

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, January 14, 2020

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 Approval of Minutes of December 10, 2019

[December 10, 2019 Minutes](#)

4. New Business

Discussion and Possible Action on the Following Items

4.1 Recommend to the Village Board approval of the 1-wall sign for Touchpad Electronics, 101 W Boxhorn Dr; Parcel No #A486800001; applicant, Icon

[Touchpad Sign](#)

4.2 Discussion regarding start time for the February 11, 2020 Plan Commission meeting. Village Attorney would like to be present to discuss and answer questions regarding the 5G Small Cell Wireless Ordinance.

5. 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, December 10, 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 November 12, 2019 regular meeting, carried.

Public Hearings

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

Public Hearing Open at 6:31 p.m.

No public comments.

Public Hearing closed at 6:31 p.m.

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

Public Hearing Open at 6:32 p.m.

No public comments

Public Hearing closed at 6:32 p.m.

New Business

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

Kohout advised the Commission the applicant has requested this item be tabled so they may address a Wetland setback variance request to be scheduled in January for the Board of Zoning Appeals to hear and decide on the request prior to proceeding to a final decision on the requested Conditional Use and Site Plan request.

Motion by Abruzzo/Werner table to the February 11, 2020 Plan Commission, carried.

Recommendation to Village Board for Approval 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

Kohout gave overview of project

Motion by Decker/Harley to Recommend to the Village Board Approval 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, with the following condition, carried.

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.

Recommendation to the Village Board Approval of a One Wall Sign and One Monument Sign Placement request on property over 3 acres at 130 W Boxhorn Dr (Super Products LLC, Owner; Bauer Sign and Lighting, Applicant); Parcel #A477300003

Kohout gave overview of project

Bauer Sign and Lighting gave overview of project

Motion by Decker/Wamser to approve a One Wall Sign and One Monument Sign Placement request on property over 3 acres at 130 W Boxhorn Dr (Super Products LLC, Owner; Bauer Sign and Lighting, Applicant); Parcel #A477300003, with the following condition, carried

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.

Recommendation to the Village Board for Approval of a 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

Kohout gave overview of project

Motion by Decker/Werner to approve a 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, carried.

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

Kohout gave overview of proposed ordinance language inclusions and overview of 5G small cell applications. Kohout advised the Commission the Plan Commission input given will be reflected in an ordinance amendment for consideration by the Plan Commission at the January meeting.

Request by the Plan Commission for Attorney Blum to be available at the January 14, 2020 meeting for further discussion.

Adjournment

Meeting adjourned at 6:58 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

DRAFT

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

January 6, 2020

To: Fred Winchowky, Village President
Plan Commissioners

From: Ben Kohout, AICP, Village Planner

Re: Wall signage
Touchpad Electronics

Property location: 101 West Boxhorn Drive

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

General description: Touchpad Electronics building and site within the Mukwonago Business Park along Highway 83 are nearing completion. They have applied for wall signage. The proposal is for one wall sign on the main entrance side (North façade).

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. The property is 3.75 acres in size and is located on the Southwest corner of the intersection of Highway 83 and West Boxhorn Drive.

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 of the structure is 150 feet in length and this affords up to 112 square footage size allowances of one single wall sign.

The proposal is for one sign at 95.8 square feet on the North (main entrance) side of the building. The sign composition includes a logo, and two rows of lettering. The measurement of the signage is taken and measured by encompassing the polygon shape encompassing the outer extremities of the proposed logo and channel lettering (individual blue and gray LED illuminated letters) comprising the sign.

Recommendation: The proposal meets the 112 square foot maximum size threshold for wall signage permitted for this application and therefore recommends Approval with no conditions.



December 2, 2019

Reference Property: 101 Boxhorn Dr Mukwonago WI 53149

Dear Property Manager or Owner,

Attached for your review and approval please see the color art work package for Touchpad Electronics. This art indicates which signs Icon will be changing on the property.

Icon will secure all necessary permits and regulatory approvals, along with assuring that all elements are manufactured and installed to applicable codes and restrictions. The assigned Icon Project Manager will manage and supervise all work.

Please indicate your approval by signing below and returning via email.

If you have any questions or require additional information, please do not hesitate to call.

We look forward to hearing from you soon.

Thank you,

ICON

Approved By
(Print Name):

Signature:

Date:

MATTHEW R SWEEN
[Signature]
12-03-2019

Lisa Crowne
Project Manager

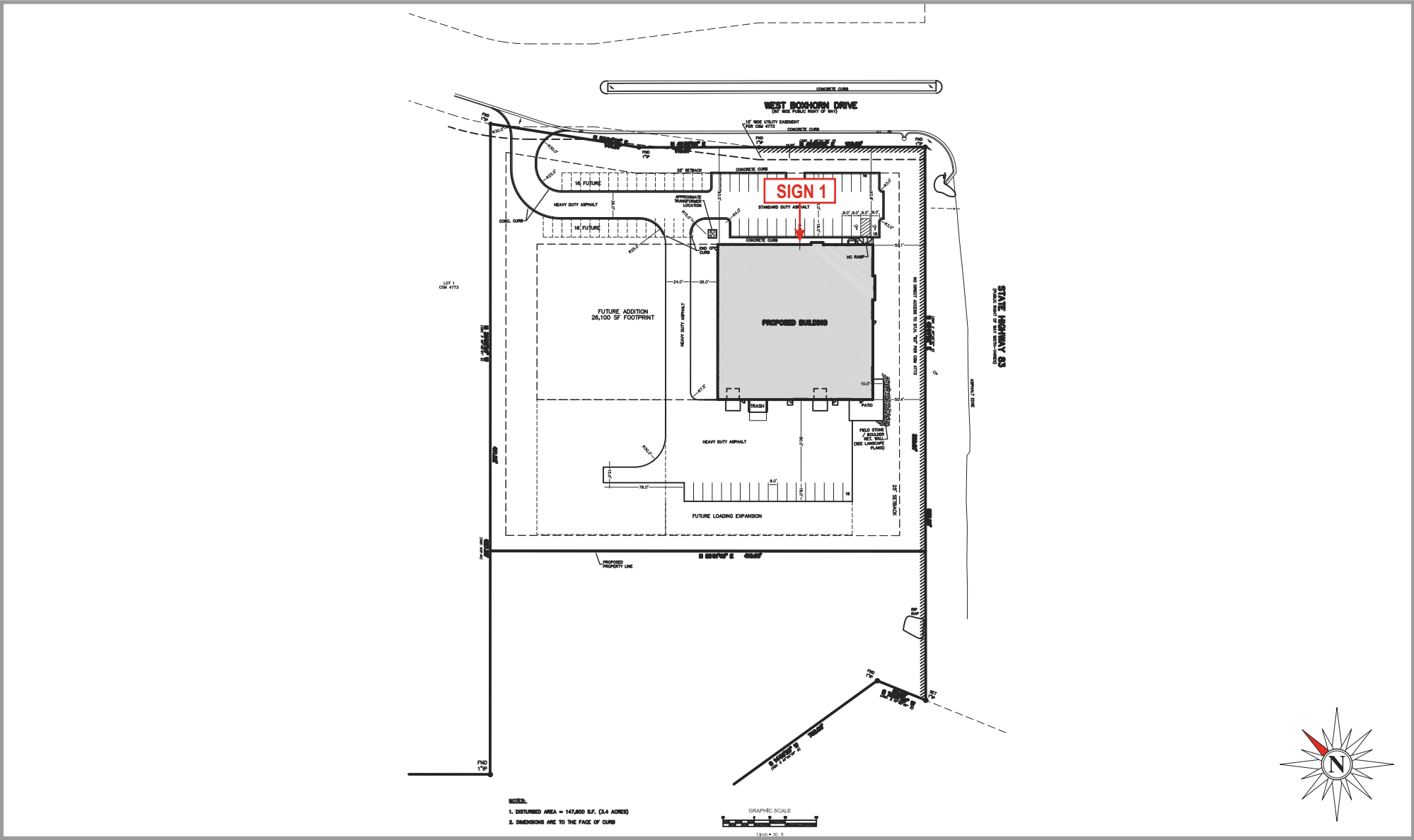
w. 847.631.3349

OPTION #1 APPROVAL

Corporate Address
1701 Golf Road
1-900
Rolling Meadows, IL
60008

Phone
877-740-4266

Website
www.iconid.com



Drawing prepared by:

Location:
101 Boxhorn Dr
Mukwonago, WI 53149

Proj #: 5166 Loc #: 0001 Order #: 1139241

Drawing prepared for:

Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	319635	11/05/19	ABP	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	320448	11/15/19	ABP	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

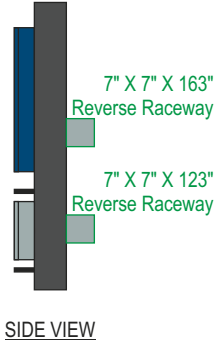
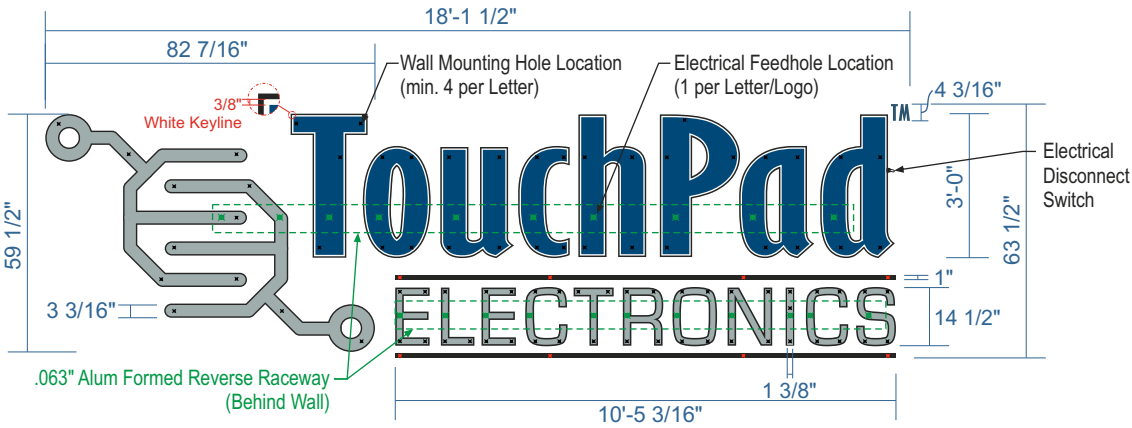
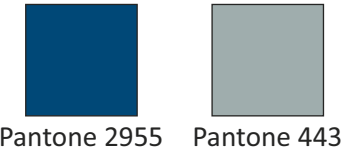


Proposed Signage

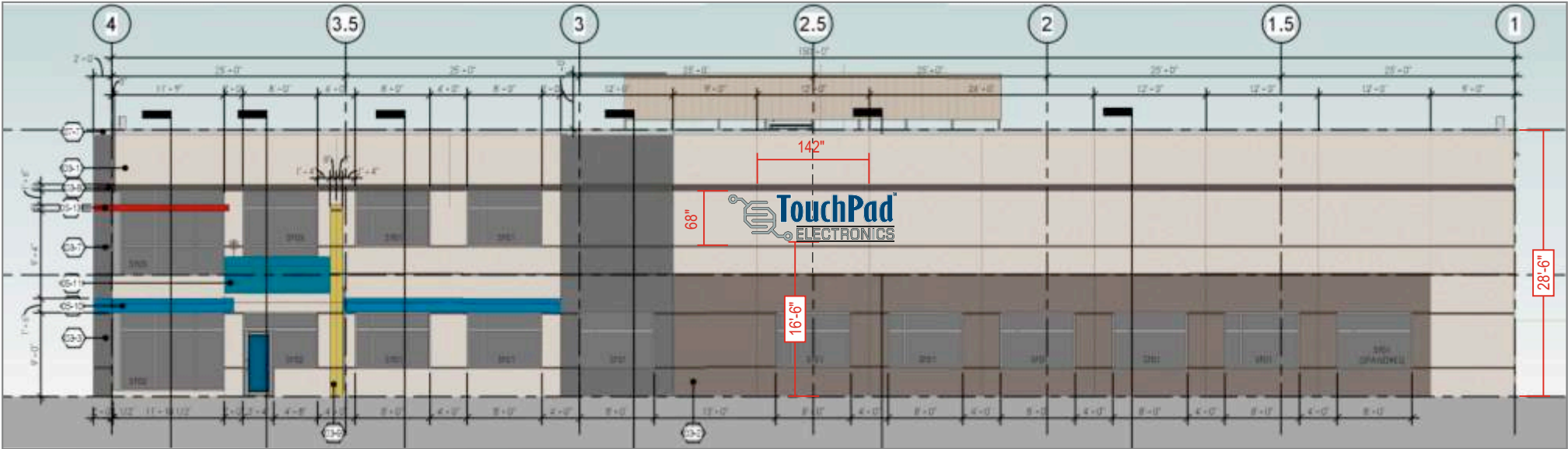
OPTION#1

Sign #	Qty.	Description	Sq. Ft.
1	1	Illuminated Face-lit Channel Letterset & Logo w/ Reverse Raceway	N/A

NOTES:
"Touchpad letterset": Blue trim cap, White keyline, Blue face



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



Proposed

SCALE: 1/16"=1'-0"

Drawing prepared by:	Location:	
	101 Boxhorn Dr	
	Mukwonago, WI 53149	
Proj #:	Loc #:	Order #:
5166	0001	1139241



File Path: Active\ACCOUNTS\T\Touchpad\Project 5166\Locations\5166_0001_Mukwonago_WI_R1

Drawing prepared for:	

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Rev 1	320448	11/15/19	ABP	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

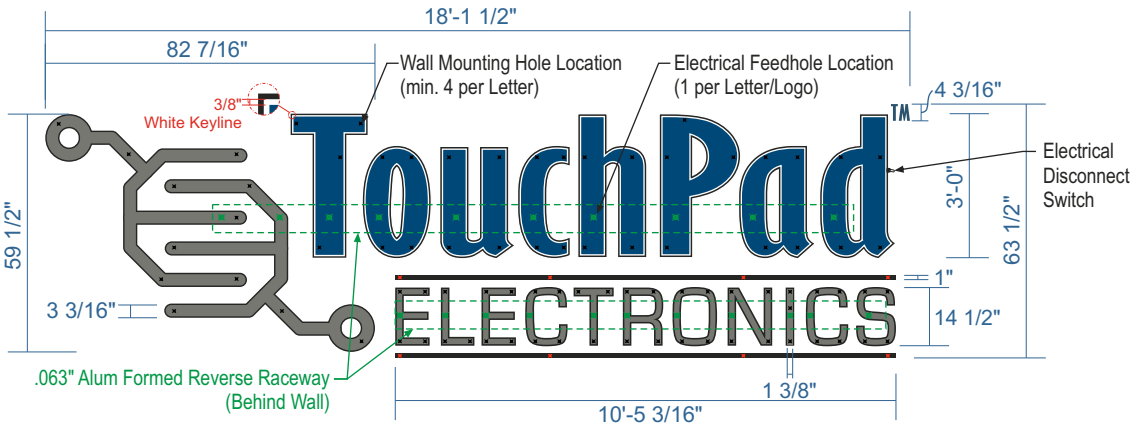
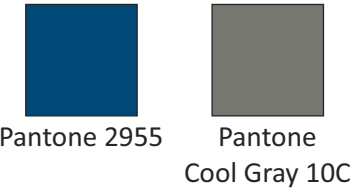
Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 2

Proposed Signage

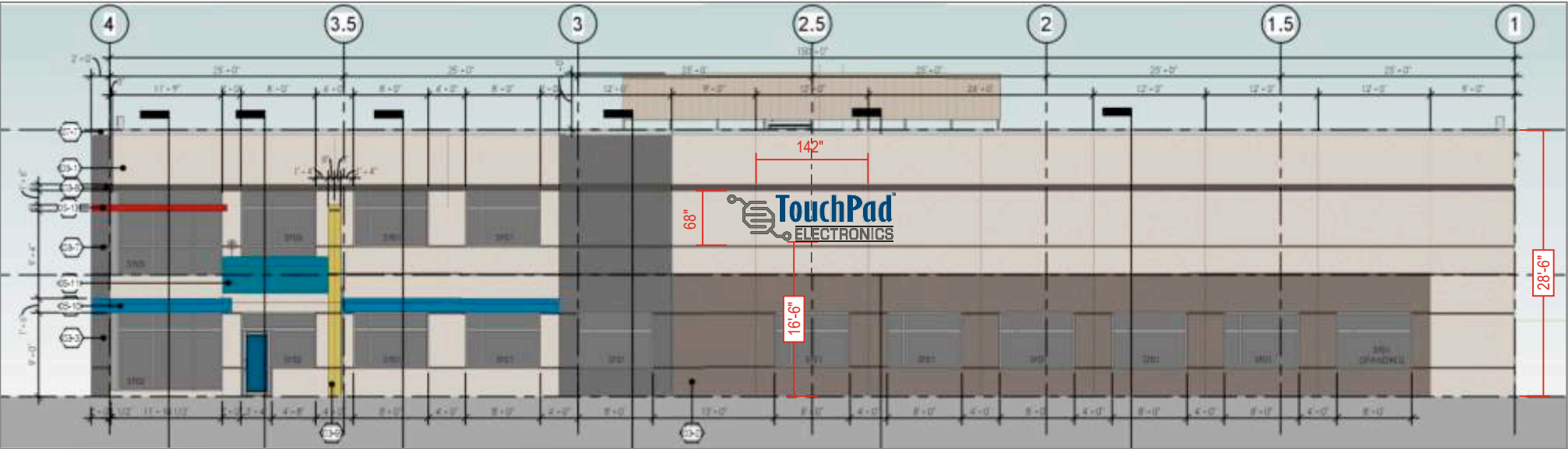
OPTION#2

Sign #	Qty.	Description	Sq. Ft.
1	1	Illuminated Face-lit Channel Letterset & Logo w/ Reverse Raceway	N/A

NOTES:
"Touchpad letterset": Blue trim cap, White keyline, Blue face



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



Proposed

SCALE: 1/16"=1'-0"

Drawing prepared by:	Location:	Drawing prepared for:
ICON	101 Boxhorn Dr Mukwonago, WI 53149	
Proj #:	Loc #:	Order #:
5166	0001	1139241
File Path: Active\ACCOUNTS\T\Touchpad\Project 5166\Locations\5166_0001_Mukwonago_WI_R1		

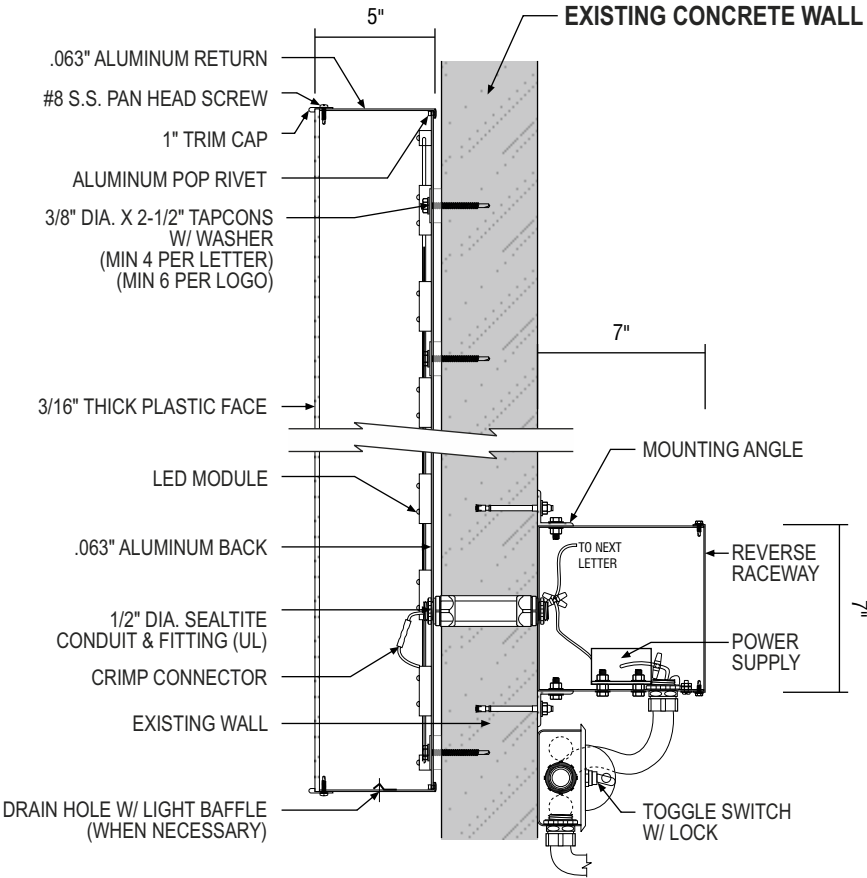
Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist
Original	319635	11/05/19	ABP	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	320448	11/15/19	ABP	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

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Proposed Signage

Electrical Chart			
AMPS:	5	AMPS	
V.A.:	120	VOLTS	WATTS: 600
CIRCUITS:	1-20 amp CIRCUIT		

AREA/WEIGHT		
AREA	95.5	SQ.FT.
WEIGHT	573	LBS.



SECTION DETAIL: FACE-LIT CHANNEL LETTER

SCALE: 1 1/2"=1'-0"

GENERAL REQUIREMENTS

1. ALL LETTER SETS REQUIRE A U.L. LABEL
2. LETTERS ARE DESIGNED TO MEET THE 2015 INTERNATIONAL BUILDING CODE ASCE 7-10 SECTION 16, 115 MPH WIND LOAD, RISK CATEGORY II, EXPOSURE C.
3. LETTERS TO BE INSTALLED ACCORDING TO NEC AND/OR APPLICABLE LOCAL CODES
4. THE DISCONNECT MUST BE PLACED IN DIRECT VIEW OF SIGN

ESTIMATED PRODUCT B.O.M. PER SIGN:
181 Each Prism White 6500K Modules - 121'
PN: 701269-6WSJ1-MB
5 Each 60C1 (Damp/Dry locations) or 60W2 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	JOB NUMBER	ICON ID
KM/JU	11/8/2019	73427	TOUCHPAD ELECTRONICS

- 1) **ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT**
- 2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER
- 3) EACH 60W2 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 253.40 WATTS
- 8) LED MODULE POWER USAGE (secondary): 202.72 WATTS

- 1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
- 2) **ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings.** Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

Drawing prepared by:

Location:

Drawing prepared for:

101 Boxhorn Dr
Mukwonago, WI 53149

Proj #:

Loc #:

Order #:

5166

0001

1139241

File Path: Active\ACCOUNTS\T\Touchpad\Project 5166\Locations\5166_0001_Mukwonago_WI_R1

Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Ar
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Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

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ICON

RESOLUTION 2020-02

**RESOLUTION APPROVING SIGNAGE FOR APPLICANT
TOUCHPAD ELECTRONICS INDUSTRIAL PROPERTY AT
101 W BOXHORN DRIVE, PARCEL #A486800001**

WHEREAS, pursuant to Section 64-32, an application for signage is required to be accepted by the zoning administrator and review the applications for zoning compliance, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Icon, on behalf of Touchpad Electronics industrial property located at 101 W. Boxhorn Dr., and

WHEREAS, Section 64-32, subsection (b), requires Plan Commission review and recommendation of all signage for single tenant properties 3.01 acres or greater in size, and

WHEREAS, the proposed wall sign presented as meeting the requirements of Section 64-32 has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed wall signage for Touchpad Electronics industrial property at 101 Boxhorn Drive, and

BE IT FURTHER RESOLVED this wall signage approval shall be subject to the plans submitted by Touchpad Electronics, as recommended by the Plan Commission on January 14, 2020, and on file in the office of the Zoning Administrator, with no conditions:

Passed and dated this 15th day of January, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer