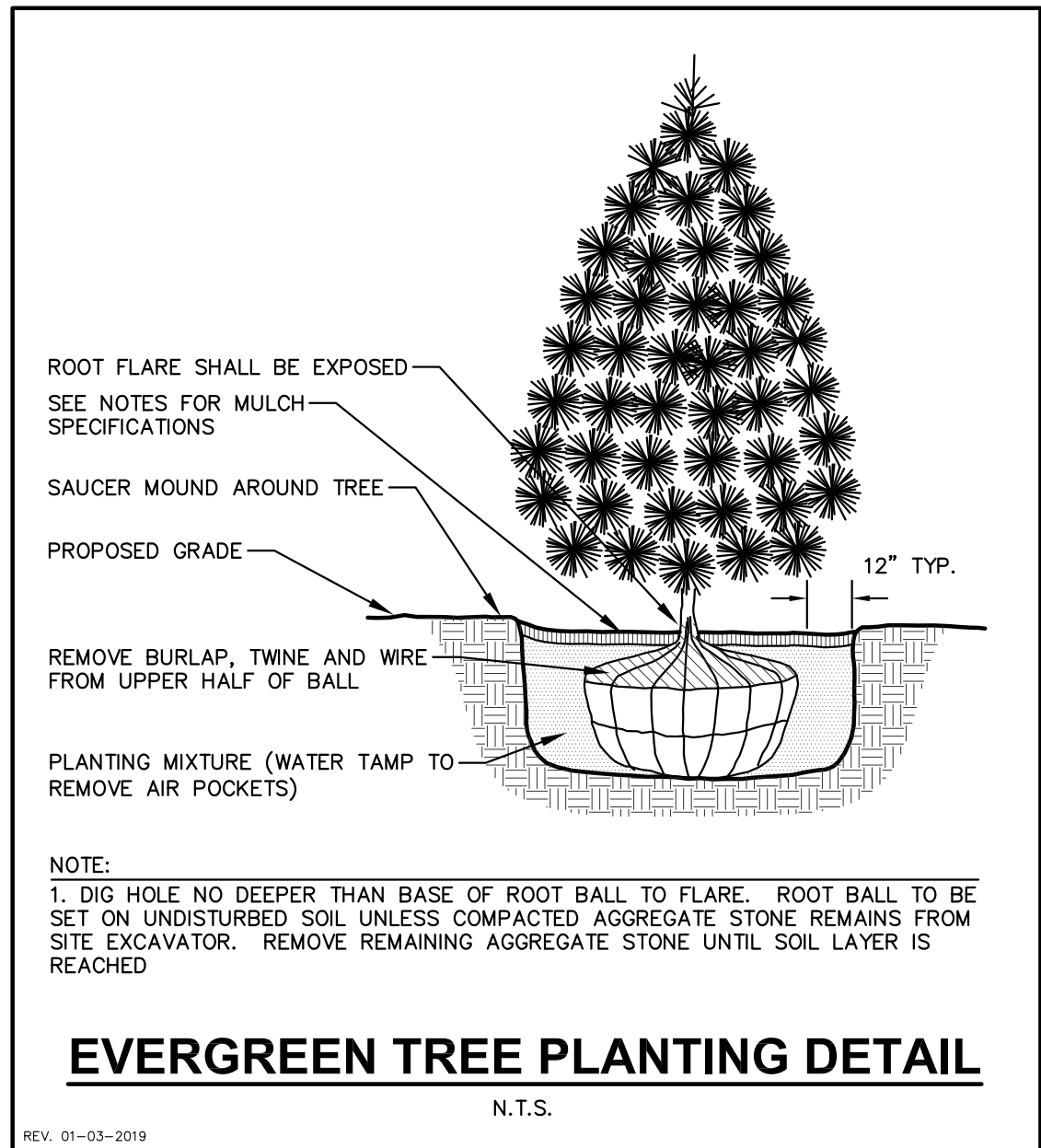
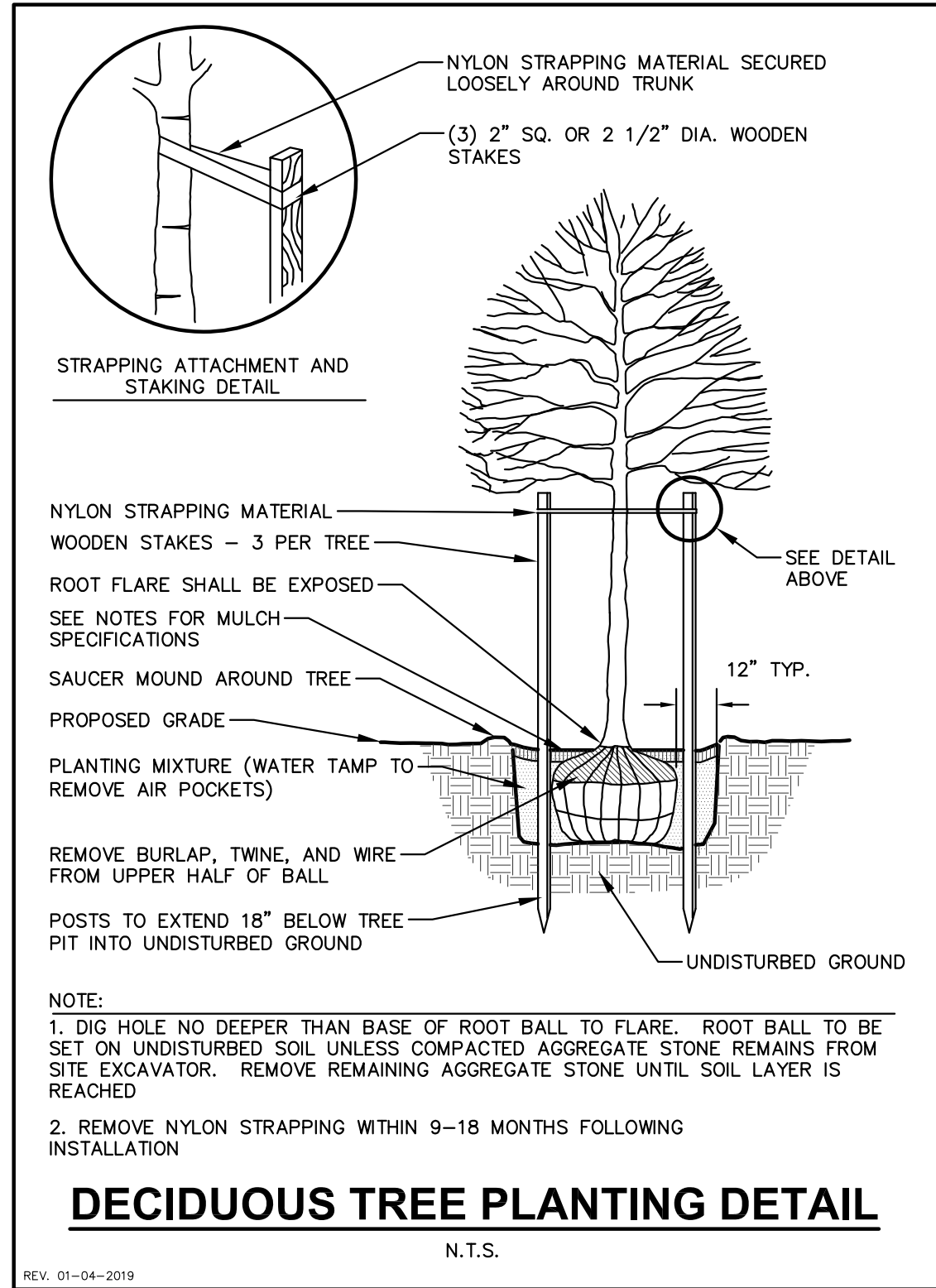
PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:		
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Design/Drawn: MAB
Approved: MAB
Date: 11/06/2019

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, MAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - PRAIRIE SEED MIX: BIO-INFILTRATION BASIN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

Castle
Senior Living

CLIENT ADDRESS:
210 McDEVITT LANE
MUKWONAGO, WI 53149

PROJECT:

**BIRCHROCK CASTLE
ADDITION**

PROJECT LOCATION:
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MAS
Approved: MAS
Date: 11/06/2019

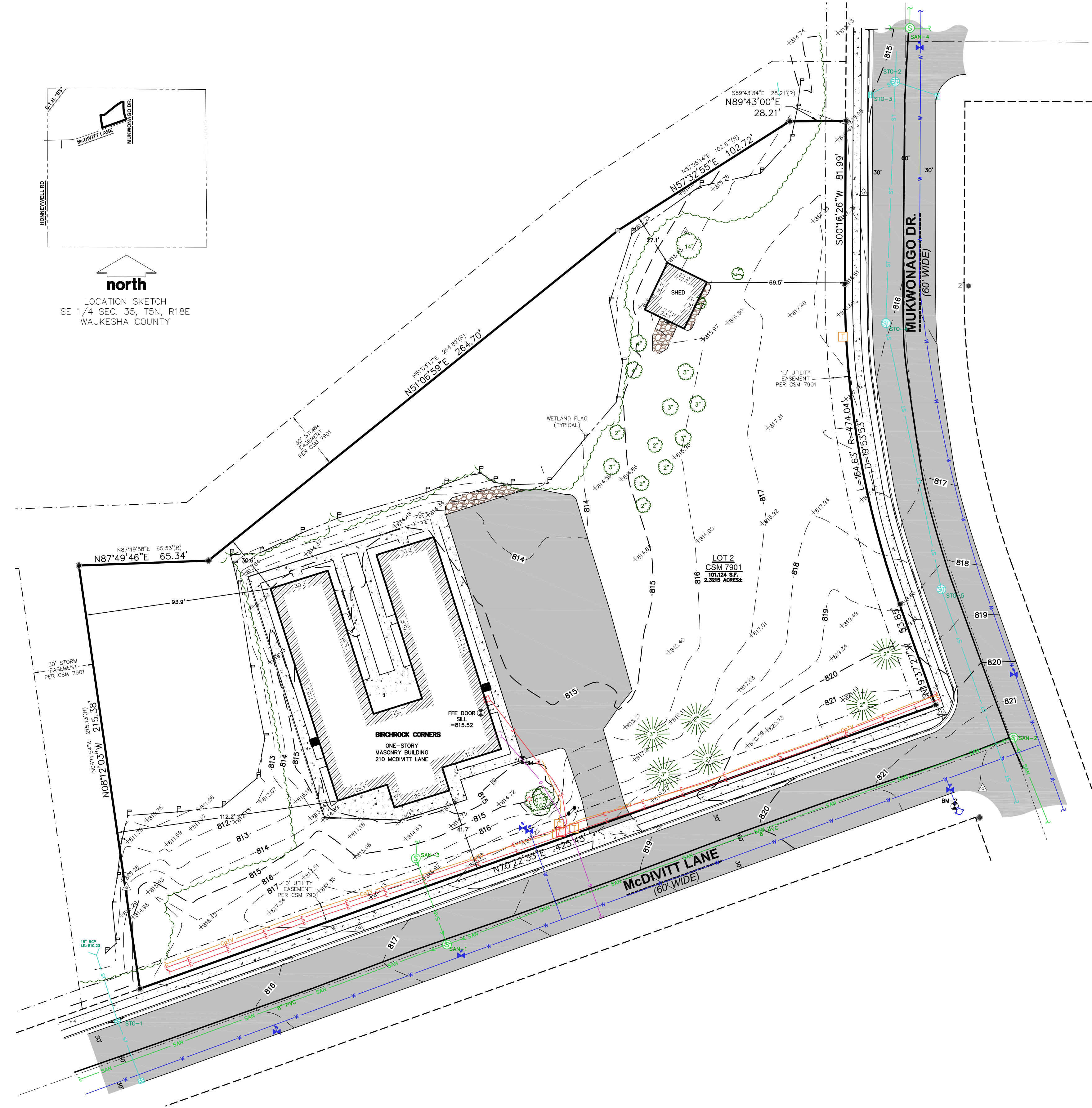
SHEET TITLE:
**LANDSCAPE NOTES,
DETAILS &
SPECIFICATIONS**

SHEET NUMBER:

L2.0

JSD PROJECT NO:

19-0231



LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- FLAG POLE
- SIGN
- SANITARY MANHOLE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- WATER VALVE
- STORM MANHOLE

- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH

- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC

- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- EDGE OF WOODS OR BRUSH
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DELINEATED WETLANDS
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BUILDING
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

EXISTING CONDITIONS SURVEY

LOT 2, CSM 7901 BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

NOTES

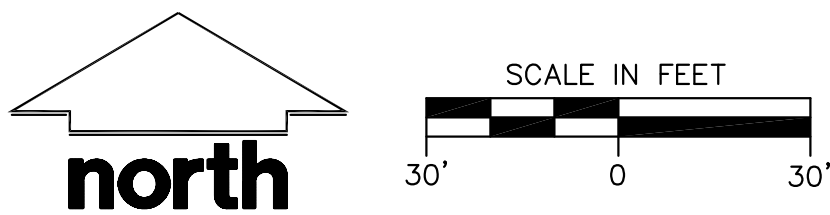
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 24, 25 & 27, 2019.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM 1927, (SOUTH ZONE) THE NORTHERLY LINE OF THE SOUTHEAST QUARTER SECTION 35, T5N, R18E, RECORDED AS N89°44'56"W.
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29). BENCHMARK IS CONCRETE MONUMENT WITH A BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 35, T5N, R18E, ELEVATION = 826.61'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20192518651, WITH A CLEAR DATE OF 06/25/2019.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
VILLAGE OF MUKWONAGO
WE ENERGIES
CENTURYLINK
TIME WARNER AND CABLE
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS ZONED R-4 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT R-10 MULTI-FAMILY DISTRICT R-10 MULTI-FAMILY DISTRICT PER THE VILLAGE OF MUKWONAGO GIS ZONING MAP.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- WETLAND DELINEATION BY HELIANTHUS ON JUNE 25, 2019 AND LOCATED BY JSD ,INC ON JUNE 25, 2019.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	817.61	N	807.10	6"	PVC
		W	806.72	8"	PVC
		E	807.11	8"	PVC
SAN-2	822.04	W	811.65	8"	PVC
		S	811.74	8"	PVC
SAN-3	815.64	NE & S	807.44	6"	PVC
SAN-4	815.18	E&W	799.41	8"	PVC
		N	801.41	8"	PVC

STORM SEWER STRUCTURES					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STO-1	814.92	S	810.0	18"	-
STO-2	815.16	N	809.8	18"	RCP
		W	809.8	18"	RCP
STO-3	815.16	E&W	808.4	-	-
STO-4	815.94	N&S	809.5	-	-
STO-5	818.27	N&S	812.1	-	-

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	815.17	CHISELED SQUARE IN CORNER OF CONCRETE SIDEWALK
BM-2	823.58	SW BOLT ON HYDRANT AT SW CORNER OF INTERSECTION

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



LEGAL DESCRIPTION

LOT 2, CERTIFIED SURVEY MAP NO. 7901, RECORDED IN VOLUME 68 OF WAUKESHA COUNTY CERTIFIED SURVEY MAPS ON PAGES 140-146 AS DOCUMENT NUMBER 2089198, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

TAX KEY NO: MUKV2012215002

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF CASTLE SENIOR LIVING, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

OCTOBER 31, 2019
DATE



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MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
**CASTLE
SENIOR
LIVING**

CLIENT ADDRESS:
**13050 W CLEVELAND AVE
NEW BERLIN, WI 53151**

PROJECT:
**MUKWONAGO
RCAC
BUILDING**

PROJECT LOCATION:
**MUKWONAGO, WI
WAUKESHA COUNTY**



Design/Drawn: AWW 07/03/2019
Approved: AWW 07/03/2019

SHEET TITLE:

**EXISTING
CONDITIONS
SURVEY**

SHEET NUMBER:

1 OF 1

JSD PROJECT NO: 19-9231

December 5, 2019

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

Re: Conditional Use for Two Story Announcement Booth and associated
Site Plan and Architectural Review
605 W Veterans Parkway (County Highway NN); MUKV1960998001

The Mukwonago Area School District has applied for a Site Plan and Architectural Review for a two story structure to be utilized as an announcement booth and concessions stand and restroom facility on their property on the South side of the intersection of West Veterans Parkway and Fairwinds Boulevard. The structure is to be situated between the existing baseball and softball fields on the south side of the High School.

The 75-acre property located on the South side of West Veterans Parkway, with single-family residences to the East and South sides of the property. The property has the assigned zoning district of P-1, Public and Semipublic District. Any new structures proposed within this district is a conditional use process of review.

Proposal

The proposed structure is a two story structure, approximately 25 feet tall and is 1,260 square feet footprint. There is a proposed concrete pad addition surrounding the structure, at 4,300 square feet in size. The lower level of the structure will have restrooms, a concession stand, and storage for game equipment and grounds maintenance.

The structure will have soffit can lights, and will have some sound public announcing equipment for play by play of the games.

The proposed games will be played during daylight hours as neither field have lights, and most of the games would occur after school or on the weekends in the spring and summer months.

The site currently has an existing smaller announcing booth which has been utilized with amplified speakers for games following the aforementioned schedule.

Architectural Review

The Zoning standards for P-1 construction guidelines are silent.

Ultimately, the Plan Commission may review and render a determination on findings of the proposal. Staff finds the intent of the ordinance is met, pending Plan Commission recommendation.

Zoning Review

Staff has reviewed this request and found no significant levels of concern.

The amount of area covered by this request with impervious surfaces did not generate a need, per Village Ordinance standards, to create a stormwater management plan.

The use is considered a Conditional Use request. This designation, as found in Section 100-352 of the Code, calls for a need to include a plan of operation that describes identified characteristics to be satisfied prior to further recommendation or approval by the Village. Staff has reviewed these criterion and has determined there to be one concern over potential noise increase and measures taken to mitigate the impact of this item on neighboring residential properties to the East and South.

With this being said, staff is recommending to the Plan Commission that the applicant demonstrate a method by which sounds from amplified speakers may be minimized as much as possible prior to final occupancy.

Recommendation for Conditional Use and associated Site Plan and Architectural Review

Approval of Site Plan and Architectural Review with the condition listed below for the proposed two story announcement booth and associated restroom, concessions and storage areas. The site plan conforms to P-1 standards and Conditional Use Standards with the following Condition met.

1. The applicants shall provide a satisfactory placement and operations plan to the Zoning Administrator demonstrating a means by which to minimize as much as possible any sound impacts to residences adjacent to the property prior to final occupancy of two story structure.



Village of Mukwonago GIS
Muk HS Aerial

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 12/4/2019



Mukwonago Area School District

Building Better Schools Together

October 31, 2019

Village of Mukwonago
Attn: Ben Kohout
440 River Crest Court
Mukwonago, WI 53149

RE: Plan of Operation for High School Softball and Baseball Announcer Stand

Dear Mr. Kohout:

The existing approx 500 sf baseball concession and announcer building is being proposed to be replaced by a new 1,260 sf baseball/softball concession and announcer building. Baseball and softball games will continue to be scheduled as they were in the spring/summer of 2019. All games are played during daylight hours as neither field has lights. Most of the games occur after school or on the weekends. When there is a baseball or softball game it is expected that the concession stand will have 2-5 volunteers and the announcer stand area on the 2nd floor will have 2-3 announcers or spotters for the game. The building will continue to have amplified speakers that will be used for spectators to hear the announcer during the game. This proposed building also includes interior storage used to store softball and baseball equipment and supplies.

Sincerely,

MUKWONAGO AREA SCHOOL DISTRICT

Andy Wegner
Operations Manager

THRIVE
ARCHITECTS

Architect
259 South Street, Suite B
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. —19052—

MHS BASEBALL

NEW CONCESSIONS
STAND

605 W VETERANS WAY
MUKWONAGO, WI 53149

Sheet Title

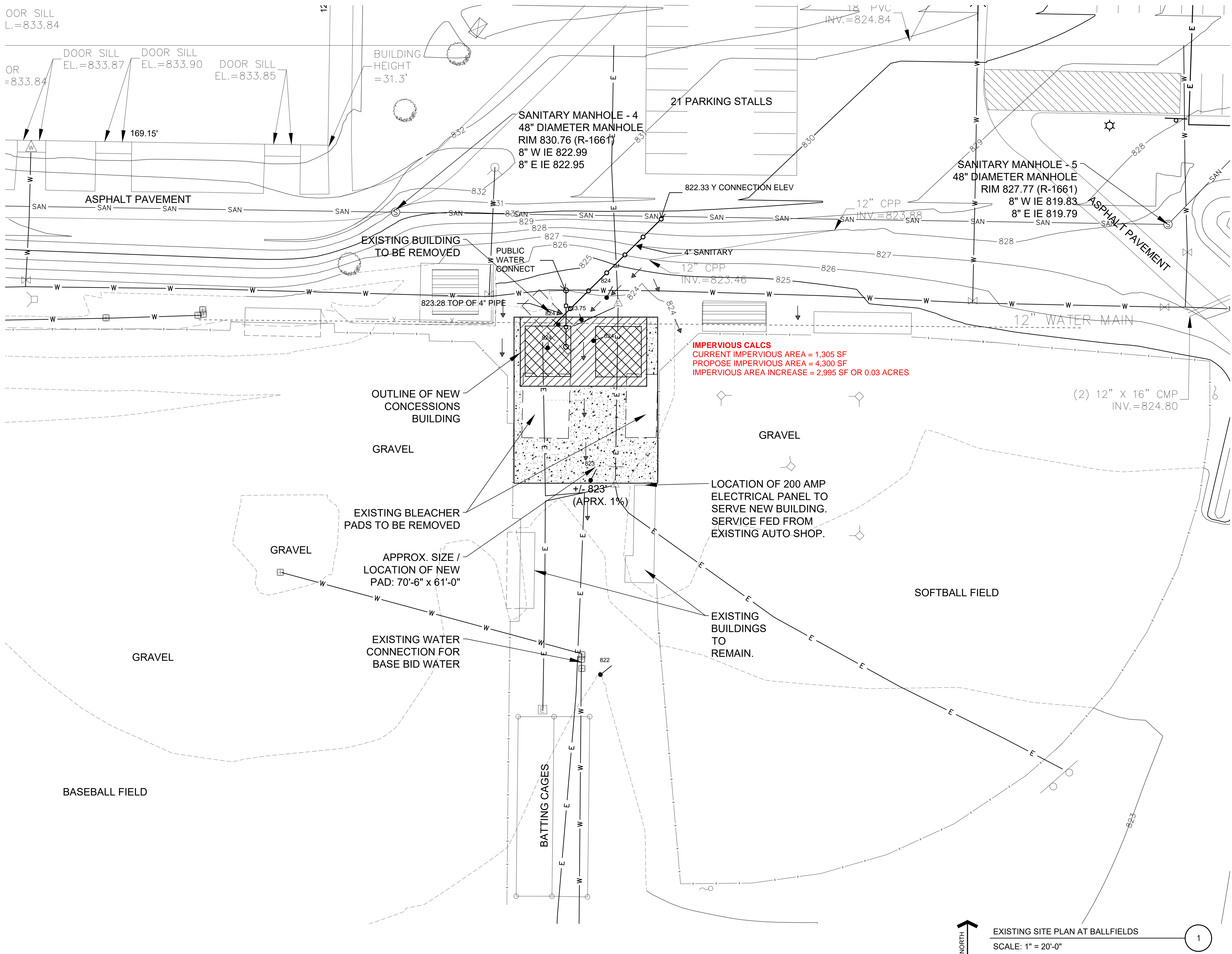
PARTIAL SITE PLAN

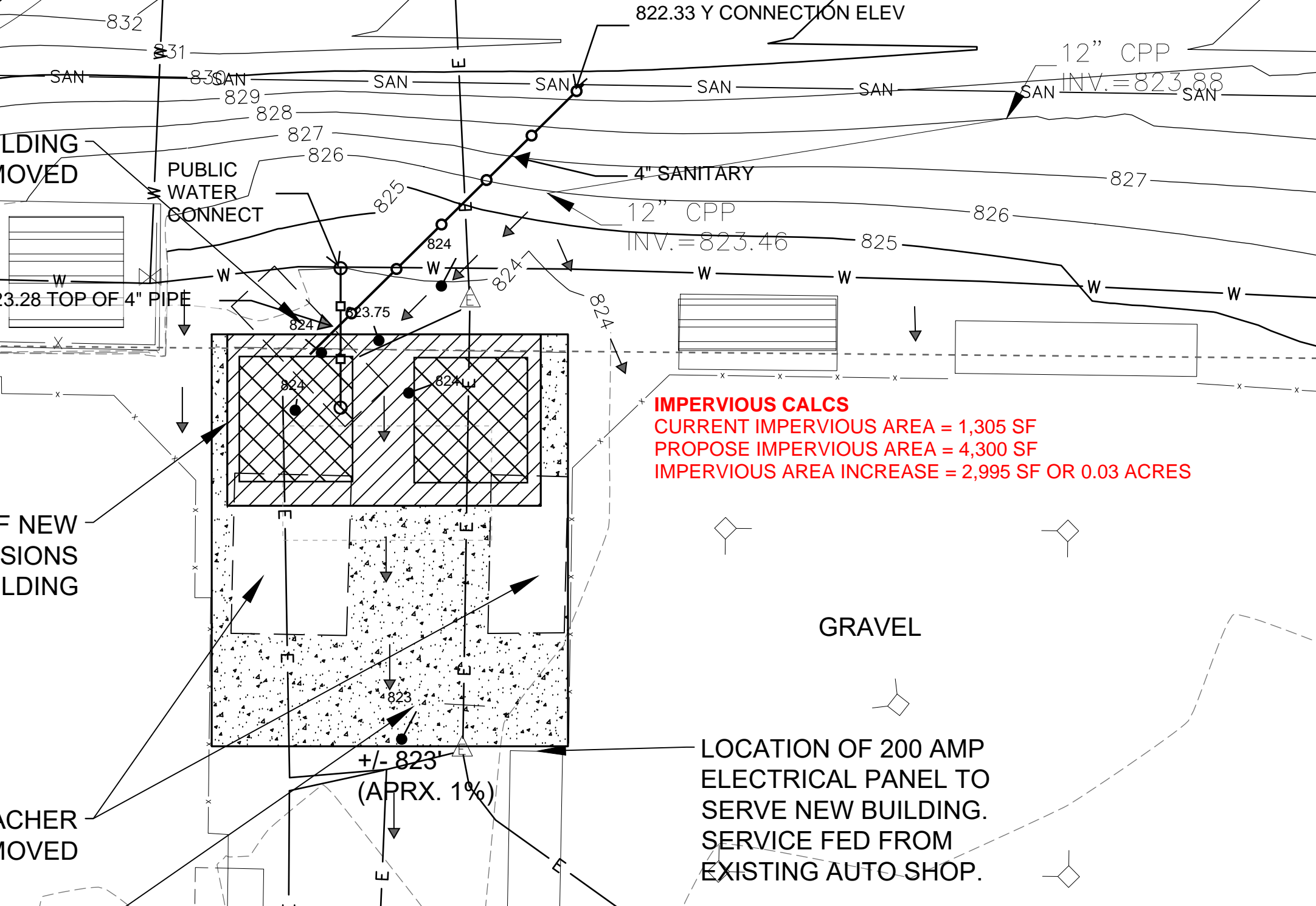
Revisions		
No.	Date	Description
	10-09-19	Schematic Bid Set
	10-25-19	Partial Site Plan
	10-29-19	Plan for Village

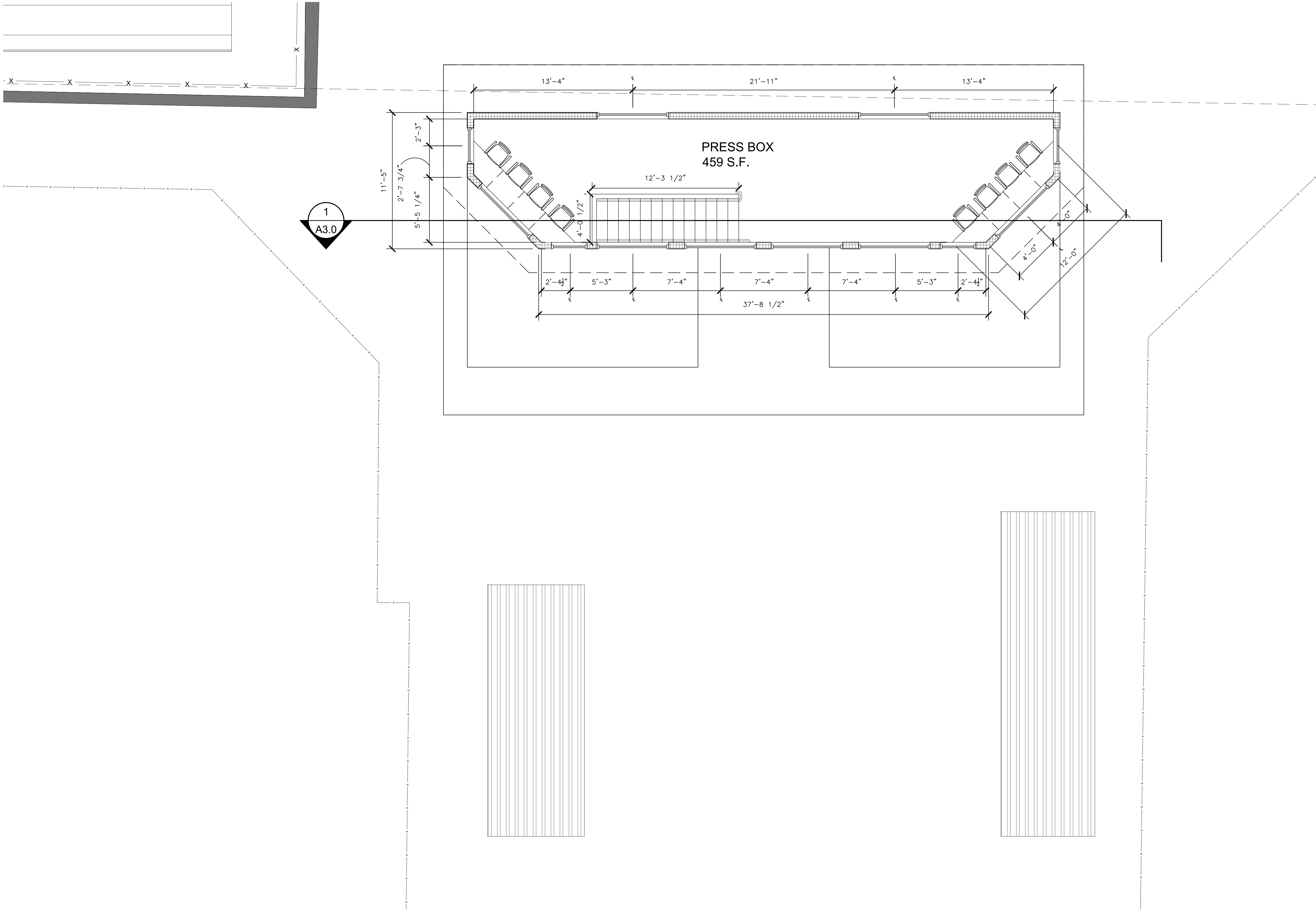
Sheet No.

S1.0

NOT FOR CONSTRUCTION







SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

NOT FOR CONSTRUCTION

THRIVE
ARCHITECTS

Architect

259 South Street, Suite B
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. —19052—

MHS BASEBALL

NEW CONCESSIONS
STAND

605 W VETERANS WAY
MUKWONAGO, WI 53149

Sheet Title

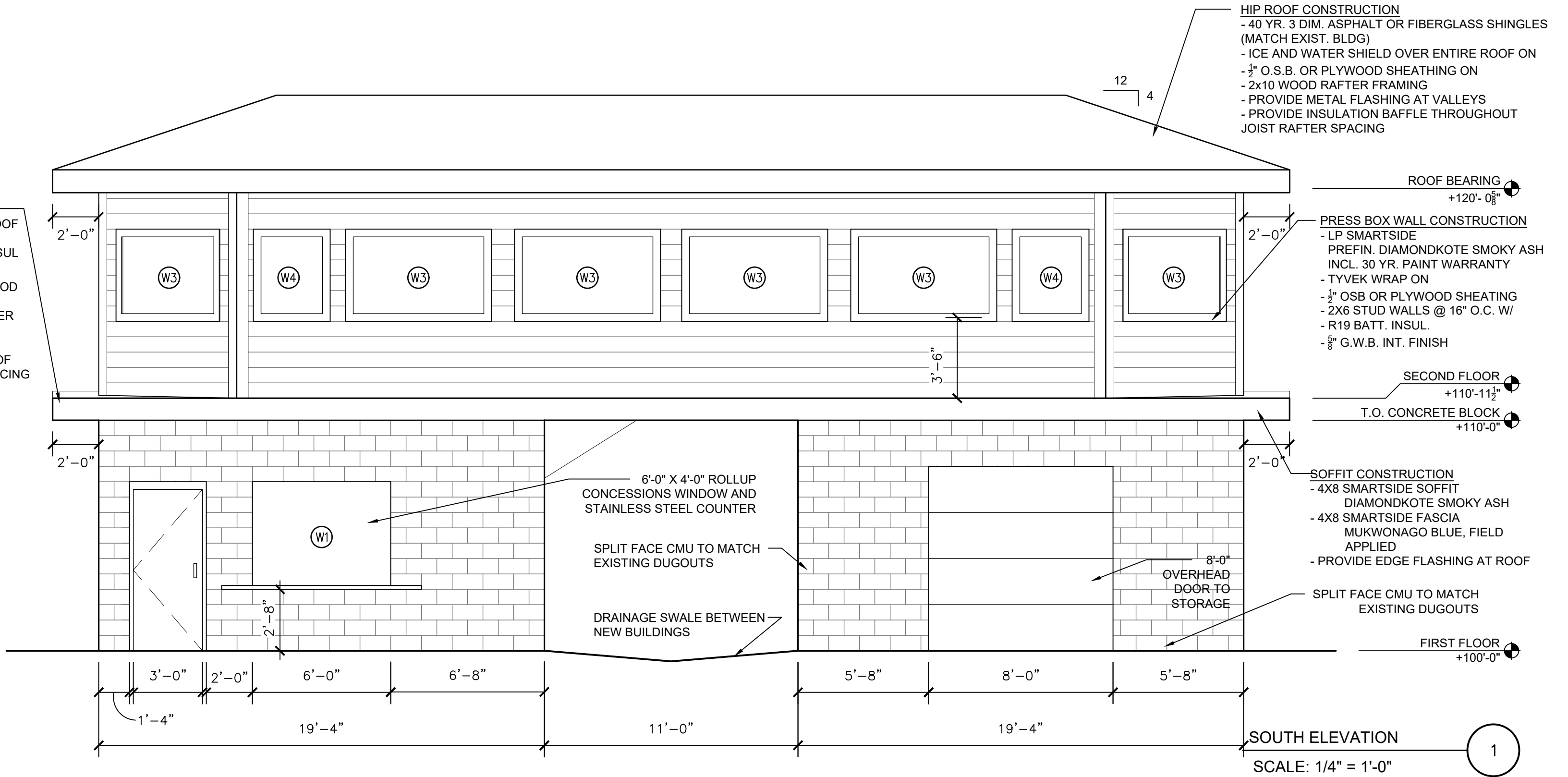
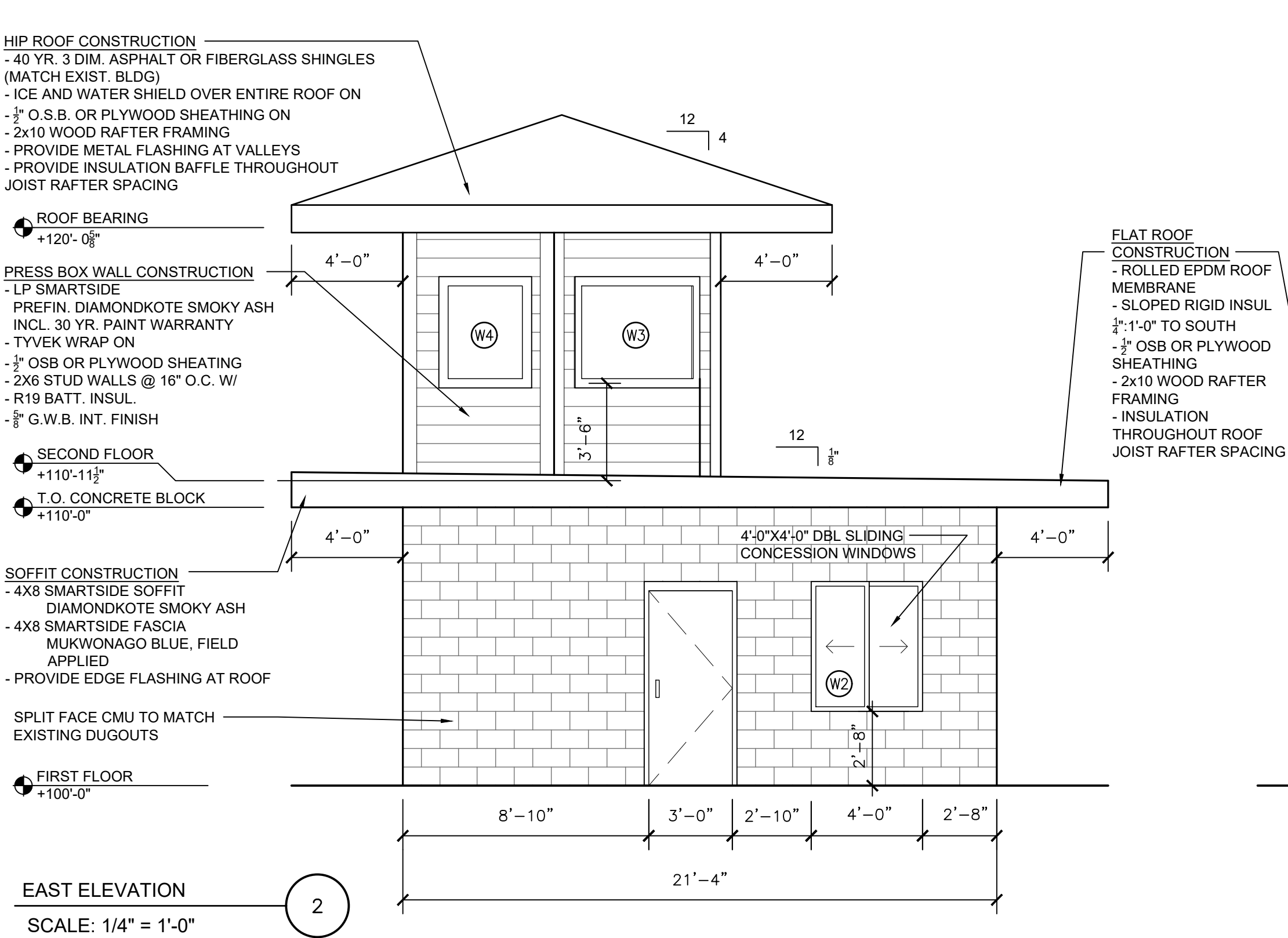
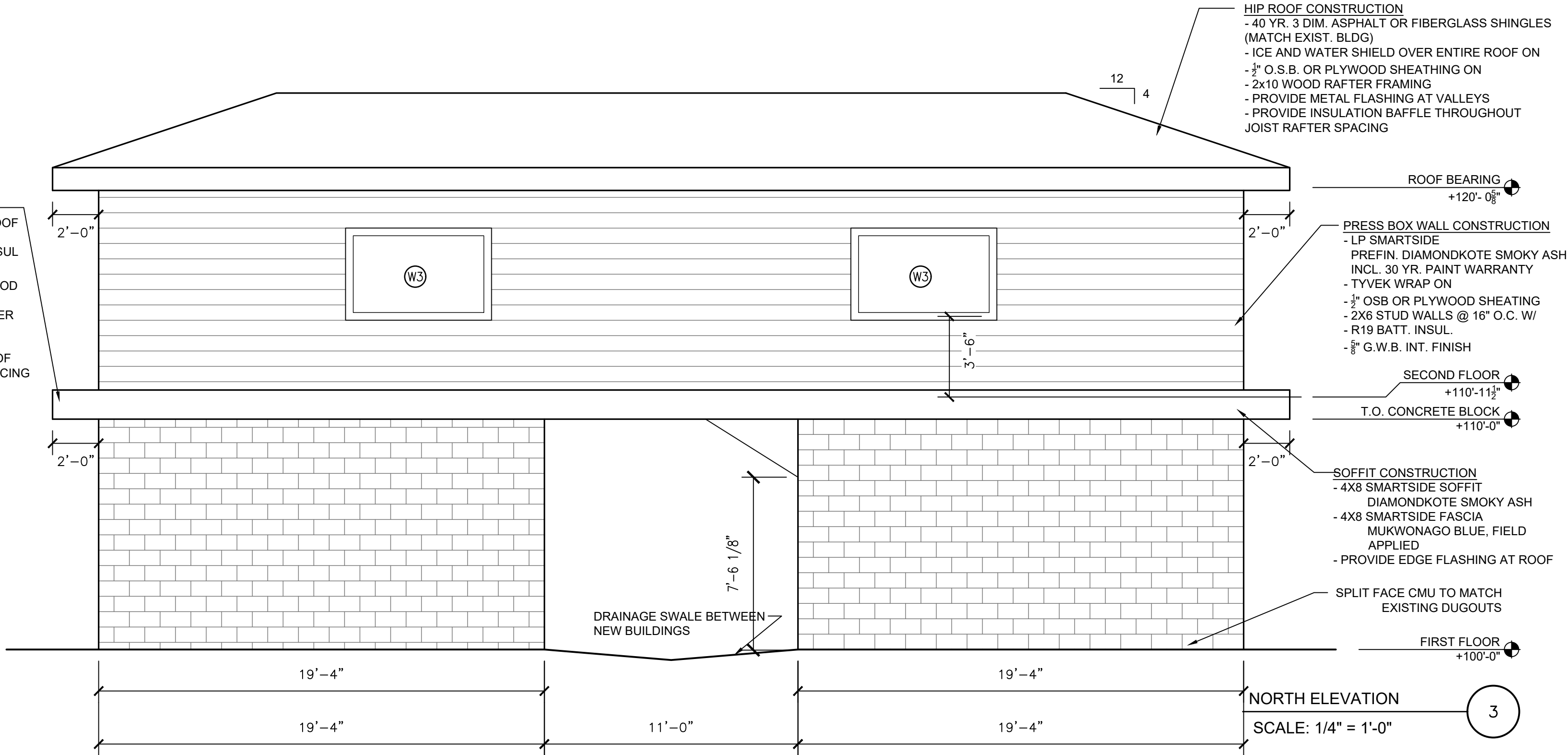
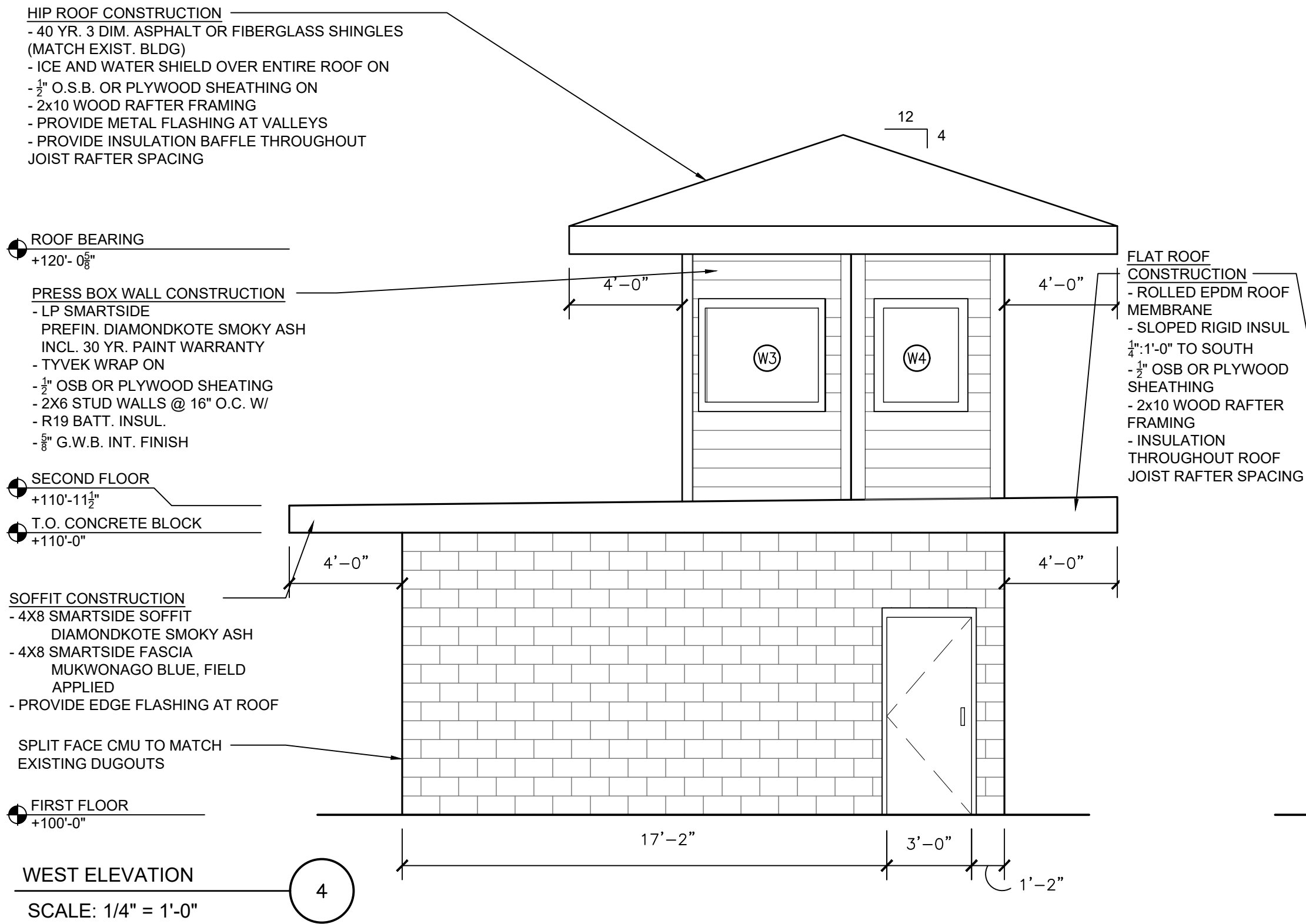
SECOND FLOOR PLAN

Revisions		
No.	Date	Description
	10-09-19	Schematic Bid Set

Sheet No.

A1.2

Revisions		
No.	Date	Description
	10-09-19	Schematic Bid Set



NOT FOR CONSTRUCTION

THRIVE
ARCHITECTS

Architect

259 South Street, Suite B
WAUKESHA, WI 53186
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Project Info.

19052

MHS BASEBALL

NEW CONCESSIONS
STAND

605 W VETERANS WAY
MUKWONAGO, WI 53149

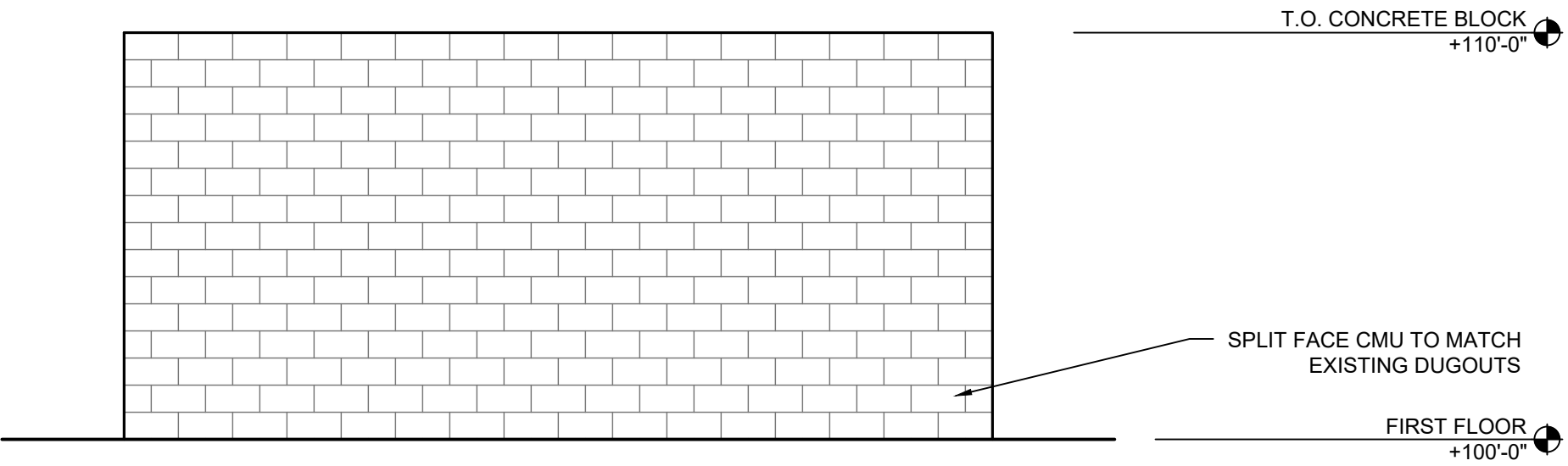
Sheet Title

BUILDING SECTION,
FIRST FLOOR
ELEVATIONS

Revisions		
No.	Date	Description
	10-09-19	Schematic Bid Set

Sheet No.

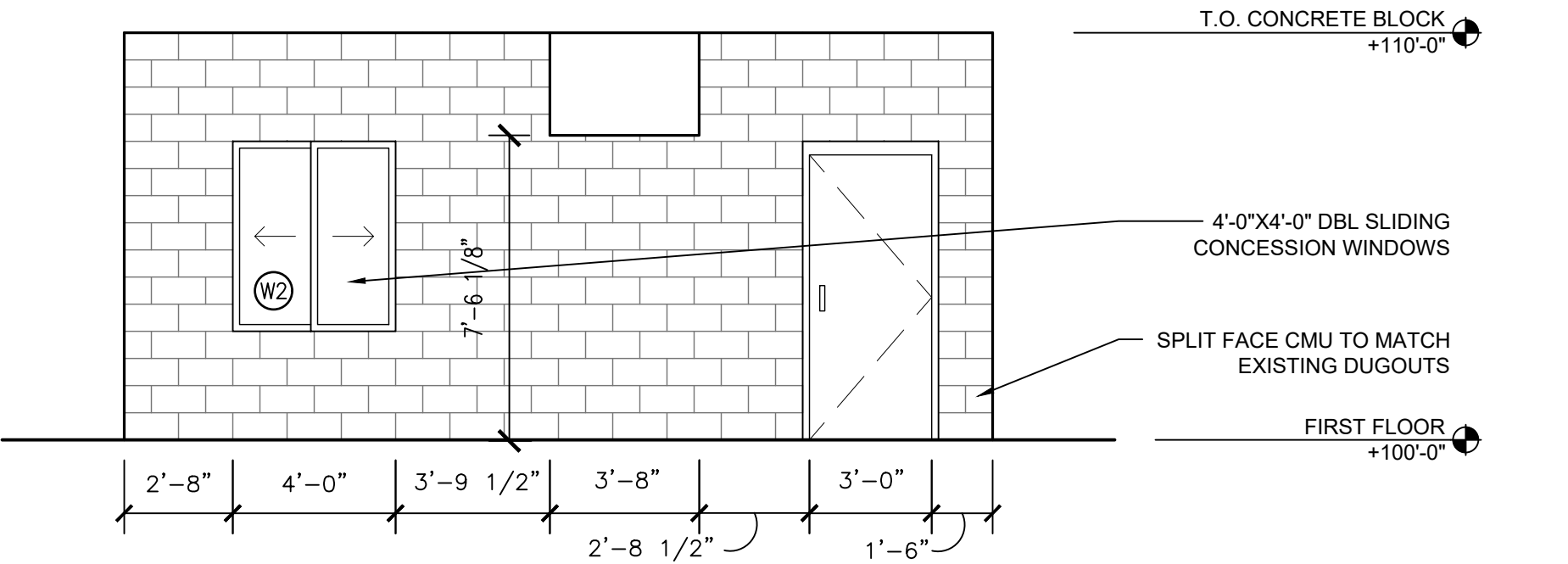
A3.0



WEST ELEV @ STORAGE

SCALE: 1/4" = 1'-0"

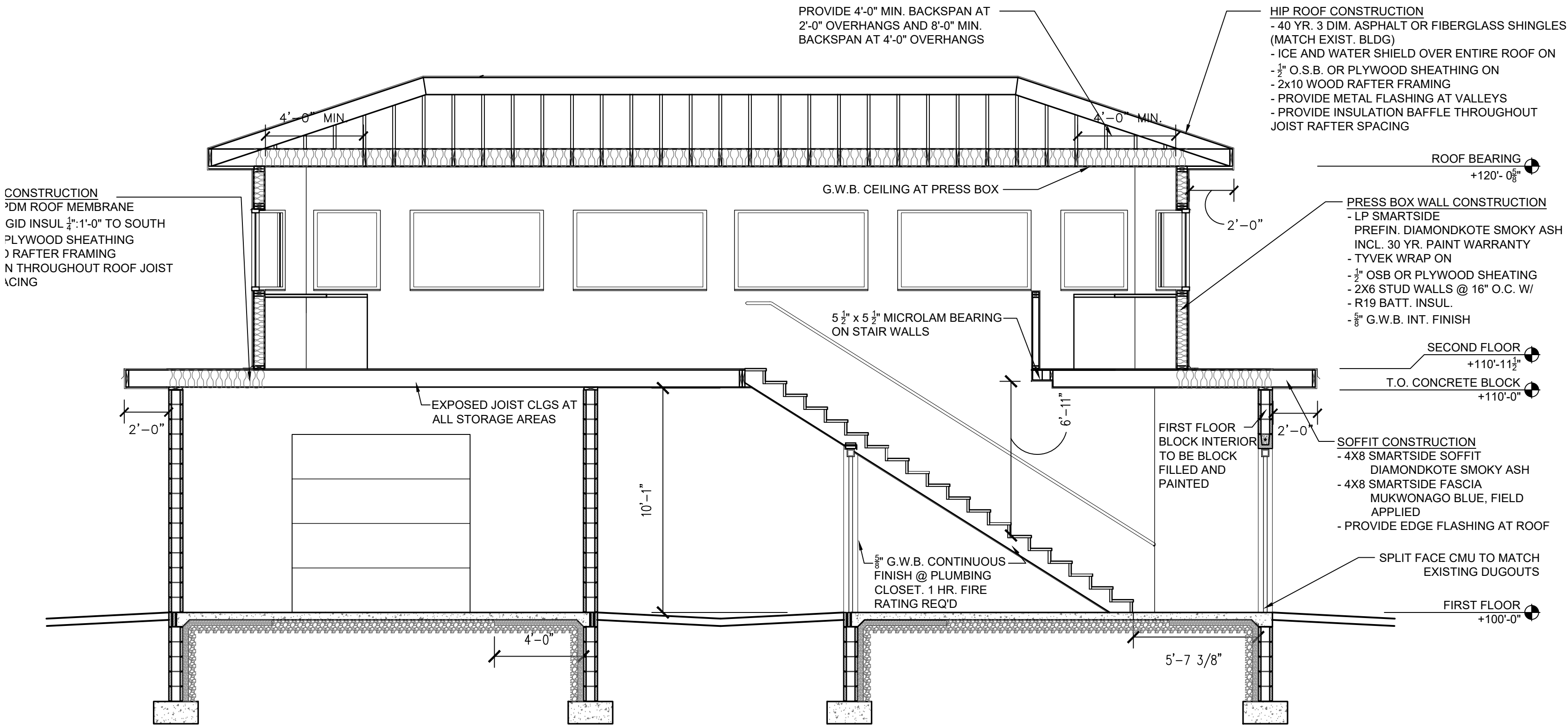
3



EAST ELEV @ CONCESSIONS

SCALE: 1/4" = 1'-0"

2



BUILDING SECTION

SCALE: 1/4" = 1'-0"

1

NOT FOR CONSTRUCTION

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Project Info. —19052—

MHS BASEBALL

NEW CONCESSIONS
STAND

605 W VETERANS WAY
MUKWONAGO, WI 53149

Sheet Title

DOOR SCHEDULE,
DOOR AND WINDOW
TYPES

Revisions		
No.	Date	Description
	10-09-19	Schematic Bid Set

Sheet No.

A6.0

DOOR SCHEDULE								
DOOR NUMBER	ROOM NAME	NO. OF PANELS	SIZE		DOOR TYPE	FRAME TYPE	FIRE RATING	REMARKS
			WIDTH	HEIGHT				
100	CONCESSIONS	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 1
101	PRESS BOX STAIRS	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 1
102	BASEBALL STORAGE	1	8'-0"	8'-0"	D2	-		-
103	GROUNDS STORAGE	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 3
104a	MISCELLANEOUS STORAGE	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 3
104b	PLUMBING CLOSET	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 3
105b	MEN'S RESTROOM	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 2
106b	WOMEN'S RESTROOM	1	3'-0"	7'-0"	D1	F1		HARDWARE SET 2

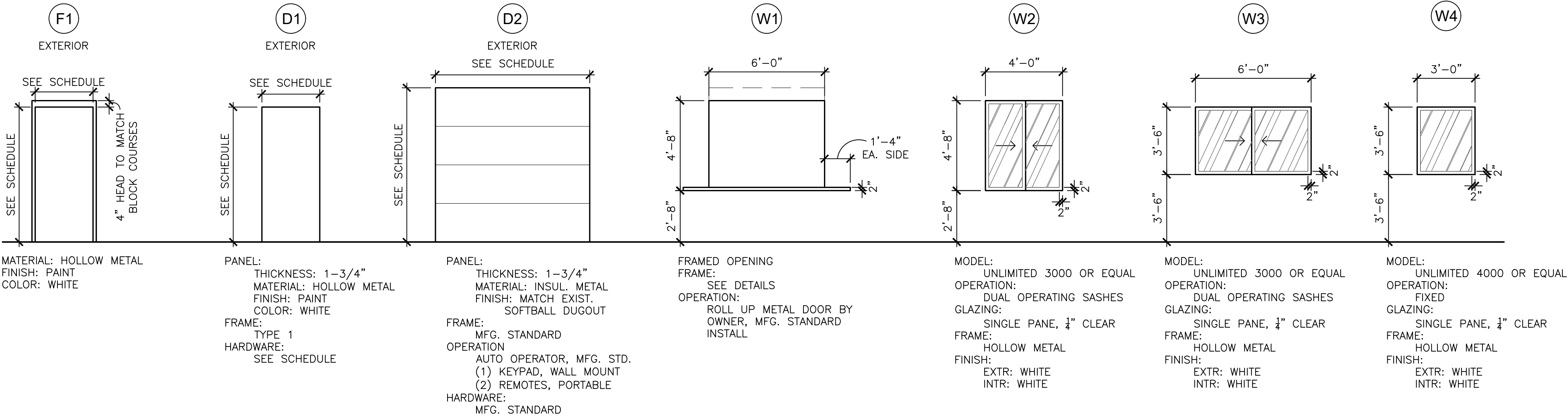
NOTES:

1. a = BASE BID ONLY, b = ALTERNATE BID ONLY
2. HARDWARE TO BE STANLEY BEST OR MARSHALL BEST SECURITY, GRADE 1, WHERE APPLICABLE, OR EQUAL.
3. HARDWARE COORDINATION MEETING WITH OWNER, DOOR SUPPLIER AND G.C. IS REQUIRED TO CONFIRM ALL SPECIFIED HARDWARE.
4. G.C. TO SUPPLY ALL DOOR HARDWARE REQUIRED BY CODE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. DOOR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 SEC 404.2.6 – HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE HARDWARE SHALL BE PLACED AT LEAST 34 INCHES, BUT NOT MORE THAN 48 INCHES ABOVE THE FLOOR SURFACE.

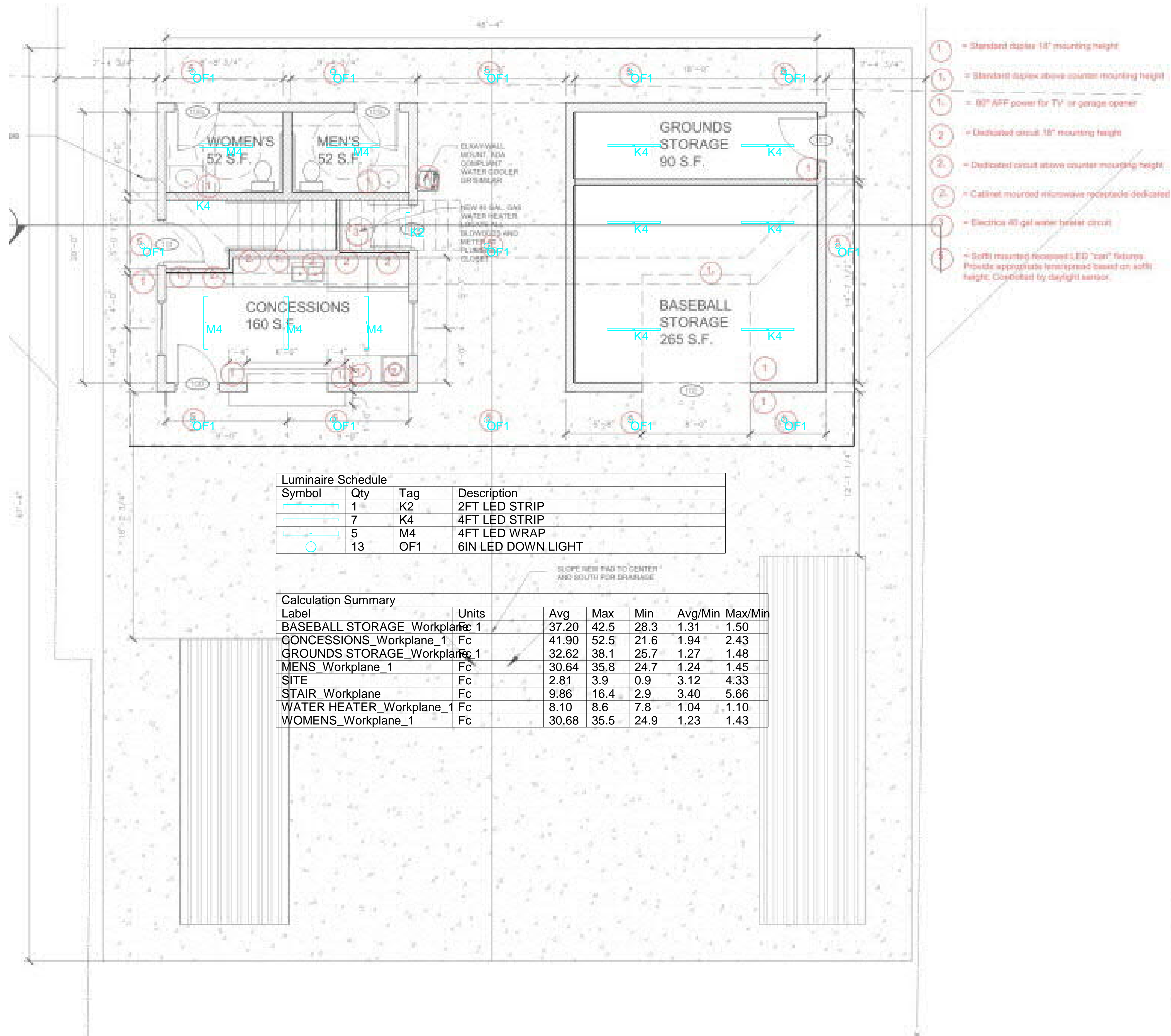
HARDWARE SETS

<u>SET 1</u> 1\ PAIR HINGES CYLINDRICAL LEVER LOCKSET (ENTRANCE FUNCTION) STANLEY BEST MODEL #9K37AB 15D S3 CLOSER WITH HOLD OPEN STANLEY 4550 SERIES COREMAX 7 PINCORE (BY OWNER) LATCH GUARD WEATHERSTRIP	<u>SET 2</u> 1\ PAIR HINGES CYLINDRICAL LEVER LOCKSET (CLASSROOM FUNCTION) STANLEY BEST OR MARSHALL BEST DEADBOLT (THUMB TURN INTERIOR, VACANCY INDICATOR EXTERIOR) CLOSER STANLEY 4550 SERIES KICK PLATE WEATHERSTRIP
---	--

<u>SET 3</u> 1\ PAIR HINGES CYLINDRICAL LEVER LOCKSET (ENTRANCE FUNCTION) LATCH GUARD FLOOR STOP WEATHERSTRIP
--



NOT FOR CONSTRUCTION



FIRST FLOOR PLAN - ALTERNATE BID
SCALE: 1/4" = 1'-0"

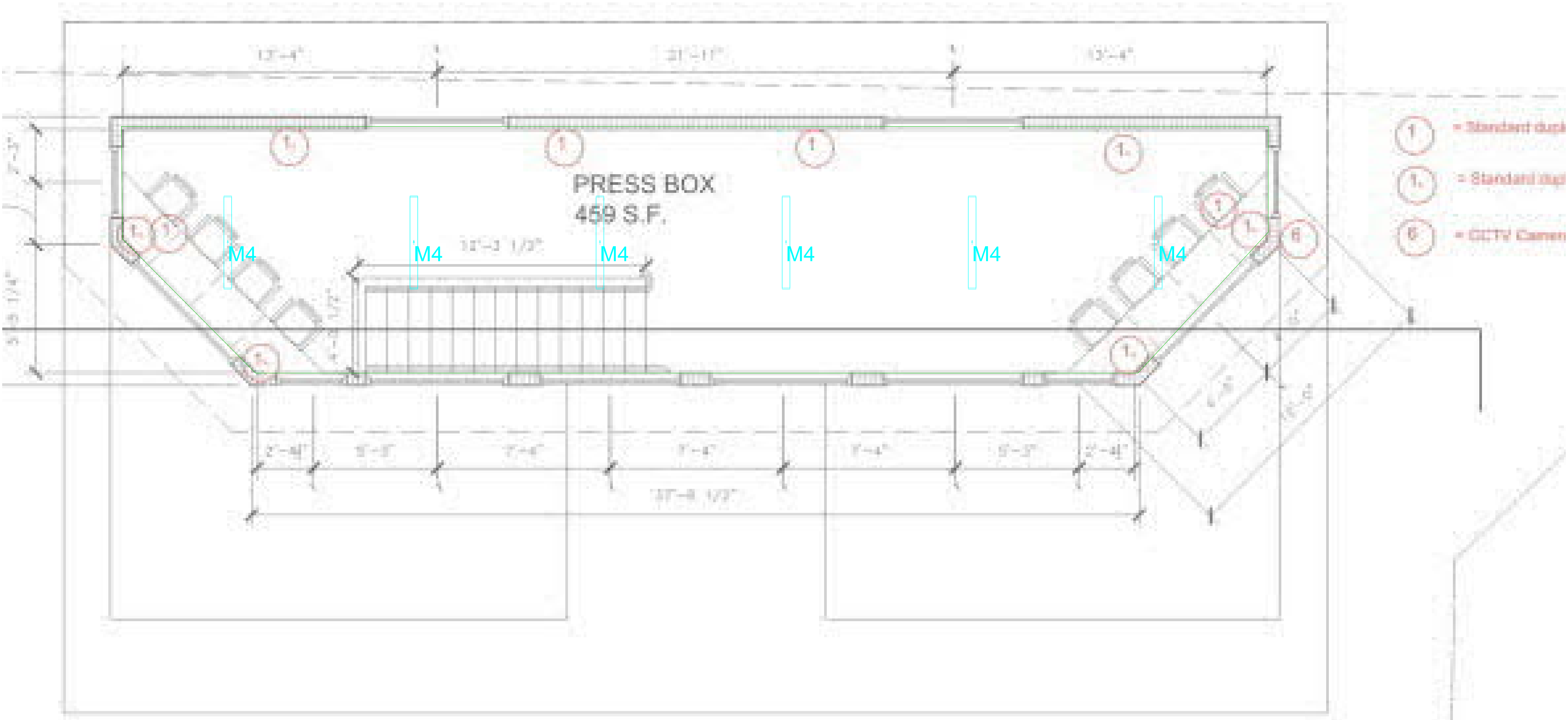
IN PARTNERSHIP WITH:


MHS BASEBALL CONCESSIONS
605 WEST VETERANS WAY
MUKWONAGO, WI 53149

RECORDS INFO
DRAWN BY: LPB
Date: 10/21/2019
SCALE: 1/4"=1'-0"
JOB #: 102119

SHEET DESCRIPTION
LIGHTING LAYOUT

SHEET NO.



Luminaire Schedule			
Symbol	Qty	Tag	Description
	7	M4	4FT LED WRAP

Calculation Summary							
Label		Units	Avg	Max	Min	Avg/Min	Max/Min
PRESS BOX_Workplane		Fc	42.09	78.1	21.6	1.95	3.62

THRIVE
ARCHITECTS

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259 South Street, Suite B
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Project Info. —19052—

MHS BASEBALL

NEW CONCESSIONS
STAND

605 W VETERANS WAY
MUKWONAGO, WI 53149

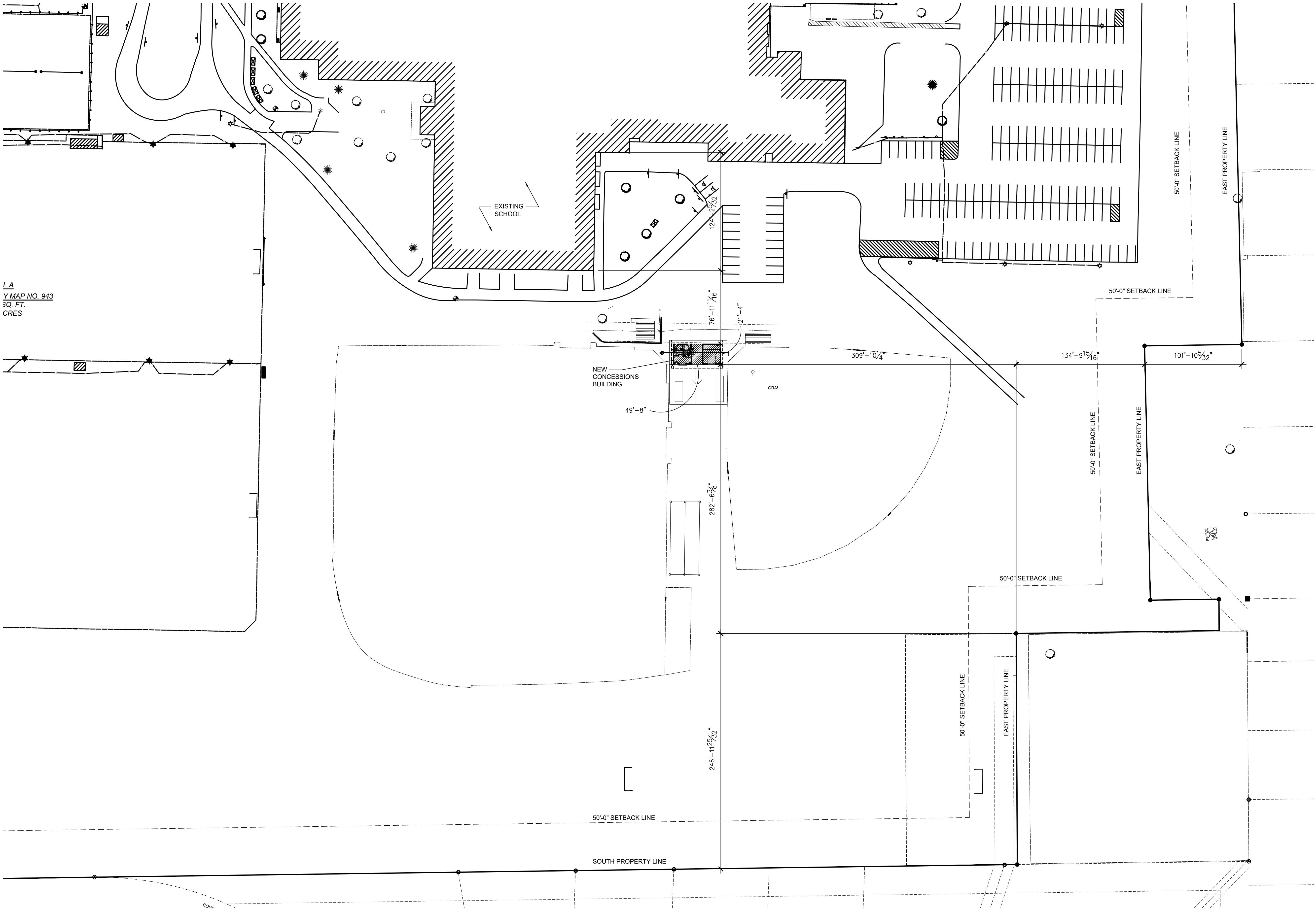
Sheet Title

PARTIAL SITE PLAN

Revisions		
No.	Date	Description
	10-09-19	Schematic Bid Set
	10-25-19	Partial Site Plan

Sheet No.

S1.0



LA
Y MAP NO. 943
3Q. FT.
CRES



PARTIAL SITE PLAN
SCALE: 1" = 50'-0"

1

NOT FOR CONSTRUCTION

Description

The Halo RL560 is a complete LED Baffle-Trim Module for 5" and 6" aperture recessed downlights; suitable for new construction, remodel and retrofit installation. The RL560 is cULus Listed for use with Halo and All-Pro, and is UL Classified for use with other compatible 5" and 6" housings. The RL560 with integral LED driver offers 120 volt dimming capability. The RL560 lens provides uniform illumination and wet location listing. Precision construction makes any housing AIR-TITE for added HVAC savings and code compliance. Compliant with NFPA 70, NEC section 410.16 (A)(1) and 410.16 (C)(3).

Specification Features

MECHANICAL

Module - Trim

- Module construction includes LED, heat sink, reflector, lens, baffle and trim ring
- Regressed baffle
- Heat sink designed to conduct heat away from the LED keeping the junction temperatures below specified maximums, even when installed in insulated ceiling environments. L70 at 50,000 hours.
- Designer trim finish options (sold separately)
 - White (Paintable) Trim Ring
 - Satin Nickel Trim Ring
 - Tuscan Bronze Trim Ring

Lens

- Regressed lens
- Impact-resistant polycarbonate
- Convex form for lamp-like appearance
- Diffusing for even illumination

Mounting

- Integral torsion springs and Push-N-Twist clips offer two mounting options
 - Torsion springs are pre-installed and adjust to fit 5" or 6" compatible housings
 - Push-N-Twist universal installation clips are pre-installed and designed to fit 5" or 6" compatible housings

Housing Compatibility

See Housing Compatibility

LED

- Color Temperature (CCT)* Options:
 - 90 CRI: 2700K, 3000K, 3500K, 4000K, and 5000K
 - 80 CRI: 2700K, 3000K, 3500K, and 4000K
- CRI options: 80 and 90†
 - 90 CRI can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.

LED Chromaticity

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED

- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377- 2008
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL

Power Connections

- LED connector is a non-screw base luminaire disconnect offering easy installation with the matching Halo 5" and 6" LED housings
- LED Connector meets California Title-24 high efficacy luminaire requirement for a non-screw base socket, and where required to qualify as a high efficacy luminaire
- The included E26 medium screw-base Edison adapter provides easy retrofit of incandescent housings (see Housing Compatibility)

Ground Connection

Separate grounding cable included on the module for attachment to the housing during installation.

LED Driver

- With the latest "driver-on-board" electronic technology, the driver is integrated in the module.
- 120V 50/60 Hz constant current dimmable driver provides high-efficiency operation
- Driver meets FCC 47CFR Part 15 EMI/RFI consumer limits for use in residential and commercial installations
- Driver features high power factor and low THD and has integral thermal protection in the event of over temperature or internal failure
- If dimming is not required the fixture can be operated from a standard wall switch

Dimming

- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) Phase Control dimmers. (Dimmers with low end

trim adjustment offer greater assurance of achieving 5% level.)

- Consult dimmer manufacturer for compatibility and conditions of use

Note: some dimmers require a neutral in the wallbox.

Warranty

Eaton provides a five year limited warranty on RL56 LED.

Compliance Labels

- UL/cUL Listed 1598 Luminaire (with listed housings)
- UL Classified (with other housings - see Housing Compatibility)
- UL/cUL Listed for Damp Location
- UL/cUL Listed for Wet Location – Shower Applications
- IP56 Ingress Protection rated
- May be installed in housings in direct contact with insulation** and combustible material

Compliance

- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 75 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Title 20 Appliance Efficiency Database.*
- Can be used for International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- Suitable for use in closets. Compliant with NFPA 70, NEC Sec. 410.16 (A)(1) and 410.16 (C)(3).
- ENERGY STAR® Certified luminaire - consult ENERGY STAR® Certified Product List*
- EMI/RFI per FCC 47CFR Part 15 Class B Consumer limits, suitable for use in residential and commercial installations
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21



RL560†

White

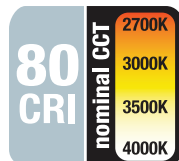
600 Series 5/6-Inch LED Recessed Retrofit Module-Trim

80CRI
2700K, 3000K,
3500K, 4000K

90CRI
2700K, 3000K, 3500K,
4000K, 5000K

**FOR USE IN
INSULATED CEILING
AND NON- INSULATED
CEILING RATED
HOUSINGS**

**HIGH-EFFICACY LED
WITH INTEGRAL
DRIVER - DIMMABLE**



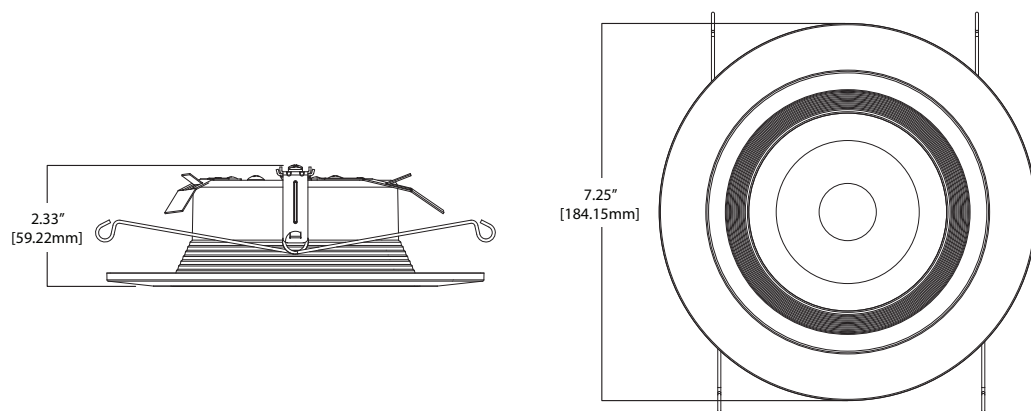
Refer to ENERGY STAR® Certified Products List.



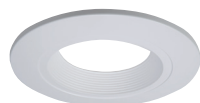
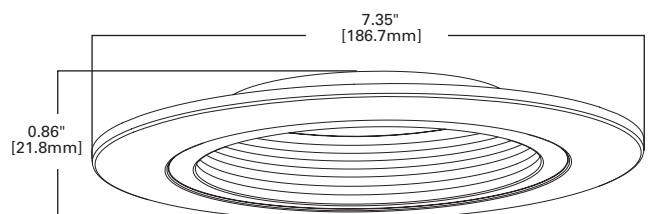
Refer to ENERGY STAR® Qualified Products List. Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.



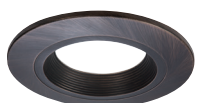
RL56 Dimensions



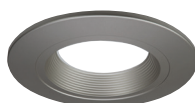
Designer Trim Dimensions



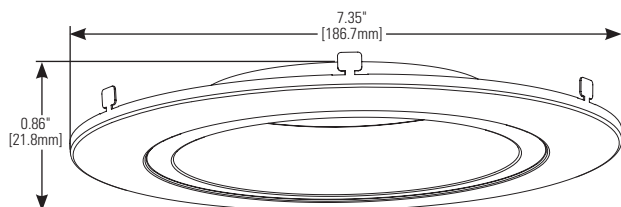
RL56TRMWHB
White (Paintable)



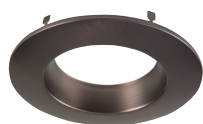
RL56TRMTBZB
Tuscan Bronze



RL56TRMSNB
Satin Nickel



RL56TRMWH
White (Paintable)



RL56TRMTBZ
Tuscan Bronze



RL56TRMSN
Satin Nickel

Ordering Information

Sample Number: **RL560WH6927-RL56TRMWHB**

Complete unit includes a RL56 Baffle-Trim LED Module and a 5" or 6" compatible housing, ordered separately. Optional accessory designer trim ring ordered separately.

RL56 600 Series

80 CRI

RL560WH6827= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 2700K, Matte White

RL560WH6830= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 3000K, Matte White

RL560WH6835= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 3500K, Matte White

RL560WH6840= 5"/6" Retrofit Baffle - Trim LED Module, 80CRI, 4000K, Matte White

90 CRI

RL560WH6927= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 2700K, Matte White

RL560WH6930= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3000K, Matte White

RL560WH6935= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3500K, Matte White

RL560WH6940= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 4000K, Matte White

RL560WH6950= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 5000K, Matte White

Energy Data

RL56 Series (Values at non-dimming line voltage)

Minimum Starting Temp: -30°C (-22°F)

EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)

Sound Rating: Class A

Input Voltage: 120V

Power Factor: >0.90

Input Frequency: 60Hz

THD: <20%

Input Power: 7.6W - RL560WH6827

7.3W - RL560WH6830, RL560WH6835, RL560WH6840

9.7W - RL560WH6927

8.7W - RL560WH6930, RL560WH6940

9.0W - RL560WH6935

Input Current: 0.15A

Maximum IC (Insulated Ceiling) Ambient Continuous Operating Temperature: 25°C (77°F)

Maximum Non-IC Ambient Continuous Operating Temperature 40°C (104°F)

Accessory (Order Separately)

RL56TRMSNB=5/6" Satin Nickel Trim Ring

RL56TRMTBZB=5/6" Tuscan Bronze Trim Ring

RL56TRMWHB=5/6" White Paintable Trim Ring

OT400P=Oversize Flat White Metal Trim Ring 6" I.D. x 9-1/4" O.D. (ring slips behind RL56 ring, in stepped configuration)

OT403P=Oversize White Plastic Trim Ring 6" I.D. x 8" O.D. (ring slips behind RL56 ring, in stepped configuration)

TRM690WH=Oversize Matte White Metal Trim Ring. Designed for RL560 ring to inset into oversize ring for an even (non-stepped) trim surface

HE26LED=Replacement screw base adapter (one included with unit)



E26 Screw base adapter for retrofit (included)

Housing Compatibility

Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)		
HALO LED	Recessed Can Size	Catalog Number
	5"	H550ICAT, H550RICAT
	6"	H750ICAT, H750RICAT, H750T, H750RINTD010, H750TCP, H2750ICAT, H2750RICAT
Halo LED Retrofit Enclosures		
HALO	6"	ML7BXRFK, ML7E26RFK
Compatible Halo Incandescent E26 Screwbase Housings		
HALO	5"	H5ICAT, H5RICAT, H5ICATNB, H5T, H5RT, H25ICAT, H25ICATNB, E5TAT, E5RTAT, H5TNB, E5TATNB, E5ICAT, E5RICAT, E5ICATNB
	6"	H7ICAT, H7RICAT, H7ICT, H7RICT, H7ICATNB, H7ICTNB, H7T, H7RT, H7TNB, H7TCP, H7UICAT, H7UICATNB, H27ICAT, H27RICAT, H27T, H27RT, E7ICAT, E7RICAT, E27ICAT, E27RICAT, E7ICATNB, E7TAT, E7RTAT, E7TATNB, E27TAT, E27RTAT
Compatible All-Pro Incandescent E26 Screwbase Housings		
ALL-PRO	5"	EI500AT, EI500RAT, ET500, ET500R
	6"	EI700AT, EI700RAT, EI700, EI700R, EI700ATNB, EI700NB, EI700U, EI700UAT, ET700, ET700R, EI2700AT, EI2700, EI2700R, ET2700, ET2700R

RL56 Series LED Retrofit is UL Classified for retrofit in the follow 5/6" recessed housings:

The RL Series LED light module - trim combination is cULus Listed or UL Classified for use with any 5"/6" diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in³ in addition to those noted above.

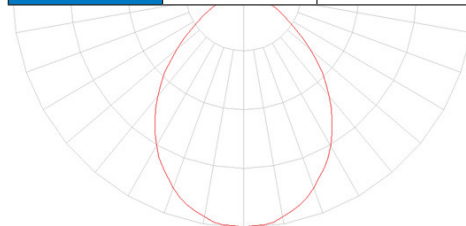
Product and Photometric Data

RL56 - 600 Series

Cat No.	CRI	CCT	Lumens	Power (W)	LPW
RL560WH6827	80	2700	648	8.03	81
RL560WH6830	80	3000	671	7.23	93
RL560WH6835	80	3500	616	7.23	85
RL560WH6840	80	4000	598	7.17	83
RL560WH6927	92	2700	630	8.7	72
RL560WH6930	91	3000	645	8.8	73
RL560WH6935	92	3500	650	8.9	73
RL560WH6940	92	4000	690	9.2	75
RL560WH6950	90	5000	715	8.9	80

RL56-600 Series Photometric*

RL560WH6930		
Luminaire lumens		645
Input watts		8.8
LER (LPW)		73.3
Spacing Criteria	0-180	1.14
	90-270	1.14
	Diagonal	1.22
Beam angle (degrees)		87.8
Field angle (degrees)		139
Zonal lumen	Lumens	% Lumens
0-30	240	37.2
0-40	375	58.2
0-60	577	89.4
0-90	645	100

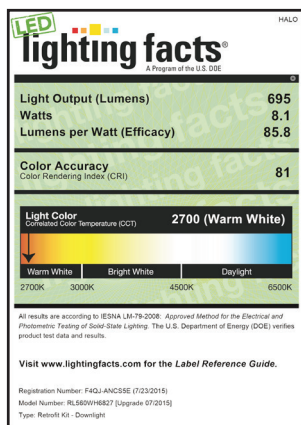


* Tested in accordance with IES LM63. Field results may vary.

Lighting Facts

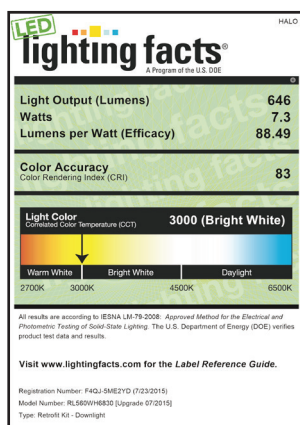
RL560WH6827

2700K Source



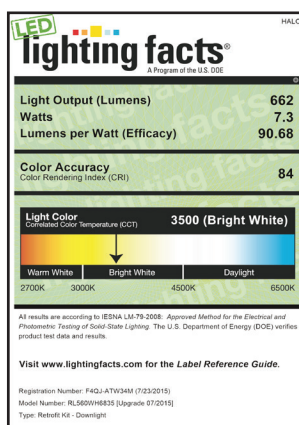
RL560WH6830

3000K Source



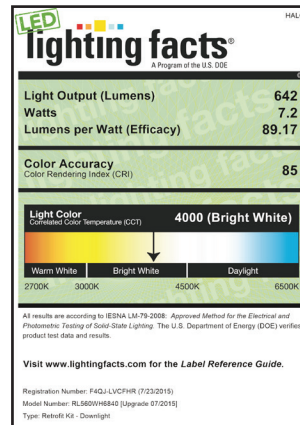
RL560WH6835

3500K Source



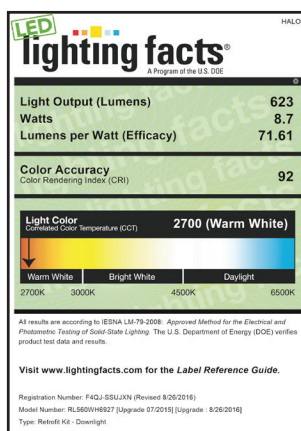
RL560WH6840

4000K Source



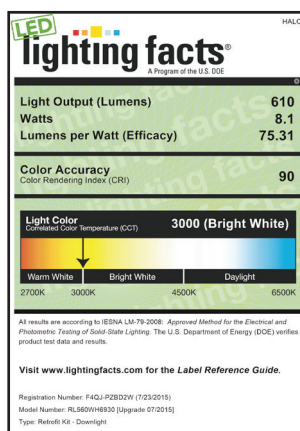
RL560WH6927

2700K Source



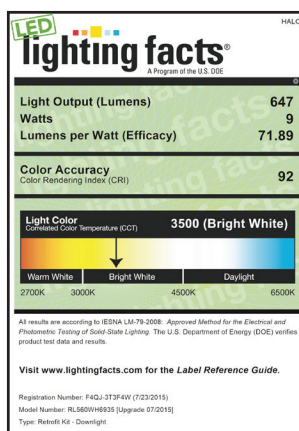
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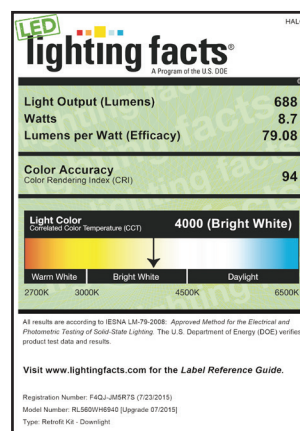
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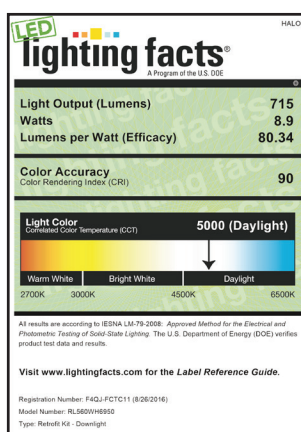
RL560WH6940

4000K Source



RL560WH6950

5000K Source



440 River Crest Court, Mukwonago, Wisconsin 53149 -Tel. (262) 363-6420x2111-Fax (262) 363-6425 -planner@villageofmukwonago.com

December 3, 2019

To: Fred Winchowky, Village President
Plan Commissioners

Re: Wall signage and Monument Sign Review
130 W. Boxhorn Dr., Super Products;

Property location: 130 W. Boxhorn Dr.

Current zoning: M-4 (Medium - Heavy Industrial)

General description: Super Products building and site are nearing completion. They have applied for wall signage and one monument sign. The proposal is for one wall sign on the main entrance side (South façade) and one monument sign.

Per Code Section 64-32 (5A), wall signs on properties greater than 3 acres in size are to be brought forward for the Plan Commission review and action.

Dimensional standards: The proposed sign complies with all relevant dimensional standards, including setbacks and coverage. Section 64-32(5A) requires a maximum wall signage allowance for a single tenant property/building in the form of 0.75 feet of sign per linear foot of building frontage, up to 150 square feet and up to 300 s.f. for all combined wall signage.

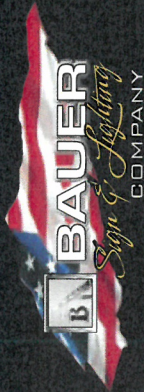
The frontage is substantial and affords the 300 square feet total of signage. The frontage is substantial and affords the 150 square footage of single wall sign.

The proposal is for 58.69 square feet on the South (main entrance) side of the building and includes a logo, and two rows of lettering.

The proposal also is for one monument sign along the entrance of W. Boxhorn Drive (South side) and includes a logo, name of business and directions to office and shipping and receiving and street address. The proposed total size of this monument sign is 69 square feet in size, and maximum size allowed is 100 square feet. The overall height is 5 feet 9 inches and maximum height allowed is 12 feet. The placement of the sign will need to be verified by a dimensioned site plan to ensure a 15 foot vision triangle is observed so as to not obstruct view of oncoming traffic entering and leaving the site.

Recommendation: The proposal meets the 150 square foot threshold for wall signage and the dimensional standards for monument signage and therefore recommends Approval with the following condition:

1. A dimensioned site plan shall be submitted to the Zoning administrator for review of observance of required vision triangle prior to permit issuance for monument sign.

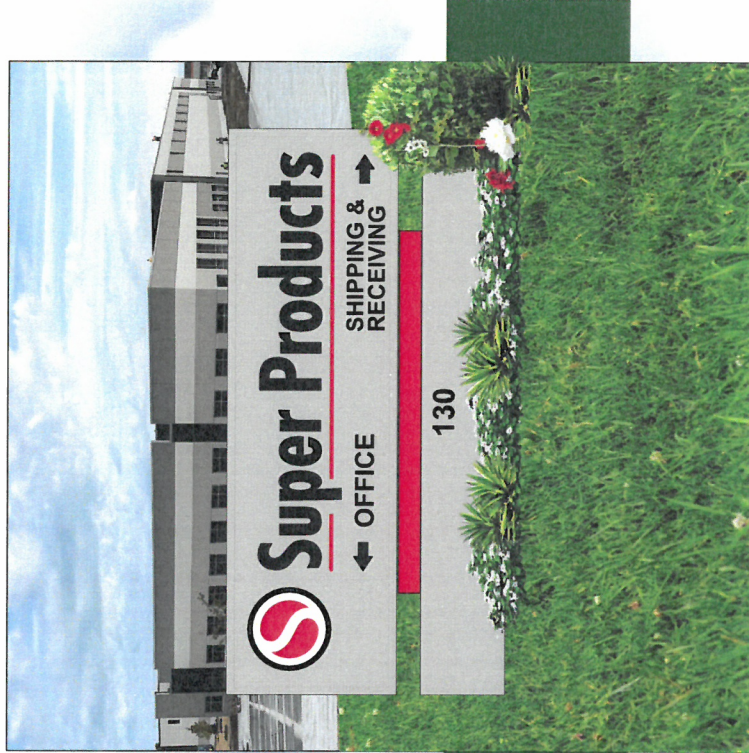


2500 South 170th
New Berlin, Wisconsin
Proudly Made In the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-787-6675



Super Products Non Illuminated Monument *Option 10*



File Super Products
Location New Berlin
Client Dave Salkin
Sales rep 10/14/19
Date cb 10/15/19
Revision

FABRICATION

- ☐ CHANNEL LETTERS
- ☐ OPEN CHANNEL LETTERS
- ☐ REVERSE CHANNEL LETTERS
- ☐ NEON ACCENTS
- ☐ CABINET SIGN
- ☐ MONUMENT SIGN
- ☐ PYLON SIGN
- ☐ PYLON PANEL (S) ONLY
- ☐ PLATE LETTERS
- ☐ OTHER
- ☐ SINGLE SIDED ☐ DOUBLE SIDED
- ☐ BACKWAY MOUNT
- ☐ FLUSH MOUNT
- ☐ INTERNALLY ILLUMINATED
- ☐ NON ILLUMINATED
- ☐ WHITE LED ☐ WHITE BULBS
- ☐ 120 V TRANSFORMERS
- ☐ 30 M.A. ☐ 60 M.A.
- ☐ 120 V ADVANCE BALLASTS
- ☐ COMPUTER CUT GRAPHICS
- ☐ DIGITALLY PRINTED GRAPHICS
- ☐ .125 ALUMINUM ROUTED FACE
- ☐ PLEX FACE
- ☐ PLEX BACKED
- ☐ FLEX FACE
- ☐ LEXAN FACE
- ☐ RETURN
- ☐ TRIMCAP
- ☐ RETAINERS
- ☐ MESSAGE CENTER
- ☐ POLE COVER
- ☐ ADDRESS NUMBERS
- ☐ SPECIAL INFORMATION

All Copy to be
1/4" Aluminum
Stud mounted.
Colors TBD

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for s
These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written pe

**FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY**

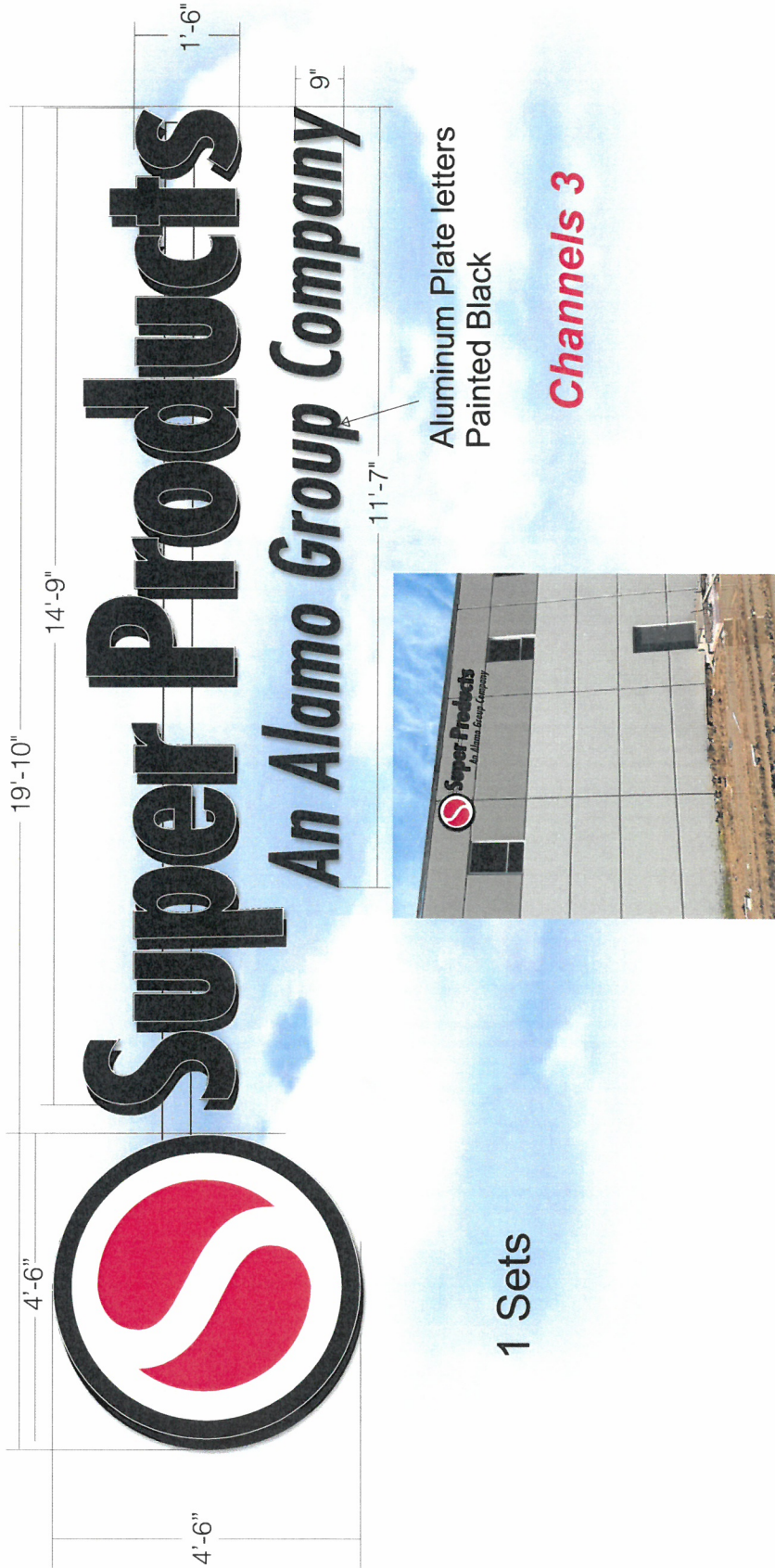
our products are certified by
Underwriters Laboratories, Inc.
This sign will be manufactured in
accordance with the code of the
National Fire Protection Association
and the International Building Code.
Bauer Sign Company, Inc.

Scale: 3/8" = 1'



2500 South 170th
New Berlin, Wisconsin
Proudly Made In the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-787-6675



File Super Products
Location New Berlin
Client
Sales rep Dave Salkin
Date 10/10/19
Revision cb 10/15/19

FABRICATION

- ☒ CHANNEL LETTERS
- ☐ OPEN CHANNEL LETTERS
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- ☐ BASE
- ☐ POLE COVER
- ☐ ADDRESS NUMBERS
- ☐ SPECIAL INFORMATION

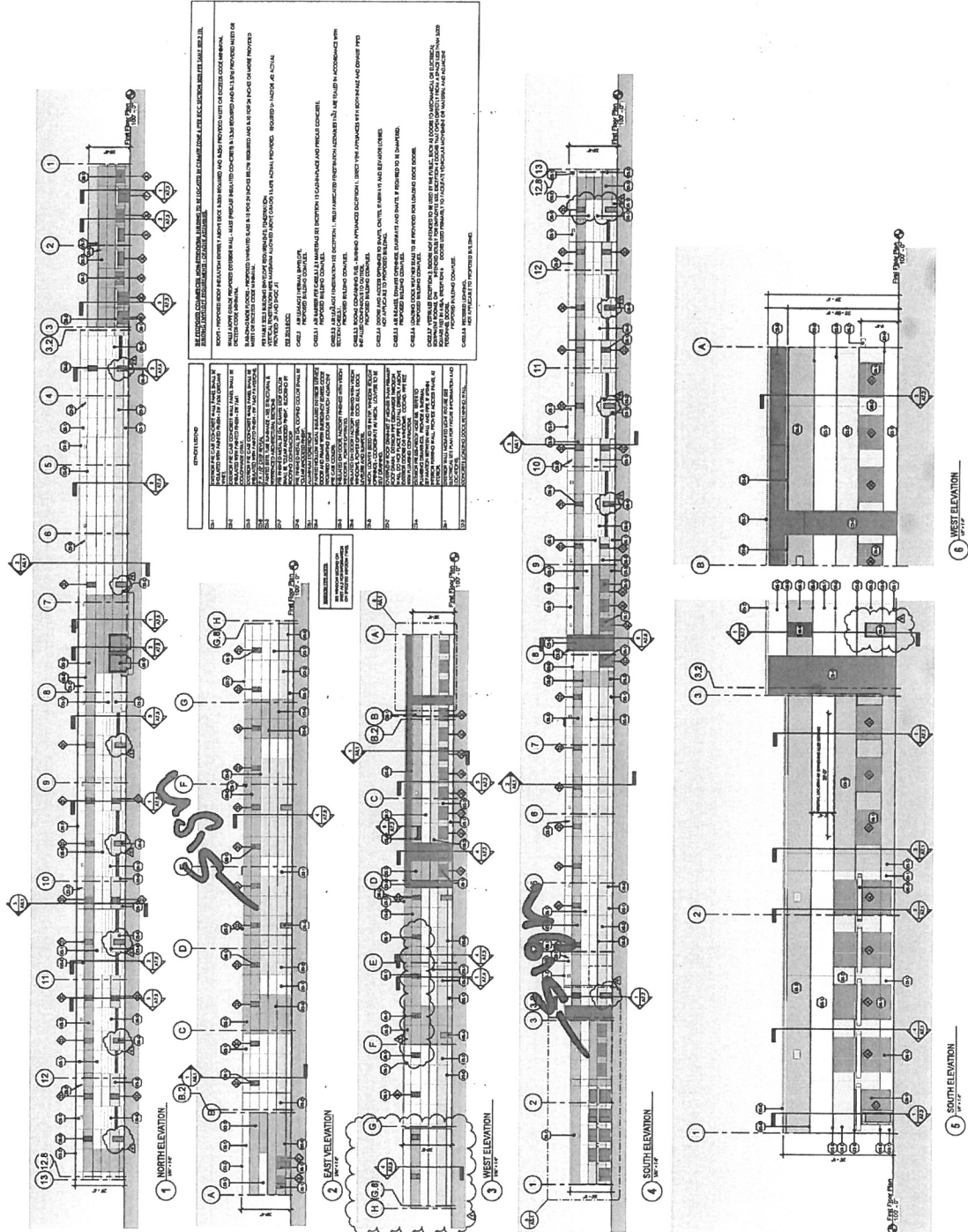
Black Day/Night Vinyl

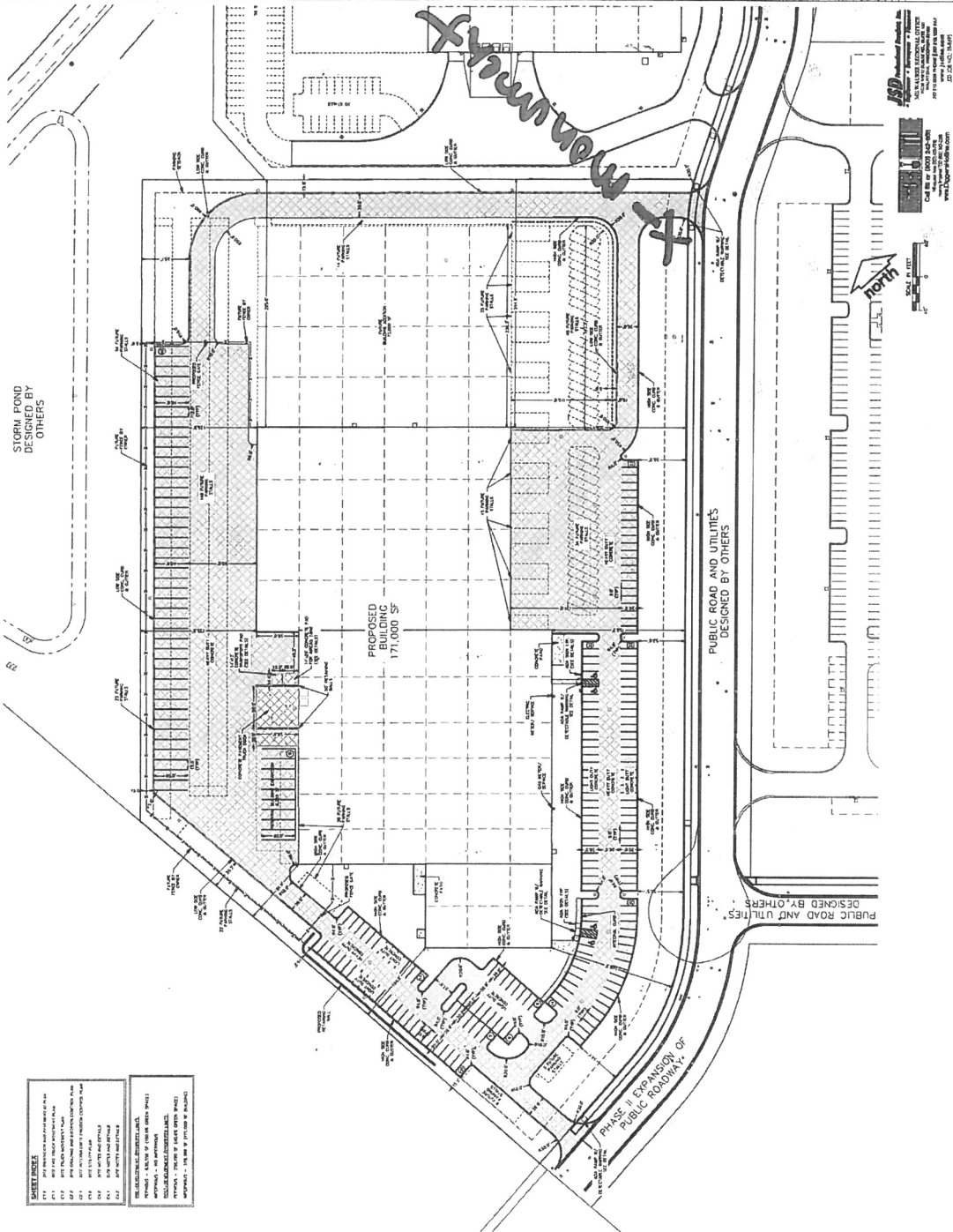
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FINAL ELECTRICAL
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RESPONSIBILITY

our product are certified by:
Underwriters Laboratories, Inc.

approval / date
Scale: 1/2" = 1'







Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 Tel.(262) 363-6420x2111 –Fax (262) 363-6425 –planner@villageofmukwonago.com

Date: December 3 2019

To: Fred Winchowky, Village President
Plan Commissioners

From: Ben Kohout, AICP; Village Planner

Subject: Phantom Lake Preserve, LLC, CSM – Combine two lots: MUKV1979991; MUKV1979992 on Eagle Lake Avenue, County Highway LO

Meeting: December 10, 2019 Plan Commission meeting

Property location: South side of Eagle Lake Avenue (County Highway LO), approximately 1,000 feet east of the intersection of County Highway I and County Highway LO.

Current zoning: R-5, Low Density Multi-Family Residential District with Planned Unit Development (PUD) Overlay District

General description: Mr. Greg Petrauski, on behalf of the property owners, Phantom Lake Preserve, LLC, is proposing to create a one-lot CSM out of the existing two side by side parcels, all with frontage access to Eagle Lake Avenue.

The purpose of the CSM is to create a singular lot out of the two existing lots to accommodate a previously approved 20 unit development site plan, which will be a condominium development. This CSM is necessary to combine the lots under a single ownership in order to set up a condominium regime. The CSM includes showing a future dedication of 50 feet for public road purposes (expansion) of right-of-way for Eagle Lake Avenue at this location, as is customary for CSMs fronting onto Village and County Roadways. There is also a provision for a previously approved 10 foot easement to be dedicated immediately adjacent to said roadway dedication for a public trail. The development envisioned on the property, as previously approved, is sought to include private street and private infrastructure and therefore does not require a right of way dedication for said private street.

Staff has reviewed this request and has no concerns with this request.

Recommendation

Approval. State law allows the Village to review the CSM to ensure compliance with the Village Comprehensive Plan. The Village Comprehensive Plan designates the property as Medium Density Multi-Family Residential (10 units/acre maximum density). Therefore, as the proposed CSM conforms to the comprehensive plan.



Village of Mukwonago GIS
Phantom Lake Preserve LLC CSM Aerial

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 500'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 12/4/2019

CERTIFIED SURVEY MAP NO.

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 Section 27,
Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin

Tax Key Numbers:
MUKV1979991
MUKV1979992

OUTLOT 8
MINORS HOMESTEAD
ADDITION NO. 2

NORTH LINE OF THE SW 1/4 SEC. 27, T5N, R18E
N89°03'46"E 2663.65'

DECEMBER 3, 2019

DECEMBER 3, 2019

EAGLE LAKE AVENUE
COUNTY TRUNK
HIGHWAY "LO"

N 64° 17' 46" E
22'

CENTERLINE -
((R) N65°15'15" -
CSM 3866)

LOT 1

2' ABOVE 100 YEAR
FLOOD PLAIN
EL.=797.2

PRIMARY
ENVIRONMENTAL
-CORRIDOR PER
WAUKESHA
COUNTY GIS

100 YEAR FLOOD
- PLAIN PER FEMA
EL.=795.2

UNPLATTED LANDS

TAX KEY
#MUKT1979990

OWNER:
PETERSEN-BARTH,
GROH & MOVICH

PUD SETBACKS:
FRONT=23.5 FEET
SIDE=15 FEET
REAR=50 FEET

NO CORNER MARKERS
FOUND OR SET

MATCH LINE SHEET 2

MATCH LINE SHEET 3

**GRAPHICAL
SCALE (FEET)**

0 1" = 150'

PEG JOB#1578.00
SHEET 2 OF 6

Prepared By:

PINNACLE ENGINEERING GROUP





20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

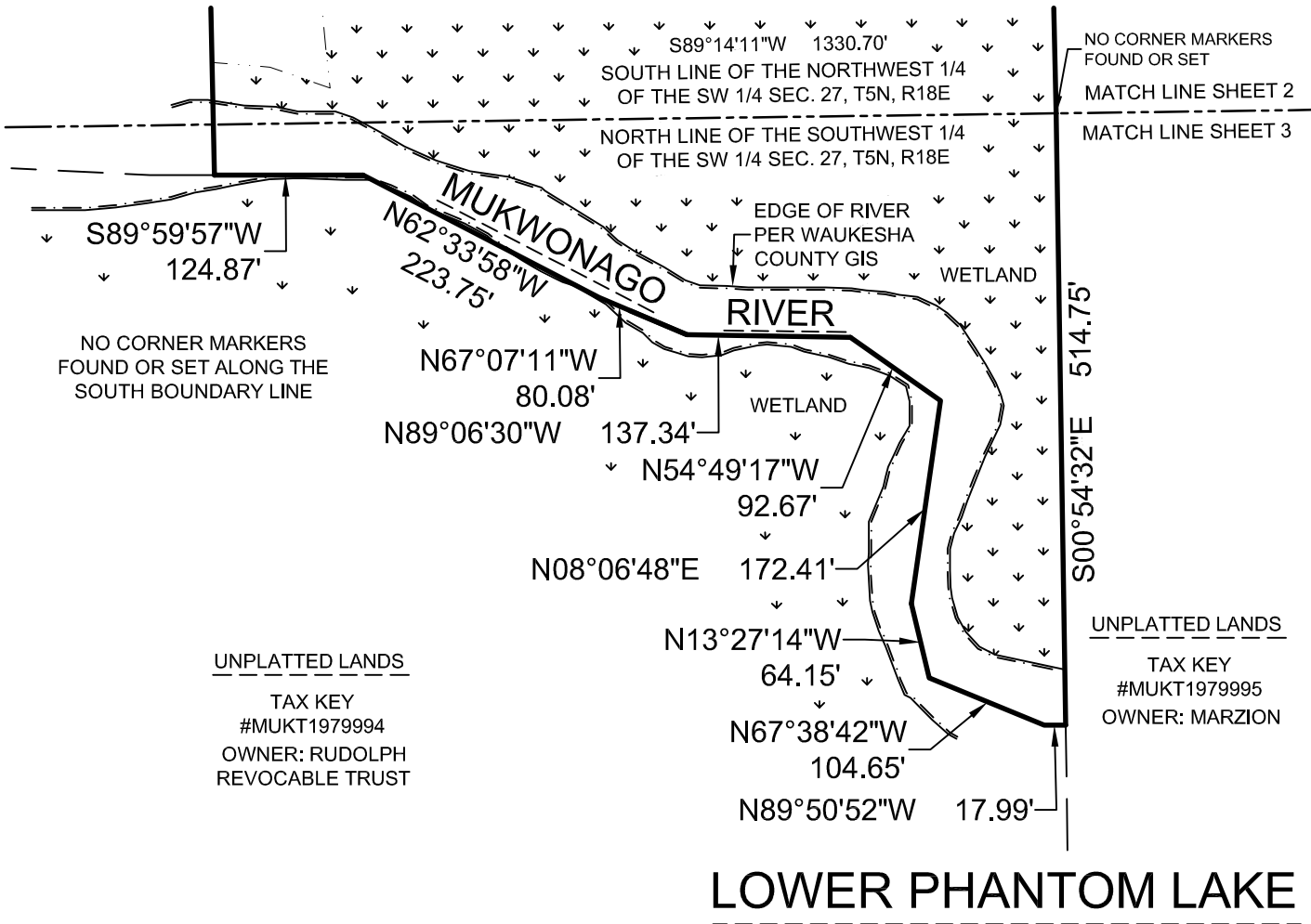
LEGEND:

 - Denotes Found 1" Iron Pipe
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - Denotes Soil Boring Test Pit
 (R) - Denotes "Recorded As"

0 **1" = 150'**

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 Section 27,
Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- SB - Denotes Soil Boring Test Pit
- (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)

0 1" = 150' 300'

DECEMBER 3, 2019

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	398.79'	2564.05'	008°54'41"	N59°50'26"E	398.39'	N64°17'46"E	N55°23'05"E
C2	406.57'	2614.05'	008°54'41"	N59°50'26"E	406.16'	N64°17'46"E	N55°23'05"E

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 Section 27,
Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor,
do hereby certify:

That I have surveyed, mapped and divided that part
of the Southwest 1/4 and Northwest 1/4 of the
Southwest 1/4 Section 27, Township 5 North,
Range 18 East, Village of Mukwonago, Waukesha
County, Wisconsin, described as follows:

Commencing at the northwest corner of the
Southwest 1/4 of said Section 27;
Thence North 89°03'46" East along the north line
of said Southwest 1/4, 1269.53 feet to the centerline
of Eagle Lake Avenue - County Trunk Highway "LO"
and the Point of Beginning;

Thence continuing North 89°03'46" East along said north line, said line also being the south
line of Minors Homestead Addition No. 2, a recorded subdivision, 62.29 feet;
Thence South 00°38'53" East, 789.81 feet to a found 1" iron pipe;
Thence South 01°17'48" East, 531.09 feet to the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 27;
Thence South 00°54'32" East along the east line of the said Southwest 1/4 of the Southwest 1/4, 514.75 feet;
Thence North 89°50'52" West, 17.99 feet;
Thence North 67°38'42" West, 104.65 feet;
Thence North 13°27'14" West, 64.15 feet;
Thence North 08°06'48" East, 172.41 feet;
Thence North 54°49'17" West, 92.67 feet;
Thence North 89°06'30" West, 137.34 feet;
Thence North 67°07'11" West, 80.08 feet;
Thence North 62°33'58" West, 223.75 feet;
Thence South 89°59'57" West, 124.87 feet;
Thence North 01°14'24" West, 993.41 feet to the aforesaid centerline of Eagle Lake Avenue - County Trunk Highway "LO";
Thence North 64°17'46" East along said centerline, 157.32 feet to a point of curvature;
Thence northeasterly 398.79 feet along the arc of said curve to the left and said centerline, whose radius is 2564.05 feet
and whose chord bears North 59°50'26" East, 398.39 feet;
Thence North 55°23'05" East, 193.87 feet to the Point of Beginning.

Dedicating the northwesterly portion of subject property as graphically shown for public right of way purposes.

Containing 939,620 square feet (21.5707 acres) of land Gross and 899,742 square feet (20.6552 acres) of land Net more
or less.

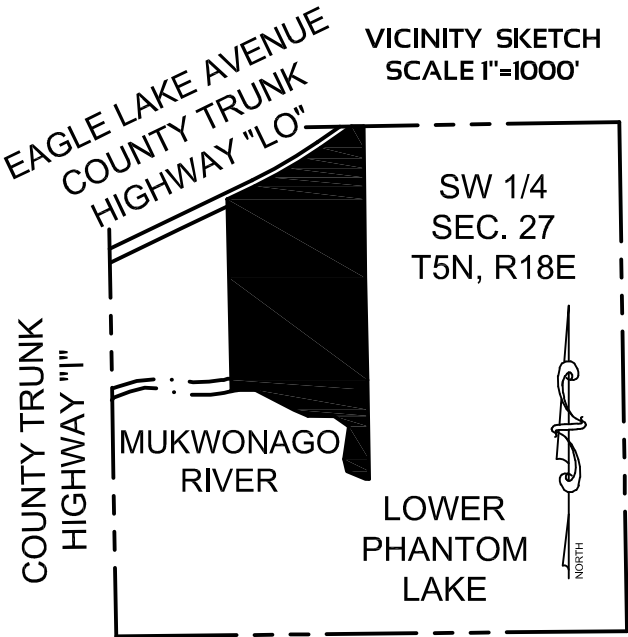
That I have made such survey, land division and map by the direction of Phantom Lake Preserve, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof
made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of
Mukwonago in surveying, mapping and dividing the land with in the certified survey map.

John P. Konopacki
Professional Land Surveyor S-2461

Date: DECEMBER 3, 2019



CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 Section 27,
Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

Phantom Lake Preserve, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Phantom Lake Preserve, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- ## 1. Village of Mukwonago

IN WITNESS WHEREOF, the said Phantom Lake Preserve, LLC has caused these presents to be signed by Jeff Tekaver, Member and Tammy Tekaver, Member, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 20_____.

In the presence of: Phantom Lake Preserve, LLC

Jeff Tekaver, Member

Tammy Tekaver, Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, Jeff Tekaver, Member and Tammy Tekaver, Member of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such Members of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public

Name: _____

State of Wisconsin

My Commission Expires:

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

Date _____

President

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 20____,
_____, to me known to be the person who executed the
foregoing instrument and to me known to be such officer of said corporation and
acknowledged the same.

Notary Public

Name:

State of Wisconsin

My Commission Expires:

DECEMBER 3, 2019

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1578.00
SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 Section 27,
Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Mukwonago on this _____ day of _____, 20____.

Date

Chairman

Date

Secretary

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Mukwonago, Wisconsin, on this _____ day of _____, 20____.

Date

Fred Winchowky, Village President

Date

Diana Dykstra, Village Clerk-Treasurer

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X", Zone "AE" and FLOODWAY of the Flood Insurance Rate Map Community Panel No. 55133C0426G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" have Base Flood Elevations determined.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 27, Town 5 North, Range 18 East, Elevation = 824.21.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Right of Way widths and locations are based on Certified Survey Map No. 3866, the recorded plat of Minors Homestead Addition No. 1 and surveys of record.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 27, Township 5 North, Range 18 East has a bearing of N89°03'46"E.



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

DECEMBER 3, 2019

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1578.00

SHEET 6 OF 6

DATE: December 3, 2019
TO: President Fred Winchowky and Members of the Plan Commission
FROM: Ben Kohout, Village Planner/Zoning Administrator
RE: 5G Small Cell Wireless Ordinance Provisions for Review and Comment

The Village Hall staff has been working to introduce an ordinance amendment to address 5G Small Cell Wireless provisions. Over the past few months, Village Hall staff have reviewed other communities and the Village Attorney office has put together an ordinance proposal for consideration. Some things to keep in mind are that the Village cannot prohibit 5G small cell wireless facilities from being placed on public right of way, only regulate general locations, general aesthetics, styles and heights of these facilities. I am including with this memo an attachment which shows what some typical facilities look like and a general overview of how this came to be we are proposing these ordinance provisions.

Attached please find a copy of the collaborative documents with staff inclusions. Highlights of the ordinance provisions are as follows:

1. Create new Article III Chapter 79. This creates the language required to speak to the specific regulations of these wireless facilities. Staff is proposing to only permit these on private properties in the specified zoning districts listed in a hierarchy of preferred zoning districts.
2. Changed Chapter 74 to provide for right of way permitting procedures for these types of facilities.
3. Changed Section 100 pertaining to maximum heights permitted. Generally permitting up to 50 feet tall or no taller than 10 feet above the existing tallest pole in the right of way.

Recommendation

I recommend the Plan Commission review and potentially concur with the inclusions of the ordinance provisions. Staff will then schedule a public hearing for the Village Board to take public comments and consider the zoning amendment. Before the public hearing is held the Plan Commission will have the opportunity to make a final recommendation on the actual ordinance provisions.

If any questions arise, please feel free to contact me.

ARTICLE III. - WIRELESS TELECOMMUNICATION MOBILE SERVICE FACILITIES

Sec. 79-68. - Wireless telecommunication mobile service facilities - generally.

(a) Purpose. This section is intended to regulate wireless mobile service facilities to the full extent allowed by Wis. Stats. § 66.0404 and other applicable laws. Nothing herein is intended to regulate or authorize the regulation of mobile service facilities in a manner that is preempted or prohibited by Wis. Stats. § 66.0404 or other applicable laws.

(b) Definitions. All terms used herein shall have the meaning described in Wis. Stats. § 66.0404(1) - see below:

Antenna means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

Application means an application for a permit under this section to engage in either:

- a. The siting and construction of a new mobile service support structure and facilities.
- b. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities or a class 2 collocation.

Building permit means a permit issued by Village of Mukwonago that authorizes an applicant to conduct construction activity that is consistent with Village of Mukwonago building code.

Class 1 collocation means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.

Class 2 collocation means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.

Collocation means class 1 or class 2 collocation or both.

Distributed antenna system means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.

Equipment compound means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

Existing structure means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with Village of Mukwonago.

Fall zone means the area over which a mobile support structure is designed to collapse.

Mobile service has the meaning given in 47 USC 153 (33)—see below:

- a. Mobile service. The term "mobile service" means a radio communication service carried on between mobile stations or receivers and land stations, and by mobile stations communicating among themselves, and includes:
 - i. Both one-way and two-way radio communication services,
 - ii. A mobile service which provides a regularly interacting group of base, mobile, portable, and associated control and relay stations (whether licensed on an individual, cooperative, or multiple basis) for private one-way or two-way land mobile radio communications by eligible users over designated areas of operation, and

iii. Any service for which a license is required in a personal communications service established pursuant to the proceeding entitled "Amendment to the Commission's Rules to Establish New Personal Communications Services" (GEN Docket No. 90-314; ET Docket No. 92-100), or any successor proceeding.

Mobile service facility means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

Mobile service provider means a person who provides mobile service.

Mobile service support structure means a freestanding structure that is designed to support a mobile service facility.

Permit means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:

- a. A class 1 collocation.
- b. A class 2 collocation.
- c. The construction of a mobile service support structure.

Political subdivision means a city, village, town, or county.

Public utility has the meaning given in Wisconsin Statutes.

Search ring means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

Small Wireless Facility, consistent with 47 C.F.R. § 1.6002(l), means a facility that meets each of the following conditions:

The structure on which antenna facilities are mounted:

- is 50 feet or less in height, or
- is no more than 10 percent taller than other adjacent structures, or
- is not extended to a height of more than 50 feet, or by more than 10 percent above its preexisting height, whichever is greater, as a result of the collocation of new antenna facilities;
- Each antenna (excluding associated antenna equipment) is no more than three cubic feet in volume;
- All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is cumulatively no more than 28 cubic feet in volume;
- The facility does not require antenna structure registration;
- The facility is not located on Tribal lands; and
- The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified by federal law.

Substantial modification means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:

- a. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
- b. For structures with an overall height of more than 200 feet, increases the overall height of the structure by ten percent or more.
- c. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
- d. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

Support structure means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

Utility pole means a structure owned or operated by an alternative telecommunications utility, as defined in Wisconsin Statutes; public utility, as defined in Wisconsin Statutes; telecommunications utility, as defined in Wisconsin Statutes; political subdivision; or cooperative association organized under Wisconsin Statutes; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in Wisconsin Statutes; for video service, as defined in Wisconsin Statutes; for electricity; or to provide light.

(c) New towers and facilities. The siting and construction of a new mobile service support structure and facilities shall be subject to the following requirements:

(1) Application process. The applicant shall submit an application on forms or by electronic means as provided by the Village, which shall include all of the following information minimally as well as any other information as may be specifically requested within the application form itself.

- a. The name and business address of, and the contact individual for, the applicant.
- b. The location of the proposed tower.
- c. The location of the mobile service facility.
- d. A construction plan which describes the tower, equipment, network components, antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new tower.
- e. An explanation as to why the applicant chose the proposed location, and why the applicant did not choose collocation, including a sworn statement from the responsible party attesting that collocation within the applicant's service area would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome.

(2) Determination of completeness - application. The Village Zoning Administrator will determine, within the prescribed “**application(s) completeness review deadlines**” (ref Section **Sec. 79-71 – Shot Clocks.**) whether the application is complete. If the application includes all of the required information, the application shall be found to be complete. The Village Zoning Administrator must notify the applicant in writing within the prescribed “**application(s) completeness review deadlines**” if an application is found not to be complete, specifying in detail the required information that was incomplete. The applicant may resubmit as often as necessary until it is complete.

(3) Conditional use review procedure. The wireless telecommunications mobile service facility shall be a conditional use, however it is not subject to Chapter 100 of this Code, but instead shall be reviewed pursuant to the following procedures:

a. Public hearing. Within a reasonable time after an application and all required information has been filed, a public hearing shall be held by the plan commission pursuant to this chapter. Within 40 days after the public hearing and all investigation, the plan commission shall make a recommendation to the village board unless the time is extended by the petitioner.

b. Fee. Any petition shall be accompanied by a fee as set from time-to-time by the village board to defray the cost of notification and holding of public hearing. Costs incurred by the village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review and implementation of the conditional use shall be charged to the petitioner. Such fee shall not exceed the limits established by Wis. Stats. § 66.0404(4)(d).

c. Requirements.

1. Any new or substantially modified mobile service support structure (not including structures proposed to be placed in the right-of-way) that is proposed to be constructed on or adjacent to a parcel of land that permits single-family residential use shall be subject to an offset and setback requirement equal to the height of the support structure. The Village Zoning Administrator may permit a reduction in this offset/setback requirement but only to the extent it is determined that such reduction will not compromise the public safety and only when the applicant demonstrates a unique or extenuating circumstance specific to the proposed structure location which prevents full compliance with this offset/setback requirement. 2. All facilities shall comply fully with all applicable state and federal codes.

(d) Determination. The Village Board shall make a decision on the application within a reasonable time after receipt of the Plan Commission recommendation, provided further that the final action shall be taken within the required period of time (ref Section **Sec. 79-71. – Shot Clocks.**) unless the time for final action by the Village is extended by mutual agreement of the Petitioner and the Village. Said decision shall be stated in writing and a copy made a permanent part of the Village records. If conditional use status is not granted, the reasons therefor will be included in such record. A grant of conditional use status, subsequent changes or additions thereto and terminations thereof shall be recorded as follows:

(1) An official record of such conditional grant shall be prepared by the Village Zoning Administrator on a form prescribed therefore which shall include the description of the use for which the grant is given and all conditions attached thereto as well as a copy of the resolution of the village board approving the grant. A copy of the completed form shall be recorded at the Waukesha County Register of Deeds as a covenant on the title for the premises for which the conditional use was granted.

(2) Changes or additions. Subsequent changes or additions to the approved plans or use shall first be submitted for approval to the plan commission and, if, in the opinion of the Village Zoning Administrator in his review of the revisions requested, such change or addition constitutes a substantial alteration, a public hearing before the plan commission shall be required and notice thereof be given pursuant to this chapter.

(3) Conditions. Conditions such as landscaping, architectural design, type of construction, floodproofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yard, or parking requirements, among other issues as deemed appropriate may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this Chapter; subject to the limitations of subsection (4), Limitations upon authority, below.

(4) Limitations upon authority. The village review and action in the matter shall be subject to the limitations imposed by Wis. Stats. § 66.0404(4). In the event the applicant believes the village has erred in its determination, the applicant may, within 30 days of the Village Board decision on the matter, submit a written statement to that effect, including a detailed description of the specific points on which the applicant believes the Village has erred. The village board reserves the right to reconsider the matter, to ensure that all applicable laws are followed.

(d) Modifications. The construction of modifications to an existing mobile service support structure or mobile service facility shall be subject to the following requirements:

(1) Substantial modification.

a. Application and review process. The application and review process for a substantial modification is identical to the application and review process for a new tower, as described in subsection (c), New towers

and facilities, above, except that the required plans should describe the proposed modifications, rather than describe the new structure.

(2) *Not substantial modifications.*

a. Application information and review process. The applicant shall submit an application that describes the applicant's basis for concluding that the modification is not substantial, and all of the following information:

- i. The name and business address of, and the contact individual for, the applicant.
- ii. The location of the affected support structure.
- iii. The location of the proposed facility.

b. Completeness determination. The Village Zoning Administrator will determine, within the prescribed **“application(s) completeness review deadlines”** (ref Section **Sec. 79-71. – Shot Clocks**) whether the application is complete. If the application includes all of the required information, the application shall be found to be complete. The Village Zoning Administrator must notify the applicant in writing within the prescribed **“application(s) completeness review deadlines”** if an application is found not to be complete, specifying in detail the required information that was incomplete. The applicant may resubmit as often as necessary until it is complete.

c. Fee. Any petition shall be accompanied by a fee as set from time-to-time by the Village Board to defray the cost of review. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review and implementation of the modifications shall be charged to the Petitioner. Such fee shall not exceed the limits established by Wis. Stats. § 66.0404(4)(d).

d. Determination. The Village Zoning Administrator shall make a decision on the nonsubstantial modification application within the prescribed **period of time** (ref Section **Sec. 79-71. – Shot Clocks**) unless the time is extended by mutual agreement between the Village and the Petitioner. Said decision shall be stated in writing and a copy made a permanent part of the Village records. If modifications as requested are not approved by the Village Zoning Administrator, the reasons therefor will be provided to the applicant in writing.

e. Limitations upon authority. The village review and action in the matter shall be subject to the limitations imposed by Wis. Stats. § 66.0404(4), and such other laws as may apply which may include 47 USCA Section 1455. In the event the applicant believes the village has exceeded its authority in this regard, the applicant shall notify the village board in writing within 30 days of the action/decision, and the village board reserves the right to reconsider the matter.

Sec. 79-69 - Wireless telecommunication facilities in the Right-of-way – specifically.

(a) Definitions

For the purposes of this Section, the terms below shall have the following meanings:

“Administrator” means the Village Zoning Administrator or his/her designee.

“Application” means a formal request, including all required and requested documentation and information, submitted by an Applicant to the Village for a wireless permit.

“Applicant” means a person filing an application for placement or modification of a wireless telecommunications facility in the right-of-way.

“Base Station” means the same as in 47 C.F.R. § 1.6100(b)(1), which defines the term to mean a structure or wireless telecommunications equipment at a fixed location that enables FCC-

licensed or authorized wireless communications between user equipment and a communications network. This definition does not include towers.

“Eligible Facilities Request” means the same as in 47 C.F.R. § 1.6100(b)(3), which defines the term to mean any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment.

“FCC” means the Federal Communications Commission.

“Right-of-way” means the surface of, and the space above and below the entire width of an improved or unimproved public roadway, highway, street, bicycle lane, landscape terrace, shoulder, side slope, and public sidewalk over which the Village exercises any rights of management and control or in which the Village has an interest.

“Small Wireless Facility,” consistent with 47 C.F.R. § 1.6002(l), means a facility that meets each of the following conditions:

(1) The structure on which antenna facilities are mounted:

i. is 50 feet or less in height, or

ii. is no more than 10 percent taller than other adjacent structures, or

iii. is not extended to a height of more than 50 feet or by more than 10 percent above its preexisting height, whichever is greater, as a result of the collocation of new antenna facilities;

(2) Each antenna (excluding associated antenna equipment) is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is cumulatively no more than 28 cubic feet in volume;

(4) The facility does not require antenna structure registration;

(5) The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified by federal law.

“Support Structure” means any structure capable of supporting wireless telecommunications equipment.

“Tower” means the same as in 47 C.F.R. § 1.6100(b)(9), which defines the term as any structure built for the sole or primary purpose of supporting any Federal Communication Commission (FCC) licensed or authorized antennas and their associated facilities, including structures that are

constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

This definition does not include utility poles.

“Underground areas” means those areas where there are no electrical facilities or facilities of the incumbent local exchange carrier in the right of way; or where the wires associated with the same are or are required to be located underground; or where the same are scheduled to be converted from overhead to underground. Electrical facilities are distribution facilities owned by an electric utility and do not include transmission facilities used or intended to be used to transmit electricity at nominal voltages more than 35,000 volts.

“Utility Pole” means a structure in the right-of-way designed to support electric, telephone, and similar utility distribution lines and associated equipment. A tower is not a utility pole.

“Wireless Infrastructure Provider” means a person that owns, controls, operates, or manages a wireless telecommunications facility or portion thereof within the right-of-way.

“Wireless Permit” or “Permit” means a permit issued pursuant to this Section and authorizing the placement or modification of a wireless telecommunications facility of a design specified in the permit at a particular location within the right-of-way, and the modification of any existing support structure to which the wireless telecommunications facility is proposed to be attached.

“Wireless Regulations” means those regulations adopted pursuant to Section (e)(2) a. to implement the provisions of this Section .

“Wireless Service Provider” means an entity that provides wireless services to end users.

“Wireless Telecommunications Equipment” means equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network.

“Wireless Telecommunications Facility” or “Facility” means a facility at a fixed location in the right-of-way consisting of a base station, antennas and other accessory equipment, and a tower and underground wiring, if any, associated with the base station.

Definitions in this Section may contain quotations or citations to 47 C.F.R. §§ 1.6100 and 1.6002. In the event that any referenced section is amended, creating a conflict between the definition as set forth in this Section and the amended language of the referenced section, the definition in the referenced section, as amended, shall control.

(b) Purpose

In the exercise of its police powers, the Village has priority over all other uses of the right-of-way. The purpose of this Section is to provide the Village with a process for managing, and uniform standards for acting upon, requests for the placement of wireless telecommunications facilities within the right-of-way consistent with the Village’s obligation to promote the public health, safety, and welfare; to manage the right-of-way; and to ensure that the public’s use is not

obstructed or incommoded by the use of the right-of-way for the placement of wireless telecommunications facilities. The Village recognizes the importance of wireless telecommunications facilities to provide high-quality communications and internet access services to residents and businesses within the Village. The Village also recognizes its obligation to comply with applicable Federal and State laws regarding the placement of wireless telecommunications facilities in the right-of-way including, without limitation, the Telecommunications Act of 1996 (47 U.S.C. § 151 et seq), Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Wis. Stat. § 182.017, and Wis. Stat. § 196.58, and this Section shall be interpreted consistent with those provisions.

(c) Scope

(1) Applicability. Unless exempted by Section (c)(2), below, every person who wishes to place a wireless telecommunications facility in the right-of-way or modify an existing wireless telecommunications facility in the right-of-way must obtain a wireless permit under this Section.

(2) Exempt Facilities. The provisions of this Section (other than Sections 79-69 (j)-(n)) shall not be applied to applications for the following:

- a. Installation of a small wireless facility on the strand between two utility poles, provided that the cumulative volume of all wireless facilities on the strand shall not exceed 1 cubic foot, and provided further that the installation does not require replacement of the strand, or excavation, modification, or replacement of either of the utility poles.
- b. Installation of a mobile cell facility (commonly referred to as “cell on wheels” or “cell on truck”) for a temporary period in connection with an emergency or event, but no longer than required for the emergency or event, provided that installation does not involve excavation, movement, or removal of existing facilities.
- c. Placement or modification of a wireless telecommunications facility on structures owned by or under the control of the Village. See subsection (m) of this Section.
- d. Placement or modification of a wireless telecommunications facility by Village staff or any person performing work under contract with the Village.
- e. Modification of an existing wireless telecommunications facility that makes no material change to the footprint of a facility or to the surface or subsurface of a public street if the activity does not disrupt or impede traffic in the traveled portion of a street, and if the work does not change the visual or audible characteristics of the wireless telecommunications facility.

(d) Nondiscrimination

In establishing the rights, obligations, and conditions set forth in this Section, it is the intent of the Village to treat each applicant and right-of-way user in a competitively neutral and nondiscriminatory manner, to the extent required by law, while taking into account the unique

technologies, situation, and legal status of each applicant or request for use of the right-of-way.

(e) Administration

(1) **Administrator.** The Administrator is responsible for administering this Section.

(2) **Powers.** As part of the administration of this Section, the Administrator may:

- a. Adopt wireless regulations governing the placement and modification of wireless telecommunications facilities in addition to but consistent with the requirements of this Section including regulations governing collocation, the resolution of conflicting applications for placement of wireless telecommunications facilities, and aesthetic standards.
- b. Interpret the provisions of the Section and the wireless regulations.
- c. Develop forms and procedures for submission of applications for wireless permits consistent with this Section .
- d. Collect any fee required by this Section .
- e. Establish deadlines for submission of information related to an application, and extend or shorten deadlines where appropriate and consistent with federal laws and regulations.
- f. Issue notices of incompleteness or requests for information in connection with any wireless permit application.
- g. Select and retain an independent consultant or attorney with expertise in telecommunications to review any issue that involves specialized or expert knowledge in connection with any permit application.
- h. Coordinate and consult with other Village staff, committees, and governing bodies to ensure timely action on all other required permits under subsection (f)(2) g. of this Section .
- i. Subject to appeal as provided in subsection (h)(4) of this Section , determine whether to grant, grant subject to conditions, or deny an application.
- j. Take such other steps as may be required to timely act upon wireless permit applications, including issuing written decisions and entering into agreements to mutually extend the time for action on an application.

(f) Application

(1) **Format.** Unless the wireless regulations provide otherwise, the applicant must submit both a paper copy and an electronic copy (in a searchable format) of any application, as well as any amendments or supplements to the application or responses to requests for information regarding an application, to the Administrator. An application is not complete until both the paper and electronic copies are received by the Administrator.

(2) **Content.** In order to be considered complete, a fully executed application must be submitted using

forms provided by the Village and with all required supporting materials and information included or attached thereto, and also, in addition to all other information requested, the following shall be provided:

- a. All information required pursuant to the wireless regulations.
- b. A completed application cover sheet signed by an authorized representative of the applicant, listing all standard permit conditions.
- c. The name of the applicant (including any corporate or trade name), and the name, address, email address, and telephone number of a local representative. If the applicant is a wireless infrastructure provider, the name and contact information for the wireless service provider(s) that will be using the wireless telecommunications facility must also be provided.
- d. A statement of which shot clock or shot clocks apply to the application and the reasons the chosen shot clocks apply.
- e. A separate and complete description of each proposed wireless telecommunications facility and the work that will be required to install or modify it, including but not limited to detail regarding proposed excavations, if any; detailed site plans showing the location of the facility and technical specifications for each element of the facility, clearly describing the site and all structures and facilities at the site before and after installation or modification and identifying the owners of such preexisting structures and facilities; and describing the distance to the nearest residential dwelling unit. Before and after 360-degree photo simulations must be provided for each facility.
- f. A copy of the FCC license for the facility or a sworn written statement from the applicant attesting that the facility will comply with current FCC regulations.
- g. To the extent that filing of the wireless permit application establishes a deadline for action on any other permit that may be required in connection with the wireless telecommunications facility, the wireless permit application must include complete copies of such other permit applications (including for instance but not necessarily limited to electrical permits, building permits, construction permits, traffic control permits, right-of-way permits, excavation permits and erosion control permits), with all engineering completed and with evidence of payment for all fees associated with each permit.
- h. A certification by a registered and qualified engineer that the installation can be supported by and does not exceed the tolerances of the structure on which it will be mounted and that all elements of the wireless telecommunications facility comply with applicable safety standards.
- i. Payment of all required fees. The fee for application shall be as established and periodically updated by the Village Board from time to time but in no case less than \$500 for a single upfront application that may include up to 5 wireless facilities plus an

additional \$100 for each facility beyond 5. For applications which include placement of a new pole, the application fee shall be not less than \$1000. Full payment of application fees must be rendered at the time an application is submitted.

j. If an applicant contends that denial of the application would prohibit or effectively prohibit the provision of service in violation of federal law, or otherwise violate applicable law, the application must provide all evidence on which the applicant relies in support of that claim. Applicants are not permitted to supplement this evidence if doing so would prevent the Village from complying with any deadline for action on an application.

k. If the application is an eligible facilities request, the application must contain information sufficient to show that the application qualifies as an eligible facilities request under 47 C.F.R. § 1.6100(b)(3), including evidence that the application relates to an existing tower or base station that has been approved by the Village. Before and after 360-degree photo simulations must be provided with detailed specifications demonstrating that the modification does not substantially change the physical dimensions of the existing approved tower or base station.

(3) **Waivers.** Requests for waivers from any requirement of this subsection (f) regarding the application requirements shall be made in writing to the Village Zoning Administrator. The Administrator may grant a request for waiver if it is demonstrated that, notwithstanding the issuance of the waiver, the Village will be provided with all information necessary to fully understand the nature of the construction or other activity proposed to be conducted pursuant to the wireless permit sought.

(4) **Fees.** Applicant must pay an application fee concurrent with submittal of the application, the level of such fees to be set by the Village of Mukwonago Village Board from time to time. The applicant shall also be required to pay all costs reasonably incurred in reviewing the application, including costs incurred by the Village in retaining outside consultants to assist in the review.

(5) **Public Records.** Applications are public records that may be made publicly available pursuant to state and federal public records law. Notwithstanding the foregoing, the applicant may designate portions of the application materials that it reasonably believes contain proprietary or confidential information by clearly marking each portion of such materials accordingly, and the Village shall endeavor to treat the information as proprietary and confidential, subject to applicable state and federal public records law and the Administrator's determination (with guidance of the Village Attorney) that the applicant's request for confidential or proprietary treatment of the application materials is reasonable. The Village shall not be required to incur any costs to protect the application from disclosure.

(g): General Standards


(1) **Generally.** Wireless telecommunications facilities shall meet the minimum requirements set forth in this Section and the wireless regulations, in addition to the requirements of any other applicable law or regulation.

(2) **Regulations.** The wireless regulations and decisions on wireless permits shall, at a

minimum, ensure that the requirements of this Section are satisfied, unless it is determined that the applicant has established that denial of an application would, within the meaning of federal law, prohibit or effectively prohibit the provision of a telecommunications or personal wireless services, or otherwise violate applicable laws or regulations.⁸ If that determination is made, the requirements of this Section and the wireless regulations may be waived, but only to the extent required to avoid the prohibition.

(3) Design Standards.

- a. **Preferred Locations.** The following locations, in the order listed from most to least preferred, are the preferred locations for installations of wireless facilities in public rights-of-way: *(i.e. M-2 Zoning District location options must be ruled out as a prospective location for the facilities and equipment proposed by the applicant before considering prospective locations in the B-3, B-4, B-5, or P-1 Districts, and etc...)*

- 1) M-2 and M-4 Zoning Districts;
- 2) B-3, B-4, B-5, and -  Zoning Districts; and
- 3) Other Zoning Districts.

- b. **Non-Preferred Locations.** The applicant should avoid locating facilities or equipment within residential neighborhoods, designated open spaces, parks, and conservation areas. A facility may be permitted in a location other than a preferred location if the applicant provides evidence showing that:

- 1) Adequate coverage can be maintained, existing services can be improved, or new services can be added only if facilities are placed in a non-preferred location; or
- 2) The proposed facility will meet all applicable requirements for the non-preferred location and will complement the character of the surrounding area.

c. **Avoid Significant Buildings and View Sheds.** Wireless communication facilities shall not be located on historically or architecturally significant structures unless visually and architecturally integrated with the structure and shall not interfere with prominent vistas or significant public view corridors.

d. **Collocation Generally.** Subject to the provisions of this section, collocation of facilities is generally preferred over new support structures if it can be accomplished in a way that better complements the character of the surrounding area.

e. **Collocation with non-municipal facilities.** Collocation on facilities or support structures owned by parties other than the Village is subject to the following:

- 1) Where an existing facility or support structure can potentially accommodate collocation of a new wireless facility, collocation will be required unless:

- a. The applicant submits substantial evidence supporting the unsuitability of the collocation;
 - b. The owner of the existing facility or support structure is unwilling to accommodate the applicant's equipment and cannot be required to cooperate; or
 - c. The Village Zoning Administrator determines that installing a new support structure or collocation with a Village facility is preferable to collocation with another facility or support structure.
- 2) Authorization for collocation on a facility or support structure owned by a party other than the Village will be voided if the facility or support structure is destroyed, removed, relocated, or replaced, unless:
 - a. The owner of the collocated facility obtains a new right-of-way use permit; or
 - b. The facility or support structure accommodating the collocation is replaced with a facility or support structure comparable in size, mass, appearance, and placement, as determined by the Village Zoning Administrator.

f. General Location Restrictions.

1) Obstruction of Traffic.

a. Facilities and support structures, towers, and utility poles must be situated at least 1 foot back from the curb or nearest traffic lane to reduce the risk of being struck by a motor vehicle or bicycle.

b. Facilities and support structures, towers, and utility poles may not obstruct, impede, or hinder vehicular, pedestrian, or bicycle travel or public safety within the right-of-way, except during an authorized/Village approved temporary lane or sidewalk closure.

c. Within the Village's established vision clearance triangles (ref Section 100-406 of the Code), facilities and support structures, towers, and utility poles must be located in such a manner as will minimize visual obstruction for pedestrians and motorists. Any proposed installation within a vision clearance triangle that is determined by the Village to pose a safety hazard may not be approved.

d. To the extent possible, a facility, support structure, tower, or utility pole should be located and designed so as to avoid interference with right-of-way maintenance activities, such as:

- 1) Grass mowing, brush collection, tree trimming, snow removal and landscaping maintenance;
- 2) Trash collection;

- 3) Maintenance of streets, pavement, sidewalks, and bicycle lanes; and
- 4) Maintenance of other facilities in the rights-of-way.

2) ADA. Facilities and support structures, towers, and utility poles at all times must comply with the requirements of the Americans with Disabilities Act of 1990.

3) Facilities and support structures, towers, and utility poles must generally be located in alignment with existing trees, facilities, support structures, towers, utility poles, and streetlights.

4) Spacing.

a. A support structure, tower, or utility pole for a wireless facility must **be located at least 25 feet**, from centerline to centerline, of any other support structure, tower or utility pole in a public right-of-way **unless specifically waived or modified by the Village Zoning Administrator due to unique and limiting circumstances of the specific proposed location.**

b. Facilities and support structures, towers, and utility poles must be located equal distance between trees whenever possible, and no closer than 20 feet, from centerline to centerline, to a tree in order to avoid damaging a tree's critical root zone. This distance may be increased if the Village Zoning Administrator determines that the critical root zone of a nearby tree is greater than 20 feet.

5) Frontage.

a. Facilities and support structures, towers, and utility poles should not be located along the frontage of any building deemed to be of historic significance on a federal, state, or local level.

b. New facilities and support structures, towers, and utility poles should not be located directly in front of any existing residential, commercial, or industrial structure but rather every effort shall be made to locate these at lot corners.

c. To the extent possible, new facilities and support structures, towers, and utility poles must be located in line with existing lot lines, but in areas where multiple structures abut each other or where no side lot setback requirement exists, structures should not be located directly in front of an entrance or window of any existing structure.

6) Use of Lighting Elements.

a. A combination support structure and streetlight pole should only be located where an existing pole can be removed and replaced, or at a new location where the Village has identified that a streetlight is necessary. The lighting fixtures shall be of like kind to those which the Village is using within the immediately surrounding area. Installation, maintenance, repair and replacement of such light fixtures shall be the

responsibility of the permit holder.

b. In no case shall the location/placement of a wireless facility be permitted where its location/placement adversely impacts the functionality/intended purpose of the light fixture(s) also located on that pole.

7) Height Restrictions and Requirements.

a. **Maximum Height of a Wireless Facility.** The height of a wireless facility in the right-of-way may not exceed the greater of 50 feet above ground level at the base of the structure or ten feet above the tallest existing support structure, tower, or utility pole that is in place on the effective date of this ordinance and that is located within 500 feet of the proposed facility.

b. **Minimum Height of Wireless Facility and Equipment** mounted to support structures must not interfere with or create a hazard to pedestrian or vehicular traffic and must be a minimum of 10 feet above any pedestrian or bicycle thoroughfare and a minimum of 16 feet above any traffic lane.

8) Undergrounding

a. **Undergrounded Equipment.** To conceal non-antenna equipment, applicants shall install all non-antenna equipment underground where utilities or other equipment in the right-of-way is also required to be located underground. In all other areas, applicants shall underground its non-antenna equipment to the extent feasible. Additional expense to install and maintain an underground equipment enclosure does not exempt an applicant from this requirement, except where the applicant demonstrates by clear and convincing evidence that this requirement will effectively prohibit the provision of personal wireless services. Nothing in this subsection is intended to require the applicant to install any electric meter required by the applicant's electrical service provider underground.

b. **Ground-Mounted Equipment.** To the extent that the equipment cannot be placed underground if required, applicants shall install ground-mounted equipment in the location so that it does not obstruct pedestrian or vehicular traffic. The Village may require landscaping or other concealment as a condition of approval to conceal ground-mounted equipment. Ground-mounted equipment shall not be permitted in connection with a street light, traffic signal, utility pole or other similar infrastructure in the public right-of-way of the Downtown Area. In the event that the Village approves ground-mounted equipment, the

applicant shall conform to the following requirements:

- 1) **Self-Contained Cabinet or Shroud.** The equipment shroud or cabinet shall contain all the equipment associated with the facility other than the antenna. All cables and conduits associated with the equipment shall be concealed from view.
- 2) **Concealment.** The Village may require the applicant to incorporate concealment elements into the proposed design, including but not limited to public art displayed on the cabinet, strategic placement in less obtrusive locations and placement within existing or replacement street furniture.

9) General Aesthetic Standards.

a. Concealment. Permits for wireless telecommunications facilities shall incorporate specific concealment elements to minimize visual impacts, and design requirements ensuring compliance with all standards for noise emissions. Unless it is determined that another design is less intrusive, or placement is required under applicable law:

(1) Antennas located at the top of support structures shall, to the maximum extent possible, be incorporated into the structure, or placed within shrouds of a size such that the antenna appears to be part of the support structure;

(2) Antennas placed elsewhere on a support structure shall, to the maximum extent possible, be integrated into the structure, or be designed and placed to minimize visual impacts.

(3) Radio units or equipment cabinets holding radio units and mounted on a utility pole shall be placed as high as possible on a support structure, located to avoid interfering with, or creating any hazard to, any other use of the public rights of way, and located on one side of the utility pole. Unless the radio units or **equipment cabinets can be otherwise more appropriately concealed, radio units or equipment cabinets mounted below the communications space on support poles or structures shall be designed so that the largest dimension is vertical, and the width is such that the radio units or equipment cabinets are minimally visible from the opposite side of the pole or support structure on which they are placed.**

(4) Wiring and cabling shall be neat and concealed within the structure or, if within the structure is not possible, then flush to the

support structure in a manner that, to the greatest extent possible blends into the color/materials/design of the structure as will ensure maximum concealment of these components.

(5) No support structures, towers, or utility poles shall be permitted in the public rights-of-way, and no wireless telecommunications facilities shall be permitted above-ground, in underground areas; provided that the Village may permit placements where all elements of the wireless telecommunications facility are concealed and the facility does not appear to a casual observer to be a wireless telecommunications facility.

10) Noise. Facilities must be constructed and operated in a manner that prevents or minimizes audible noise.

11) Facilities must not be illuminated, except in accordance with state or federal regulations or if incorporated as part of a street light pole.

12) Signage Prohibited.

a. Signage is not permitted except to comply with FCC or Wisconsin regulations to provide safety warnings.

b. Every facility shall at all times display a small placard that accurately identifies the facility owner and provides the facility owner's unique site number, and also provides a local or toll-free telephone number to contact the facility owner's operations center. This placard shall be as small as is practicable.

c. The design, materials, colors, and location of the placards shall be subject to review and approval by the Village prior to placement. If at any time a new owner or operator provider takes over operation of an existing personal wireless service facility, the new personal wireless service provider shall notify the Village of the change in operation within 30 days and the required and approved placard shall be updated within 30 days to reflect the name and phone number of the new wireless service provider. The colors, materials and design of the updated placard shall match those of the previously approved placard.

13) Trees.

a. Tree "topping" or the improper pruning of trees is prohibited. Any proposed pruning of trees, shrubs, or other landscaping already existing in the right-of-way must be specifically called out in the application and approved by the Village in writing prior to the start of any pruning or cutting.

(4) Other Standards.

a. **Wireless telecommunications facilities shall be installed and modified in a manner that:**

- (i) Minimizes risks to public safety;
- (ii) Ensures that placement of facilities on existing structures is within the tolerance of those structures;
- (iii) Avoids placement of aboveground facilities in underground areas, installation of new support structures or equipment cabinets in the public right-of-way, or placement in residential areas when alternative and suitable commercial, light industrial and/or institutional areas are reasonably available;
- (iv) Maintains the integrity and character of the neighborhoods and corridors in which the facilities are located;
- (v) Ensures that installations are subject to periodic review to minimize the intrusion on the right-of-way;
- (vi) Ensures that the Village bears no risk or liability as a result of the installations; and
- (vii) Ensures that applicant's use does not inconvenience the public, interfere with the primary uses of the right-of-way, or hinder the ability of the Village or other government entities to improve, modify, relocate, abandon, or vacate the right-of-way or any portion thereof, or to cause the improvement, modification, relocation, vacation, or abandonment of facilities in the right-of-way.

b. No wireless permit shall be issued unless (i) the wireless service provider applicant has immediate plans to use the proposed facility or (ii) the wireless infrastructure applicant has a contract with a wireless service provider that has immediate plans to use the proposed facility.

c. In no event may ground-mounted equipment interfere with pedestrian or vehicular traffic and at all times must comply with the requirements of the Americans with Disabilities Act of 1990.

(5) **Standard Permit Conditions.** All wireless permits under this Section are issued subject to the following minimum conditions:

a. Compliance. The permit holder shall at all times maintain compliance with all applicable Federal, State, and local laws, regulations, and other rules.

1) **Locates.** All permit holders shall be required to have/maintain current and active membership status in the Wisconsin Diggers Hotline/Call811 underground utility locating service for the duration of the time that the permit holder has underground facilities of any sort located in the public rights-of-way throughout the Village of Mukwonago.

2) **Term.** A wireless permit issued pursuant to an eligible facilities request shall expire at the same time the permit for the underlying existing wireless telecommunications

facility expires. All other wireless permits shall be valid for a period of five years from the date of issuance unless revoked pursuant to subsection (i)(2) of this Section.

3) **Contact Information.** The permit holder shall at all times maintain with the Village accurate contact information for the permit holder and all wireless service providers making use of the facility, which shall include a phone number, mailing address, and email address for at least one natural person.

4) **Emergencies.** The Village shall have the right to support, repair, disable, or remove any elements of the facilities in emergencies or when the facility threatens imminent harm to persons or property.

5) **Indemnities.** The permit holder, by accepting a permit under this Section, agrees to indemnify, defend, and hold harmless the Village, its elected and appointed officials, officers, employees, agents, representatives, and volunteers (collectively, the “Indemnified Parties”) from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys’ fees, costs, and expenses of whatsoever kind or nature in any manner caused in whole or in part, or claimed to be caused in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of the permit holder or anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on one or more of the Indemnified Parties. The obligation to indemnify, defend, and hold harmless the Indemnified Parties shall be applicable even if the liability results from an act or failure to act on the part of one or more of the Indemnified Parties. However, the obligation does not apply if the liability results from the willful misconduct of an Indemnified Party.

6) **Adverse Impacts on Adjacent Properties.** The permit holder shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification, or removal of the facility.

7) **General maintenance.** The wireless communications facility and any associated structures shall be maintained in a neat and clean manner and in accordance with all approved plans and conditions of approval.

8) **Graffiti Removal.** All graffiti on facilities shall be removed at the sole expense of the permit holder within 48 hours after notification from the Village.

9) **Relocation.** At the request of the Village pursuant to subsection (j) of this Section, the permit holder shall promptly and at its own expense permanently remove and relocate any wireless telecommunications facility in the right-of-way.

10) **Abandonment.** The permit holder shall promptly notify the Village whenever a facility has not been in use for a continuous period of 60 days or longer and must comply with subsection (k) of this Section.

11) **Restoration.** A permit holder who removes or relocates a facility from the right-of-way must restore the right-of-way in accordance with subsection (l) of this Section.

12) **Record Retention.** The permit holder shall retain full and complete copies of all permits and other regulatory approvals issued in connection with the facility, which includes without limitation all conditions of approval, approved plans, resolutions, and other documentation associated with the permit or regulatory approval. In the event the Village cannot locate any such full and complete permits or other regulatory approvals in its official records, and the permit holder fails to retain full and complete records in the permit holder's files, any ambiguities or uncertainties that would be resolved through an examination of the missing documents will be conclusively resolved against the permit holder.

13) **Radio Frequency Emissions.** Every wireless facility shall at all times comply with applicable FCC regulations governing radio frequency emissions, and failure to comply with such regulations shall be treated as a material violation of the terms of the permit.

(g) **Certificate of Insurance.** A certificate of insurance sufficient to demonstrate to the satisfaction of the Administrator (with guidance of the Village Attorney) that the applicant has the capability to cover any liability that might arise out of the presence of the facility in the right-of-way. The Applicant shall provide evidence of liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate. Applicant shall provide evidence through a Policy Endorsement that the Village shall be considered an Additional Insured under the General Liability Policy on a primary and non-contributory basis. An Endorsement shall also be required that provides that the Village shall receive notification of the termination or material modification of the Policy with not less than 30 days' notice except in the event of a **termination** due to non-payment of premium, in which case the notice shall be provided not less than 10 days prior to the termination of the Policy. Evidence of such coverage shall be maintained throughout the duration of the permit and the Applicant's use of Village right-of-way.

(h): Application Processing and Appeal

(1) **Rejection for Incompleteness.** Notices of incompleteness shall be provided in conformity with state, local, and federal law, including 47 C.F.R. § 1.6003(d), as amended.

(2) **Processing Timeline.** Wireless permit applications (including applications for other permits as provided for under Section (f)(2) g. necessary to place or modify the facility) and appeals will be processed in conformity with the shot clocks set forth in state, local, and federal law, as amended and as specifically identified by the applicant in their application/submittal.

(3) **Written Decision.** In the event that an application is denied (or approved with conditions beyond the standard permit conditions set forth in Section (g)(5)), the Administrator shall issue a written decision with the reasons therefor, supported by substantial evidence contained in a written record.

(4) **Appeal to Village Board.** Any person adversely affected by the decision of the Administrator may appeal that decision to the Village Board which may decide the issues *de novo*, and whose written decision will be the final decision of the Village. An appeal by a wireless infrastructure provider must be taken jointly with the wireless service provider that intends to use the wireless telecommunications facility.

(5) **Deadline to Appeal.**

- a. Appeals that involve eligible facilities requests must be filed within three business days of the date of the written decision of the Administrator.
- b. All other appeals not governed by Section (g)(5) a. above, must be filed within ten business days of the date of the written decision of the Administrator, unless the Administrator extends the time therefor. An extension may not be granted where extension would result in approval of the application by operation of law.

(d) **Decision Deadline.** All appeals shall be conducted so that a timely written decision may be issued in accordance with the applicable shot clock.

(i) Expiration and Revocation

(1) **Expiration.** A wireless permit issued pursuant to an eligible facilities request shall expire at the same time the permit for the underlying existing wireless telecommunications facility expires. All other wireless permits shall be valid for a period of five years from the date of issuance. Upon expiration of the wireless permit, the permit holder must either:

- a. Remove the wireless telecommunications facility; or,
- b. Submit an application to renew the permit at least 90 days prior to its expiration. The facility must remain in place until the renewal application is acted on by the Village and any appeals from the Village's decision are exhausted.

(2) **Revocation for Breach.** A wireless permit may be revoked for failure to comply with the conditions of the permit or applicable federal, state, or local laws, rules, or regulations. Upon revocation, the wireless telecommunications facility must be removed within 30 days of receipt of written notice from the Village. All costs incurred by the Village in connection with the revocation, removal, and right-of-way restoration shall be paid by the permit holder.

(3) **Failure to Obtain Permit.** Unless exempted from permitting by subsection (c)(2) of this Section, a wireless telecommunications facility installed without a wireless permit must be removed within 30 days of receipt of written notice from the Village. All costs incurred by the Village in connection with the notice, removal, and right-of-way restoration shall be paid by entities who own or control any part of the wireless telecommunications facility.

(i): Relocation

Except as otherwise prohibited by state or federal law, a permit holder must promptly and at its own expense, with due regard for seasonal working conditions, permanently remove and relocate any of its wireless telecommunications facilities in the right-of-way whenever the [CITY/VILLAGE] requests such removal and relocation. The Village may make such a request to prevent the facility from interfering with a present or future Village use of the right-of-way; a public improvement undertaken by the Village an economic development project in which the Village has an interest or investment; when the public health, safety, or welfare require it; or when necessary to prevent interference with the safety and convenience of ordinary travel over the right-of-way. Notwithstanding the foregoing, a permit holder shall not be required to remove or relocate its facilities from any right-of-way that has been vacated in favor of a non-

governmental entity unless and until that entity pays the reasonable costs of removal or relocation to the permit holder.

(k): Abandonment

(1) Cessation of Use. In the event that a permitted facility within the right-of-way is not in use for a continuous period of 60 days or longer, the permit holder must promptly notify the Village and do one of the following:

- a. Provide information satisfactory to the Administrator that the permit holder's obligations for its facilities under this Section have been lawfully assumed by another permit holder.
- b. Submit to the Administrator a proposal and instruments for dedication of the facilities to the Village. If a permit holder proceeds under this subsection (k)(1) b., the Village may, at its option:
 - (A) Accept the dedication for all or a portion of the facilities;
 - (B) Require the permit holder, at its own expense, to remove the facilities and perform the required restoration under subsection (l);
 - or
 - (C) Require the permit holder to post a bond or provide payment sufficient to reimburse the Village for reasonably anticipated costs to be incurred in removing the facilities and undertaking restoration under subsection (l).
- c. Remove its facilities from the right-of-way within one year of the date the facility went out of use and perform the required restoration under subsection (l), unless the Administrator waives this requirement or provides a later deadline.

(2) Abandoned Facilities. Facilities of a permit holder who fails to comply with subsection (k)(1) above and which, for one year, remain unused shall be deemed to be abandoned. Abandoned facilities are deemed to be a nuisance. In addition to any remedies or rights it has at law or in equity, the Village may, at its option:

- a. abate the nuisance and recover the cost from the permit holder or the permit holder's successor in interest;
- b. take possession of the facilities; and/or
- c. require removal of the facilities by the permit holder or the permit holder's successor in interest.

(l): Restoration

In the event that a permit holder removes or is required to remove a wireless

telecommunications facility from the right-of-way under this Section (or relocate it pursuant to subsection (j)), the permit holder must, ***leave the site in a safe and accessible condition immediately upon such removal and, within 30 days, permanently*** restore the right-of-way to its prior condition in accordance with Village specifications. However, a support structure owned by another entity authorized to maintain that support structure in the right-of-way need not be removed but must instead be restored to its prior condition. If the permit holder fails to make the ***immediate and/or permanent*** restorations required by this subsection (l) (***see above***), the Village at its option may do such work. In that event, the permit holder shall reimburse the Village, within 30 days of billing therefor, the cost of restoring the right-of-way. ***In the event circumstances beyond the permit holders control may prevent timely, permanent restoration of the right-of-way, the Village Zoning Administrator may, upon written request of the permit holder within 20 days of the facility removal, grant an extension to deadline for permanent restoration.***

(m): Placement on Village Owned or -Controlled Structures

The Village may negotiate agreements for placement of wireless telecommunications facilities on Village-owned or -controlled structures in the right-of-way. The agreement shall specify, among any other terms the Village may require to be negotiated or specified, the compensation to the Village for use of the structures. The person or entity seeking the agreement shall reimburse the Village for all costs the Village incurred in connection with its review of and action upon the request for an agreement. The Village requires that, upon approval to locate any facilities or equipment upon any Village owned structure in the right-of-way, it shall become that permit holder's responsibility to maintain, repair, replace, remove, reinstall such structure permanently thereafter as needed and at the permit holders sole expense.

(n): Severability

If any section, subsection, clause, phrase, or portion of this Section is for any reason held to be illegal or otherwise invalid by any court or administrative agency of competent jurisdiction, such illegal or invalid portion shall be severable and shall not affect or impair any remaining portion of this Section, which shall remain in full force and effect. Any permit(s) issued based on any rules or orders that are later held to be unlawful, may be terminated at the sole discretion of the Village of Pewaukee Village Board.

Sec. 79-70 – Small wireless telecommunication facilities on private property. - specifically.

(a) Small wireless facility shall have the meaning as set forth in Section 79-69 above.

(b) Small wireless facilities proposed to be located on private property in the Village of Mukwonago shall be subject to all of the same requirements as set forth in Section 79-69 above except to the extent any such requirement is determined by the Village Zoning Administrator to be uniquely applicable to the location of the facility in the public right-of-way.

(c) All new small wireless facilities poles or posts and related equipment shall be fabricated using all metal materials and shall be powder coated in a bronze, brown, silver or black matte paint finish. Alternate colors and/or materials, proposed in order to better coordinate with the surrounding views, buildings or environment may be considered/approved by review/action of the Village Zoning Administrator. To the extent there may be existing, approved poles/equipment on the private property, such as for lighting and utility services, the new wireless facilities poles, posts and related equipment may, at the discretion of the Village Zoning Administrator, be required to match the existing not only as to color and finish but also as to style/design.

(d) Height. The height of small wireless facilities on private property shall be regulated as follows:

- Shall not exceed 50 feet in height, or
- Shall not be more than 10 percent taller than other adjacent structures, or
- Shall not be extended to a height of more than 50 feet, or by more than 10 percent above its preexisting height, whichever is greater, as a result of the collocation of new antenna facilities.

Section 79-71 – Application Shot Clocks

Deadline in Calendar Days	Type of Application	Federal or State Statutory or Regulatory Authority
60 days	Application to collocate a Small Wireless Facility on an existing structure (including non-telecommunications structures)	47 CFR § 1.6003(c)(1)(i)
90 days	Application for Small Wireless Facility involving construction of new structure	47 CFR § 1.6003(c)(1)(iii)
90 days	Application to collocate non-Small Wireless Facility facility on an existing structure	47 CFR § 1.6003(c)(1)(ii)
150 days	Application for a non-Small Wireless Facility facility involving construction of a new structure	47 CFR § 1.6003(c)(1)(iv)
60 days	Eligible Facilities Request to	47 CFR § 1.6100(c)(2)

	add, remove, or replace equipment on an existing tower or base station that does not substantially change the physical dimensions of the tower or base station	
60 days	Applications to place a wireless telecommunications facility	Wis. Stat. § 182.017(9)

Chapter 74 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES^[1]

Footnotes:

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Editor's note— Ord. No. 880, § I, adopted Sept. 16, 2014, repealed the former ch. 74, §§ 74-1—74-8, and enacted a new chapter as set out herein. The former ch. 74 pertained to similar subject matter and derived from Code 1966, §§ 6.01—6.07; and Ord. No. 511, § I, adopted Oct. 6, 1992;

Cross reference— Buildings and building regulations, ch. 18; special assessments, ch. 70; parades, § 82-351 et seq.

ARTICLE I. - IN GENERAL

Sec. 74-1. - Construction specifications.

All construction shall follow the Wisconsin Department of Transportation's Standard Specifications for Highway and Structure Construction, current edition; and the Village of Mukwonago Specifications for Curb and Gutter, Sidewalk, Pavement, Landscaping, and Multi-Use Trail, current edition. Village of Mukwonago Specifications are on file and available at the village hall.

(Ord. No. 880, § I, 9-16-14; Ord. No. 902, § I, 7-21-15)

Sec. 74-2. - Street and sidewalk grades.

- (a) *Establishment.* The grade of all streets, alleys and sidewalks shall be established by resolution by the village board and such resolution shall be recorded by the village clerk. No street, alley or sidewalk shall be worked until the grade thereof is established.
- (b) *Alteration of grade.* No person shall alter the grade of any street, alley, sidewalk or public ground or any part thereof in the village by any means whatsoever unless authorized or instructed to do so by the village board or director of public works or designee. All such alterations of grade shall be recorded by the office of the village clerk.

(Ord. No. 880, § I, 9-16-14)

State Law reference— Authority regarding streets generally, W.S.A., § 61.36, sidewalks, W.S.A., § 66.0907.

Sec. 74-3. - Sidewalk construction and repair.

- (a) *Village to repair.* It shall be the duty of the village to repair existing sidewalks along or upon any street, alley or highway in the village. The costs thereof shall be the village's responsibility except, when repair, or replacement is located within a driveway approach, or due to encroachment in accordance with subsection 74-7(a).
- (b) *Developer to construct.* It shall be the duty of the developer to construct sidewalks along or upon any street or highway in the village. This includes new sidewalks resulting from new residential and nonresidential development, sidewalks to connect to the existing sidewalk network, and existing sidewalks damaged during construction. The costs thereof shall be the developer's responsibility.
- (c) *Sidewalk requirements.* Sidewalks shall be required for the following:
 - (1) Lots platted by subdivision or certified survey map after January 1, 2000;

- (2) Existing residential properties that have existing sidewalks as of the effective date of this ordinance;
- (3) Existing residential properties without sidewalks located between properties with sidewalks or part of a sidewalk system;
- (4) Construction of nonresidential properties;
- (5) Reconstruction or redevelopment of existing nonresidential properties;
- (6) As required in developer agreements; and
- (7) As required by the village board.
- (8) Sidewalk exemptions. Sidewalks shall be exempted for the following:
 - a. Existing residential properties that do not have sidewalks as of the effective date of this ordinance and are not part of a contiguous sidewalk system;
 - b. Lots platted by certified survey map in a residential neighborhood designated an exemption under [section] 74-3(d);
 - c. Along streets constructed with rural cross-sections with roadside ditches unless directed by the village board;
 - d. Multi-use trails may be constructed in lieu of sidewalks when part of the multi-use trail system and;
 - e. Other locations upon recommendation of the village engineer or director of public works or designee to the village board.
- (9) Construction standards and specifications. Whenever sidewalks shall be laid, rebuilt, repaired, lowered and raised along or upon any public street, alley, or highway within the village, it shall proceed according to W.S.A., § 61.36; Wisconsin Department of Transportation's Standard Specifications for Highway and Structure Construction, current edition; and the Village of Mukwonago Specifications, current edition.
- (10) Permit required. No person shall hereafter lay, remove, replace or repair any public sidewalk within the village unless he is under contract with the village to do such work or has obtained a permit therefore from director of public works or designee at least seven days before work is proposed to be undertaken. Applicable fees shall be charged for such permits.
- (11) Repair and replacement of defective sidewalk:
 - a. The village will evaluate a portion of the sidewalks within the village each year. The intent is to inspect sidewalks on a ten-year recurring cycle. Director of public works or designee will be responsible for performing the evaluation utilizing the criteria summarized in section 74-3(h).
 - b. Director of public works or designee will perform the applicable inspections during the spring of each year, or as needed, and make a determination as to which sidewalks are defective and which sidewalks must be repaired or replaced by May 31 of each year.
 - c. Sidewalks requiring repair and replacement shall be summarized on a priority list maintained by director of public works or designee, with recommendations for specific repair and/or replacement presented at the June public works committee meeting.
 - d. All sidewalks and drive approaches within the right-of-way will be evaluated for repair and replacement, including carriage walks.
 - e. Repair or replacement of defective sidewalks that are not part of a drive approach shall be by village contract. The village shall let a contract for repair and replacement of defective sidewalk each year.

- f. Drive approaches and sidewalks contained within drive approaches shall not be repaired or replaced by the village.
 - 1. Costs to repair or replace driveway approach and sidewalks contained within drive approaches shall be borne by the property owner.
 - g. Defective sidewalk slabs adjacent to a driveway approach shall be separated from the driveway approach and repaired or replaced as determined by the village engineer or director of public works or designee.
 - 1. Costs to repair or replace defective sidewalk slabs that are not located within drive approaches will be borne by the village.
 - h. Trees and other encroachments in the right-of-way.
 - 1. Private encroachments and obstructions, including trees, within the right-of-way shall be removed and not be repaired or replaced by the village.
 - 2. Prior to the installation of new sidewalks, the owner of a tree located in the path of a proposed new sidewalk may make a request to director of public works or designee to alter the path of the sidewalk around the existing tree. However, if the request is granted and sidewalk path is subsequently altered, the owner will be responsible for replacement of the altered portion after the tree is removed.
 - 3. In the course of sidewalk repair and replacement, tree roots shall be cut and ground to make way for the repaired walk or drive approach. If in the opinion of the village forester, the damage to the roots is so significant as to endanger a street tree, the forester may order removal.
 - 4. A property owner may request the village remove a street tree that is likely to cause continuing problems with the repaired sidewalk. If such a request is made the village forester shall evaluate the need to remove the tree.
 - 5. An adjacent property owner may request removal of street trees from the village forester, who will consider the requests. All removal costs shall be borne by the adjacent property owner.
 - 6. All species of tree replacements will come from the village's approved street tree list.
 - 7. The village is not responsible for damage to, or replacement of trees outside the limits of the right-of-way.
- (12) Sidewalk slabs requiring repair or replacement: The following criteria will be used by village public works staff to determine sidewalks requiring repair or replacement.
- a. Sidewalk slab is cracked or there is differential settlement or heaving at walk joints of three-quarters of an inch or more at any point along the crack or joint.
 - b. The sidewalk has heaved three inches or more in a ten-foot length of walk from the normal line of grade of the sidewalk.
 - c. The sidewalk is depressed three inches or more in a ten-foot length of walk from the normal line of grade of the sidewalk.
 - d. The sidewalk ponds water or is back pitched (sloped away from the street).
 - e. A sidewalk slab has cracked into more than two pieces, or cracks have horizontal separations equal to one quarter of an inch or more.
 - f. A sidewalk slab has spalled over fifty percent of its surface.
 - g. The sidewalk has a horizontal offset of three-quarters of an inch or more between pieces or slabs.
 - h. Sidewalk slab has a piece, or pieces missing to the extent it could be considered a hazard.

- i. A sidewalk slab that slopes more than one inch per foot in any direction, unless the slab is a part of a continuous grade of sidewalk in excess of one inch per foot.
- j. A sidewalk slab that has multiple defects even if the limits of the individual criteria is not met.
- k. Any other sidewalk defects, which could be considered a hazard to the public.

(Ord. No. 880, § I, 9-16-14; Ord. No. 902, § II—IV, 7-21-15)

Sec. 74-4. - Curb and gutter construction and repair.

- (a) *Village to repair.* It shall be the duty of the village to repair existing curb and gutter along or upon any street alley or highway in the village. The costs thereof shall be the village's responsibility except when curb and gutter are damaged during construction.
- (b) *Developer to construct.* It shall be the duty of the developer to construct curb and gutter along or upon any street or highway in the village. This includes new curb and gutter resulting from new residential and nonresidential development and existing curb and gutter damaged during construction. The costs thereof shall be the developer's responsibility.
- (c) *Curb and gutter requirements.* Curb and gutter shall be required upon any street, alley or highway in the village.
- (d) *Curb and gutter exemptions.* Curb and gutter shall not be required for the following: Constructed rural road cross-sections with roadside ditches unless directed by the village board.
- (e) *Construction standards.* Whenever curb and gutter shall be constructed along or upon any public street, alley, or highway within the village, it shall proceed according to the Village of Mukwonago Specifications, current edition.
- (f) *Permit required.* No person shall hereafter lay, remove, replace, or repair any public curb and gutter within the village unless he is under contract with the village to do such work or has obtained a permit therefore from the village hall at least seven days before work is proposed to be undertaken. Applicable fees shall be charged for such permits.
- (g) *Repair and replacement of defective curb and gutter.* The village will evaluate, repair and replace curb and gutter as stated in [section] 74-3(g) for sidewalks.
- (h) *Specifications.* All curb and gutter within the village shall hereafter be repaired, rebuilt, and constructed in general accordance with the following as more specifically described in the Wisconsin Department of Transportation's Standard Specifications for Highway and Structure Construction, current edition; and the Village of Mukwonago Specifications, current edition.

(Ord. No. 880, § I, 9-16-14; Ord. No. 902, § V, VI, 7-21-15)

Sec. 74-5. - Driveways.

- (a) *Village approval required.* No person shall construct or maintain any driveway across any sidewalk or curbing without first obtaining a driveway permit from village hall.
- (b) *Specifications for driveway construction.* Specifications for driveway construction are as follows:
 - (1) *Width.* For width specifications see subsection 100-404(2) of the village's zoning ordinance.
 - (2) *Interference with intersections.* At street intersections a driveway shall not provide direct ingress or egress to or from the street intersection area and shall not occupy areas of the roadway deemed necessary by the village for effective traffic control or for highway signs or signals.

- (3) *Interference with street.* No driveway apron shall extend out into the street further than the face of the curb, and under no circumstances shall such driveway apron extend into the gutter area. All driveway entrances and approaches shall be constructed so that they shall not interfere with the drainage of streets, roadside ditches or roadside areas or with any existing structure on the right-of-way. When required by director of public works or designee to provide for adequate surface water drainage along the street, the property owner shall provide any necessary culvert pipe at his own expense.
- (4) *Number of approaches limited.* For number of approaches see subsection 100-404(2) of the village's zoning ordinance. Any two approaches shall be a minimum of ten feet apart.
- (5) *Workmanship and materials.* All driveway entrances and approaches (new or replacement), which are constructed across sidewalks, shall be concrete pavement in accordance with the requirements for driveway approach construction in the Village of Mukwonago Specifications, current edition.
- (6) *Interference with water and sewer facilities.* No driveway approach shall be constructed within ten feet of an existing sanitary lateral, water service, water hydrant or water service curb stop box unless such separation is determined to be non-practicable by director of public works or designee.
- (7) *Location of driveway.* No driveway may be constructed within 5 feet of a side yard lot line unless the supervisor of inspections determines that compliance with this separation is not practicable.
- (8) *Permittee liable for damage or injury.* The permittee shall assume all responsibility for any injury or damage to persons or property resulting directly or indirectly during construction or repair of driveway approaches or entrances. When the curb or gutter is removed, the new connection shall be of equivalent acceptable material, and the curb returns shall be provided or restored in a neat, workmanlike manner. Driveway surfaces shall connect with the street pavement and sidewalk in a neat workmanlike manner. Any sidewalk areas which are damaged or defective by reason of vehicle travel across the sidewalk shall be replaced in accordance with the requirements of section 74-3(e) and the Village Development Requirements, current edition.

(Ord. No. 880, § I, 9-16-14; Ord. No. 902, § VII, VIII, 7-21-15)

Sec. 74-6. - Street and sidewalk excavations and openings.

- (a) *Permit required.* No person shall make or cause to be made any excavation or opening in any street, alley, highway, sidewalk or other public way within the village without first obtaining a permit at village hall.
- (b) *Fee.* The fee for a street opening permit shall be as provided in article IV of chapter 18.
- (c) *Bond.* Before a permit for excavating or opening any street or public right-of-way may be issued, the applicant must execute and deposit with the village clerk an indemnity bond in the sum of \$25,000.00, conditioned that he will indemnify and save harmless the village and its officers from all liability for accidents and damage caused by any of the work covered by his permit; that he will fill up and place in good and safe condition all excavations and openings made in the street; that he will replace and restore the pavement over any opening he may make as near as possible to the state and condition in which he found it; that he shall keep and maintain the street or public right-of-way in such condition, normal wear and tear excepted, to the satisfaction of director of public works or designee for a period of one year; that he will pay all fines imposed upon him for any violation of any rule, regulation or ordinance governing street openings or drain laying adopted by the village board; and that he will repair any damage done to existing improvements during the progress of the excavation in accordance with the ordinances, rules and regulations of the village. Such bond shall also guarantee that if the village shall elect to make the street repair, the person opening the street will pay all costs of making such repair and of maintaining the same for one year. Recovery on such

bond for any accident, injury, violation of law, ordinance, rule or regulation shall not exhaust the bond, but it shall cover any and all accidents, injuries or violations during the period of excavation for which it is given. As an alternative to the requirements of this subsection, an annual bond may be given under this section covering all excavation work to be done by the principal for one year beginning January 1, which shall be conditioned as specified in this subsection and in the amount determined by the village board as necessary to adequately protect the public and the village.

- (d) *Insurance.* In lieu of the provisions of subsection (3) of this section, prior to commencement of excavation work, a permittee shall furnish the supervisor of inspections satisfactory written evidence that he has in force and will maintain during the life of the permit and the period of excavation, commercial general liability insurance of not less than \$500,000.00 for each occurrence, \$300,000.00 for one accident and property damage insurance of not less than \$50,000.00. The village shall be listed as an additional insured on the policy. If the permittee is making more than one excavation at any one time, the insurance coverage required is doubled.
- (e) *Regulations governing street and sidewalk openings.* Regulations governing street and sidewalk openings are as follows:
 - (1) *Frozen ground.* No opening in the streets or sidewalks for any purpose shall be permitted when the ground is frozen, except where necessary as determined by director of public works or designee.
 - (2) *Removal of paving.* In opening any street or other public way, all paving or ballasting materials shall be removed with the least possible loss of or injury to surfacing material and, together with the excavated material from trenches, shall be placed so as to cause the least practicable inconvenience to the public and permit free flow of water along gutters.
 - (3) *Protection of public.* Every person shall enclose with sufficient barriers each opening, which he may make in the streets or public right-of-ways of the village. All machinery and equipment shall be locked or otherwise effectively safeguarded from unauthorized use when not being used by the permittee, his agents or employees. All work shall be signed and barricaded as required by the Uniform Manual on Traffic Control (MUTCD) current edition. All signs shall be made with approved reflective material. No "homemade" signs are permitted. Barricades remaining overnight shall have appropriate warning flashers. Except by special permission from director of public works or designee, no trench shall be excavated more than 250 feet in advance of pipe neither laying, nor left unfilled more than 500 feet where pipe has been laid. All necessary precautions shall be taken to guard the public effectively from accidents or damage to persons or property through the period of the work. Each person making such opening shall be held liable for all damages, including costs incurred by the village in defending any action brought against it for damages, as well as cost of any appeal that may result from the neglect by such person or his employees of any necessary precaution against injury or damage to persons, vehicles or property of any kind.
 - (4) *Replacing street surface.* In opening any street or sidewalk, the paving materials, sand, gravel and earth or other material moved or penetrated and all surface monuments or hubs must be removed and replaced with slurry fill. Upon request, director of public works or designee may authorize refilling the excavated material. All rubbish shall be immediately removed, leaving the street or sidewalk in acceptable repair, the same to be so maintained for a period of one year. In refilling the opening, the earth must be placed in layers not more than six inches in depth, and each layer tamped or flushed to prevent settling. All trenches shall be sheathed and braced as required by applicable law or regulation. No timber, bracing, lagging, sheathing or other lumber shall be left in any trench without the approval of the village engineer. The village may elect to make the pavement repair for any street or sidewalk opening, in which case the cost of making such repair and of maintaining it for one year shall be charged to the person making the street opening.
- (f) *Excavation in new streets.* Whenever the village board determines to provide for the permanent improvement or repaving of any street, such determination shall be made not less than 30 days before the work or improvement or repaving shall begin. Immediately after such determination by the

village board, the village clerk's office shall notify in writing each person, utility, village department or other agency owning or controlling any sewer, water main, conduit or other utility in or under the street or any real property abutting the street, that all such excavation work in such street must be completed within 30 days. After such permanent improvement or repaving, no permit shall be issued to open, cut or excavate the street for a period of five years after the date of improvement or repaving unless, in the opinion of director of public works or designee, an emergency exists which makes it absolutely essential that the permit be issued.

- (g) *Emergency excavations authorized.* In the event of an emergency, any person owning or controlling any sewer, water main, conduit or utility in or under any street and his agents or employees may take immediate proper emergency measures to remedy dangerous conditions for the protection of property, life, health or safety without obtaining an excavation permit; provided, however, that such person shall apply for an excavation permit not later than the end of the succeeding business day and shall not make any permanent repairs without first obtaining an excavation permit under this section.
- (h) *Village work excluded.* The provisions of this section shall not apply to excavation work under the direction of director of public works or designee, the village engineer, by village employees or contractors performing work under contract with the village necessitating openings or excavations in village streets.
- (i) *Highways closed to travel; penalties for unlawful use.* Whenever any highway is impassable or unsafe for travel or during the construction or repair of any highway, and until it is ready for traffic, the authorities in charge of the maintenance or construction thereof may keep it closed by maintaining barriers at each end of the closed portion. The barriers shall be of such material and construction and so placed as to indicate that the highway is closed and shall be lighted at night. All signs and barricades shall follow the MUTCD. Any person who, without lawful authority, removes, takes down, alters the position of, destroys, passes over or beyond any barrier so erected, or travels with any vehicle upon any portion of a highway closed by barriers as provided in this section, or walks or travels in any manner upon the materials placed thereon as part of the repair or construction work, shall be liable to a fine of not less than \$10.00 nor more than \$100.00, or to imprisonment not less than ten nor more than 60 days, on failure to pay, and in addition thereto shall be liable for all damages done to the highway, such damages to be recovered by the village.
- (j) *Temporary roads.* Temporary roads within the village are prohibited, and no new construction will be allowed to begin on buildings until a proper road is installed. A proper road is defined as one which contains:
 - (1) Square backed curbs and gutter (unless rural cross section referred to at section 74-4(d).
 - (2) All binder courses of asphalt.
 - (3) Bond obtained by the developer to cover the cost of the final asphalt surfaces, which would be applied no sooner than one year following the binder course and only upon the village's approval.

(Ord. No. 880, § I, 9-16-14)

Sec. 74-7. - Obstructions and encroachments.

- (a) *Prohibited.* No person shall encroach upon or in any way obstruct or encumber any street, alley, sidewalk, public grounds or land dedicated to public use, or any part thereof, or permit such encroachment or encumbrance to be placed or remain on any public right-of-way adjoining the premises of which he is the owner or occupant, except as provided in subsection (b) of this section.
- (b) *Exceptions.* The prohibitions of subsection (a) of this section shall not apply to the following:
 - (1) Awnings which do not extend below any point seven feet above the sidewalk, street or alley.
 - (2) Public utility encroachments duly authorized by state law or the village board.

- (3) Goods, wares, merchandise or fixtures being loaded or unloaded which do not extend more than three feet on the sidewalk, provided such goods, wares, etc., do not remain thereon for a period of more than two hours.
 - (4) Temporary encroachments or obstructions authorized by permit under subsection (c) of this section.
 - (5) Excavations and openings permitted under section 74-6.
- (6) Encroachments permitted under section 74-7(e).
- (c) *Right-of-way permit.* A right-of-way permit may be issued according to the following conditions:
 - (d) *Required.* Permits for the use of the streets, alleys, sidewalks or other public right-of-ways or places of the village may be granted to applicants by director of public works or designee for the purpose of moving any building or structure or of encumbering the street, alley, sidewalk or way with materials necessary in and about the construction or demolition of any building or structure, provided such applicant has complied with the other requirements of this subsection and has obtained a building permit if required by chapter 18.
 - (e) *Poles not to be erected without permission.*
 - (1) Before any person shall erect any telephone, wireless facilities and/or equipment, utility, electric, or railway poles or posts upon any street or alley, a permit application shall be submitted to the director of public works or designee with the route/location of his proposed lines/poles or any extension showing, as far as practicable, the location of each pole or post and the number and location of any related wires. No such pole or post shall be erected until written permission shall be obtained from the director of public works or designee.
 - (2) Whenever in the judgement of the director of public works or designee the use of any alley for the purpose of erecting the poles or posts mentioned in subsection (1) of this subsection is practicable, such poles or posts shall be placed upon and along the alley instead of upon and along a public street. When such poles or posts are set in any alley, they shall be located as near as practicable to the side lines, and in such manner as not unreasonably to incommode the public or the adjoining property owner. Whenever such poles or posts are erected in a street, they shall be placed, unless otherwise directed by the director of public works or designee, on the outer edge of the sidewalk just inside of the curb and on the line dividing the lots one from another, but shall not be so placed as to unreasonably incommode the public or the adjoining property owner, or to disturb the drainage of the street, or interfere with or damage the trees or other public or private property on the line of such street or alley unless the written consent of the director of public works or designee shall have been obtained.
 - (3) Whenever any street on which any of such poles or posts have been set shall be graded or paved, all poles or posts shall be reset immediately so as to conform to the street as reconstructed, and the owner shall immediately put in order all those parts of the streets, alleys, sidewalks, or public grounds so used. Any expense related to the resetting poles shall be the sole responsibility of the pole owner.

(4) All new telephone, small wireless facilities and/or equipment, utility, electric or railway poles or posts and related equipment shall be fabricated using all metal materials and shall be power coated in bronze, brown, silver or black matte paint finish. Alternate colors and/or materials, proposed in order to better coordinate with the surrounding views, buildings, or environmental may be considered and/or approved by review and/or action of the Village Administrator.

(5) The maximum height of any telephone, small wireless facilities and/or equipment, utility, electric, or railway poles or posts in the right-of-way shall be 50 feet above ground level at the base of the structure or 10 feet above the tallest existing (existing as of the effective date of this ordinance) telephone, small wireless facilities and/or equipment, utility, electric or railway poles or posts, structures located in the same right-of-way and within 500 feet of the proposed new facility, whichever is greater.

(6) All poles placed in the public right-of-way must be at least 25 feet from centerline to centerline of any other support structure, tower, pole or post in the public right-of-way unless specifically waived or modified by the Village Administrator due to unique and limiting circumstances of the specific proposed location.

(7) In order to conceal the non-antenna equipment and to preserve the limited space available for vehicle and pedestrian traffic, applicants proposing any new installation in/upon the public way shall install all non pole, post, lighting, and antenna equipment underground to the maximum extent feasible. Additional expense to install and maintain an underground equipment enclosure does not exempt an applicant from this requirement, except where the applicant demonstrates by clear and convincing evidence that this requirement will effectively prohibit the provision of personal wireless services. Nothing in this subsection is intended to require the applicant to install any electric meter required by the applicant's electrical service provider underground.

(8) To the extent that any equipment cannot be placed underground as required above, the applicants shall install ground-mounted equipment in a location that does not obstruct pedestrian or vehicular traffic. The Village may require landscaping or other concealment as a condition of approval to conceal ground-mounted equipment. Ground-mounted equipment shall not be permitted in connection with a street light, traffic signal, utility pole or other similar infrastructure in the public right-of-way. In the event that the Village approves ground-mounted equipment, the applicant shall conform to the following requirements:

a. Self-Contained Cabinet or Shroud. The equipment shroud or cabinet shall contain all the equipment associated with the facility other than the antenna. All cables and conduits associated with the equipment shall be concealed from view.

b. Concealment. The Village may require the applicant to incorporate concealment elements into the proposed design, including but not limited to public art displayed on the cabinet, strategic placement in less obtrusive location and placement within existing or replacement street furniture.

c. No ground-mounted equipment shall be permitted closer than five (5) feet from the edge of the public right-of-way.

- (f) *Bond.* No right-of-way permit shall be issued until the applicant shall execute and file with the village clerk a bond in an amount determined by director of public works or designee, conditioned that the applicant will indemnify and save harmless the village from all liability for accidents or damage caused by reason of operations under such permit, will remove such encumbrance upon termination of the operations, will leave the vacated premises in a clean and sanitary condition, and repair any and all damage to the streets, alleys, sidewalks or public property of the village resulting from such building or moving operations.
- (g) *Fee.* The fee for a right-of-way permit shall be as set forth the most current village board resolution approving the annual fee schedule.
- (h) *Conditions of occupancy.* The permission to occupy or obstruct the streets, alleys, sidewalks or public grounds is intended only for use in connection with the actual erection, alteration, repair, removal of buildings or structures and, with the exception of encroachments permitted under section 74-7(e), shall be given upon the following terms and conditions and subject to revocation without notice by director of public works or designee for violation thereof:
 - (1) Such temporary obstruction shall cover not more than one-third of any street or alley.
 - (2) Obstructions shall be sufficiently lighted at night so as to be in full view of the public from all directions.
 - (3) Sidewalk traffic shall not be interrupted, but temporary sidewalks of not less than four feet in width guarded by a closed fence at least four feet high on both sides may be maintained during the period of occupancy.
 - (4) The process of moving any building or structure shall be as continuous as practicable until completed, and if ordered by director of public works or designee, shall continue during all hours of the day and night.
 - (5) No building or structure shall be allowed to remain overnight on any street crossing or intersection or so near thereto as to prevent easy access to any fire hydrant.
 - (6) Buildings shall be moved only in accordance with the route prescribed jointly by director of public works or designee and the appropriate representative of the village police department.
 - (7) Upon termination of the work necessitating such obstruction, all parts of the streets, alleys, sidewalks or public grounds occupied under the permit shall be vacated, cleaned of all rubbish and obstructions and placed in a safe condition for public travel at the expense of the permittee.
- (i) *Termination.* All right-of-way permits shall automatically terminate at the end of three months from the date of issuance unless an earlier termination date is specified thereon at the direction of the supervisor of inspections or director of public works or designee.
- (j) *Removal by village.* In addition to any other penalty imposed, if the owner or occupant of the premises adjoining an unlawfully obstructed sidewalk shall refuse or neglect to remove such obstruction within 24 hours after notice from director of public works or designee to do so, it shall be the duty of director of public works or designee to cause/order the removal of such obstruction and make return of the cost and expense thereof to the village clerk who shall enter such cost on the next annual tax roll as a special charge against the property abutting each obstructed sidewalk, and such sum shall be levied and collected as other special taxes against real estate.

State Law reference— Privileges in streets generally, W.S.A., § 66.0425; special assessments and charges generally, W.S.A., § 66.070, 66.0721; lien of special assessments generally, W.S.A., § 66.0717.

(Ord. No. 880, § I, 9-16-14)

Sec. 74-8. - Snow and ice removal.

The owner, occupant or person in charge of each and every building or structure or unoccupied lot in the village fronting or abutting any street shall clean or cause to be cleaned the sidewalk in front of or adjoining each such home, building or unoccupied lot, as the case may be, of snow or ice to the width of such sidewalk within 24 hours after snowfall ceases and shall cause the sidewalk to be kept clear from ice and snow, provided that when the ice has formed on a sidewalk so that it cannot be immediately removed, such persons shall keep the sidewalk sprinkled with sand or salt. For purposes of this section, sidewalk shall include the handicapped access ramps between the sidewalk and roadway.

(Ord. No. 880, § I, 9-16-14; Ord. No. 910, § I, 3-15-16)

State Law reference— Charges for snow removal generally, W.S.A., § 66.0627(C).

Sec. 74-9. - Discharges from sump pumps and roof drains.

- (a) *Discharges to public rights-of-way.* Discharges from sump pumps, roof drains, swimming pools, hoses, etc. shall be terminated ten feet from the public right-of-way. Private discharges that result in frequent or sustained wet conditions to adjacent sidewalks or public areas are prohibited.
- (b) *Discharges to storm sewers.* Property owners desiring to tie private sump pump discharges directly into the village storm sewer system shall obtain a permit from the supervisor of inspections and have the work performed in a manner acceptable to director of public works or designee. All such connections shall be at the property owner's expense.

(Ord. No. 880, § I, 9-16-14; Ord. No. 902, § IX, 7-21-15)

Sec. 74-10. - Excavations in public rights-of-way.

When any work to be performed within any Village of Mukwonago right-of-way or public grounds, or within any right-of-way under the State of Wisconsin or county jurisdiction when utilities, sidewalks or trails under the jurisdiction of the Village of Mukwonago are present, the following regulations shall apply:

(a) *Application and issuance of excavation permits.*

- (1) No person shall make or cause to be made any excavation in or under any public right-of-way, street, alley, public grounds or sidewalks in the village without first obtaining a written permit.
- (2) *Application.* All application shall be in writing upon forms which the director of public works or designee or designated representative shall provide and shall include the name of the owner and the description of the property on which the work is to be done, along with such pertinent information as the director of public works or designee or designated representative may require and shall state that the property owner and the applicant will be bound by and subject to the provisions of this chapter.
- (3) *Issuance, term, suspension and revocation.* When the director of public works or designee or designated representative is satisfied that the work proposed by the applicant can be done in conformity with this chapter and after the appropriate fees have been paid to the village, the director of public works or designee or designated representative shall issue the permit. Such permit shall be good for the continuous performance of the work named thereon. A permit shall automatically expire when work ceases for a period of 60 days without good and reasonable cause for same and shall automatically expire on completion of the work for which it was issued, provided the director of public works or designee or

designated representative may, upon notice, suspend or revoke such permit for violation of the provisions of this chapter. Applications for work within the right-of-way will be reviewed to confirm that placement of any proposed utilities meet the following standards:

- a. Above ground utilities shall not be located within the driveway vision triangle. Vision triangle is defined as a triangle formed by connecting a point at 15 feet along the edge of the roadway pavement and 15 feet along the driveway pavement as measured from the intersection of the driveway pavement and the roadway pavement. No obstructions shall be permitted in this area above the height of three feet.
- b. Above ground utilities and all associated supports and/or foundations shall be a minimum of four feet from the back of curb in urban cross sections and 12 feet from the edge of road pavement in rural cross sections unless the location is pre-approved by the director of public works or designee.
- c. Any private utility and all associated supports and/or foundations shall be a minimum of ten feet horizontal distance from a public utility, or if the public utility is located underground a minimum horizontal distance equal to the depth of the public utility below adjacent surface, whichever horizontal distance is greater.
- d. The above ground utility shall not materially impede the flow of storm water within the ditch line or at outlet/inlet structures as determined in the reasonable discretion of the director of public works or designee.
- e. Applicant shall provide a hold harmless agreement to protect the Village against any damage that results from the collapse of the above ground utility and the granting of this permit.
- f. If the height of the above ground utility is greater than the adjacent zoning district setbacks or the distance to the nearest permanent habitable structure, the applicant shall submit an Engineer's Certificate. The certificate shall show that the above ground utility is located/constructed such that the fall zone is less than the adjacent zoning district setbacks or the distance to the nearest permanent habitable structure.
- g. All private utility infrastructure located within the right-of-way shall be removed upon abandonment of the equipment.

(b) *Insurance and bond.*

- (1) *Insurance.* The person doing the work contemplated by this section shall save the village harmless from any claim or demand for damages and shall file a certificate of insurance with the director of public works or designee giving evidence of liability insurance in the minimum amount of \$1,000,000.00 bodily injury and property damage aggregate, naming the village and its employees as additional insured on a primary and noncontributory basis. Such insurance shall not be canceled or reduced without the insurer giving 30 days' prior written notice to the director of public works or designee. Cancellation or reduction of insurance shall automatically suspend the permit, and no further work shall be done under such permit until a new certificate of insurance complying herewith is filed with the director of public works or designee.
- (2) *Bond.* Except for public utilities, a financial guaranty in the amount of \$5,000.00 in the form of cash or a letter of credit shall be deposited or filed with the engineering services division prior to the issuance of the permit required in subsection (a)(3) above. The financial guaranty may be used to complete restoration to the satisfaction of the director of public works or designee or designated representative. The financial guaranty shall not relieve the applicant of responsibility for all costs to restore the excavated area to the satisfaction of the director of public works or designee or designated representative.
 - a. Permits with impervious surface disruption. After the three-year maintenance period ends, the village will conduct a final inspection. The applicant shall make all necessary

repairs. After repairs are made and approved, the village will issue final acceptance and the surety shall be terminated and released.

- b. Permits with pervious surface disruption only. After the one-year maintenance period ends, the village will conduct a final inspection. The applicant shall make all necessary repairs. After repairs are made and approved, the village will issue final acceptance and the surety shall be terminated and released.

(c) *Fees.*

- (1) *Minimum fee.* A minimum fee as set by the fee schedule of the village shall be charged for each permit issued by the director of public works or designee or designated representative for the issuance of an excavation permit in a village right-of-way.
- (2) *Inspection fee for utility work.* In addition, a current schedule of inspection fees as set by the fee schedule of the village and as amended from time to time shall be kept on file in the village clerk's office and shall be paid by the applicant prior to issuance of the permit.
- (3) *Inspection.* At the discretion of the director of public works or designee or designated representative, a village inspector may be required to be present continuously during major portions of the excavation and/or repair. The applicant shall be responsible to pay for the actual cost of such inspections. Should this require the inspector to be on site beyond their normal working hours, the permit holder will be billed for the cost of the overtime.

(d) *Regulation for filling cuts or excavations.*

- (1) General regulations. Excavated materials shall be hauled away and properly disposed of by the contractor. All excavations made in paved areas in the public right-of-way, not excluding gravel shoulders, shall be backfilled with a well-graded gravel material free of excessive fines and compacted in six-inch layers with mechanical compaction equipment. Alternatively, an approved slurry mix may be required. The excavation shall be filled with acceptable material up to the bottom of the surrounding pavement. The pavement shall be replaced in kind in such manner as to leave no offset with the surrounding pavement.
- (2) All repairs to excavations in permanently improved streets shall be made by saw cuts around the perimeter of the excavation. No jagged edges or irregularities are allowed upon permanent repair.
- (3) All excavations in areas of right-of-way which are not paved, excluding gravel shoulders, shall be backfilled with natural material compacted in 12-inch layers with mechanical compaction equipment. The natural material shall be placed to within four inches of the finished grade, and the area shall then be filled with four inches of the approved topsoil. The topsoil shall be raked to match the surrounding ground elevations, fertilized, seeded and covered with a suitable material to prevent erosion. Sod may be used in lieu of seeding; however, the sod must be placed flush with the surrounding growth.
- (4) Excavations made in paved areas, including gravel shoulders, between October 15 and May 15 must be topped with temporary asphalt mix. The temporary patch must be replaced with permanent pavement as soon as practical or as directed by the village engineer or designated representative.
- (5) When an excavation is expected to be open for longer than 96 hours, the village engineer or designated representative may require that the excavation be covered with a steel plate adequate to carry traffic.
- (6) Defective pavement replacement.
 - a. If the pavement replacement settles or cracks within three years of the date of the permit and if failure of the replacement is due to improper backfill or compaction, the pavement and backfill in the excavation area shall be removed and replaced at the expense of the party taking out the excavation permit. Until the defective pavement is

replaced or repaired to the satisfaction of the village engineer or designated representative, no further permits will be issued by the Village for that party.

- b. Should it be determined by the director of public works or designee or designated representative that the temporary pavement is not being properly maintained, the village will cause the work to be done and deduct the cost from the financial guaranty on deposit.
- (7) Return of financial guaranty. After permanent repairs have been made, the party holding the excavation permit may request a refund of any remaining portion of the financial guaranty. An inspection will be made and, if the repair is found acceptable and there is no expectation of settling, the financial guaranty will be returned minus any charges that have occurred. In the event that the village has incurred costs related to the excavation exceeding the financial guaranty on deposit, the permit holder will be billed for the overage. Return of the financial guaranty does not relieve the permit holder of responsibility for the excavation repair for the three years stated in (6) of this subsection.
- (e) *Traffic control.*
 - (1) It is the responsibility of the permit holder to provide and maintain all signage as required by the Manual of Uniform Traffic Control Devices.
 - (2) The road shall not be closed without express written permission.
 - (3) It is the responsibility of the permit holder in cases of road obstruction to notify all appropriate agencies, including but not limited to: village departments of public works, utilities, fire and police; state and county jurisdiction representatives if needed, school bus companies; and the like. Said notification will take place at least 24 hours prior to commencing work.
- (f) *Emergencies.* In the case of emergency, excavations may be made but all appropriate safety procedures must be used. A permit must be applied for as soon as practicable.
- (g) *Penalties.* Failure to obtain a permit to commence work, except in the case of an emergency, will result in a fine of \$500.00 per occurrence. Each day the excavation is not permanently restored, as determined by the director of public works or designee or designated representative, shall constitute a separate occurrence. Penalties will not continue to accrue once a permit has been obtained and its conditions complied with.

(Ord. No. 932, § I, 7-18-17)

Secs. 74-11—74-24. - Reserved.

ARTICLE II. - BLOCK PARTY PERMITS

Sec. 74-25. - Purpose.

The streets in possession of the village are primarily for the use of the public in the ordinary way. However, under proper circumstances, the village clerk may grant a permit for street use, subject to reasonable municipal regulation and control. Therefore, this section is enacted to regulate and control the use of streets pursuant to a block party permit, to the end that the health, safety and general welfare of the public and the good order of the village can be protected and maintained.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-26. - Definition.

A block party is a gathering in a residential district only of abutting neighbors and their relatives and friends within the village street right-of-way or other public thoroughfare which has been temporarily closed for the occasion. Persons applying for a special event permit in accordance with chapter 58, article III of this Code are exempt from applying for a block party permit. Block party permits will only be issued during the period of May 1 through October 31.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-27. - Prohibition.

No person shall encroach upon, occupy, obstruct or encumber any public street or highway, or part thereof, for the purpose of participating in a block party unless authorized to do so in accordance with this section.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-28. - Application.

A written application for a block party permit by persons or groups desiring the same shall be made on a form provided by the village clerk and shall be filed with the village clerk at least 15 days before an event. The application shall set forth the following information regarding the proposed street use:

- (1) The name, address and telephone number of the applicant or applicants. Applicant must be a village resident.
- (2) If the proposed street use is to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization and of the authorizing responsible heads of such organization.
- (3) The name, address and telephone number of the person or persons who will be responsible for conducting the proposed use of the street.
- (4) The date and duration of time for which the requested use of the street is proposed to occur. A block party permit will only be issued for one day and shall not start earlier than 10:00 a.m. and end no later than midnight.
- (5) An accurate description of that portion of the street proposed to be used.
- (6) The approximate number of persons for whom use of the proposed street area is requested. A petition must be signed by a majority of the residences along that portion of the street designed for the proposed use. The representative for each residence that is signing the petition must be a resident of that home and 18 years of age or over.
- (7) The proposed use, described in detail, for which the block party permit is requested.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-29. - Review by chief of police, fire chief and public works director.

Before any application for a block party permit is considered by the village clerk, the application shall be reviewed by the chief of police, fire chief and public works director for their recommendation as to the affect that the temporary closing of the street will have on the public safety and traffic movement in the area during the time the street may be closed.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-30. - Mandatory denial of street use permit.

An application for a block party permit shall be denied if:

- (1) The proposed street use is primarily for private or commercial gain.
- (2) The proposed street use would violate any federal or state law or any ordinance of the village.
- (3) The proposed street use will substantially hinder the movement of police, fire or emergency vehicles, constituting a risk to persons or property. A permit will not be granted to close a street, or portion thereof, that is a part of the federal, state or county trunk highway system or is a major through street.
- (4) The application for a block party permit does not contain the information required above.
- (5) The application requests a period for the use of the street that would last later than midnight.
- (6) In addition to the requirement that the application for a block party permit shall be denied, as hereinabove set forth, the village clerk, in consultation with the chief of police, fire chief and public works director, may deny a permit for any other reason or reasons it is determined that the health, safety and general welfare of the public cannot adequately be protected and maintained if the permit is granted.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-31. - Permit fee.

Each application for a block party permit shall be accompanied by a fee as set forth in the most current village board resolution.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-32. - Responsibilities of applicant.

- (a) Acceptance of a permit shall make the applicant primarily liable for damages to persons or property caused by reason of the closing. The applicant further agrees to pay an amount sufficient to reimburse the village for any damages done to the street surface, right-of-way or any other clean up required after the event. The street surface shall not be altered in any manner (i.e., tent stakes, line markings, etc.). The village shall not be liable for any damage caused by a street closing.
- (b) Applicant shall be responsible for procurement, placement and maintenance of barricades used to barricade streets under this division [article]. No block party shall commence or continue unless barricades are properly placed and maintained. The applicant acknowledges that under no circumstances will the street or right-of-way be blocked that would prohibit access for emergency vehicles. If a permit is granted, the department of public works will deliver a sufficient number of marked barricades to the address of the applicant. The barricades shall be returned to the point of delivery for pick-up by the village on the next working day.
- (c) Amplified music, public address systems, loudspeakers, or other amplification devices must end by 11:00 p.m. on Fridays and Saturdays, and by 10:00 p.m. all other nights. (Note: The village reserves the right to shut down or limit the amplified music pursuant to section 74-34.)
- (d) The applicant shall be responsible for clearing litter and debris from the street after the conclusion of the event.
- (e) Any damages associated with a block party permit will be invoiced to the applicant; and if not paid, will be assessed against the applicant's property.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-33. - Prohibiting drinking on public streets.

Alcohol cannot be served, consumed or transported in open containers on any public property, i.e., streets, sidewalks, alleys, outside of the area as described pursuant to subsection 74-28(5).

(Ord. No. 901, § II, 8-17-15)

Sec. 74-34. - Termination of a block party permit.

A block party permit for an event in progress may be terminated by the police department if the health, safety and welfare of the public appears to be endangered by activities generated as a result of the event or the event is in violation of any of the conditions of the permits or ordinances of the village. If police officers are dispatched or needed at the location of this event because of problems being created, the officers have the authority to order the street opened; and if appropriate shall enforce the noise ordinance if the noise being produced is determined to be unreasonable.

(Ord. No. 901, § II, 8-17-15)

Sec. 74-35. - Penalty.

Any person who shall violate any provision of this chapter shall be subject to a penalty as provided in section 1-12 of this Code.

(Ord. No. 901, § II, 8-17-15)

ARTICLE VI. - MODIFICATIONS TO BUILDING PERMIT REQUIREMENTS

Sec. 100-451. - Generally.

The village zoning administrator, in reviewing building permits, may grant modifications to the terms of this chapter as provided herein.

(Ord. No. 572, § I(9.1401), 2-6-96)

Sec. 100-452. - Height.

The district height limitations stipulated elsewhere in this chapter may be exceeded, but such modification shall be in accord with the following:

- (1) Architectural projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, are exempt from the height limitations of this chapter.
- (2) Special structures, such as elevator penthouses, grain elevators, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks, are exempt from height limitation of this chapter.
- (3) Essential services, utilities, water towers, and electric power and communication transmission lines are exempt from the height limitations of this chapter.
- (4) Communication structures, such as commercial radio and television transmission and relay towers, and observation towers, shall not exceed in height three times their distance from the nearest lot line.
- (5) Agricultural structures, such as barns and silos, shall not exceed in height twice their distance from the nearest lot line.
- (6) Public or semipublic facilities, such as schools, churches, hospitals, monuments, sanitariums, libraries and governmental offices and stations, may be erected to a height of 60 feet, provided all required yards are increased not less than one foot for each foot the structure exceeds the district's maximum height requirement.
- (7) The height of wireless telecommunications facilities and equipment shall be regulated as to height **only** by the regulations set forth in Chapter 79 of this Code.

(Ord. No. 572, § I(9.1402), 2-6-96)

Sec. 100-453. - Yards.

The yard requirements set forth in this chapter may be modified at the option of the village as follows:

- (1) Uncovered stairs, landings and fire escapes may project into any yard but shall not exceed six feet nor be closer than three feet to any lot line.
- (2) Architectural projections, such as chimneys, flues, sills, eaves, belt courses and ornaments, may project into any required yard, but such projections shall not exceed two feet.
- (3) Fences are permitted accessory uses in any district and may be erected with a permit, provided that fences shall comply with the following requirements:

- a. Barbed wire, wire mesh and electrical fences are prohibited in the Village of Mukwonago except in the A-1 agricultural district. Agricultural fences are permitted adjacent to the lot line and shall not exceed three feet in height in the street yard or six feet in height in the side yard or rear yard. Permits for fences in excess of three feet in height shall be reviewed by the board of zoning and building appeals.
 - b. Residential and business fences are permitted adjacent to the lot line in the side and rear yards of residential and business districts but shall not exceed a height of six feet and shall not extend into the street yard. Permits for fences in excess of three feet in height shall be reviewed by the board of zoning and building appeals.
 - c. Ornamental fences, as defined in section 100-29, are permitted adjacent to the lot line in any district but shall not exceed a height of three feet nor a length of more than 24 feet total when located in the street yard. Ornamental fences shall comply with the traffic visibility requirements set forth in section 100-401. Permits for any fence in excess of 24 feet in length in the street yard or exceeding three feet in height shall be reviewed by the board of zoning and building appeals. The permit fee for an ornamental fence shall be \$5.00.
 - d. Security fences are permitted adjacent to the property lines in manufacturing districts but shall not exceed ten feet in height. Security fences shall comply with the traffic visibility requirements set forth in section 100-401. Permits for security fences shall be reviewed by the board of zoning and building appeals.
- (4) Accessory uses and detached accessory structures, such as garden or utility sheds, may be placed or erected in the rear yard, provided that no single accessory structure shall exceed 144 square feet in area; no structure shall be visible from the street; no structure shall be closer than ten feet to the principal structure; no accessory structure shall exceed 15 feet in height; no accessory structure or accessory structure overhang shall be located closer than three feet to any lot line; and the total of all accessory structures upon the lot shall occupy not more than 20 percent of the rear yard area.
 - (5) Detached private garages may be placed or erected in the rear yard upon the issuance of a building permit, provided that not more than one garage is permitted per dwelling unit; no private garage shall exceed 720 square feet in area; no structure shall be closer than ten feet to the principal structure; no private garage shall exceed 15 feet in height; no private garage or garage overhang shall be located closer than three feet to any lot line; and the total of all accessory structures shall occupy not more than 20 percent of the rear yard area.
 - (6) Accessory structures and vegetation used for landscaping and decorating may be placed in the required street yard and side yards. Permitted structures and vegetation include flagpoles, basketball goals, ornamental light standards, lawn furniture, sundials, birdbaths, trees, shrubs and flowers.
 - (7) Satellite dish antennas are a permitted accessory use in the rear yard in any district except the B-1 business district and require a building permit. Satellite dish antennas shall be placed not closer than three feet from any lot line or five feet to an alley line, provided that the antenna and its component parts do not exceed 15 feet in height. Satellite dish antennas shall be constructed and anchored in such a manner to withstand winds of 80 miles per hour, shall be constructed of noncombustible and corrosive-resistant materials, and should be shielded and/or filtered to prevent the emission and/or reflection of electro-magnetic radiation that would interfere with radio and television reception on adjacent properties. There shall be not more than one satellite dish antenna on any residential property. No advertising shall be displayed on a satellite dish antenna except for a nameplate, not to exceed one square foot in area, displaying the name and address of the manufacturer, distributor and/or retailer.
 - (8) Private swimming pools are permitted accessory uses in the rear yard in any residential district (unless within the shoreland-wetland district or the floodplain district), provided that:

- a. All in-ground swimming pools shall be surrounded by a fence not less than five feet nor more than six feet in height to prevent unguarded entry to the pool;
 - b. All above-ground swimming pools shall be surrounded by a fence or otherwise protected to prevent unguarded entry to the pool;
 - c. Access to swimming pools shall be controlled. Access to in-ground pools shall be controlled by a self-latching gate, and all such gates shall be kept securely closed and locked at all times when the owner is not present at the pool. For an above-ground swimming pool, a tip-up ladder may be provided in lieu of a gate;
 - d. Swimming pools shall not be constructed directly under or over electric transmission lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the swimming pool or the surrounding fence;
 - e. No water drained from a swimming pool shall be discharged onto adjacent properties without written consent of the owner, or onto or into any onsite private sewage system, or directly into a navigable body of water;
 - f. No lighting installed around swimming pools shall throw any direct rays onto adjacent properties; and
 - g. No private swimming pool shall be located closer than six feet to a lot line;
 - h. A building permit shall be required for all private swimming pools.
- (9) Essential services, utilities, and electric power and communication transmission lines are exempt from the yard and distance requirements of this chapter.

(Ord. No. 572, § I(9.1403), 2-6-96)

Sec. 100-454. - Additions.

Additions in the street yard of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

(Ord. No. 572, § I(9.1404), 2-6-96)

Sec. 100-455. - Average street yards.

The required street yard, or setback, may be decreased at the discretion of the zoning administrator in any residential district to the average of the existing street yards of the abutting structures on each side, but shall in no case be less than 15 feet.

(Ord. No. 572, § I(9.1405), 2-6-96)

Sec. 100-456. - Corner lots.

Structures shall provide a front yard setback as required by this chapter on the street that the structure faces as established by this chapter. A second front yard setback shall be the same setback as required in that local district.

(Ord. No. 572, § I(9.1406), 2-6-96)

Sec. 100-457. - Double frontage lots.

Lots abutting two opposite streets shall provide the front yard setback required by the district in which the lot is located from each street upon which the lot abuts.

(Ord. No. 572, § I(9.1407), 2-6-96)

Sec. 100-458. - Existing substandard lots.

A lot which does not contain sufficient area to conform to the dimensional requirements of this chapter, but which is at least 50 feet wide and 5,000 square feet in area, may be used as a single-family building site, provided that the use is permitted in the zoning district, provided that the lot is of record in the county register of deeds office prior to the effective date of this chapter; and provided that the lot is in separate ownership from abutting lands. If two or more substandard lots with continuous frontage have the same ownership as of the effective date of this chapter, the lots involved shall be considered to be an individual parcel for the purpose of this chapter.

(Ord. No. 572, § I(9.1408), 2-6-96)

Sec. 100-459. - Noise.

Sirens, whistles and bells which are maintained and utilized solely to serve a public purpose are exempt from the sound level standards set forth in section 100-706 of this chapter.

(Ord. No. 572, § I(9.1409), 2-6-96)

Secs. 100-460—100-500. - Reserved.

Examples of 5G Small Cell Installations



Mandatory Credit: www.zero5g.com



Mandatory Credit: kslnnewsradio.com



Mandatory Credit: myedmondsnews.com; Photo by Larry Vogel



How 5G networks can benefit and affect your community

Eric J. Labelle, P.E., PWLF, Senior Engineer, Main-Land Development Consultants, Inc., Livermore Falls, Maine; Delegate, APWA Maine Chapter; member, APWA Government Affairs Committee

Wireless technology has come a long way since Guglielmo Marconi invented the wireless telegraph network in 1896. Today we are constantly hearing about the race to establish 5G networks.

History of G

1980s – First Generation/1G Analog technology allows the first wireless conversations from across the globe. No texting.

1990s – Second Generation/2G Short Message Service (SMS) provides text messaging capabilities. Able to collect and transfer information. Initially slow rate of 9.6 Kb/s and improving to 56 Kb/s.

2000s – Third Generation/3G Multimedia Messaging Service (MMS) is developed allowing devices to send photos and video. Initial speed is 4 times faster than 2G with speeds of 200 Kb/s and improving to speeds of 7.2 Mb/s.

2010s – Fourth Generation/4G LTE can utilize high-speed networks. Still has a great deal of growth potential. Provides speeds of 100 Mb/s.

2020s – Fifth Generation/5G. It is anticipated the network will be 1 to 20 Gb/s and be more reliable. 5G carriers claim cellular data connections will be 100 times faster. A two-hour movie which would previously take 6 minutes to download would take only 3.4 seconds in 5G.

According to Global System for Mobile Communication, at the end of 2018, 5.1 billion people subscribed to mobile services, accounting for approximately 67% of the world's population. And the world continues to move into Internet of Things (IoT), meaning the interconnectivity of health devices, equipment, appliances, vehicle-to-vehicle, to name a few.

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Economic Impacts

In 2017, IHS Economics studied the economic impacts of 5G on the global economy and our domestic economy.

Here are their key findings:

- In 2035, 5G will enable **\$12.3 trillion of global economic output (2016 dollars)**. That is nearly equivalent to U.S. consumer spending in 2016 and more than the combined spending by consumers in China, Japan, Germany, the United Kingdom, and France in 2016.
- The global 5G value chain will generate **\$3.5 trillion in output and support 22 million jobs** in 2035. This figure is larger than the value of today's entire mobile value chain. It is approximately the combined revenue of the top 13 companies on the 2016 Fortune 1000—a list that includes Walmart, State Grid, China National Petroleum, Royal Dutch Shell, Exxon-Mobil, Volkswagen, Toyota, Apple, Berkshire Hathaway, and Samsung.
- The 5G value chain will invest an average of **\$200 billion annu-**

ally to continually expand and strengthen the 5G technology base within network and business application infrastructure; this figure represents nearly half of the total U.S. federal, state, and local government spending in transportation infrastructure in 2014.

- Moreover, 5G deployment will fuel sustainable long-term growth to global real GDP. From 2020 to 2035, the total contribution of 5G to real global GDP will be **equivalent to an economy the size of India**, currently the seventh largest economy in the world.

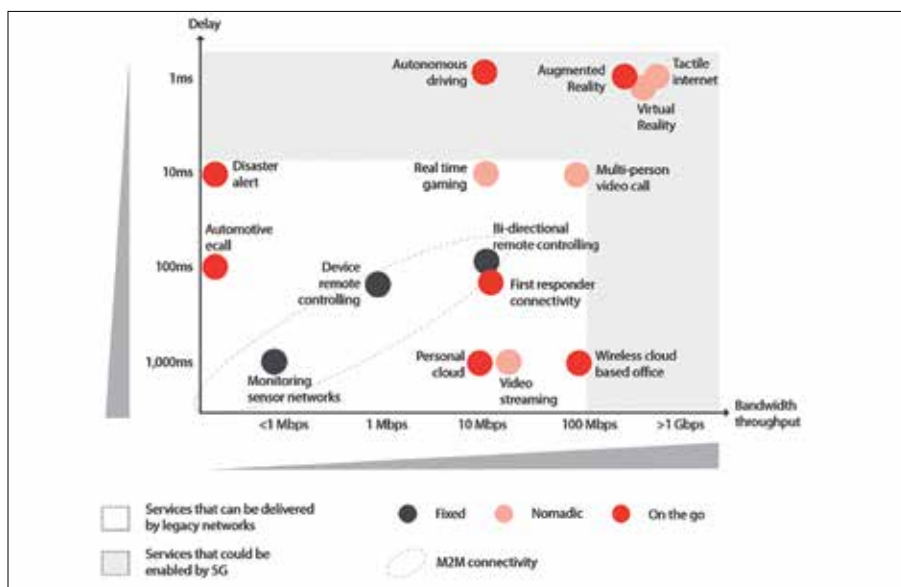


Figure 1: Bandwidth and latency requirements of potential 5G use cases (Source: GSMA Intelligence)

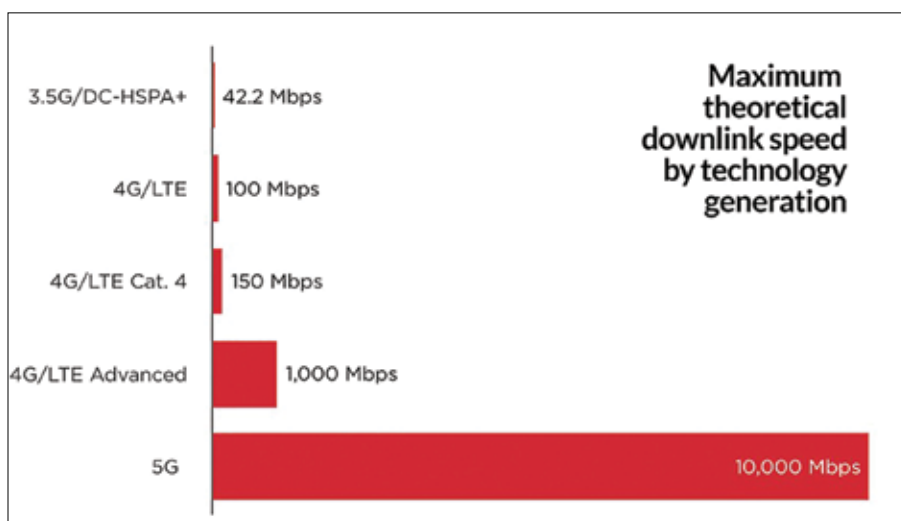


Figure 2: Maximum theoretical downlink speed by technology generation, Mbps (*10 Gbps is the minimum theoretical upper limit speed specified for 5G) [Source: GSMA Intelligence]

5G Infrastructure and Local Government Challenges

With such potential economic benefits, industry utilities have been in a hurry to begin installing infrastructure. The deployment of the network is dependent on fiber optics and 5G small cells. 5G small cells are small base stations which communicate back to the main towers. As mentioned earlier, they are designed to provide greater and faster data; however, they also have a shorter range. The purpose of the small cells is also to fill gaps in the 4G network.

CTIA, representing the wireless communications industry, predicts 800,000 small cells will be installed over the next few years.

The GAC has been discussing how to advocate on 5G deployment rights and concerns. Local governments were not prepared for the rapid request to install additional infrastructure within the public rights-of-way.

In an effort to expedite the permitting process, communication companies have been working with state legislatures to pass laws to limit fees and provide utilities rights to install infrastructure within the rights-of-way and on municipal infrastructure such as streetlights and traffic infrastructure.

This has led to the clustering of cells on utility poles. The placement of cells on municipally owned infrastructure also raises the question of liability. While

not always discussed, aesthetics is also a factor.

Currently, there are at least 20 states that have cell laws.

There are some objections to the installation of the small cell based on concerns of radiation and electromagnetic field exposure. The federal government has not supported the claims to date. Some communities such as Mill Valley, California, have taken steps to restrict the installation through local ordinances. Other communities such as Atlanta, Cleveland, Dallas, Las Vegas, Los Angeles, and New York have already implemented 5G. It appears that many communities don't object to the expansion of the network but would like a seat at the table. Municipalities have always worked in the best interest of their residents; however, members of our association seem to be indicating the rules are being set for them at the state level.

It is important to keep in mind the importance of our policies at APWA. The APWA Technical Committees work diligently to establish policy priorities to assist in informing all levels of government as to how we all need to integrate to achieve our goals.

Policy Priorities

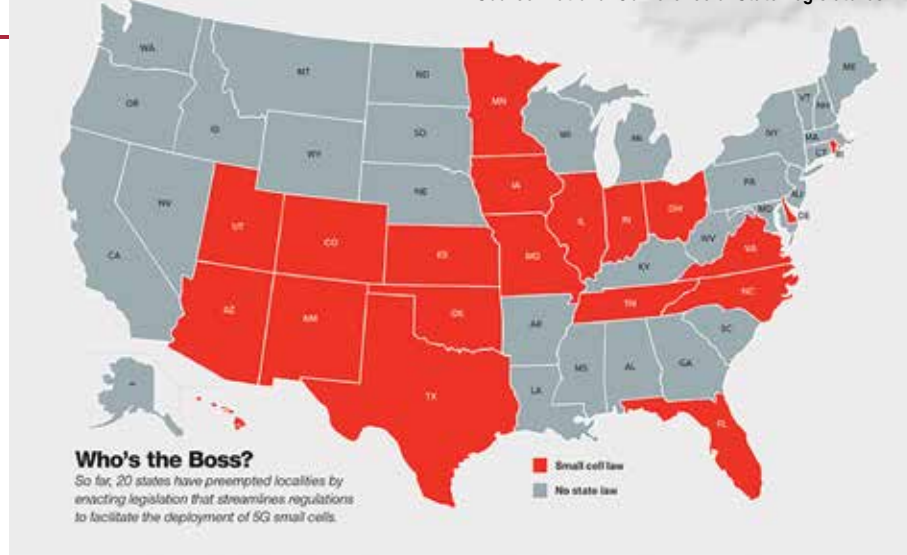
Emergency Management Committee Policy Priority. "APWA opposes unfunded mandates pertaining to federal cybersecurity and telecommunication regulations that may be placed upon state and local governments. State and local governments should be consulted regarding any proposed telecommunication modifications that may impact public right-of-way."

Surface Transportation Reauthorization Policy. "Protect state and local level control regarding public works projects, which is key to successfully designing, maintaining, and operating transportation infrastructure. APWA opposes unfunded mandates and any effort to impede the appropriate use of public right-of-way. APWA strongly encourages the federal government and industry to coordinate with state and

local governments on transportation and infrastructure projects."

5G utilizes higher frequency waves which allows for higher data transfer with significantly less delay (50 times less than 4G) but have a reduced range. Publications imply a small cell would be required every 500 feet or on every city block. Concerns are that the higher frequency waves will travel further into the dermis and epidermis as they are in closer proximity. The Federal Communications Commission (FCC) and Food and Drug Administration (FDA) did not find any concerns. However, in 2011, the World Health Organization's (WHO) International Agency for Research on Cancer cited cellular radio waves as a possible carcinogen in 2011 and is undertaking a "high prior-


Source: National Conference of State Legislatures



ity" study. We will have to wait to see the outcomes of future studies.

With the prospect of economic growth associated with 5G and the pursuit of being the first to implement, there is great support behind the next great innovation. Public works may not have been involved in implementation and development of the upcoming 5G network development; however, not unlike most developments in our jurisdictions, we need to understand the needs of our constituency.

Please reach out to legislators and tell your story and work to have a seat at the table. No one understands our communities' infrastructure, operations, and challenges as well as you do.

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