

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, October 13, 2020

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

- 4.1 Approval of Regular Meeting Minutes from September 8, 2020 and Special Meeting Minutes from October 7, 2020.

[20200908 PlanCommissionMinutesdraft](#)

[20201007 PlanCommissionMinutesdraft](#)

5. New Business

Discussion and Possible Action on the Following Items

- 5.1 Discussion and recommendation to Village Board on **RESOLUTION 2020-54** a Resolution to approve signage at Field Park. Located at 933 N Rochester St; Parcel MUKV 1963-995.

[Park sign review.pdf](#)

[RESOLUTION 2020-54 Field Park Sign.pdf](#)

- 5.2 Discussion and recommendation to Village Board on **RESOLUTION 2020-55** a Resolution to approve Site Plan and Architectural Review for Malcolm Drilling, Applicant; 120 Hill Ct; Parcel #A486800002

[Staff report for Malcolm Drilling.pdf](#)

[RESOLUTION 2020-55 SPAR Malcolm Drilling.pdf](#)

- 5.3 Discussion and recommendation to Village Board on **RESOLUTION 2020-56** a Resolution to approve Site Plan and Architectural Review for Grey Fox Holdings, Applicant; 704 Cardinal Ln Unit 1; Parcel MUKV 2091-989-098; 704 Cardinal Ln Unit 2; Parcel MUKV 2091-989-099; 704 Cardinal Ln Unit 3; Parcel MUKV 2091-989-100; 704 Cardinal Ln Unit 4; Parcel MUKV 2091-989-101.
[Staff report for 704 Cardinal Ln.pdf](#)
[RESOLUTION 2020-56 SPAR 704 Cardinal Ln.pdf](#)
- 5.4 Discussion and recommendation to Village Board on **RESOLUTION 2020-57** a Resolution to approve Amended Plat for Grey Fox Holdings, Applicant; 704 Cardinal Ln Unit 1; Parcel MUKV 2091-989-098; 704 Cardinal Ln Unit 2; Parcel MUKV 2091-989-099; 704 Cardinal Ln Unit 3; Parcel MUKV 2091-989-100; 704 Cardinal Ln Unit 4; Parcel MUKV 2091-989-101.
[Staff report for Condo Amendment.pdf](#)
[RESOLUTION 2020-57 Edgewood Meadows Plat Amendment.pdf](#)
- 5.5 Discussion and recommendation to Village Board on **RESOLUTION 2020-58** a Resolution to amend site plan for Kay's Studio of Dance, Kay Johnson, Applicant; 715 Main St; Parcel MUKV 1976-205.
[Staff report for 715 Main St.pdf](#)
[RESOLUTION 2020-58 715 Main Amended SPAR.pdf](#)

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, September 8, 2020

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
Jason Wamser
Eric Brill
Robert Harley
Ken Werner

Commissioners excused: Mark Penzkover

Also present: Tim Schwenke, Civitek Consulting
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:32 pm

David Boebel, 815 Parkview Ln; spoke on: His previous comments; Space for Public Comment speakers; Website not updated with all Plan Commission info; Text Amendment

Closed at 6:36 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the August 12, 2020 regular meeting, carried.

Public Hearings

Public hearing to consider a request for a senior care facility as a conditional use pursuant to Section 100-353 of the Village Municipal Code (a/k/a Zoning Ordinance) . The Box Self Storage LLC, Applicant is proposing a care facility that consists of a Community Based Residential Facility and a Residential Care Apartment Complex at 1654 Van Buren Dr; Parcel MUKV 2091-988-002

Opened at 6:34 pm

David Boebel, 815 Parkview Ln; Hearing notices should be on digital or social media to make more residents aware

Closed at 6:39 pm

New Business

Recommendation to the Village Board for approval of proposed text amendment to the Village's zoning code regarding senior care facilities and related matters as drafted.

Schwecke gave overview of project

Motion made by Decker/Wamser to approve proposed text amendment to the Village's zoning code regarding senior care facilities and related matters as drafted, carried

Recommendation to the Village Board approval of RESOLUTION 2020-38 for Site Plan and Architectural Review for a Multi-Family Residential Project at 200 Grand Ave (Ulrich M & Karen A Jentsch Revocable Trust, Owner; Ulrich Jentsch, Applicant); Parcel MUKV 1976-085-001.

Schwecke gave overview of project

Motion by Decker/Wamser to approve the request to utilize a 20-foot wide driveway for this project at 200 Grand Avenue based on the following justifications:

1. The short distance of the driveway
2. Small number of dwellings served by the driveway

Schwecke gave overview of project

Ulrich Jentsch, owner, gave overview of project

Pete Wilson, architect, gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2020-38 for Site Plan and Architectural Review for a Multi-Family Residential Project at 200 Grand Ave (Ulrich M & Karen A Jentsch Revocable Trust, Owner; Ulrich Jentsch, Applicant); Parcel MUKV 1976-085-001, with additional condition, carried

Recommendation to the Village Board approval of RESOLUTION 2020-46 approving Conditional Use for a senior care facility at 1654 Van Buren Dr, Parcel MUKV 2091-988-002; The Box Self Storage LLC, Applicant; Robert Chandler, Agent.

Schwecke gave overview of project

Motion by Decker/Werner to approve RESOLUTION 2020-46 approving Conditional Use for a senior care facility at 1654 Van Buren Dr, Parcel MUKV 2091-988-002; The Box Self Storage LLC, Applicant; Robert Chandler, Agent, carried

Recommendation to the Village Board for RESOLUTION 2020-43 approving Site Plan and Architectural Review for The Avenues; The Box Self Storage LLC, Applicant; 1654 Van Buren Dr; Parcel MUKV 2091-988-002.

Schwecke gave overview of project

Matt Mehring, Anderson Ashton, gave overview of project

Steve Wagner, Anderson Ashton, gave overview of project

Motion by Decker/Werner to approve RESOLUTION 2020-43 approving Site Plan and Architectural Review for The Avenues; The Box Self Storage LLC, Applicant; 1654 Van Buren Dr; Parcel MUKV 2091-988-002, with the additional conditions, carried

Recommendation to the Village Board of RESOLUTION 2020-45 approving wall sign for Malcolm Drilling located at 102 Hill Ct: Brady Frederick, Applicant; Parcel #A486800002.

Schwecke gave overview of project

Dave Salkin gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2020-45 approving wall sign for Malcolm Drilling located at 102 Hill Ct: Brady Frederick, Applicant; Parcel #A486800002, carried.

Recommendation to the Village Board for RESOLUTION 2020-44 approval of Site Plan and Architectural Review for the Multi-Tenant Building; Hill Court Partners LLC, Applicant; Parcel #A486800002 (as of date of approval).

Schwecke gave overview of project

Paul Grzeszczak, Briohn, gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2020-44 approval of Site Plan and Architectural Review for the Multi-Tenant Building; Hill Court Partners LLC, Applicant; Parcel #A486800002 (as of date of approval), carried

Discussion on Proposed Amendments to the Zoning Code with Regard to Conditional Uses. Possible direct staff to set a public hearing date for the proposed ordinance and work with the Village Attorney as to final form.

Schwecke gave overview of project

Motion by Decker/Werner to proceed with the public hearing for the proposed amendments to the Zoning Code with regard to conditional uses, carried.

Adjournment

Meeting adjourned at 7:53 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

MINUTES OF THE PLAN COMMISSION MEETING

Wednesday, October 7, 2020

Call to Order

Chairman Winchowky called the meeting to order at 5:00 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
Mark Penzkover
Eric Brill
Robert Harley

Commissioners excused: Ken Werner
Jason Wamser

Also present: Tim Schwenke, Civitek Consulting
John Weidl, Administrator
Mark Blum, Village Attorney
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 5:01 pm
Nelson Williams, Briohn; Hill Court; Thanked Commission for working with Briohn
Dave Stout, Hill Court; Thanked Commission
Lisa Wood, Attorney Hill Court; Thanked Commission
Closed at 5:03 pm

New Business

Recommendation to the Village Board for approval of RESOLUTION 2020-49 a Resolution to approve a CSM for Hill Court Partners, LLC.

Schwecke gave overview of project

Motion made by Decker/Penzkover to approve RESOLUTION 2020-49 a Resolution to approve a CSM for Hill Court Partners, LLC, carried

Recommendation to the Village Board approval of Hill Court Partners, LLC Storm Water Maintenance Agreement.

Weidl gave overview of project

Blum gave overview of project

Motion by Penzkover/Decker to approve Hill Court Partners, LLC Storm Water Maintenance Agreement, carried

Recommendation to the Village Board approval of Developer Guaranty Agreement with Hill Court Partners, LLC.

Weidl gave overview of project

Blum gave overview of project

Motion by Penzkover/Decker to approve Developer Guaranty Agreement with Hill Court Partners, LLC, carried

Recommendation to the Village Board to approve the sale of property to Hill Court Partners, LLC.

Weidl gave overview of project

Blum gave overview of project

Motion by Penzkover/Decker to approve the sale of property to Hill Court Partners, LLC, carried

Adjournment

Meeting adjourned at 5:15 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

DRAFT

Date: October 5, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: Reader board sign located at Field Park

Meeting: October 13, 2020 Plan Commission meeting

Location Field Park

Summary of Proposal The Public Works Department has submitted a petition to install a reader board at Field Park. The display area is 18 square feet (2' x 9'). The proposed sign will provide community outreach to residents and visitors. (Application materials are attached.)

Review procedures The Village Board adopted Ordinance 971 in 2019 that exempts certain public signs from having to comply with the Village's sign regulations. Public signs are exempt when the Village Board makes a finding that "such sign does not adversely impact the public health, safety or welfare of the Village of Mukwonago, and, in fact, will promote the public health, safety and welfare of the community."

The Plan Commission is advisory to the Village Board.

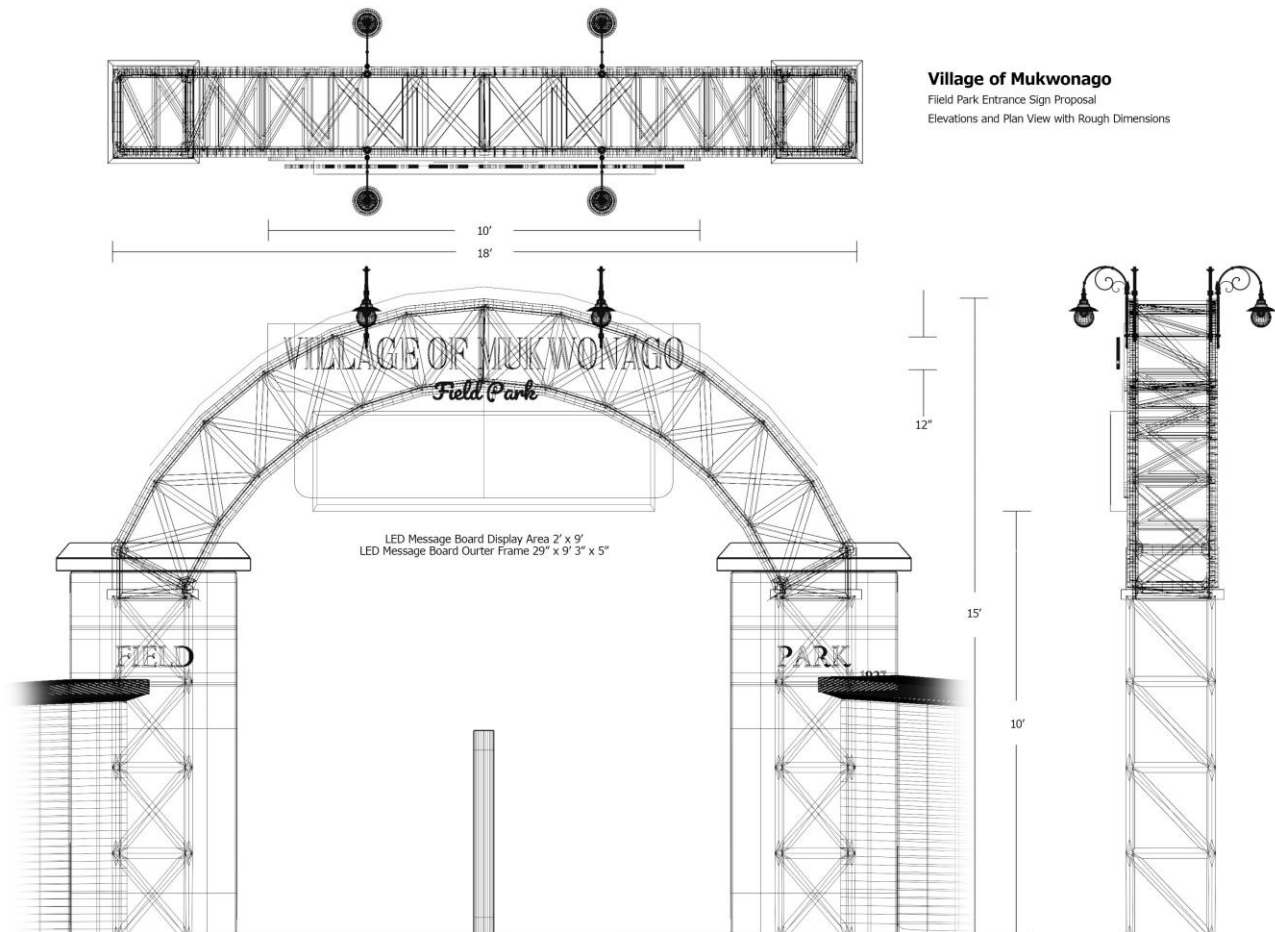
Potential motion for approval:

Recommend to the Village Board the approval of Resolutions 2020-54 with the conditions as stated based on the finding that the sign is a public sign and does not adversely impact the public health, safety or welfare of the Village of Mukwonago, and, in fact, will promote the public health, safety and welfare of the community.

Attachments:

1. Application materials
2. Resolution 2020-54

Field Park - Reader Board



Village of Mukwonago
Field Park Entrance Sign Proposal
Elevations and Plan View with Rough Dimensions

RESOLUTION 2020-054

**RESOLUTION APPROVING SIGNAGE FOR APPLICANT
VILLAGE OF MUKWONAGO AT
933 N ROCHESTER ST, PARCEL MUKV 1963-995**

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

WHEREAS, the application was submitted by Ron Bittner, Village of Mukwonago, 933 N Rochester St, and

WHEREAS, the proposed sign is exempt from the Village's sign regulations 64-32 (b), because it is a public sign and does not adversely impact the public health, safety or welfare of the Village of Mukwonago, and, in fact, will promote the public health, safety and welfare of the community, and

WHEREAS, the proposed monument 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 monument sign for an LED sign at 933 N Rochester St, and

BE IT FURTHER RESOLVED this monument sign approval shall be subject to the plans submitted by Ron Bittner, as recommended by the Plan Commission on October 13, 2020, and on file in the office of the Zoning Administrator, with the following conditions:

1. The property owner must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.

Passed and dated this 21st day of October, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer

Date: October 6, 2020
To: Village of Mukwonago Plan Commission
From: Tim Schwecke, AICP; Consulting Planner
Subject: First amendment of the site plan for Malcom Drilling located at 120 Hill Court
Meeting: October 13, 2020 Plan Commission meeting

Property location 120 Hill Court

Current zoning M-4 (Medium - Heavy Industrial)

Previous approval The Village Board previously approved Resolution 2019-28 authorizing the development of the property for industrial purposes.

General description Malcolm Drilling is proposing a revision of the site plan as follows:

1. Increase the outdoor storage area on the south side of the lot by 0.85 acres (37,400 square feet). The fence will be placed around the perimeter of the storage area along with the outdoor light poles. In addition, the two accessory buildings (not constructed as of yet) will be relocated to the outer edge of the outdoor storage area.
2. Install two flag poles in the front of the existing building (35 feet high).

All other aspects of the site plan will remain unchanged.

Dimensional standards The proposed storage area expansion complies with the development standards in the M-4 zoning district.

Outdoor lighting A new photometric plan has been prepared. It complies with the standards at the lot line (zero foot-candles).

Landscaping plan The proposed expansion will not impact any existing or planned plantings.

Village engineer review The Village Engineer will review the project to ensure the increased stormwater from the site can be handled by the regional stormwater basin.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Potential motion Recommend to the Village Board the approval of the proposed revision of the site plan as set forth in Resolution 2020-55.

Attachments:

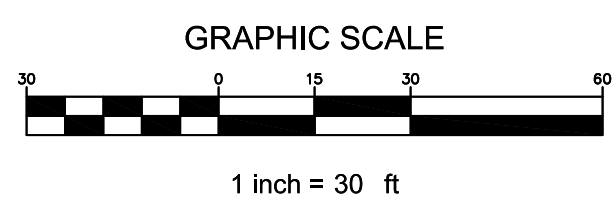
1. Site plan, dated 07-15-2020
2. Resolution 2020-55

MALCOLM DRILLING COMPANY
HILL COURT MUKWONAGO, WISCONSIN

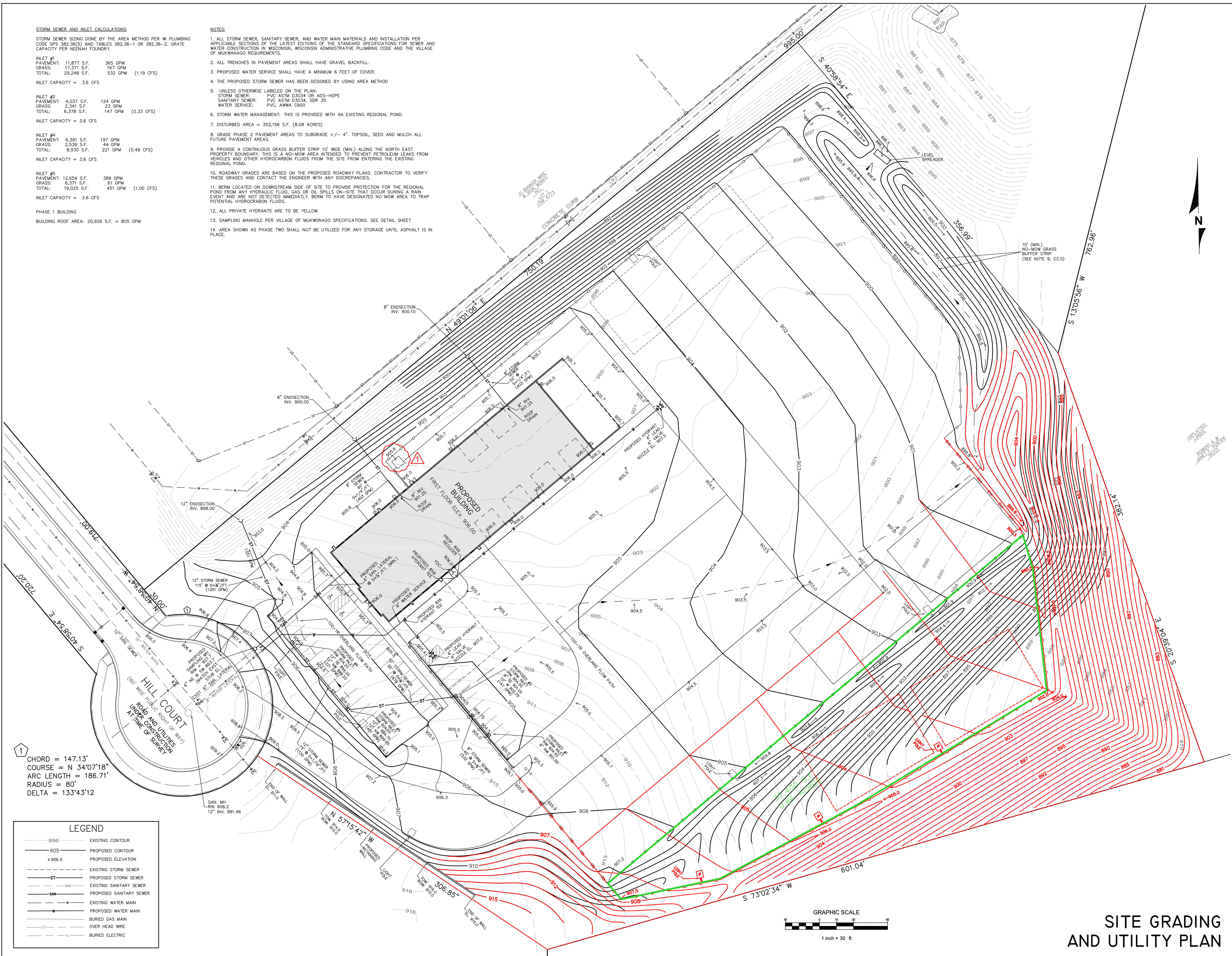
CJE NO.: 191IR13
JUNE 10, 2019
REV: 09-10-19
REV: 02-14-20
REV: 05-22-20
REV: 06-01-20
REV: 06-03-20
REV: 06-12-20
REV: 07-15-20

C2.0
SHEET 2 OF 4

**SITE GRADING
AND UTILITY PLAN**



- STORM SEWER AND INLET CALCULATIONS:**
- STORM SEWER SIZING DONE BY THE AREA METHOD PER W PLUMBING CODE SPS 382.36(5) AND TABLES 382.36-1 OR 382.36-2. GRATE CAPACITY PER NEENAH FOUNDRY:
- INLET #1**
PAVEMENT: 11,677 S.F. 365 GPM
GRASS: 17,371 S.F. 167 GPM
TOTAL: 29,248 S.F. 532 GPM (1.19 CFS)
INLET CAPACITY = 3.6 CFS
- INLET #2**
PAVEMENT: 4,037 S.F. 124 GPM
GRASS: 2,341 S.F. 23 GPM
TOTAL: 6,378 S.F. 147 GPM (0.33 CFS)
INLET CAPACITY = 3.6 CFS
- INLET #4**
PAVEMENT: 6,391 S.F. 197 GPM
GRASS: 2,539 S.F. 44 GPM
TOTAL: 8,930 S.F. 221 GPM (0.49 CFS)
INLET CAPACITY = 3.6 CFS
- INLET #5**
PAVEMENT: 12,654 S.F. 389 GPM
GRASS: 6,371 S.F. 61 GPM
TOTAL: 19,025 S.F. 451 GPM (1.00 CFS)
INLET CAPACITY = 3.6 CFS
- PHASE 1 BUILDING**
BUILDING ROOF AREA: 20,926 S.F. = 805 GPM
- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 4. THE PROPOSED STORM SEWER HAS BEEN DESIGNED BY USING AREA METHOD
 5. UNLESS OTHERWISE LABELED ON THE PLAN:
STORM SEWER: PVC ASTM D3034 OR ADS-HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
WATER SERVICE: PVC, AWWA C900
 6. STORM WATER MANAGEMENT: THIS IS PROVIDED WITH AN EXISTING REGIONAL POND.
 7. DISTURBED AREA = 352,156 S.F. (8.08 ACRES)
 8. GRADE PHASE 2 PAVEMENT AREAS TO SUBGRADE +/- 4". TOPSOIL, SEED AND MULCH ALL FUTURE PAVEMENT AREAS.
 9. PROVIDE A CONTINUOUS GRASS BUFFER STRIP 10' WIDE (MIN.) ALONG THE NORTH EAST PROPERTY BOUNDARY. THIS IS A NO-MOW AREA INTENDED TO PREVENT PETROLEUM LEAKS FROM VEHICLES AND OTHER HYDROCARBON FLUIDS FROM THE SITE FROM ENTERING THE EXISTING REGIONAL POND.
 10. ROADWAY GRADES ARE BASED ON THE PROPOSED ROADWAY PLANS. CONTRACTOR TO VERIFY THESE GRADES AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
 11. BERM LOCATED ON DOWNSTREAM SIDE OF SITE TO PROVIDE PROTECTION FOR THE REGIONAL POND FROM ANY HYDRAULIC FLUID, GAS OR OIL SPILLS ON-SITE THAT OCCUR DURING A RAIN EVENT AND ARE NOT DETECTED IMMEDIATELY. BERM TO HAVE DESIGNATED NO MOW AREA TO TRAP POTENTIAL HYDROCARBON FLUIDS.
 12. ALL PRIVATE HYDRANTS ARE TO BE YELLOW.
 13. SAMPLING MANHOLE PER VILLAGE OF MUKWONAGO SPECIFICATIONS. SEE DETAIL SHEET
 14. AREA SHOWN AS PHASE TWO SHALL NOT BE UTILIZED FOR ANY STORAGE UNTIL ASPHALT IS IN PLACE.



CHORD = 147.13'
COURSE = N 34°07'18"
ARC LENGTH = 186.71'
RADIUS = 80'
DELTA = 133°43'12"

LEGEND

----- 896 -----	EXISTING CONTOUR
----- 905 -----	PROPOSED CONTOUR
x 906.5	PROPOSED ELEVATION
----- ST -----	EXISTING STORM SEWER
----- ST -----	PROPOSED STORM SEWER
----- SAN -----	EXISTING SANITARY SEWER
----- SAN -----	PROPOSED SANITARY SEWER
----- W -----	EXISTING WATER MAIN
----- W -----	PROPOSED WATER MAIN
----- G -----	BURIED GAS MAIN
----- H -----	OVER HEAD WIRE
----- E -----	BURIED ELECTRIC

NOTE:
1. AREA SHOWN AS PHASE TWO SHALL NOT BE UTILIZED FOR ANY STORAGE UNTIL ASPHALT IS IN PLACE.



C1.0

MALCOLM DRILLING COMPANY
HILL COURT MUKWONAGO, WISCONSIN

CJE NO.: 19IIR14
JUNE 10, 2019
REV: 09-10-19
REV: 02-14-20
REV: 05-22-20
REV: 06-01-20
REV: 06-03-20
REV: 06-12-20
REV: 07-15-20
REV: 07-29-20

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE AND INLET GRATE SCREENS IN EXISTING STORM INLETS LOCATED IN HILL COURT AS SHOWN ON PLAN.
4. INSTALL CONSTRUCTION EXIT.
5. STRIP TOPSOIL AND STOCKPILE IN AREA OF SEDIMENT BASIN, SURROUND WITH SILT FENCE.
6. INSTALL SEDIMENT BASIN AND DIVERSION BERMS AND SWALES.
7. INSTALL HAY BALES IN EXISTING DITCH.
8. STRIP TOPSOIL AND STOCKPILE FROM THE REST OF THE SITE, SURROUND WITH SILT FENCE.
9. ROUGH GRADE SITE.
10. BEGIN BUILDING CONSTRUCTION.
11. INSTALL PROPOSED UTILITIES.
12. INSTALL OUTLET PROTECTION.
13. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
14. INSTALL BASE COURSE OF PAVEMENT.
15. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
16. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
17. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
18. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.
19. MODIFICATIONS TO THE CONSTRUCTION SCHEDULE REQUIRE SUBMITTAL TO AND APPROVAL BY THE VILLAGE OF MUKWONAGO.

EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ INLET PROTECTION
- ④ OUTLET PROTECTION
- ⑤ EROSION MAT
- ⑥ SEDIMENT BASIN
- ⑦ HAY BALES

EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER WISCONSIN EROSION CONTROL PLAN IN ALL SWALES AND ON ALL SLOPES 4:1 OR GREATER.

INSTALL PER MANUFACTURERS SPECIFICATIONS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY SEVEN DAYS. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING EROSION CONTROL INSPECTION REPORTS AND KEEPING THEM READILY AVAILABLE FOR THE VILLAGE'S EROSION CONTROL INSPECTOR OR ANY GOVERNING AGENCY.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.
5. THE EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES OR MODIFICATIONS TO THE EXISTING CONTROL MEASURES, AS DIRECTED BY THE ENGINEER, THE VILLAGE OF MUKWONAGO OR A GOVERNING AGENCY SHALL BE INSTALLED WITH 24 HOURS OF REQUEST.
6. A SET OF PLANS SHALL BE KEPT ON-SITE, UPDATED AND AVAILABLE TO THE VILLAGE'S EROSION CONTROL INSPECTOR THAT REFLECT CURRENT SITE AND EROSION CONTROL STATUS.
7. ANY AREAS LEFT UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, INCLUDING THE TOPSOIL STOCKPILE, SHALL BE SEEDING AND STABILIZED.
8. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL WATER DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION.
9. ANY OTHER MAINTENANCE ACTIVITIES IDENTIFIED BY THE VILLAGE OF MUKWONAGO, THEIR EROSION CONTROL INSPECTOR, OR ANY GOVERNING AGENCY FOR THE SITE TO REMAIN IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE IMPLEMENTED UPON REQUEST.

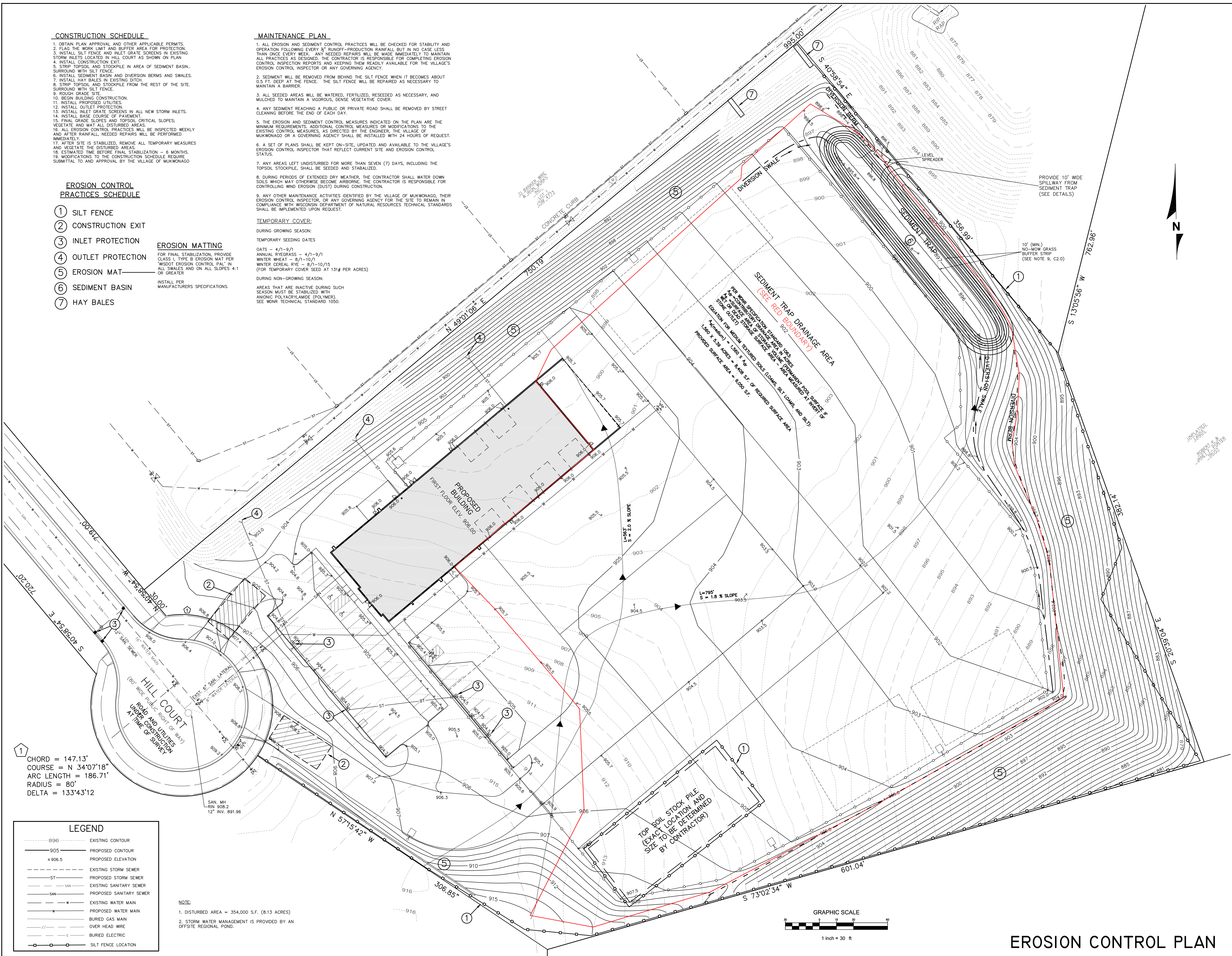
TEMPORARY COVER:

DURING GROWING SEASON:
TEMPORARY SEEDING DATES

OATS - 4/1-9/1
ANNUAL RYEGRASS - 4/1-9/1
WINTER WHEAT - 8/1-10/1
WINTER CEREAL RYE - 8/1-10/15
(FOR TEMPORARY COVER SEED AT 131# PER ACRES)

DURING NON-GROWING SEASON:

AREAS THAT ARE INACTIVE DURING SUCH SEASON MUST BE STABILIZED WITH ANIONIC POLYACRYLAMIDE (POLYMER), SEE WNR TECHNICAL STANDARD 1050.

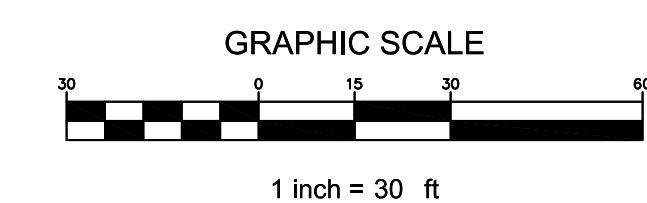


① CHORD = 147.13'
COURSE = N 34°07'18"
ARC LENGTH = 186.71'
RADIUS = 80'
DELTA = 133°43'12"

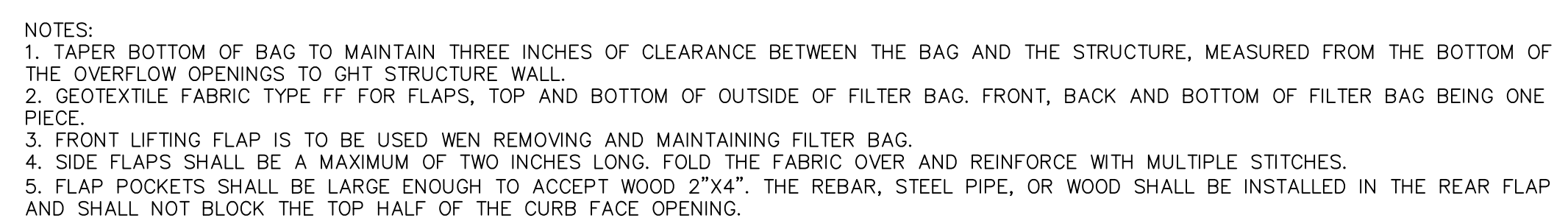
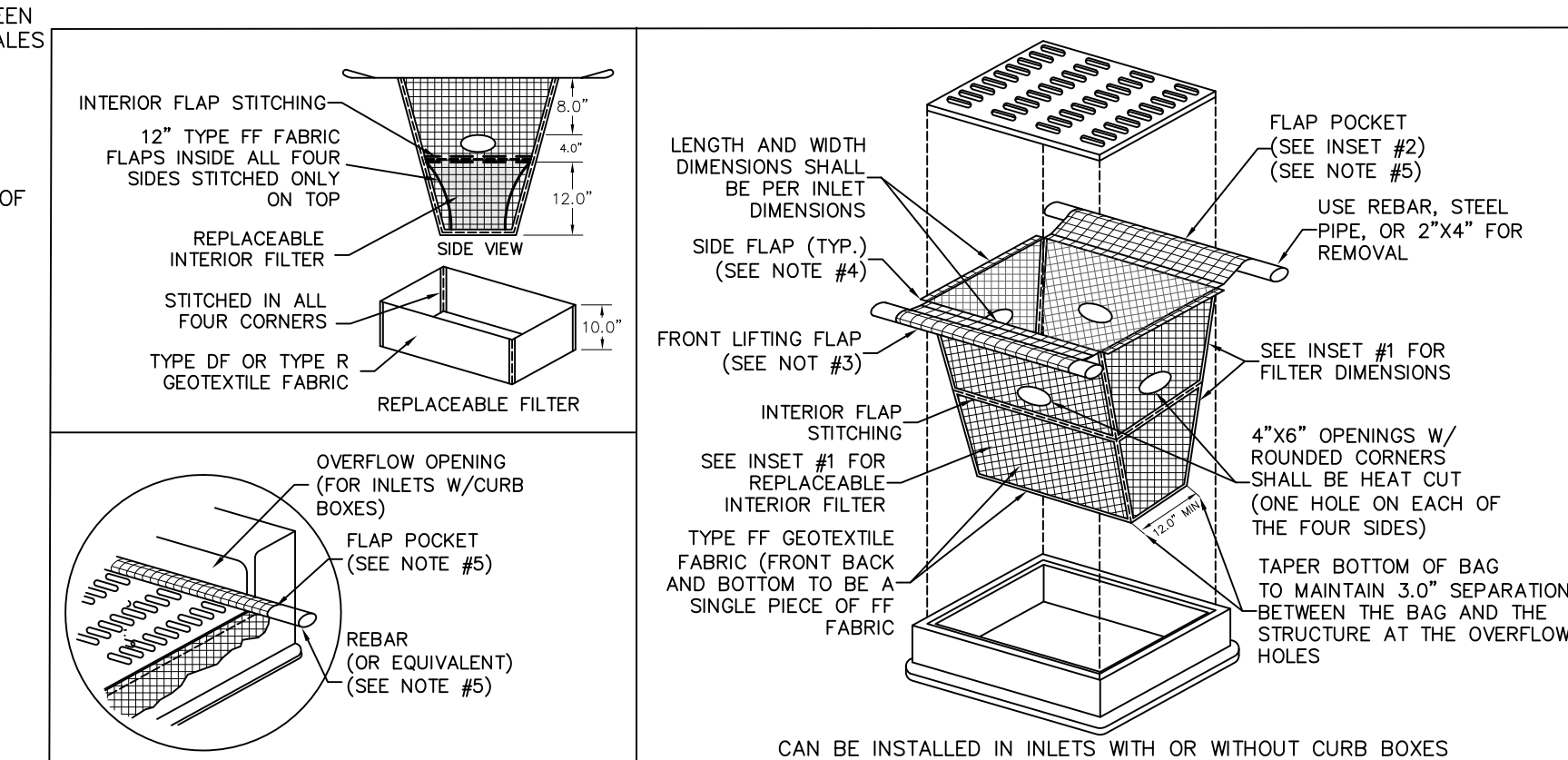
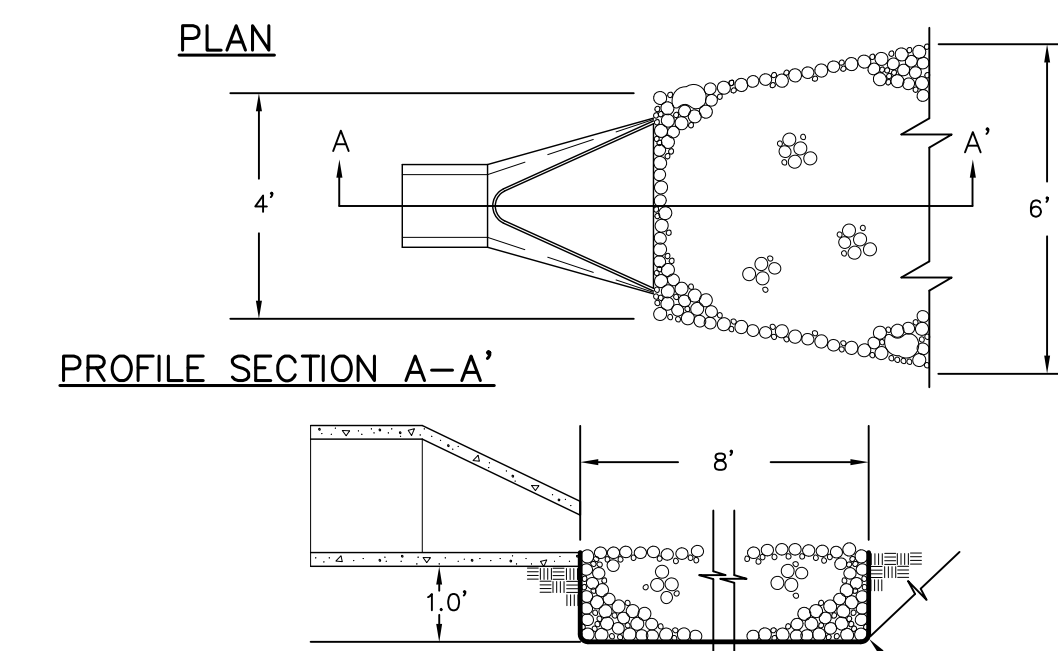
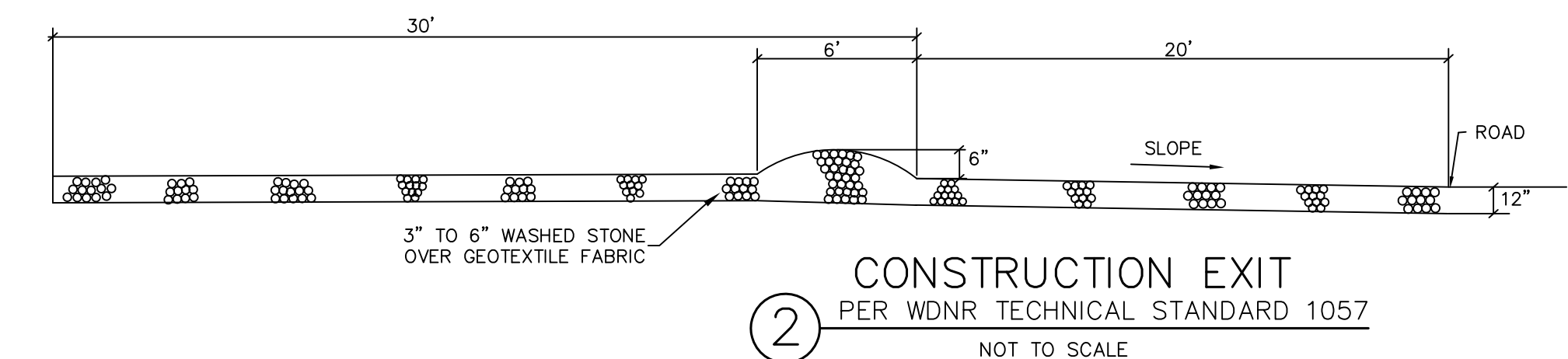
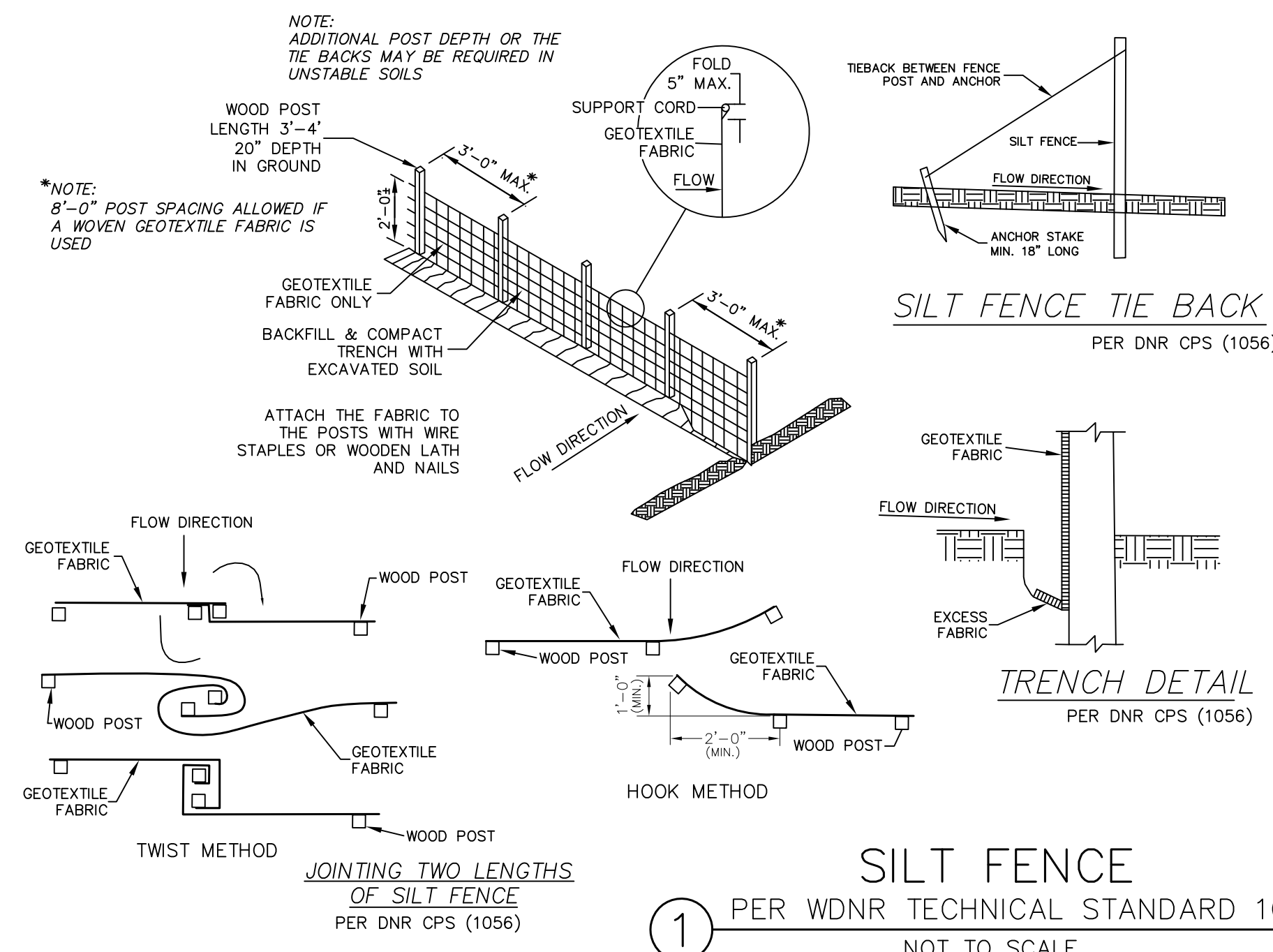
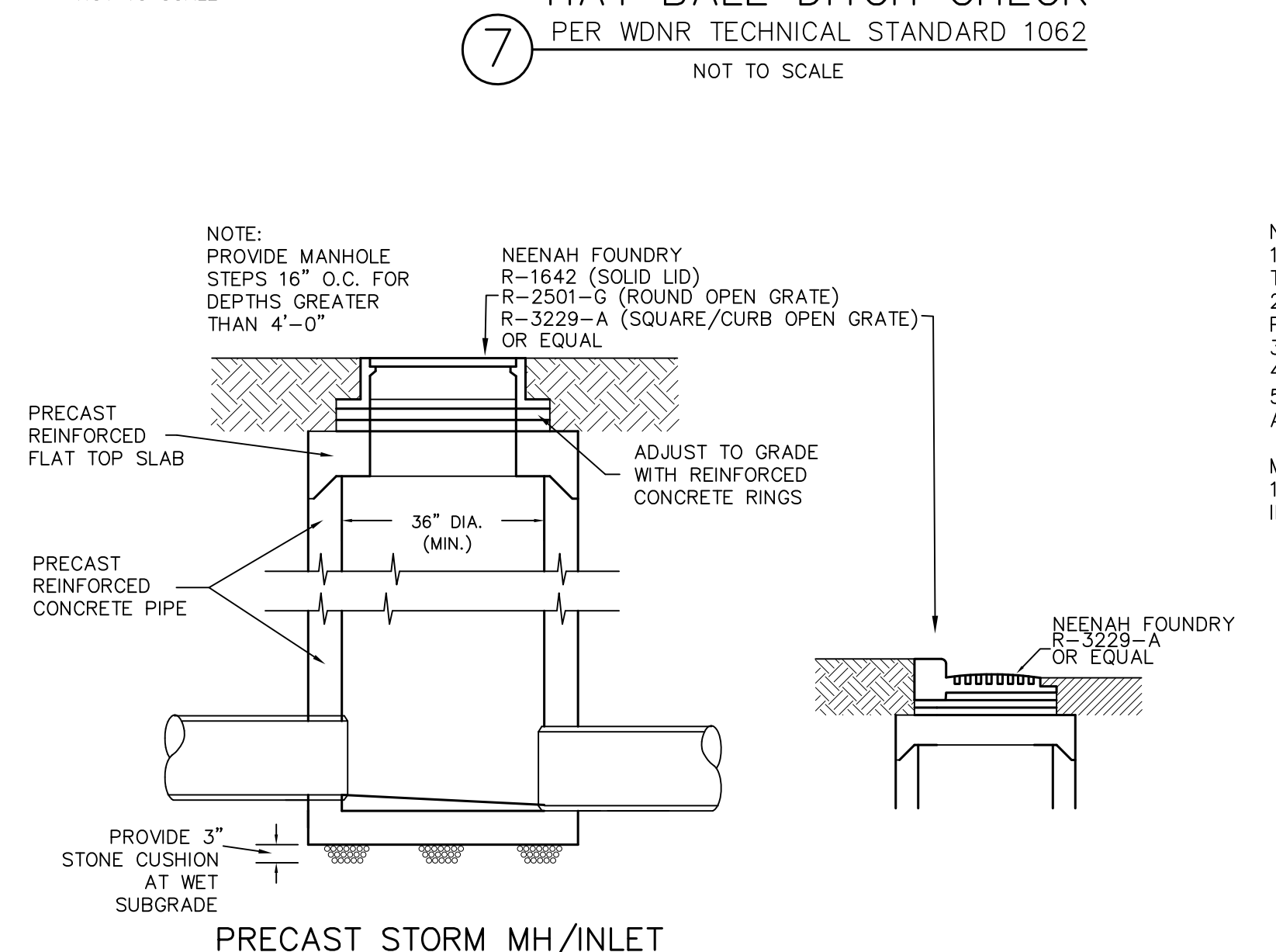
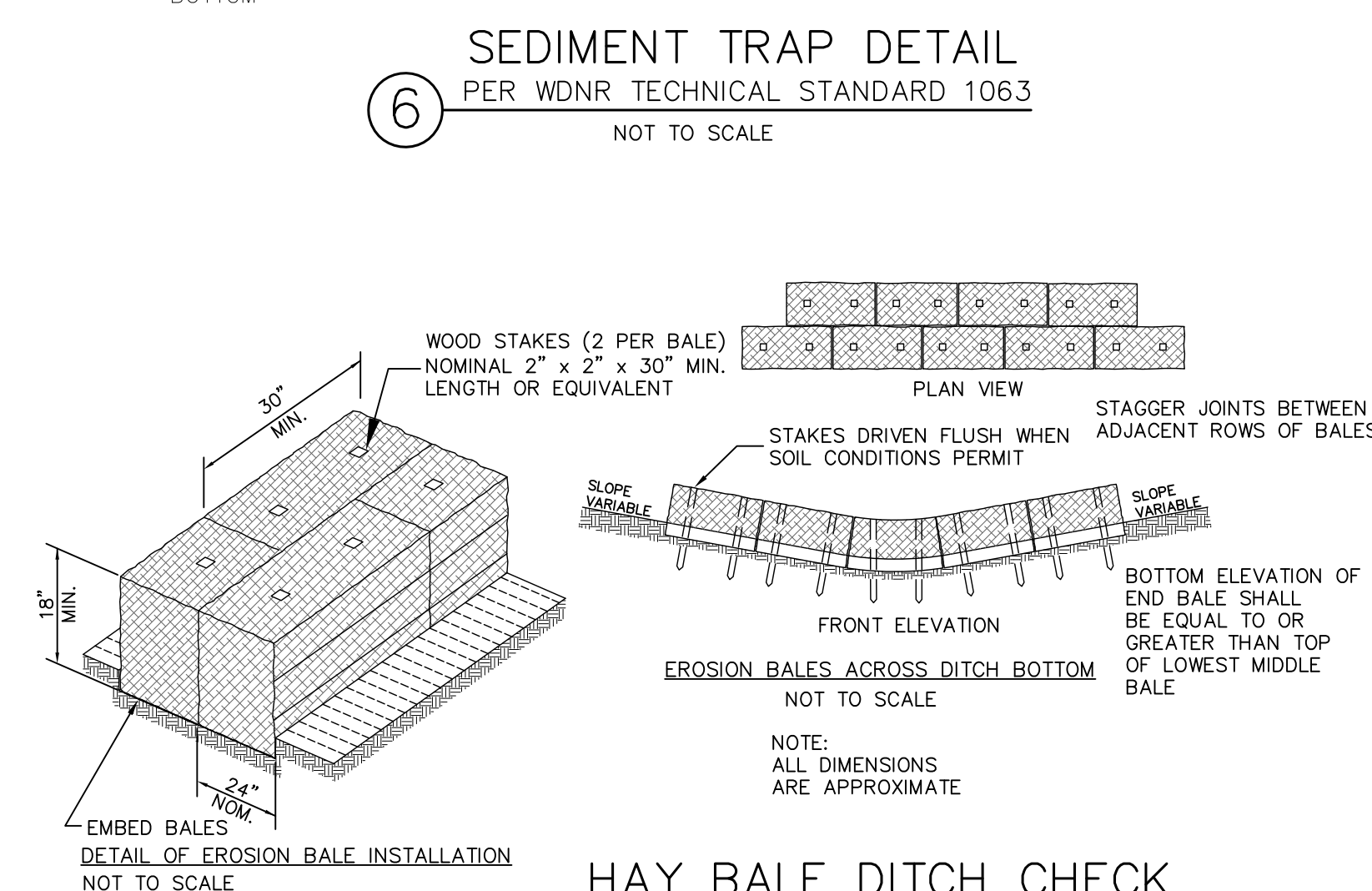
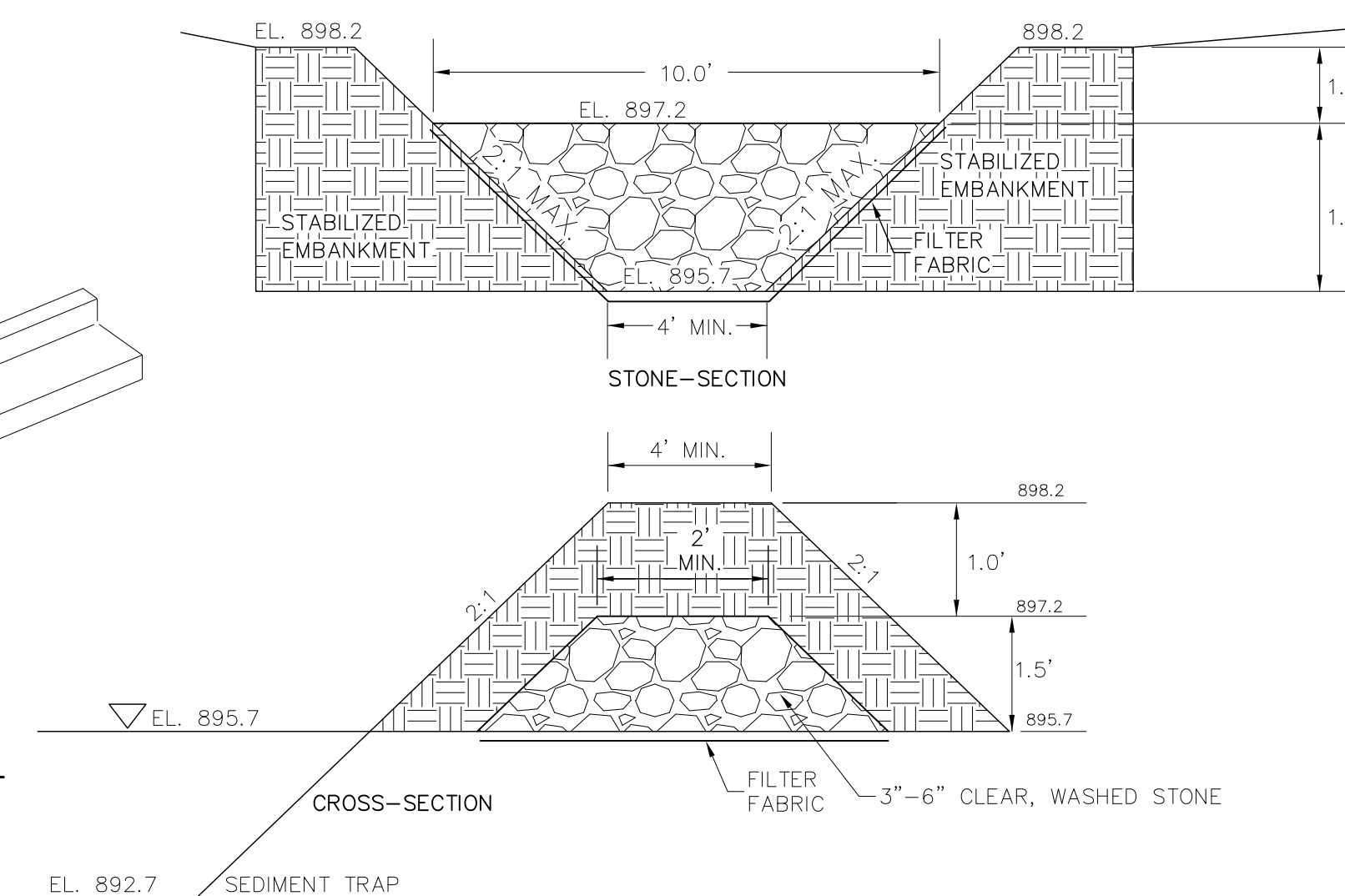
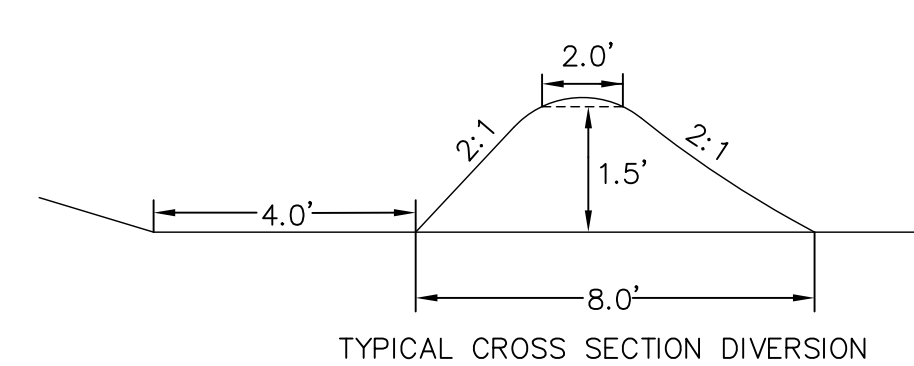
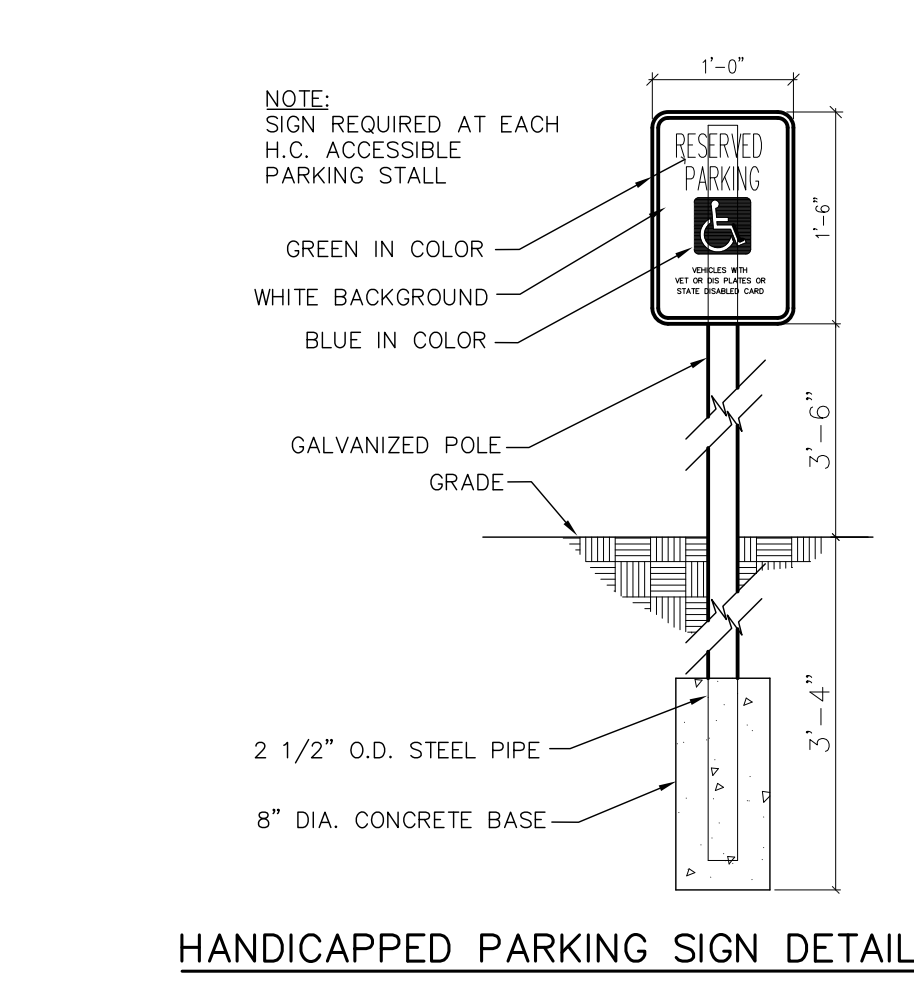
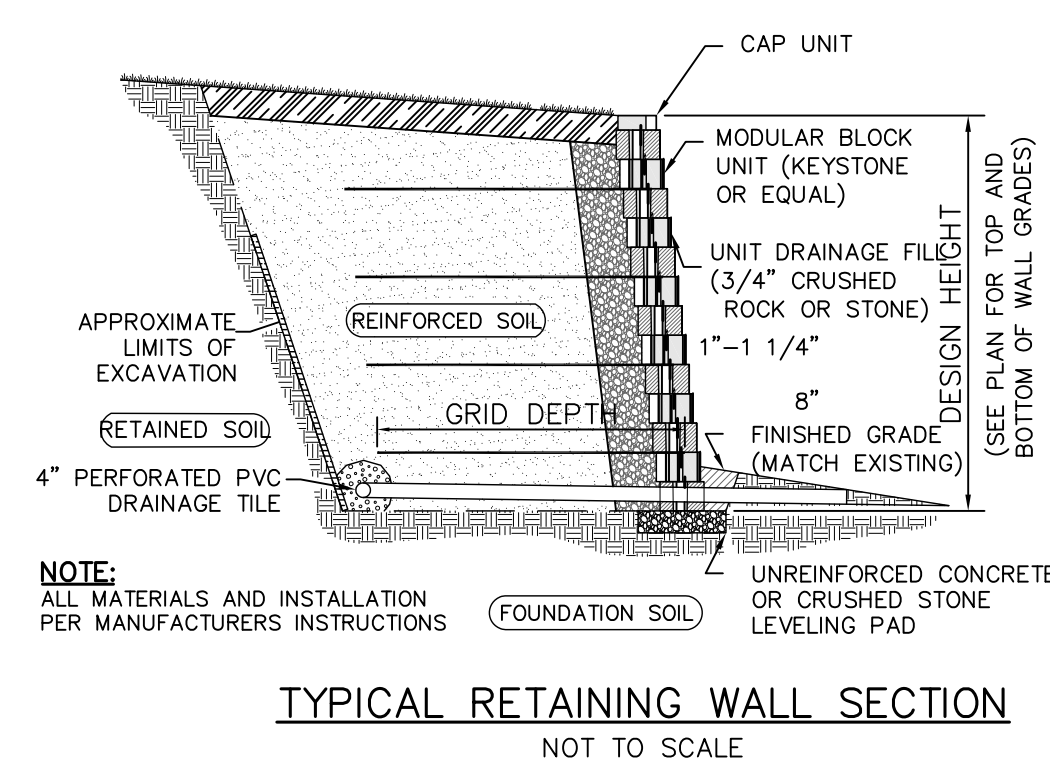
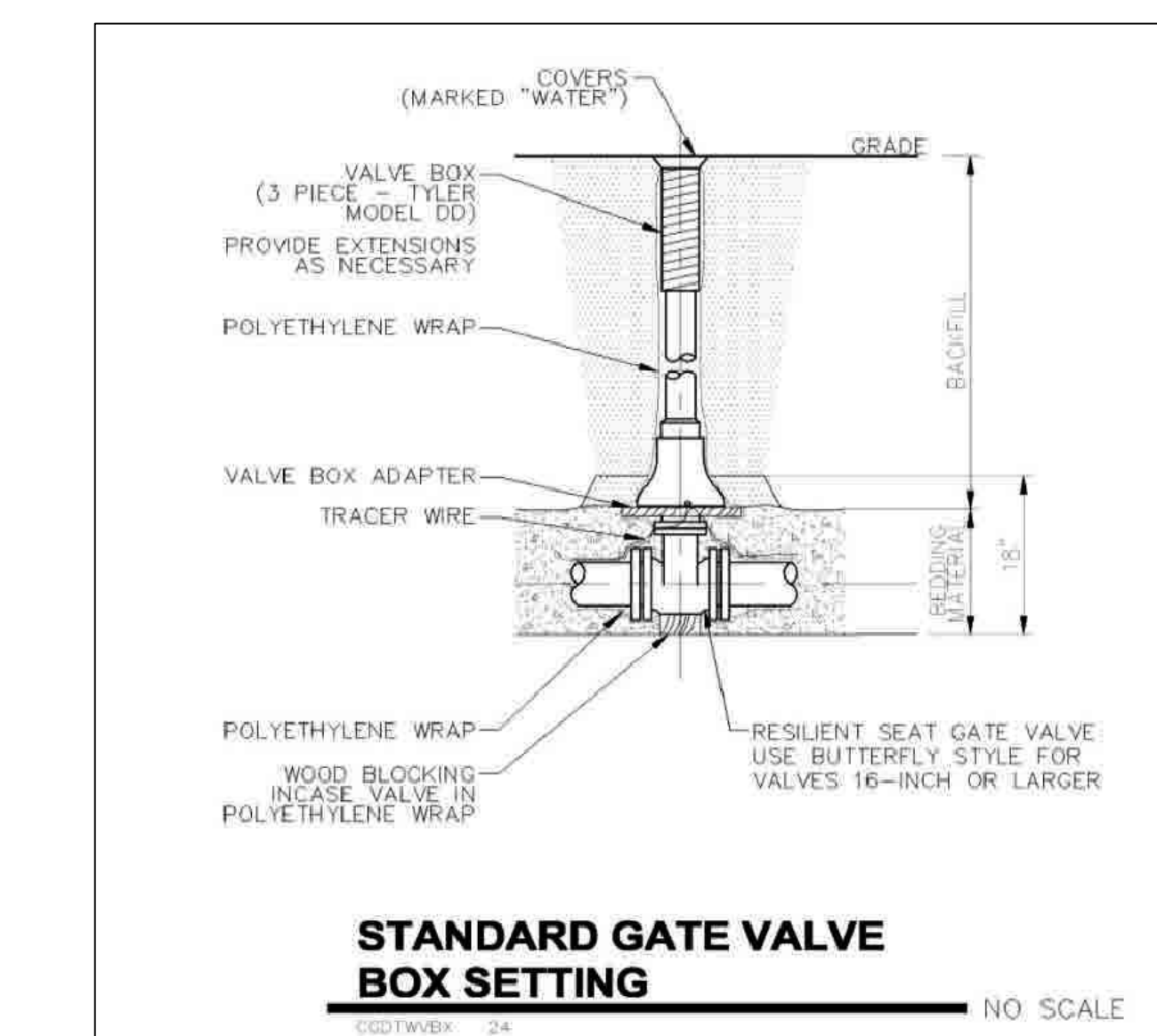
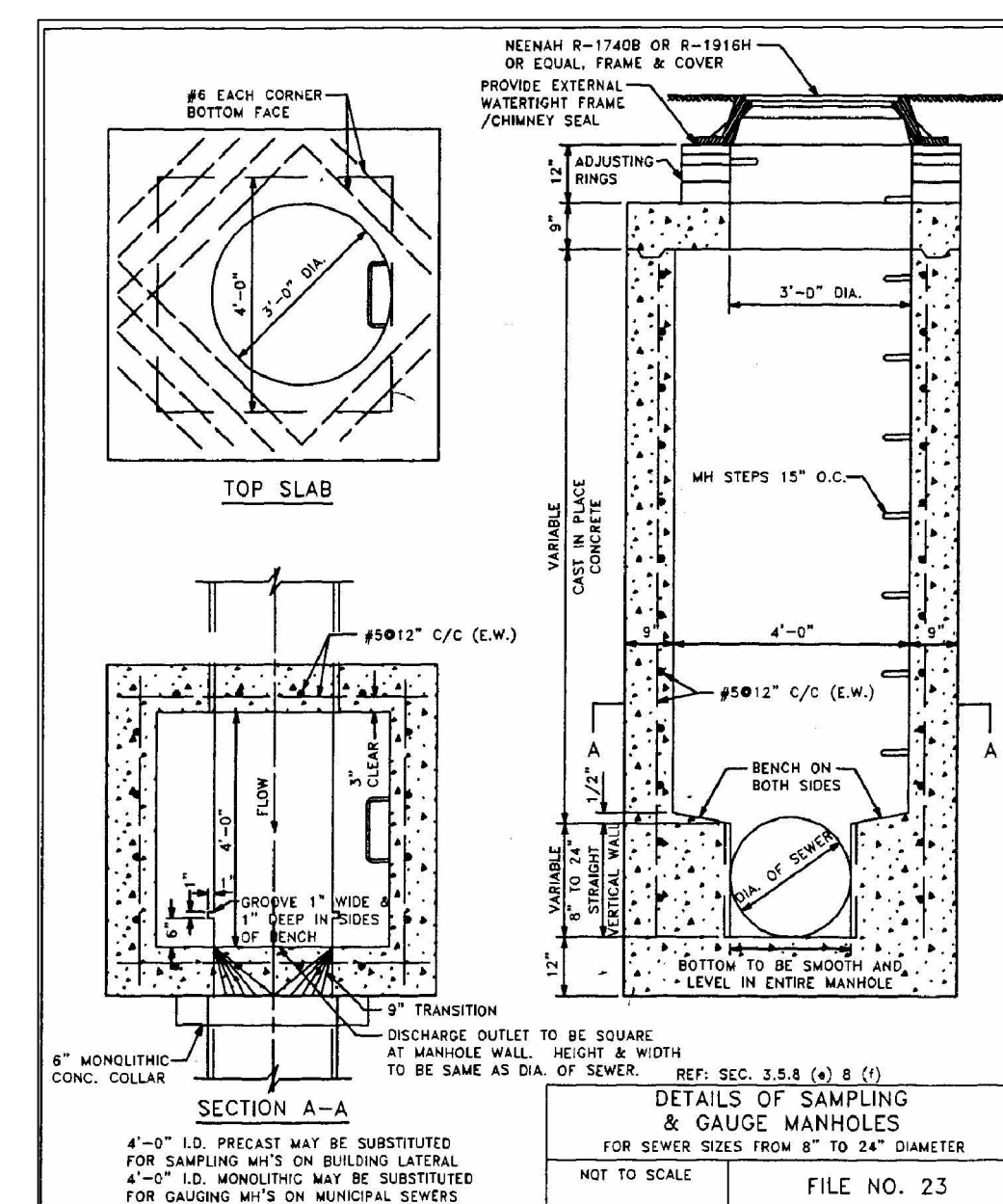
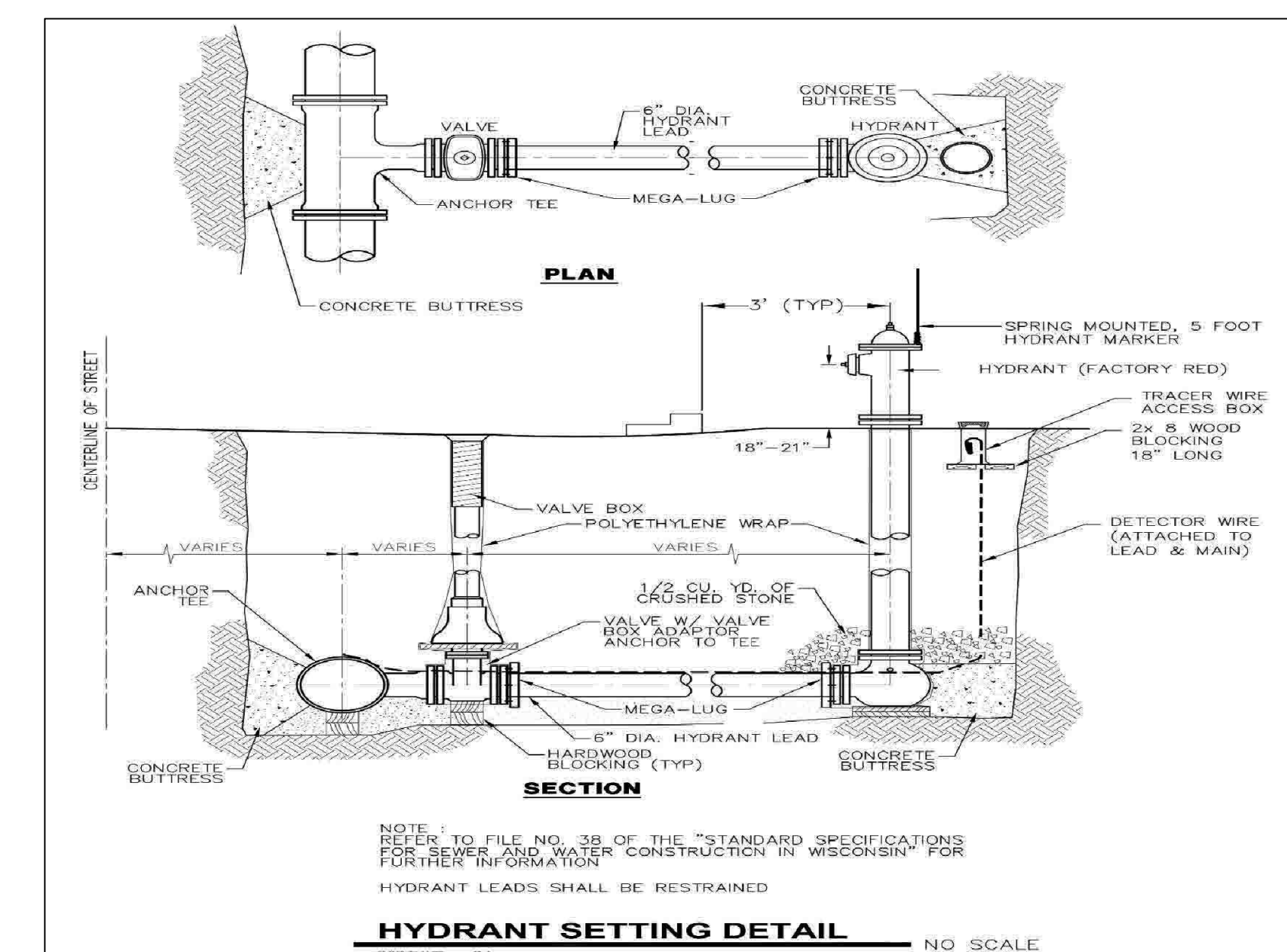
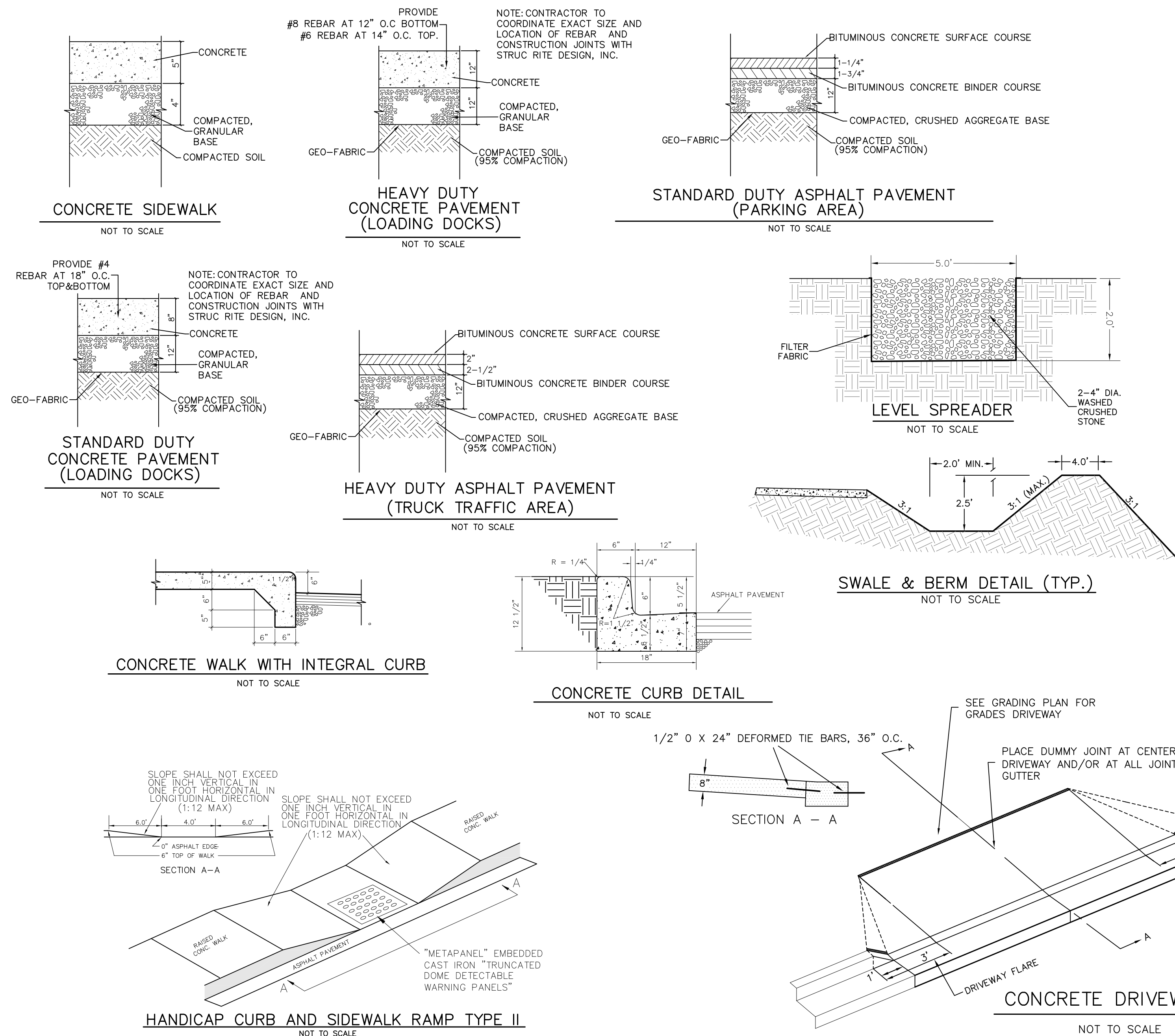
LEGEND

----- 896 -----	EXISTING CONTOUR
----- 905 -----	PROPOSED CONTOUR
x 906.5	PROPOSED ELEVATION
----- ST -----	EXISTING STORM SEWER
----- ST -----	PROPOSED STORM SEWER
----- SAN -----	EXISTING SANITARY SEWER
----- SAN -----	PROPOSED SANITARY SEWER
----- W -----	EXISTING WATER MAIN
----- W -----	PROPOSED WATER MAIN
----- G -----	BURIED GAS MAIN
----- E -----	OVER HEAD WIRE
----- E -----	BURIED ELECTRIC
----- S -----	SILT FENCE LOCATION

NOTE:
1. DISTURBED AREA = 354,000 S.F. (8.13 ACRES)
2. STORM WATER MANAGEMENT IS PROVIDED BY AN OFFSITE REGIONAL POND.



EROSION CONTROL PLAN



- ## SILT FENCE CONSTRUCTION SPECIFICATIONS
- PER DNR GPS (1056)
1. Construction silt erosion control around the disturbed areas as shown on Erosion Control Plan, to prevent sediment from being washed into the drainage system.
 2. Locate posts per DNR GPS (1056)
 3. When joints are necessary, refer to DNR GPS (1056)
 4. Filter fabric to be of nylon, polyester, propylene or ethylene yarn with extra strength, 50 lb./sq. yd. or greater, and with a flow rate of at least 0.3 gpd./sq. ft./min. fabric should contain ultraviolet ray inhibitors and stabilizers.
 5. The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4" x 6" trench.
 6. The filter fabric shall be stapled and/or nailed to the upslope side of the posts.
 7. Posts to be 1 1/8", 1 1/8" hickory or oak, 3 feet long, spaced a maximum of 5 feet apart.
 8. Use wire reinforcement in unstabilized minor swales, ditches or divisions.
 9. Use WSDOT approved silt fence.

- ## CONSTRUCTION SPECIFICATIONS
1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE AT LEAST ZERO GRADE. SMOOTH.
 2. PLACE FILTER CLOTH ON BOTTOM AND PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1'0".
 3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
 4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
 5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
 6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

- NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GFT STRUCTURE WALL.
 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

- MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTE:
INSTALL IN ALL STORM
INLETS AND CATCH BASINS
LOCATED WITHIN AND
ADJACENT TO THE
CONSTRUCTION AREA

MALCOLM DRILLING COMPANY
HILL COURT MUKWONAGO, WISCONSIN

CJE NO.: 19IIR14
JUNE 10, 2019
REV: 09-10-19
REV: 02-14-20
REV: 05-22-20
REV: 06-01-20
REV: 06-03-20
REV: 06-12-20
REV: 07-15-20
REV: 07-29-20

DETAILS PLAN

C4.0

STORM SEWER AND INLET CALCULATIONS:

STORM SEWER SIZING DONE BY THE AREA METHOD PER W PLUMBING CODE SPS 382.36(5) AND TABLES 382.36-1 OR 382.36-2. GRATE CAPACITY PER NEENAH FOUNDRY:

INLET #1
PAVEMENT: 11,677 S.F. 365 GPM
GRASS: 17,371 S.F. 167 GPM
TOTAL: 29,248 S.F. 532 GPM (1.19 CFS)
INLET CAPACITY = 3.6 CFS

INLET #2
PAVEMENT: 4,037 S.F. 124 GPM
GRASS: 2,341 S.F. 23 GPM
TOTAL: 6,378 S.F. 147 GPM (0.33 CFS)
INLET CAPACITY = 3.6 CFS

INLET #4
PAVEMENT: 6,391 S.F. 197 GPM
GRASS: 2,539 S.F. 44 GPM
TOTAL: 8,930 S.F. 221 GPM (0.49 CFS)
INLET CAPACITY = 3.6 CFS

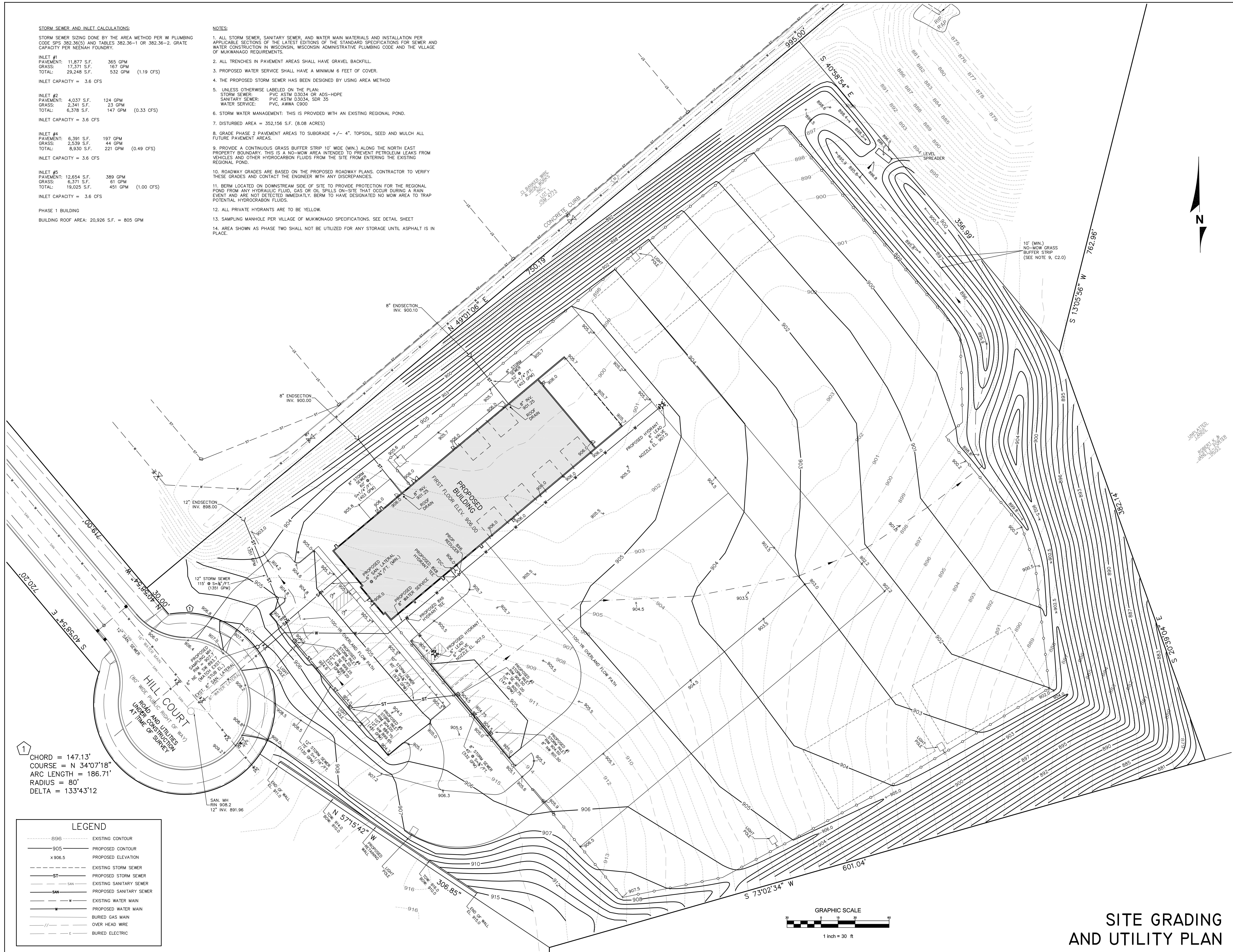
INLET #5
PAVEMENT: 12,654 S.F. 389 GPM
GRASS: 6,371 S.F. 61 GPM
TOTAL: 19,025 S.F. 451 GPM (1.00 CFS)
INLET CAPACITY = 3.6 CFS

PHASE 1 BUILDING

BUILDING ROOF AREA: 20,926 S.F. = 805 GPM

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
4. THE PROPOSED STORM SEWER HAS BEEN DESIGNED BY USING AREA METHOD
5. UNLESS OTHERWISE LABELED ON THE PLAN:
STORM SEWER: PVC ASTM D3034 OR ADS-HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
WATER SERVICE: PVC, AWWA C900
6. STORM WATER MANAGEMENT: THIS IS PROVIDED WITH AN EXISTING REGIONAL POND.
7. DISTURBED AREA = 352,156 S.F. (8.08 ACRES)
8. GRADE PHASE 2 PAVEMENT AREAS TO SUBGRADE +/- 4". TOPSOIL, SEED AND MULCH ALL FUTURE PAVEMENT AREAS.
9. PROVIDE A CONTINUOUS GRASS BUFFER STRIP 10' WIDE (MIN.) ALONG THE NORTH EAST PROPERTY BOUNDARY. THIS IS A NO-MOW AREA INTENDED TO PREVENT PETROLEUM LEAKS FROM VEHICLES AND OTHER HYDROCARBON FLUIDS FROM THE SITE FROM ENTERING THE EXISTING REGIONAL POND.
10. ROADWAY GRADES ARE BASED ON THE PROPOSED ROADWAY PLANS. CONTRACTOR TO VERIFY THESE GRADES AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
11. BERM LOCATED ON DOWNSTREAM SIDE OF SITE TO PROVIDE PROTECTION FOR THE REGIONAL POND FROM ANY HYDRAULIC FLUID, GAS OR OIL SPILLS ON-SITE THAT OCCUR DURING A RAIN EVENT AND ARE NOT DETECTED IMMEDIATELY. BERM TO HAVE DESIGNATED NO MOW AREA TO TRAP POTENTIAL HYDROCARBON FLUIDS.
12. ALL PRIVATE HYDRANTS ARE TO BE YELLOW.
13. SAMPLING MANHOLE PER VILLAGE OF MUKWONAGO SPECIFICATIONS. SEE DETAIL SHEET
14. AREA SHOWN AS PHASE TWO SHALL NOT BE UTILIZED FOR ANY STORAGE UNTIL ASPHALT IS IN PLACE.



1
CHORD = 147.13'
COURSE = N 34°07'18"
ARC LENGTH = 186.71'
RADIUS = 80'
DELTA = 133°43'12"

LEGEND








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MALCOLM DRILLING COMPANY
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**SITE GRADING
AND UTILITY PLAN**

C2.0
SHEET 2 OF 4

Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	A	2	RAB LIGHTING, INC.	WPLED3T150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	55.2
	B	2	RAB LIGHTING, INC.	WPLED3T150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	105.7
	C	5	RAB LIGHTING, INC.	WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	155.7
	D	2	RAB LIGHTING, INC.	10watt LED wall pack	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	10.5
	E	3	RAB LIGHTING, INC.	APLED3T105 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	105.7
	F	8	RAB LIGHTING, INC.	APLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	155.7
	G	2	RAB LIGHTING, INC.	APLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	155.7

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CHORD = 147.13'
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RESOLUTION 2020-55

**RESOLUTION APPROVING FIRST AMENDMENT
SITE PLAN AND ARCHITECTURAL REVIEW
MALCOLM DRILLING, APPLICANT
120 HILL CT; PARCEL #A486800002**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of a multi-tenant industrial/warehouse building, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Malcolm, and

WHEREAS, the plan of operation and plans have 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 site plan and architectural review for multi-tenant industrial/warehouse building based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village Planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
3. All work related to this project must comply with all project plans approved by the Village.
4. The applicant must address all of the concerns of the Village engineer with regard to stormwater management.
5. The applicant must address all of the concerns of the Village planner that shows compliance with the Village's outdoor lighting standards and obtain the approval of the same.
6. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 21st day of October 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer

Date: October 7, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: 4-Family building located at 704 Cardinal Lane; Grey Fox Holdings, applicant (Wayne Foster and Joe Orendorf)

Meeting: October 13, 2020 Plan Commission meeting

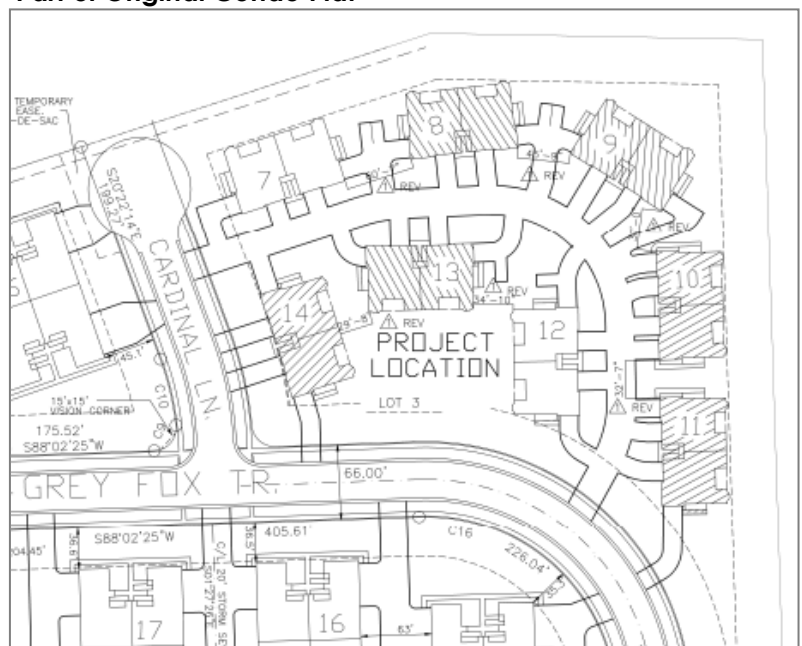
Location 704 Cardinal Lane (Building #14 Edgewood Meadows Condominium)

General description Grey Fox Holdings has submitted building plans for Building #14 in Edgewood Meadows Condominium.

The building consists of 4 dwelling units (2 on the first floor and 2 on the second floor). The proposed layout is slightly different than the original design.

1. **Garage door placement.** The original design showed 2 doors facing Cardinal Lane, with one facing north, and the other facing south. The new design shows 3 doors facing Cardinal Lane and the other one would face to the internal road on the north.
2. **Exterior patios.** The original design had stacked balconies (first floor and second floor). The proposed plans only show a balcony on the second-floor units.
3. **Footprint** The footprint of the proposed design is slightly different than the original design. As such, the developer will need to prepare a condo amendment and obtain the approval of the same.

Part of Original Condo Plat



Exterior materials on this building will match the materials on the existing condo units. The developer will bring color samples to the Plan Commission meeting.

Review procedures The proposed project is subject to site plan and architectural review. The Plan Commission is advisory to the Village Board.

Potential motion for approval:

Recommend to the Village Board the approval of Resolution 2020-56 as drafted, including the conditions.

Attachments:

1. Plan set
2. Resolution 2020-56

PROJECT :

EDGEWOOD MEADOWS CONDOMINIUM
4 UNIT – BLDGS #8,9,10,11,13,&14

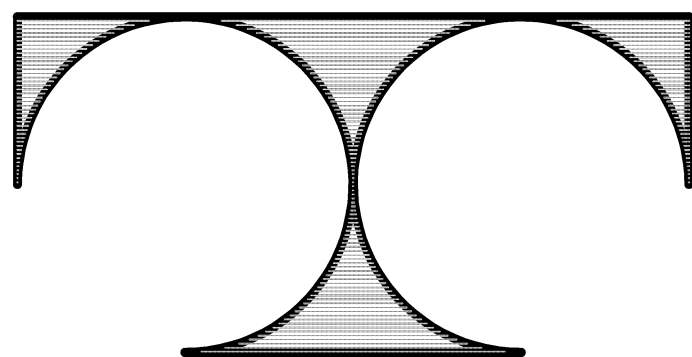
GREY FOX TRAIL & CARDINAL LANE
VILLAGE OF MUKWONAGO, WISCONSIN

Developer:

GREY FOX HOLDINGS LLC

17100 WEST BLUEMOUND ROAD #209
BROOKFIELD, WISCONSIN 53005
WAYNE FOSTER – PHONE: 414-807-3888
JOE ORENDORF – PHONE: 414-791-4776

ARCHITECT :



T D I A S S O C I A T E S , I N C .

ARCHITECTS, PLANNERS

N8 W22350 JOHNSON DR. , SUITE B-4
WAUKESHA , WI 53186
(262) 409-2530

FOUNDATION NOTES

1. THE SOIL BEARING PRESSURE WAS ASSUMED TO BE A MIN. OF 3000 P.S.F. IF THE SOIL ENCOUNTERED DOES NOT INDICATE A MIN. SOIL BEARING PRESSURE OF 3000 PSF NOTIFY THE ARCHITECT AT 262/431-0400.
2. IF ANY EXISTING SERVICE LINES, UTILITIES, AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT ANY EXISTING UTILITIES, UTILITY STRUCTURES OR ANY OBSTRUCTION INTERFERES WITH THE PROPER INSTALLATION OF THE FOUNDATION WORK.
4. THE CONTRACTOR SHALL REMOVE AT HIS EXPENSE FROM THE SITE, ALL TOPSOIL, UNSUITABLE, AND OBSTRUCTIONS AS REQUIRED BY THE TESTING LABORATORY AND REPLACE IT WITH COMPACTED (98% MODIFIED PROCTOR) GRANULAR FILL.
5. IN AREAS WHERE THE BEARING CAPACITY OF SOIL AT DESIGN ELEVATION IS LESS THAN THE DESIGN BEARING CAPACITY, THE CONTRACTOR SHALL REMOVE THE UNSUITABLE MATERIAL AND REPLACE IT WITH THE ENGINEERED FILL UP TO THE DESIGN ELEVATION.
6. FILL SHALL BE GRANULAR AND COMPACTED TO A MINIMUM OF 98% MAXIMUM DENSITY (ASTM D1557-10, MODIFIED PROCTOR).
7. THE SOIL BEARING CAPACITY AT EACH FOOTING SHALL BE CHECKED AND APPROVED BY THE TESTING LABORATORY.
8. CONCRETE FOR ANY FOOTING SHALL NOT BE POURED ON FROZEN GROUND OR WHEN WATER IS PRESENT.
9. THE CONTRACTOR SHALL PROVIDE WELL POINTS TO ADEQUATELY LOWER THE GROUND WATER LEVEL AND MAINTAIN THEM AS LONG AS THEY ARE REQUIRED DURING CONSTRUCTION.
10. PROVIDE 3" CLEAR COVER AROUND ALL STEEL REINFORCING IN FOUNDATION.

DESIGN LOADS

1. CONCRETE: $F_c = 3,000$ P.S.I.
2. REINFORCING STEEL: $F_y = 60,000$ P.S.I.
3. STRUCTURAL STEEL: $F_y = 46,000$ P.S.I. - COLUMNS
 $F_y = 50,000$ P.S.I. - BEAMS
4. SOIL BEARING DESIGN PRESSURE: 3,000 P.S.F. VERIFIED AT EXISTING BUILDING CONSTRUCTION
5. DESIGN LOADS: ROOF
WIND LOAD: 40 P.S.F.
END ZONE: 4.9 P.S.F.
INTERIOR ZONE: 7.9 P.S.F.
LIVE LOAD: 21 P.S.F.
BALANCED SNOW LOAD: 14 P.S.F.
DEAD LOAD: 14 P.S.F.
UNBALANCED SNOW LOAD: 45.9 P.S.F.
LEEWARD DRIFT: 81 P.S.F.
WINDWARD DRIFT: 81 P.S.F.
DRIFTED SNOW: SEE ROOF PLAN
WIND LOAD (VERT): 14.5 P.S.F.
(COMPONENTS & CLADDING)
WIND LOAD (HORIZ): 14.5 P.S.F.
END ZONE: 11.8 P.S.F.
INTERIOR ZONE: 11.8 P.S.F.
6. IMPORTANCE FACTOR
SEISMIC FACTOR = 1.0
SNOW FACTOR = 1.0
WIND FACTOR = 1.0
7. SEISMIC DESIGN CATEGORY = B
8. WIND LOAD FACTORS
EXPOSURE 'B'
WIND SPEED = 115 M.P.H.
9. SITE SOIL CLASS = D
10. SNOW LOAD FACTORS
 $C_s = 1.0$
 $C_t = 1.1$ TYPICAL
 $C_g = 1.0$
11. DESIGN LOADS: FIRST FLOOR
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 13 P.S.F.
12. DESIGN LOADS: SECOND FLOOR
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 26.0 P.S.F.
13. DESIGN LOADS: DECK
LIVE LOAD: 40 P.S.F.
(AREA UNDER 100 S.F.) = 80 P.S.F.
14. DESIGN LOADS: HALL
WIND LOAD: 14.5 P.S.F.
(COMPONENTS & CLADDING)
DEAD LOAD: 20 P.S.F.
(W/BRICK)
DEAD LOAD: 12 P.S.F.
(W/SIDING)
15. DESIGN LOADS: LOFT FLOOR
LIVE LOAD: 40 P.S.F.
DEAD LOAD: 13 P.S.F.
16. DESIGN LOADS: DECK
LIVE LOAD: 40 P.S.F.
(AREA UNDER 100 S.F.) = 80 P.S.F.
17. DESIGN LOADS: HALL
WIND LOAD: 14.5 P.S.F.
(COMPONENTS & CLADDING)
DEAD LOAD: 20 P.S.F.
(W/BRICK)
DEAD LOAD: 12 P.S.F.
(W/SIDING)
18. RAILING OR GUARDRAIL
CONCENTRATED LOAD = 200#

2015 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE

OCCUPANCY R-2 = RESIDENTIAL
AUTOMATIC SPRINKLER PER : NFPA 13R
TYPE VB CONSTRUCTION
STRUCTURAL FRAME = 0 HR
BEARING WALL (EXTERIOR) = 0 HR
BEARING WALL (INTERIOR) = 0 HR
NON-BEARING WALL (EXTERIOR) = 0 HR (> 30FT)
NON-BEARING WALL (INTERIOR) = 0 HR (any code approved material)
FIRE PARTITION WALL CONSTRUCTION = 1 HR
FLOOR CONSTRUCTION = 1 HR
ROOF CONSTRUCTION = 0 HR

DRAWING INDEX :

T1.0 TITLE SHEET

C2.0 Site Plan by RSV Engineering, Inc.

A1.1 Basement / Foundation Plan
A1.2 First Floor Plan
A1.3 Second Floor Plan
A1.4 Roof Plan

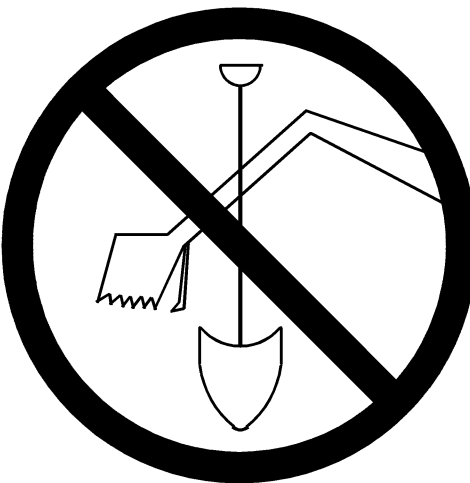
A2.1 Elevations
A2.2 Elevations

A3.1 Sections & Details

A3.3 Sections & Details
A3.4 Sections & Details
A3.5 Wall, Floor & Ceiling Fire Rating Details

GENERAL NOTES

1. THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION FORMWORK, ETC.) FOR COORDINATION OF THE VARIOUS TRADES, FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.
4. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
5. ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
6. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
7. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
8. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CORRELATING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
9. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
10. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
11. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
12. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
13. FIREPLACES SHALL MEET THE REQUIREMENTS OF IMC section 903.

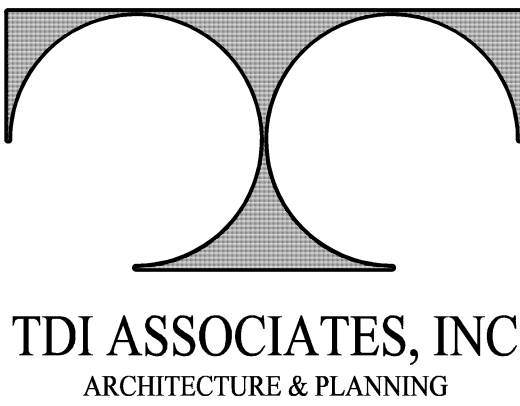


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

Table 2304.9.1 - Fastening Schedule

CONNECTION	FASTENING(s)	LOCATION	CONNECTION	FASTENING(s)	LOCATION
1. Joist to sill or girder	3 - 8d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail	23. Build-up corner studs	8d common 3"x0.131" nail 3" 14 gauge staple	24" o.c. 16" o.c. 16" o.c.
2. Bridging to joist	2 - 8d common 2 - 3"x0.131" nail 2 - 3" 14 gauge staple	toe nail each end	24. Build-up girder and beams	20d common 32" o.c. 3"x0.131" nail at 24" o.c. 3" 14 gauge staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
3. 1"x6" subfloor or less to each joist	2 - 8d common	face nail		2 - 20d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail at ends and at each splice
4. Wider than 1"x6" subfloor to each joist	3 - 8d common	face nail	25. 2" planks	16d common	at each bearing
5. 2" subfloor to joist or girder	2 - 8d common	blind and face nail	26. Collar tie to rafter	3 - 10d common 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	toe nail
6. Sole plate to joist or blocking	16d at 16" o.c. 3"x0.131" nail at 8" o.c. 3" 14 gauge staple at 12" o.c.	typical face nail	27. Jack rafter to hip	3 - 10d common 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	toe nail
Sole plate to joist or blocking at braced wall panel	3 - 16d at 16" 3"x0.131" nail at 16" 3" 14 gauge staple per 16"	braced wall panels		3 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail
7. Top plate to stud	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple		28. Rafter to 2-by ridge beam	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail
8. Stud to sole plate	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail		2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail
9. Double studs	16d at 24" o.c. 3"x0.131" nail at 8" o.c. 3" 14 gauge staple at 8" o.c.	face nail	29. Joist to band joist	3 - 16d common 5 - 3"x0.131" nail 5 - 3" 14 gauge staple	face nail
10. Double top plates	2 - 16d at 16" o.c. 3"x0.131" nail at 12" o.c. 3" 14 gauge staple at 12" o.c.	typical face nail	30. Ledger strip	3 - 16d common 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	face nail
Double top plates	8 - 16d common 12 - 3"x0.131" nail 12 - 3" 14 gauge staple typical face nail	lap splice	31. Wood structural panels and particleboard: subfloor, roof and wall sheathing (to framing)	1/2" and less 6d(c) 2 3/8"x0.131" nail(s) 1-3/4" 16 gage(p) 5d or 6d(c) 2 3/8"x0.131" nail(p) 2" 16 gage(p) 6d(c)	
11. Blocking between joists or rafters to top plate	3 - 8d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail		1/8" to 1" 1 1/8" to 1 1/4" 3/4" and less 1/8" to 1 1/4" 10d(a) or 8d(c) 6d(c) 10d(a) or 8d(c)	
12. Rim joist to top plate	8d at 6" (52mm)o.c. 3"x0.131" nail at 6" o.c. 3" 14 gauge staple at 6" o.c.	toe nail	32. Panel siding (to framing)	1/2" or less 5d(1) 8d(1)	
13. Top plates, laps and intersections	2 - 16d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	face nail	33. Fiberboard sheathing(g)	1/2" No. 11 gage roofing nails not common nail no. 16 gage staple(l)	
14. Continuous header, two pieces	16d common	16" o/c along edge		25/32" No. 11 gage roofing nails 8d common nail no. 16 gage staple(l)	
15. Ceiling joists to plate	3 - 8d common 5 - 3"x0.131" nail 5 - 3" 14 gauge staple	toe nail			
16. Continuous header to stud	4 - 8d common	toe nail			
17. Ceiling joists, laps over partitions (See section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common minimum, Table 2308.10.4.1 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	face nail			
18. Ceiling joists to parallel rafters (See section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common minimum, Table 2308.10.4.1 4 - 3"x0.131" nail 4 - 3" 14 gauge staple	face nail			
19. Rafter to plate (See section 2308.10.4.1, Table 2308.10.4.1)	3 - 8d common 3 - 3"x0.131" nail 3 - 3" 14 gauge staple	toe nail			
20. 1" diagonal brace to each stud and plate	2 - 8d common 2 - 3"x0.131" nail 2 - 3" 14 gauge staple face nail	face nail			
21. 1" x 8" sheathing to each bearing wall	8d common	face nail			
22. Header than 1" x 8" sheathing to bearing wall	3 - 8d common	face nail			



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Sheet Title

TITLE SHEET

Revisions

Issued Date:

Date: 7 MAY, 2020

Job NO.: 19-138.008

Drawn By:

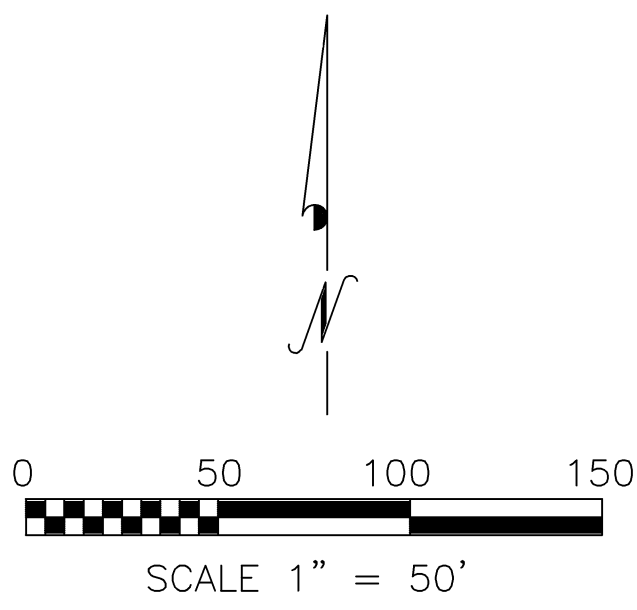
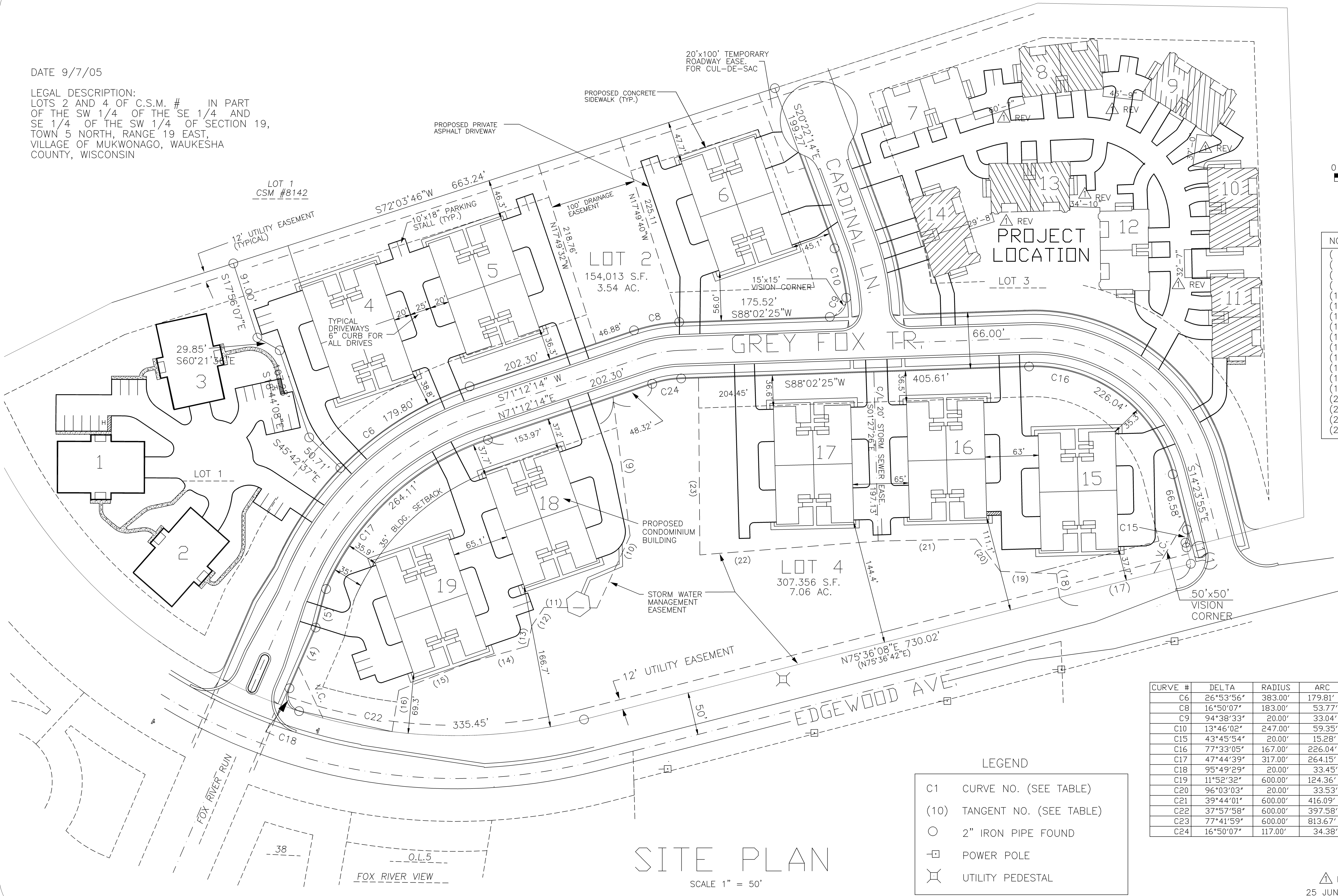
Sheet No.

T-1

Construction Set, Date: 8/11/2020

DATE 9/7/05

LEGAL DESCRIPTION:
LOTS 2 AND 4 OF C.S.M. # IN PART
OF THE SW 1/4 OF THE SE 1/4 AND
SE 1/4 OF THE SW 1/4 OF SECTION 19,
TOWN 5 NORTH, RANGE 19 EAST,
VILLAGE OF MUKWONAGO, WAUKESHA
COUNTY, WISCONSIN



TANGENT TABLE		
NO.	DISTANCE	BEARING
(1)	19.75'	N14°23'52"W
(4)	82.52'	N23°27'35"E
(5)	46.65'	N14°49'46"E
(9)	162.64'	N07°00'57"W
(10)	92.67'	N24°37'20"E
(11)	61.51'	N89°24'30"W
(12)	25.27'	N33°55'34"E
(13)	24.68'	N11°59'31"E
(14)	70.71'	N74°21'32"E
(15)	88.23'	N68°27'03"E
(16)	48.84'	N09°10'13"E
(17)	158.11'	N75°36'08"E
(18)	27.79'	S06°47'34"E
(19)	65.59'	S87°28'56"E
(20)	46.89'	S36°51'36"E
(21)	114.30'	N88°52'53"E
(22)	208.35'	N85°33'38"E
(23)	206.21'	S06°26'58"E

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C6	26°53'56"	383.00'	179.81'	S57°45'16"W	178.16'
C8	16°50'07"	183.00'	53.77'	N79°37'17.5"E	53.58'
C9	94°38'33"	20.00'	33.04'	N40°43'07"E	29.41'
C10	13°46'02"	247.00'	59.35'	N13°29'13"W	59.21'
C15	43°45'54"	20.00'	15.28'	N07°33'13"E	14.91'
C16	77°33'05"	167.00'	226.04'	S53°11'10"E	209.18'
C17	47°44'39"	317.00'	264.15'	N47°19'54.5"E	256.58'
C18	95°49'29"	20.00'	33.45'	N24°27'09.5"W	29.69'
C19	11°52'32"	600.00'	124.36'	S66°25'38"E	124.14'
C20	96°03'03"	20.00'	33.53'	N71°29'06.5"E	29.74'
C21	39°44'01"	600.00'	416.09'	S46°33'53.5"E	407.80'
C22	37°57'58"	600.00'	397.58'	S85°24'53"E	390.35'
C23	77°41'59"	600.00'	813.67'	N65°32'52.5"W	752.74'
C24	16°50'07"	117.00'	34.38'	S79°37'17.5"W	34.26'

LEGEND

C1 CURVE NO. (SEE TABLE)

(10) TANGENT NO. (SEE TABLE)

○ 2" IRON PIPE FOUND

⊠ POWER POLE

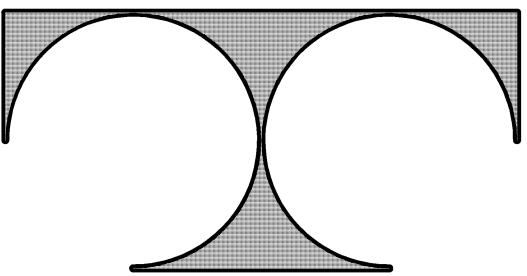
⊞ UTILITY PEDESTAL

SITE PLAN

SCALE 1" = 50'

△ REV
25 JUNE 2020

C2.0



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Sheet Title
**BASEMENT/
FOUNDATION
PLAN**

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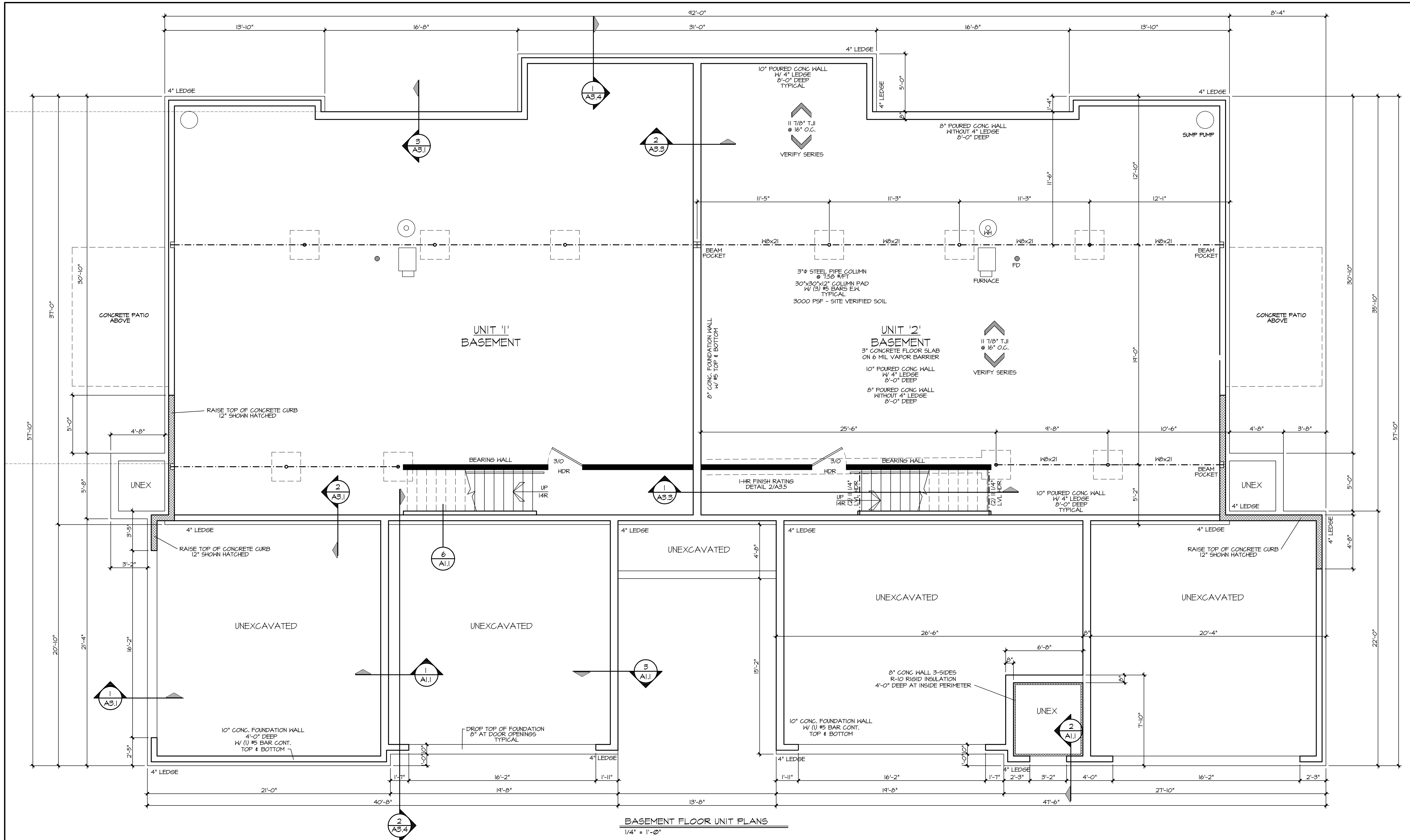
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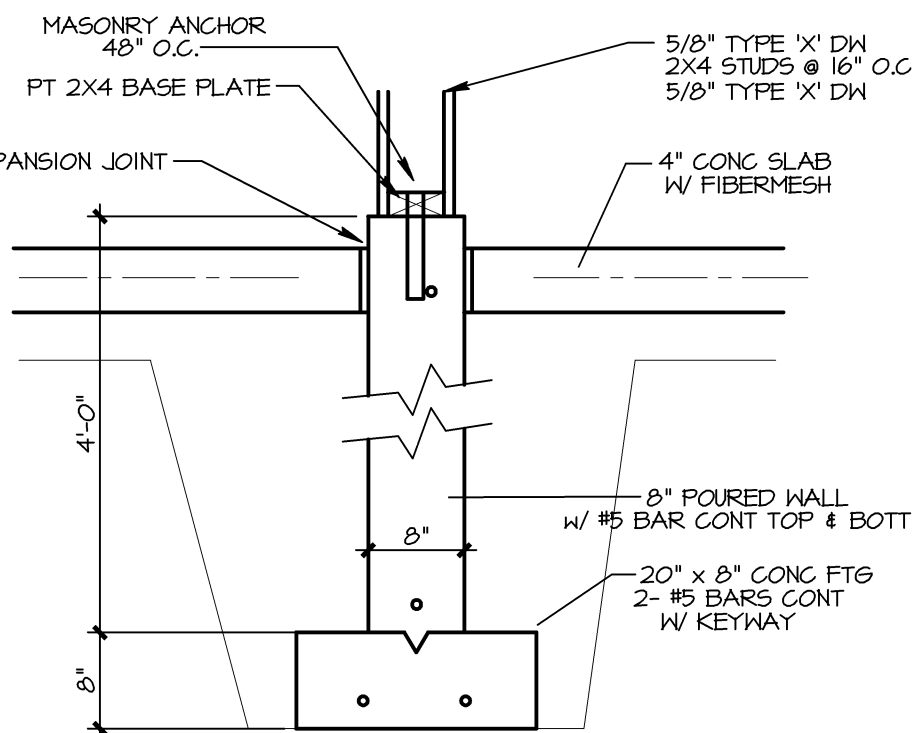
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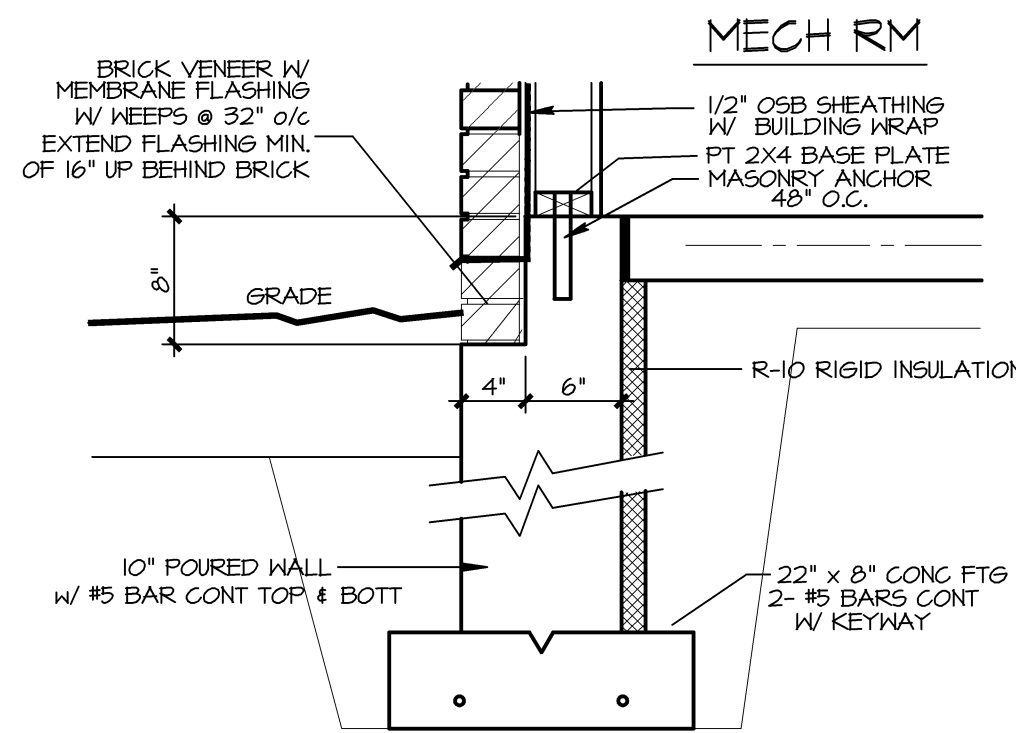
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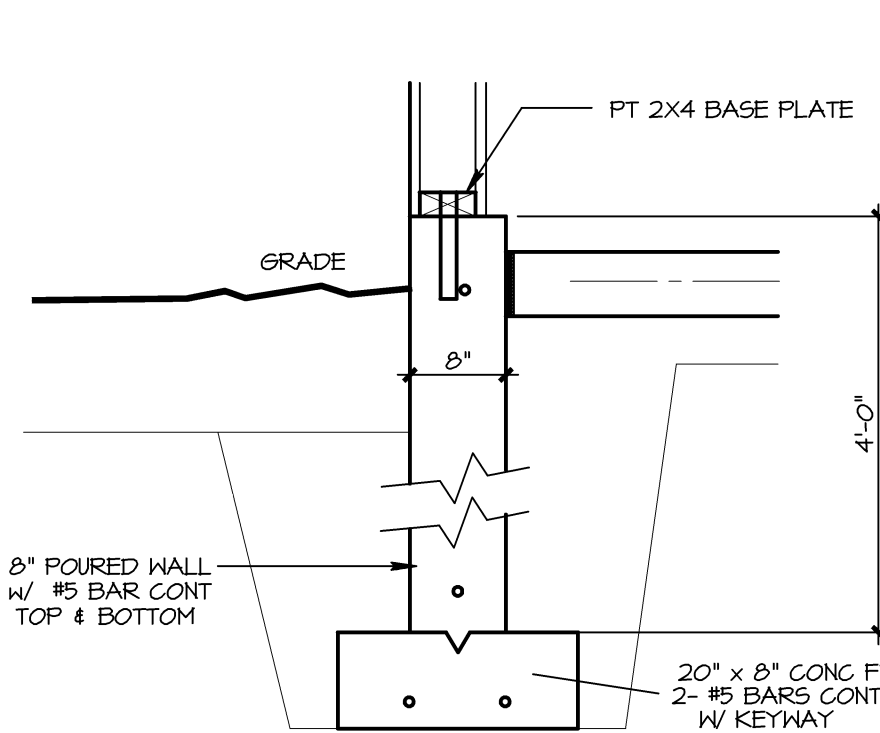
BASEMENT FLOOR UNIT PLANS
1/4" = 1'-0"



1 GARAGE WALL DETAIL
1/2" = 1'-0"

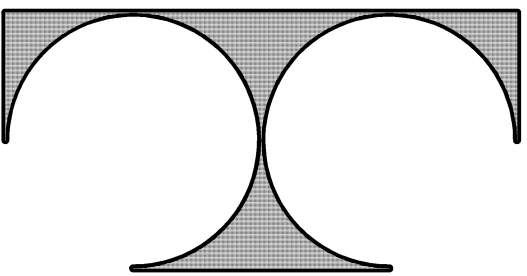


2 FOUNDATION DETAIL
SCALE: NTS



3 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

Construction Set, Date: 8/11/2020



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FIRST FLOOR PLAN

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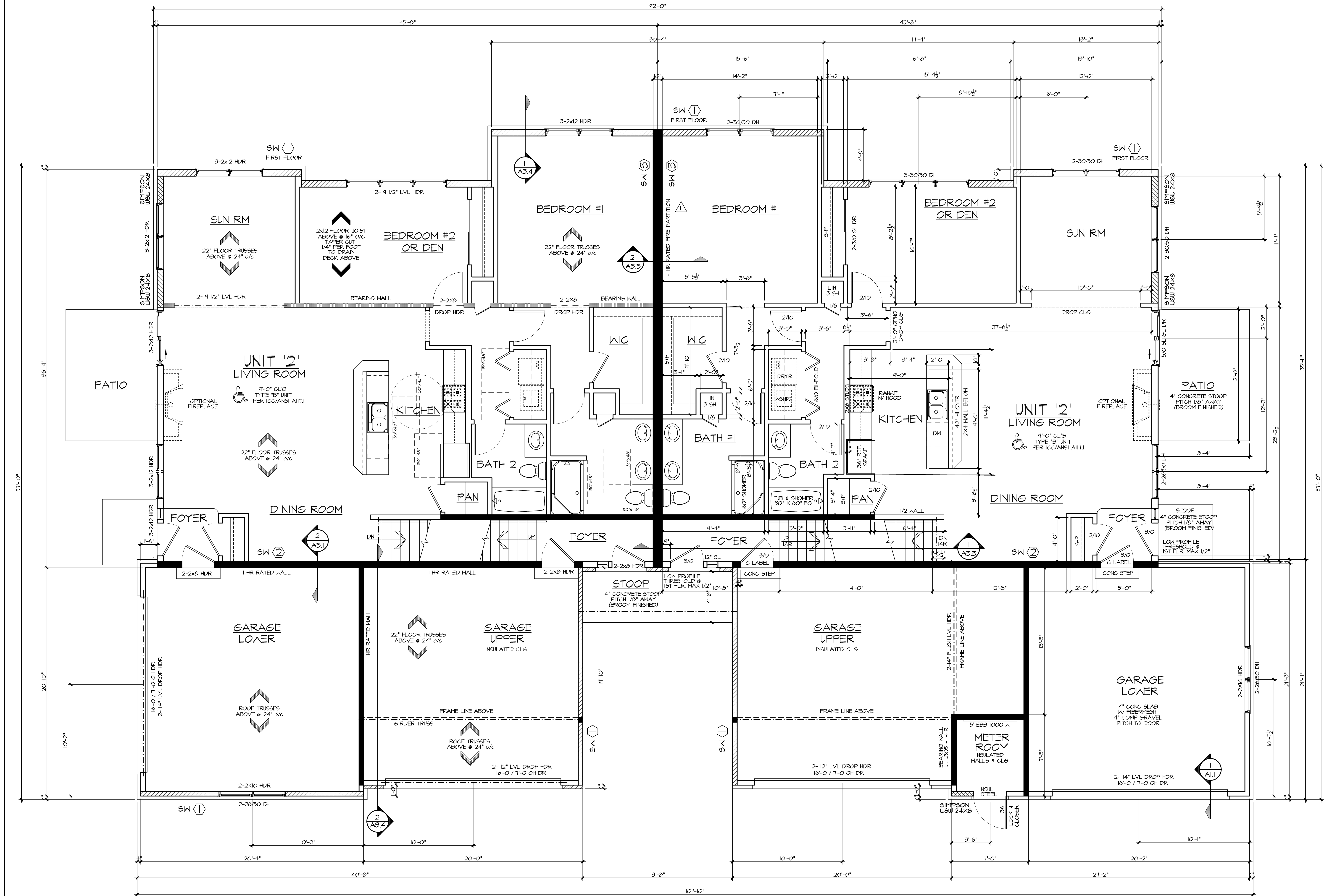
Date: 7 MAY, 2020

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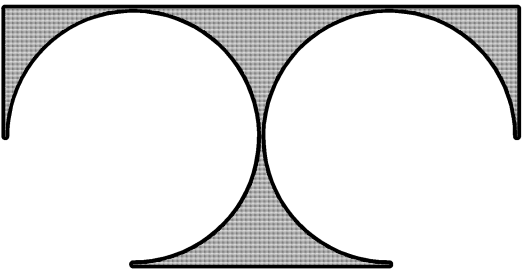
A1.2



FIRST FLOOR UNIT PLANS
1/4" = 1'-0"
1649 sq. ft. per unit

SHEAR WALL SCHEDULE
SW ① 4" EDGE NAIL SPACING
SW ② 6" EDGE SCREW SPACING
SW ③ 7" EDGE SCREW SPACING

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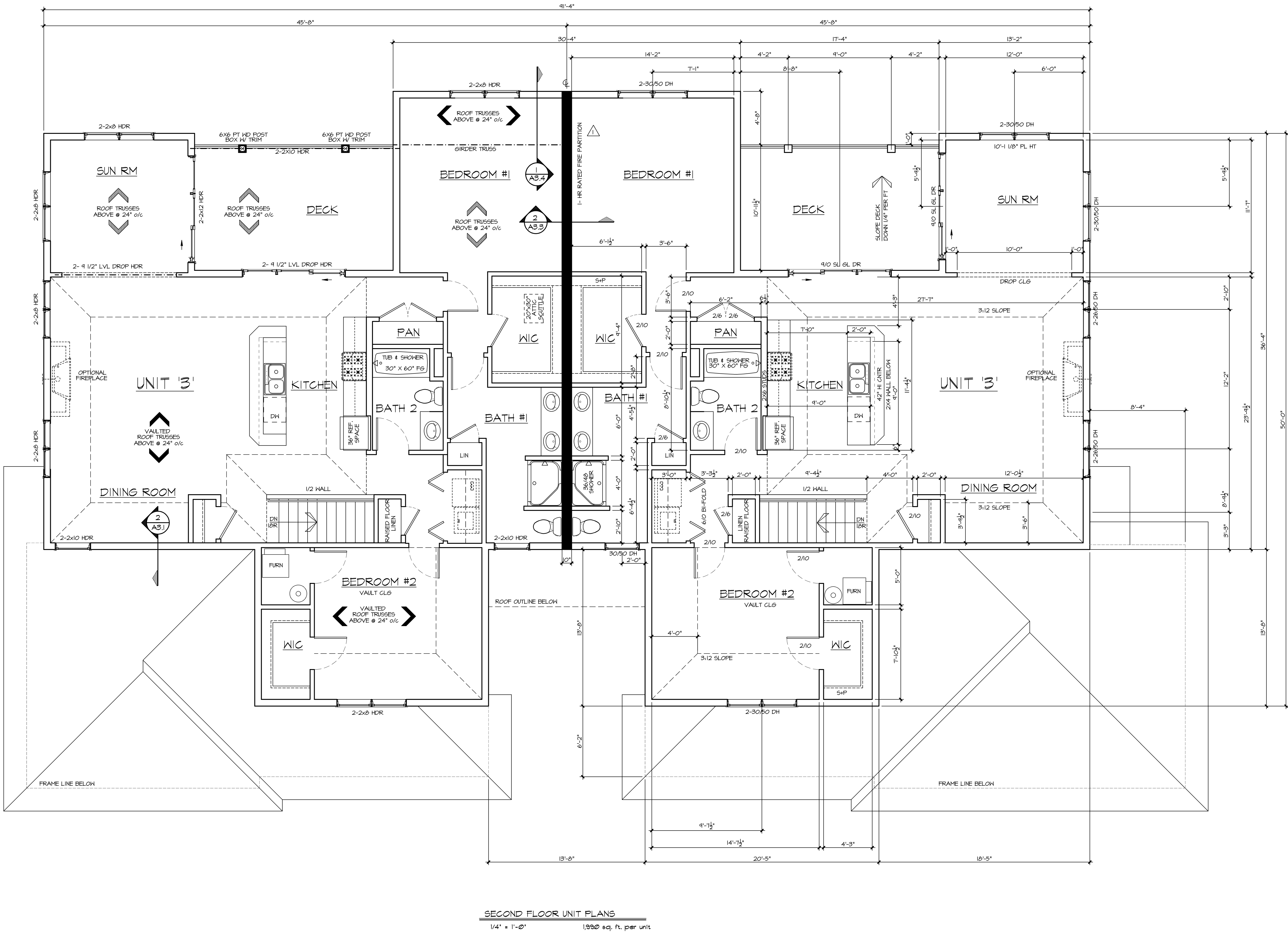
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**SECOND
FLOOR PLAN**

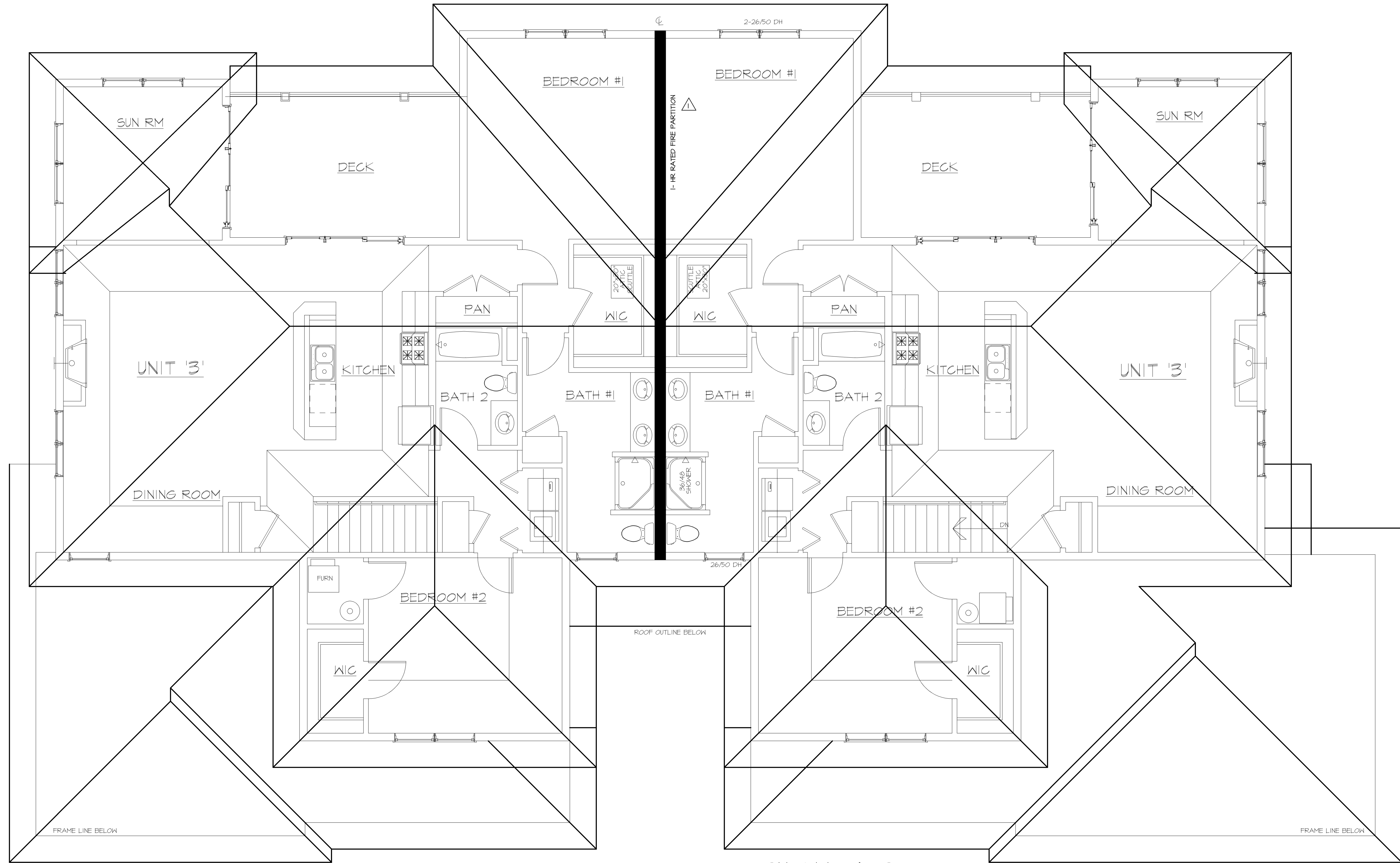
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A1.3



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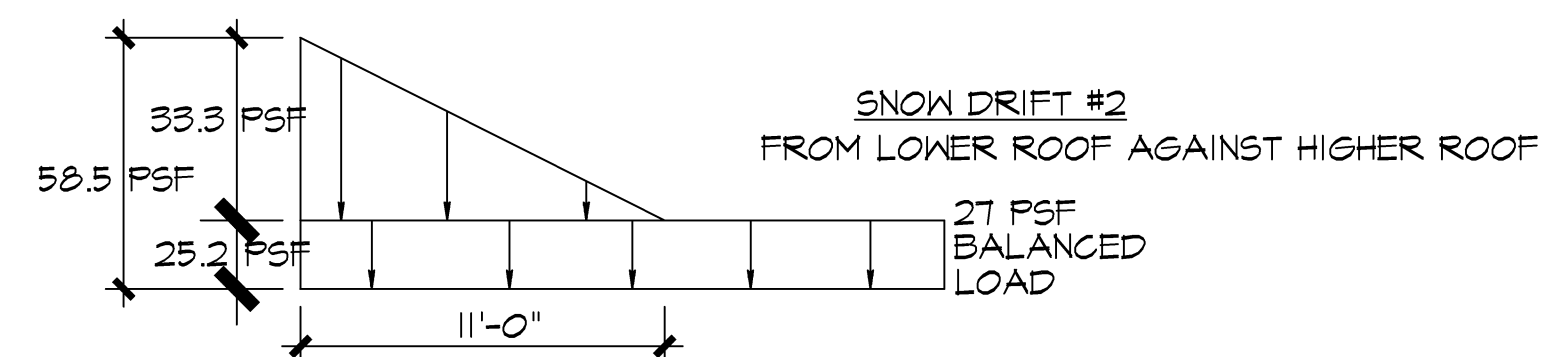
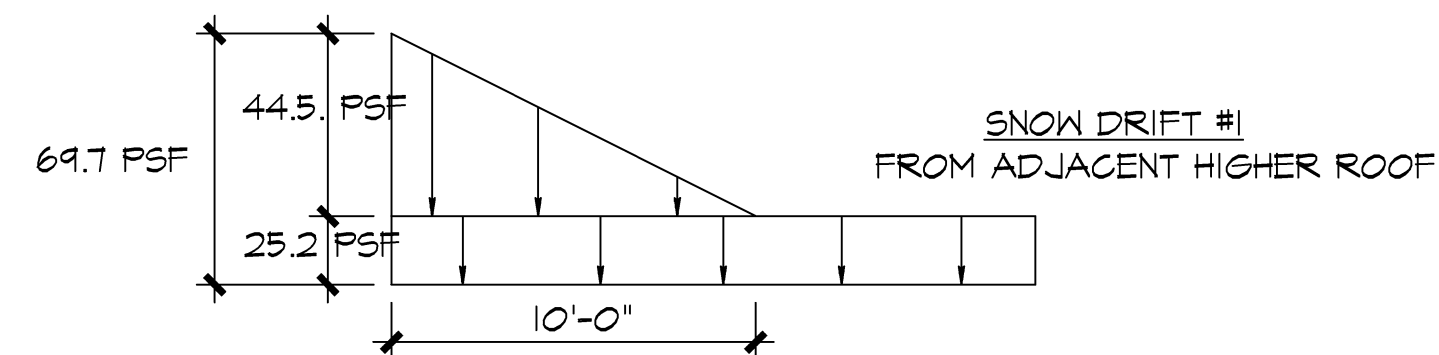


ROOF PLAN
1/4" = 1'-0"

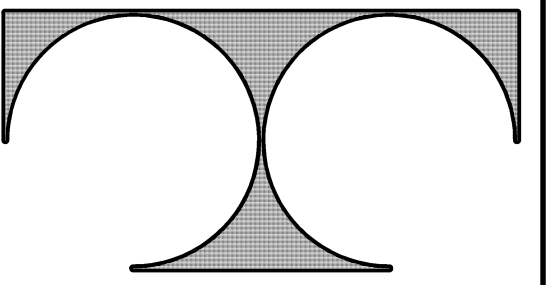
SNOW LOADS

UNBALANCED SNOW LOAD
TYPICAL BALANCED UNIFORM SNOW LOAD 25.2 PSF

WINDWARD DRIFT: 44.5 PSF
LEEWARD DRIFT: 25.2 PSF



Construction Set, Date: 8/11/2020



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ROOF PLAN

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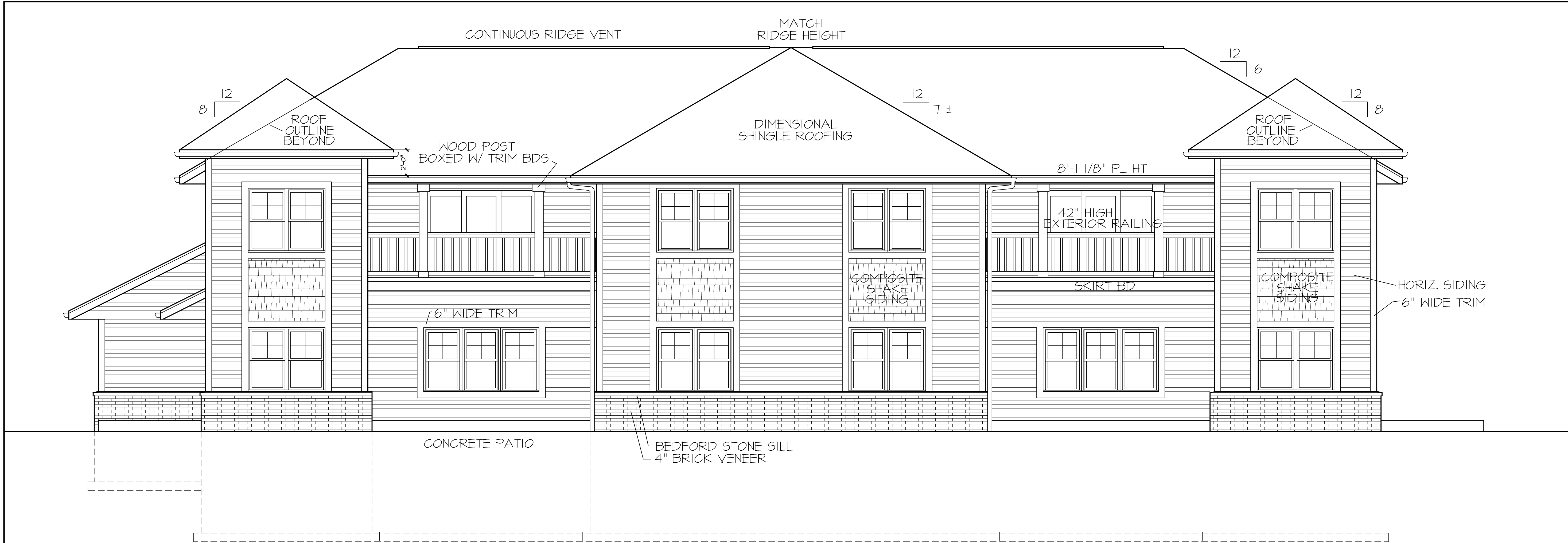
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Job NO.: 19-138.008

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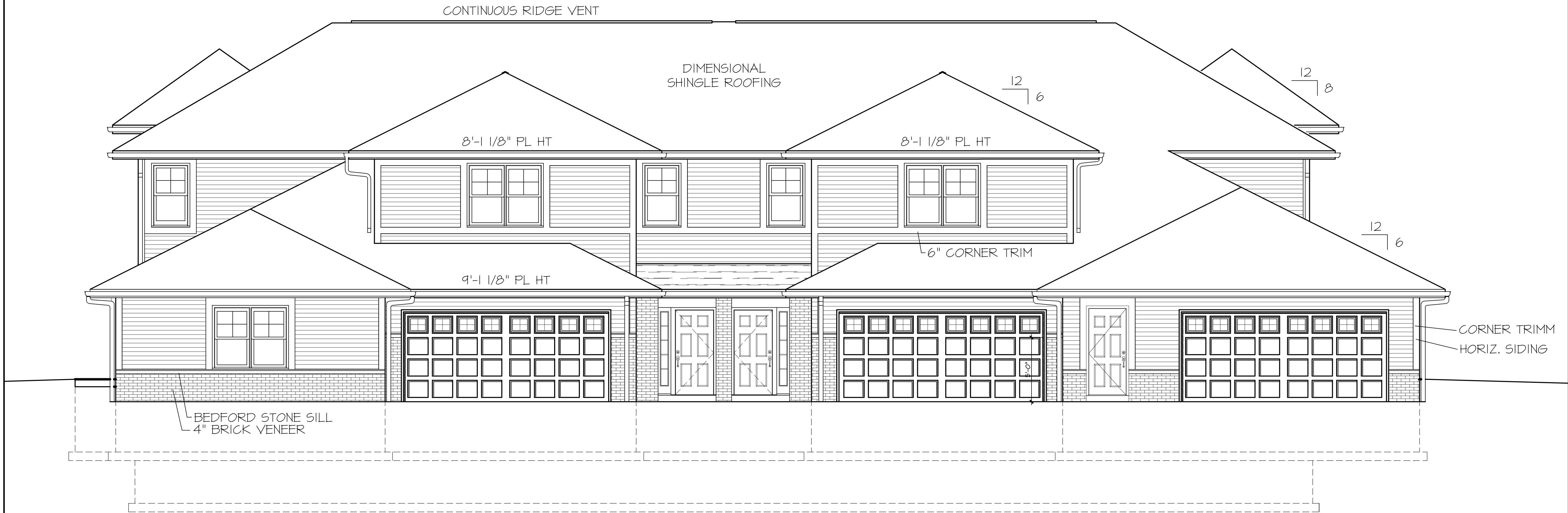
Sheet No.

A | 4



REAR ELEVATION

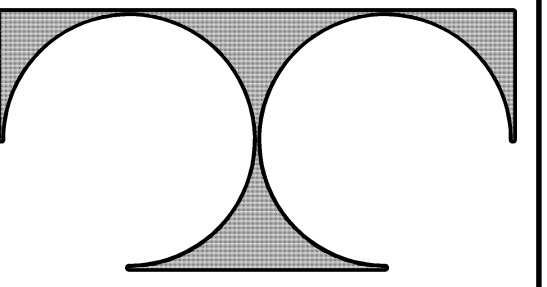
1/8" = 1'-0"



STREET ELEVATION

1/8" = 1'-0"

Construction Set, Date: 8/11/2020



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Sheet Title
ELEVATIONS
FRONT
REAR

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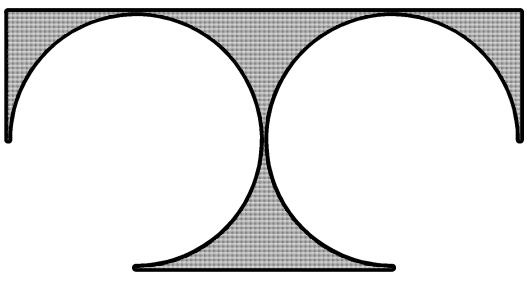
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Sheet Title

ELEVATIONS
LEFT
RIGHT

Revisions

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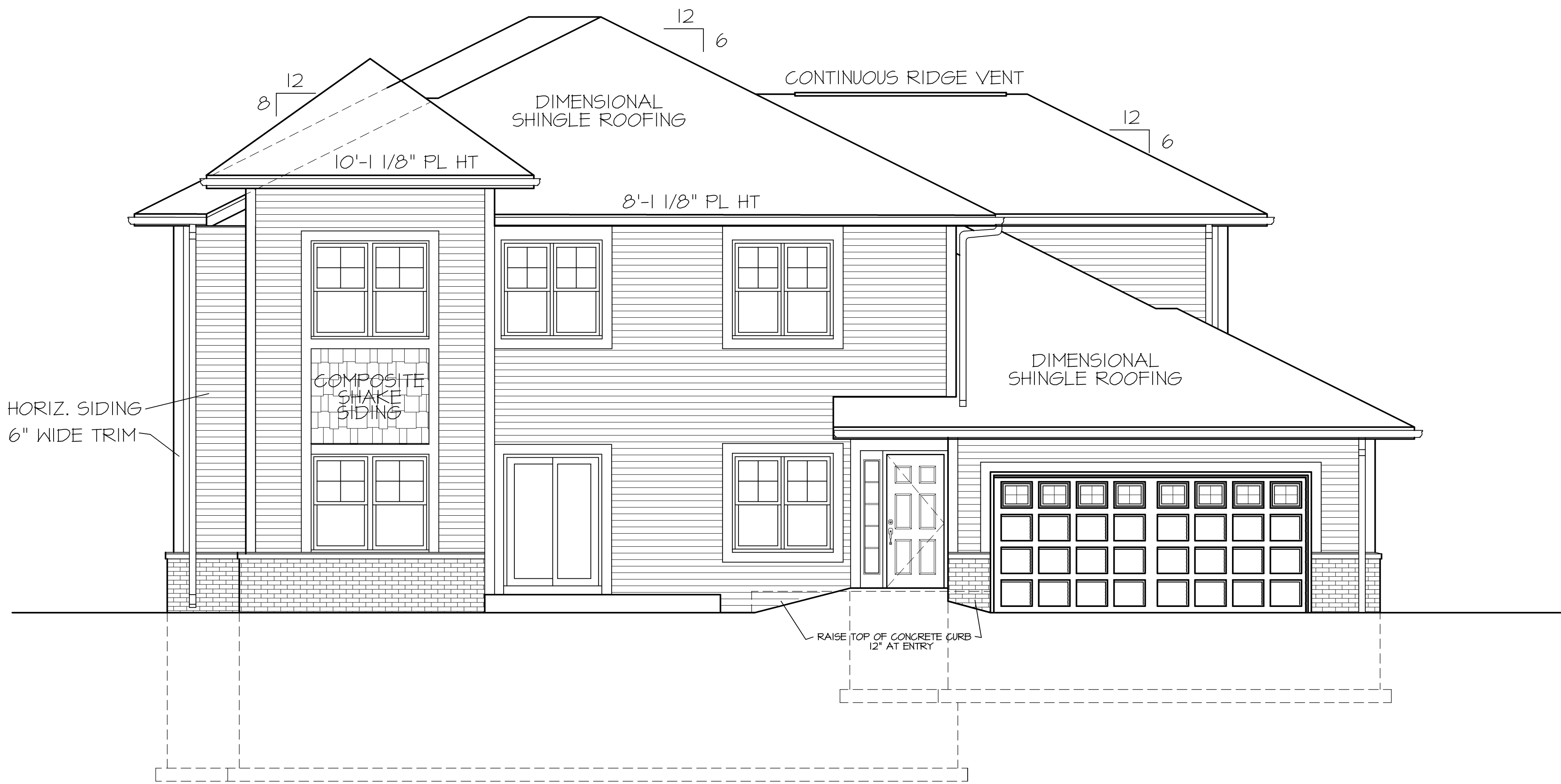
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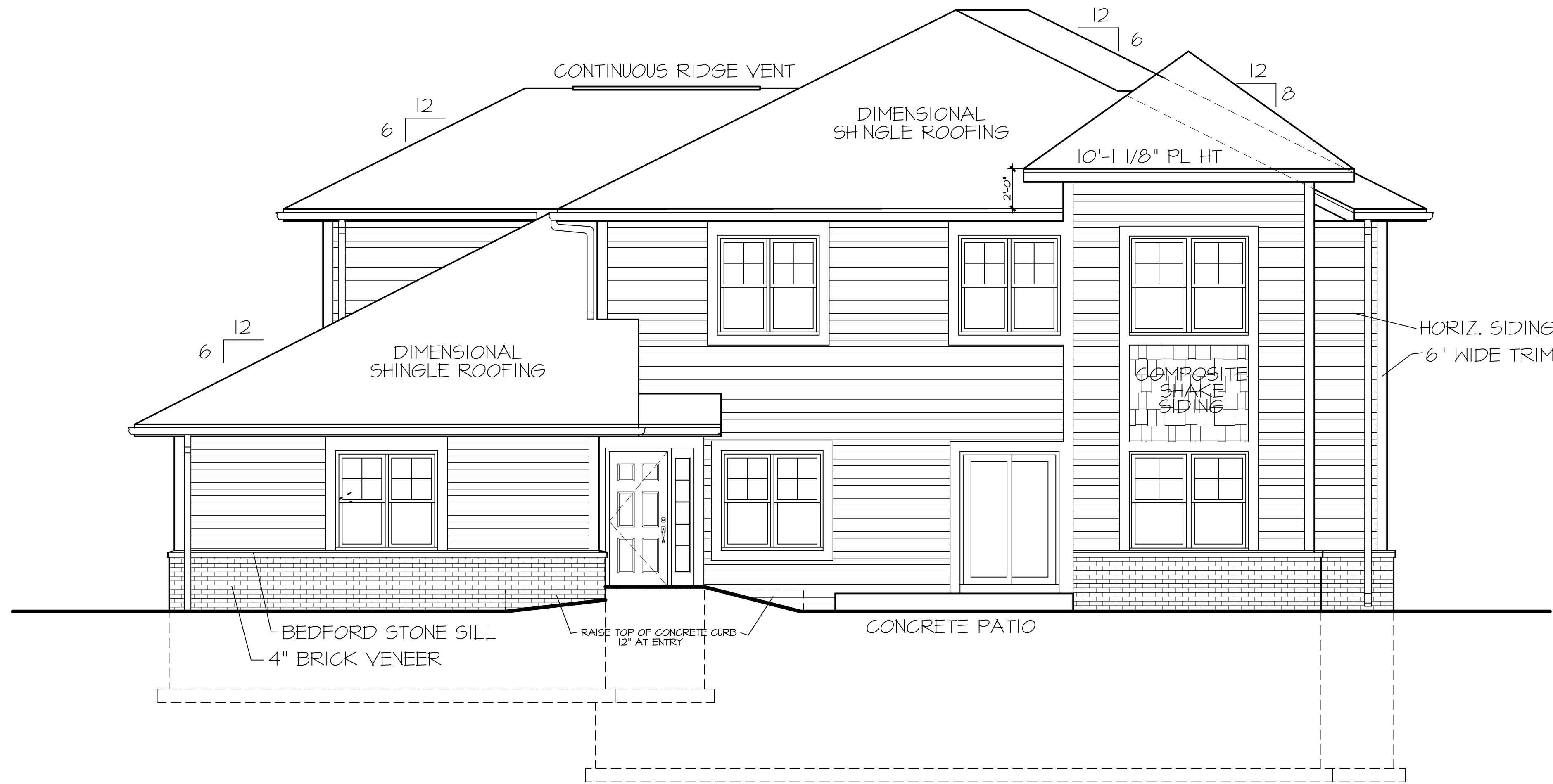
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Sheet No.

A2.1



LEFT SIDE ELEVATION
1/8" = 1'-0"



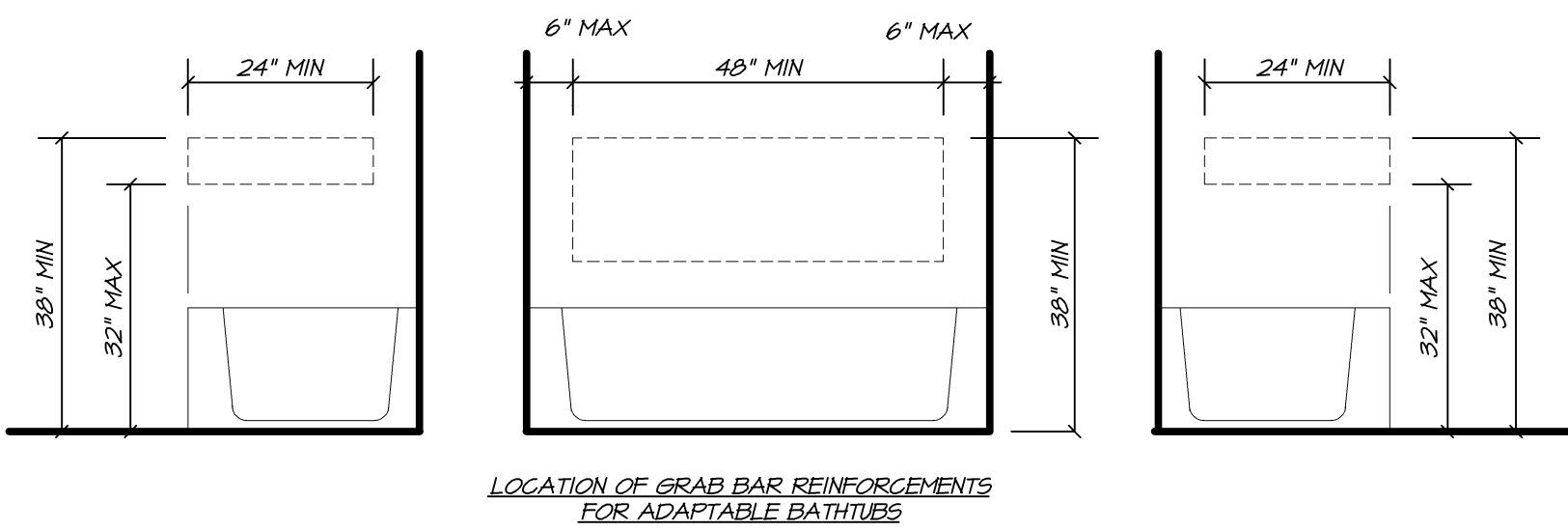
RIGHT SIDE ELEVATION
1/8" = 1'-0"

Construction Set, Date: 8/11/2020

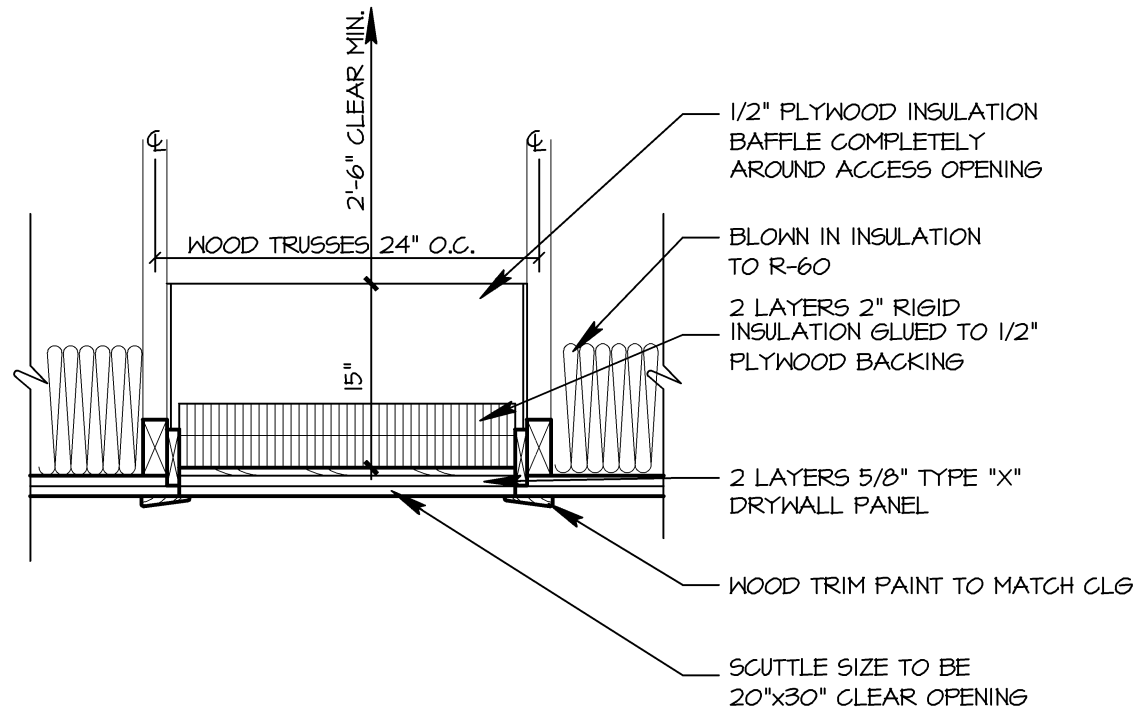
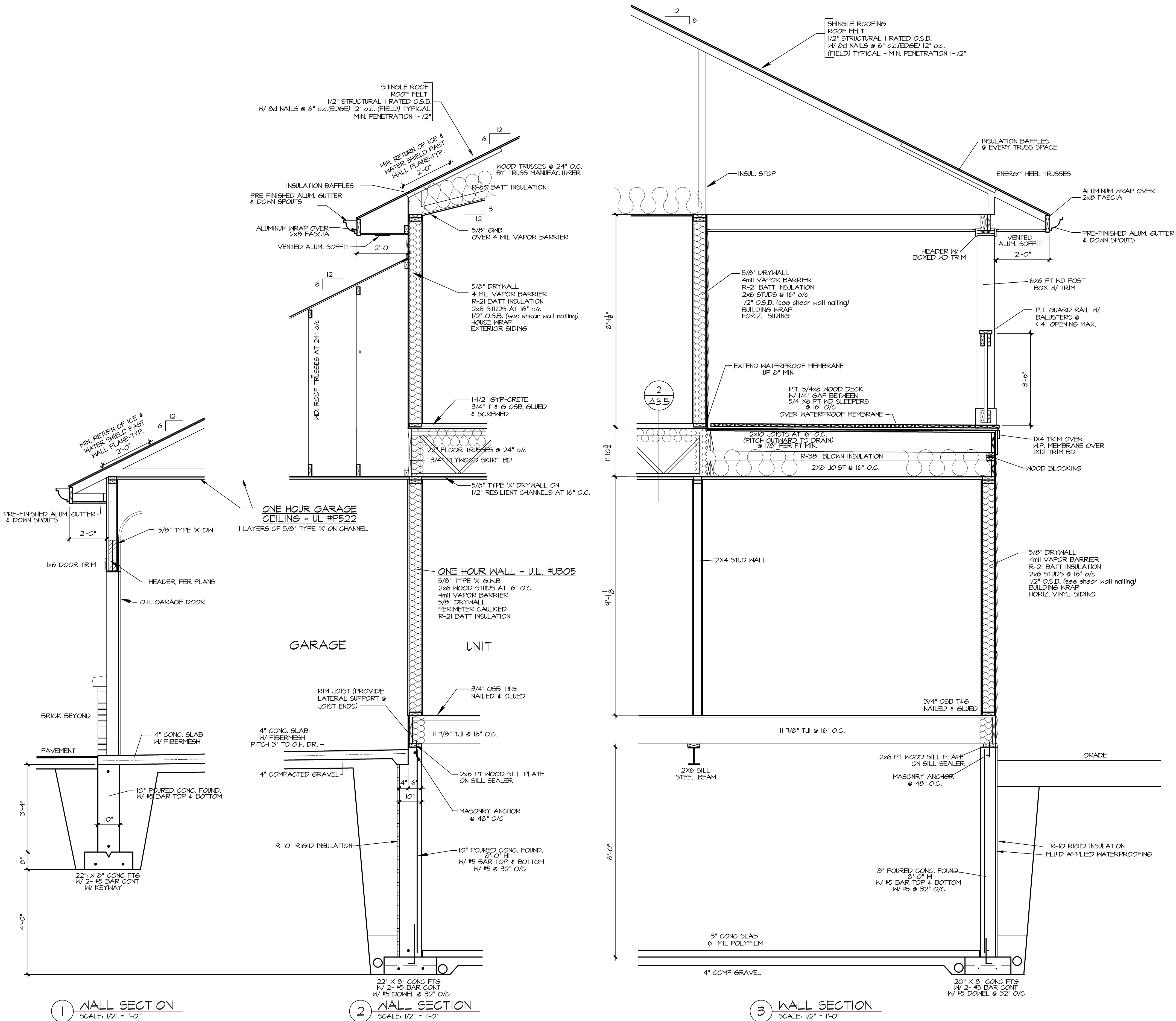
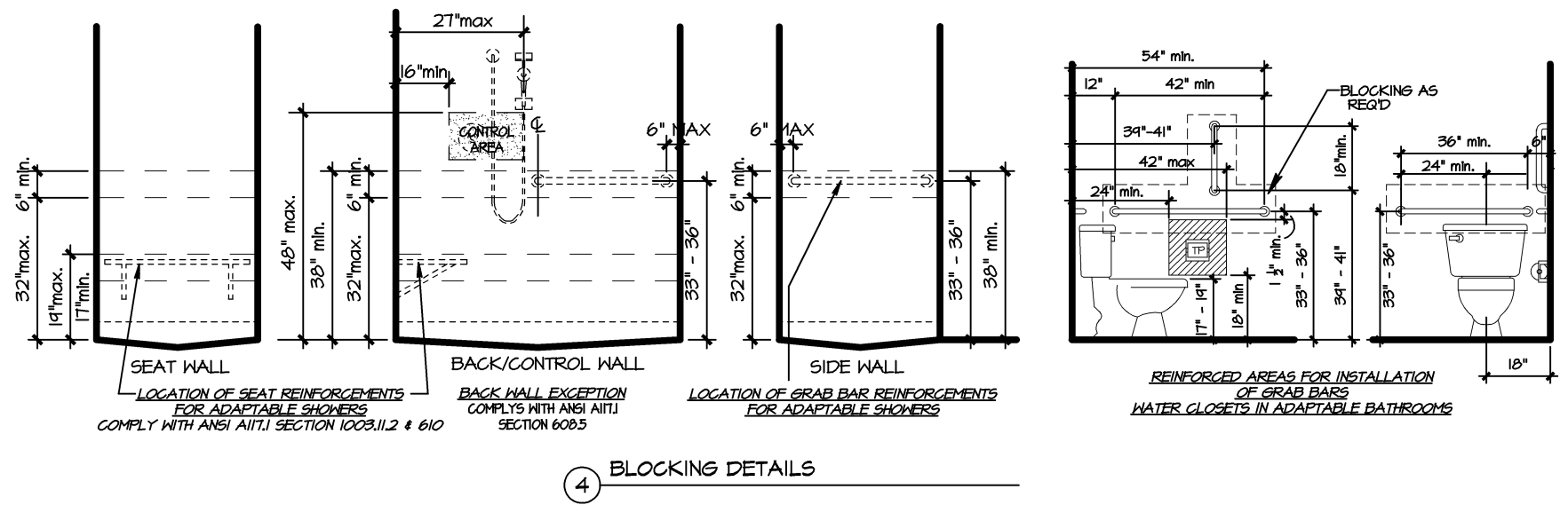
ACCESSIBILITY GUIDELINES

LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS and ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" and NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, KITCHEN CABINETS BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

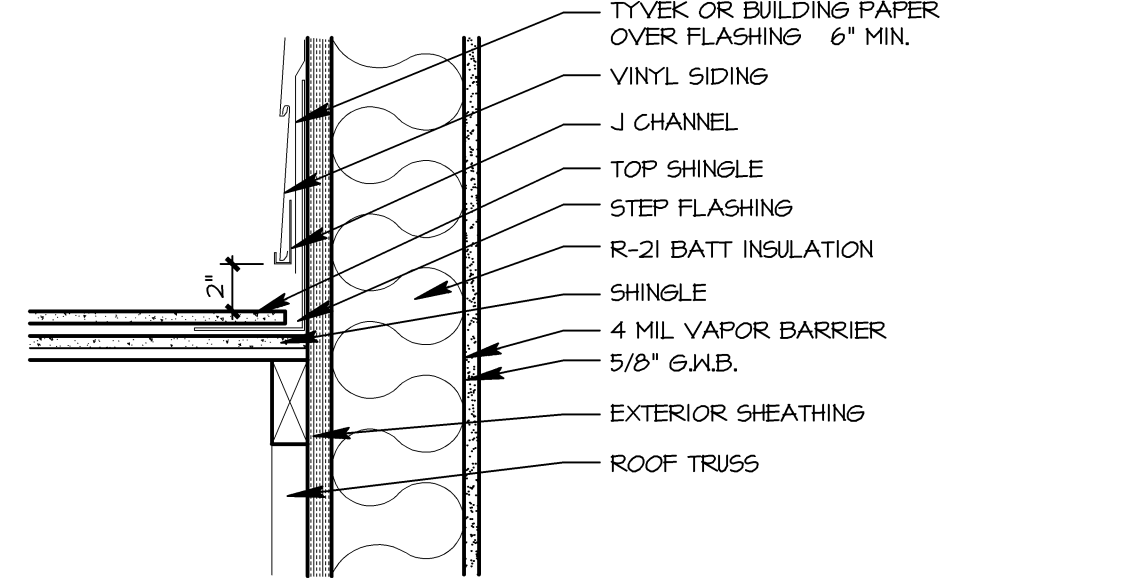
REINFORCED BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.



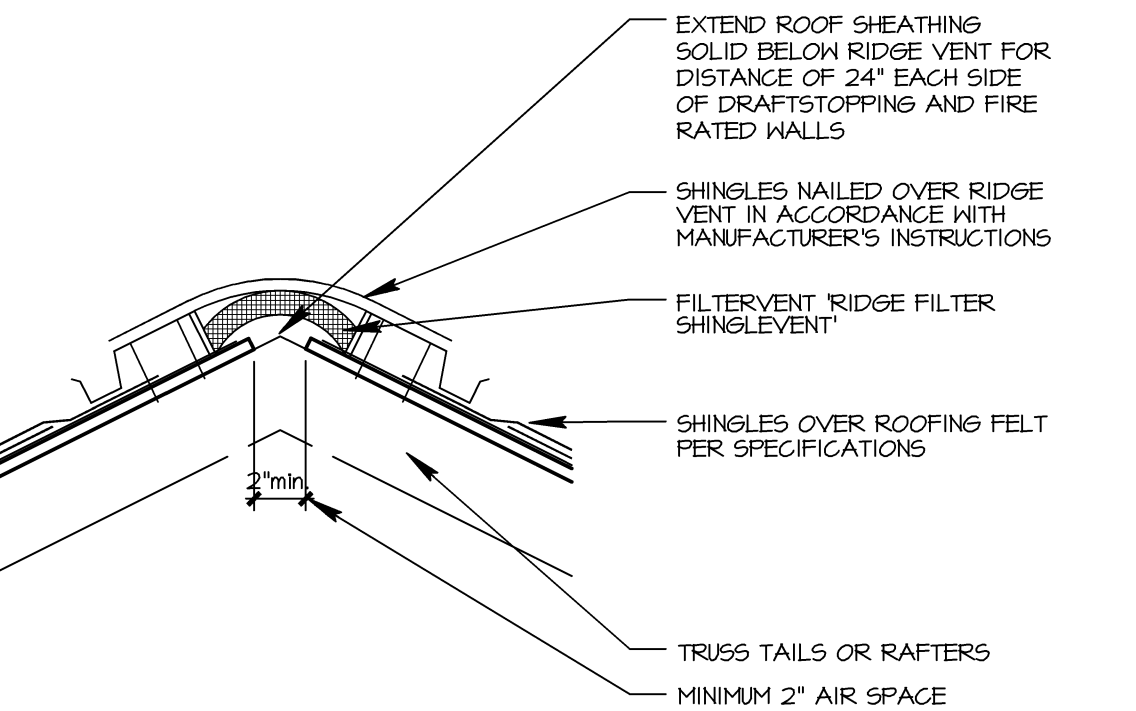
NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF SHOWER SEAT FOR TYPICAL CONFIGURATIONS. PLUMBER TO SUPPLY TUB/SHOWER FIXTURES WITH BUILT-IN SUPPORT FOR FUTURE SHOWER SEATS.



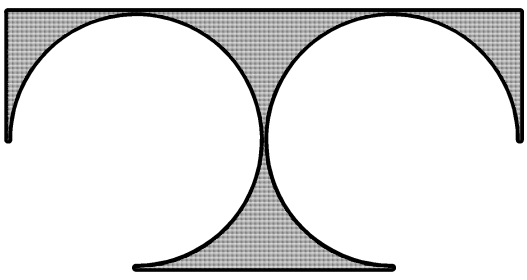
ATTIC SCUTTLE
1\"/>



FLASHING DETAIL
1 1/2\"/>



RIDGE VENT
1 1/2\"/>



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2500 FAX 262-409-2531

Edgewood Meadows Condominium
Bldgs #8, 9, 10, 11, 13, #14

Grey Fox Trail and Cardinal Lane
Village of Mukwonago, WISCONSIN

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Sheet Title
SECTIONS
AND DETAILS

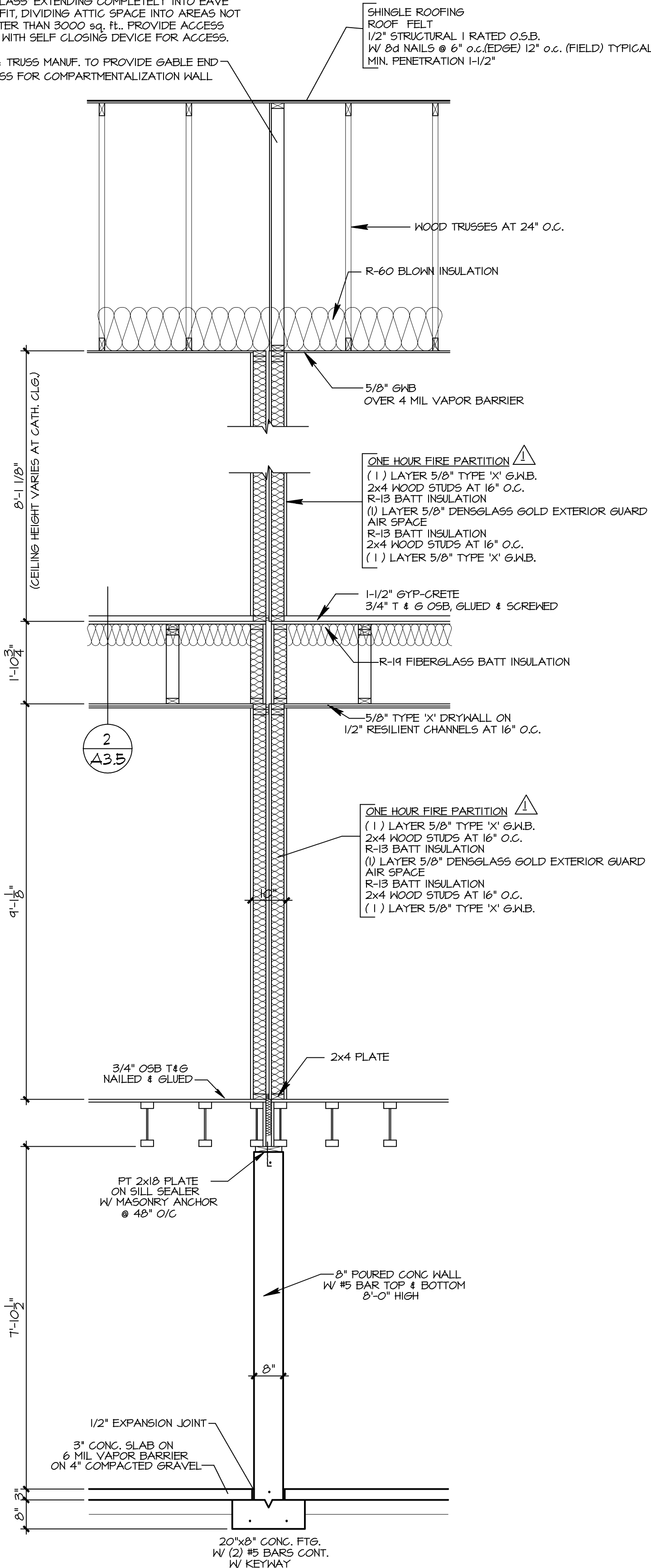
Revisions
25 JUNE 2020 REV 1

Issued Date: -
Date: 7 MAY, 2020
Job NO.: 19-138.008
Drawn By: MSJ/JRG
Sheet No.

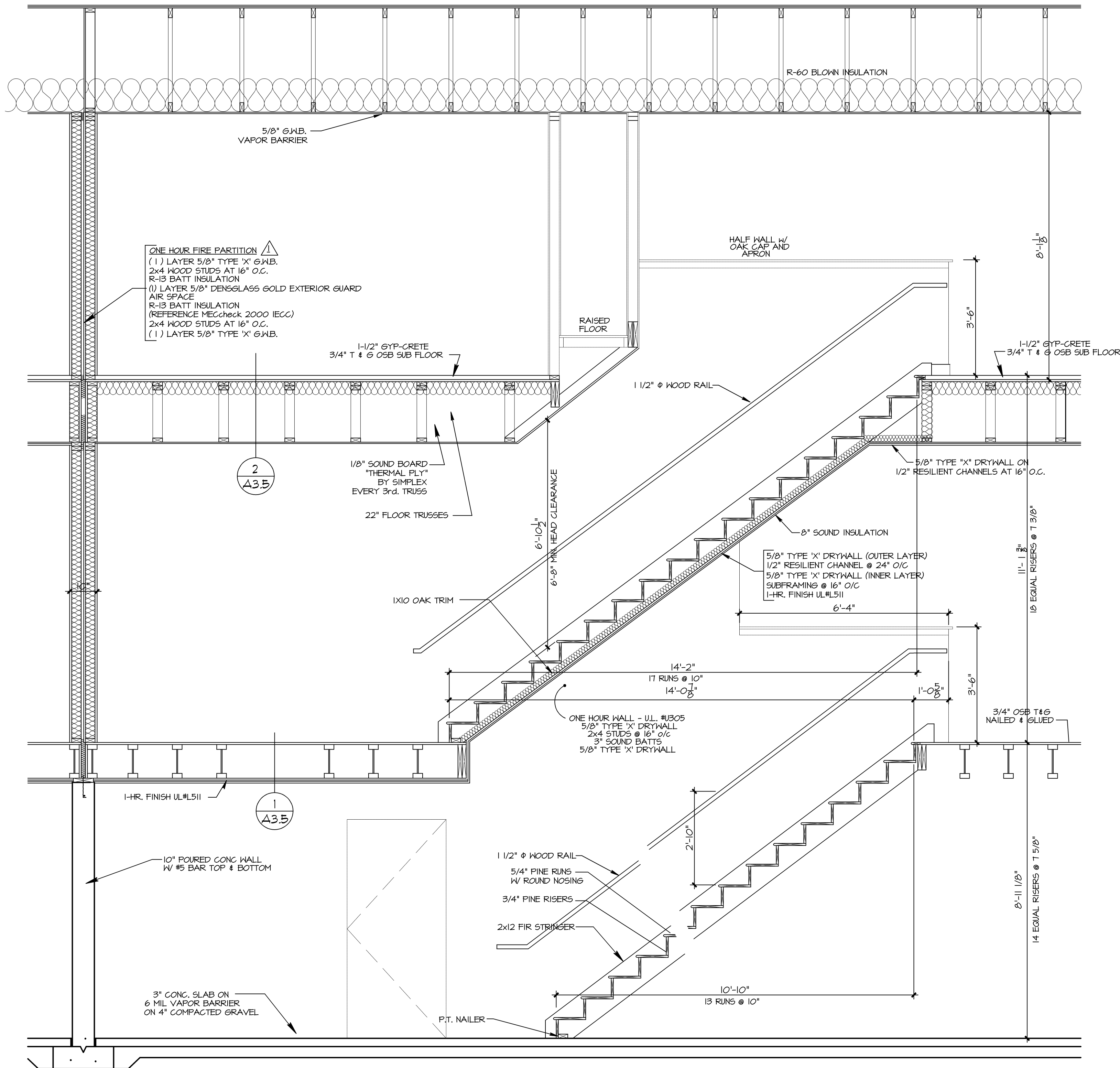
A3.3

ATTIC COMPARTMENTALIZATION:

(BY ROUGH CARPENTER) (1) LAYER OF 1/2" DENSGLASS® EXTENDING COMPLETELY INTO EAVE AND SOFFIT, DIVIDING ATTIC SPACE INTO AREAS NOT GREATER THAN 3000 sq. ft. PROVIDE ACCESS PANEL WITH SELF CLOSING DEVICE FOR ACCESS.
NOTE: TRUSS MANUF. TO PROVIDE GABLE END TRUSS FOR COMPARTMENTALIZATION WALL



△ 2 | HOUR FIRE PARTITIONL
SCALE: 1/2" = 1'-0"



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

Construction Set, Date: 8/11/2020



N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2500 FAX 262-409-2531

Edgewood Meadows Condominium
Bldgs #8, 9, 10, 11, 13, & 14

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Village of Mukwonago, WISCONSIN

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Sheet Title

SECTIONS AND DETAILS

Revisions

Issued Date: _____

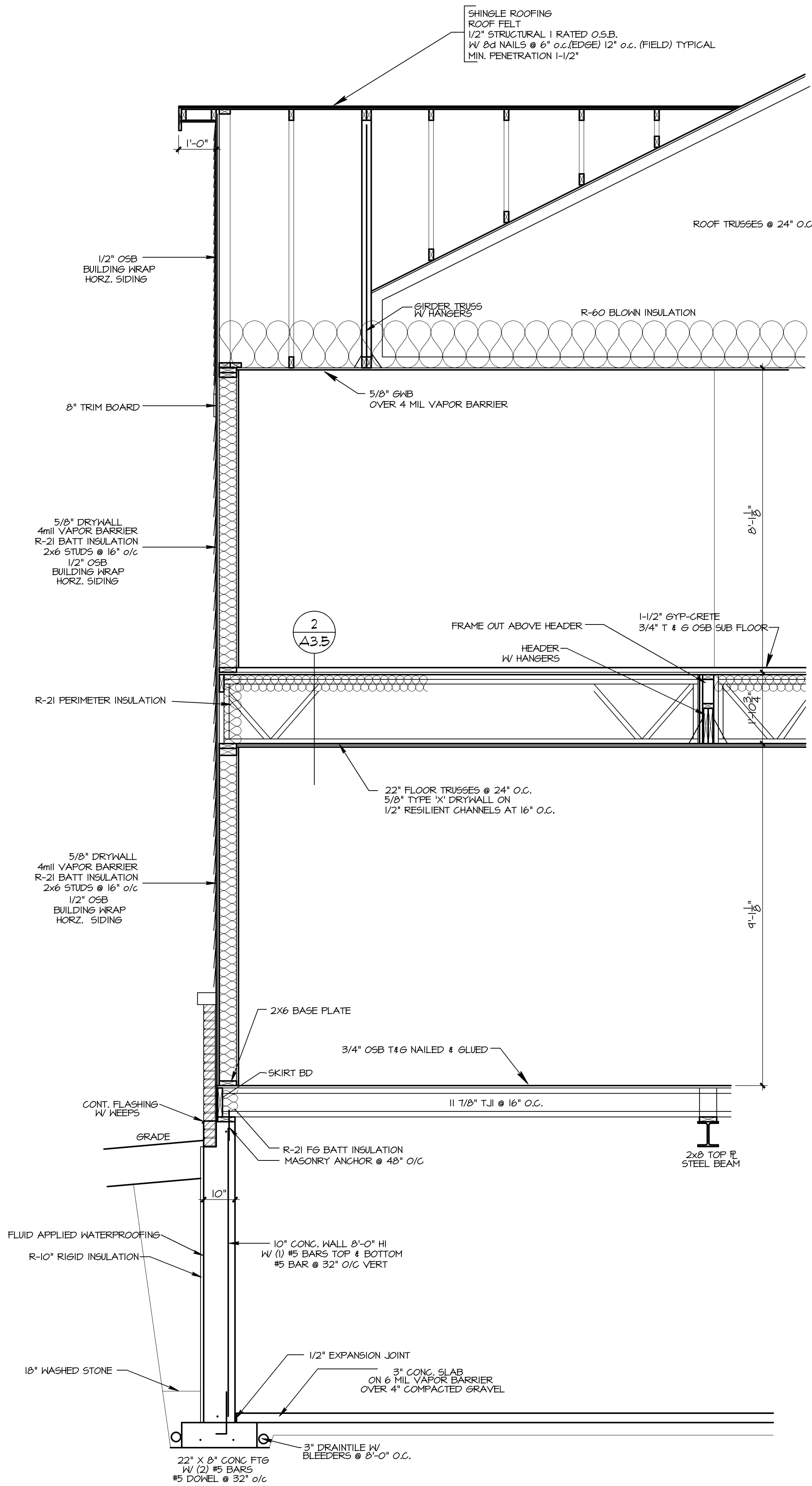
Date: 7 MAY, 2020

Job NO.: 19-138.008

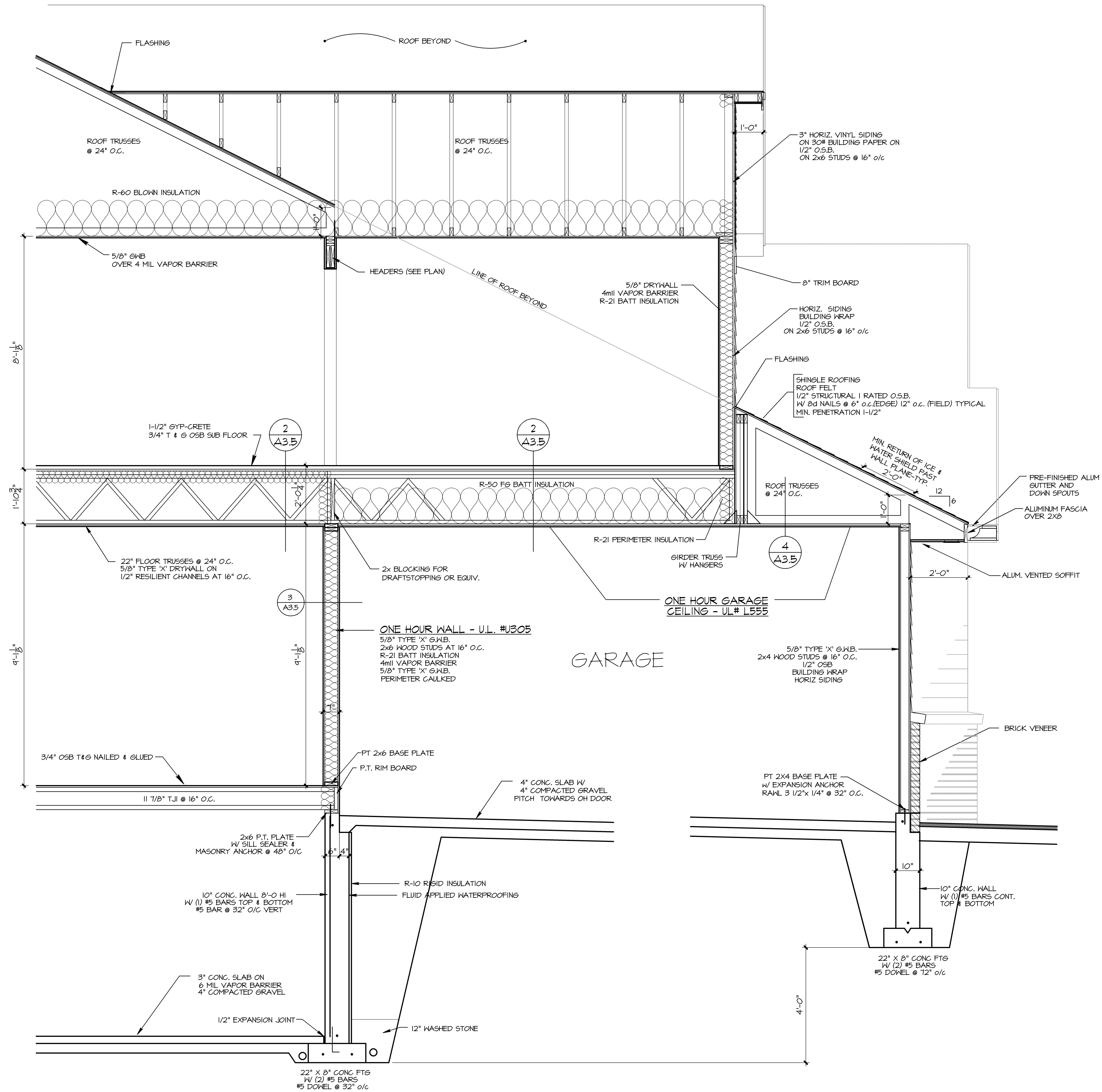
Drawn By: MSJ/JRG

Sheet No.

A3.4

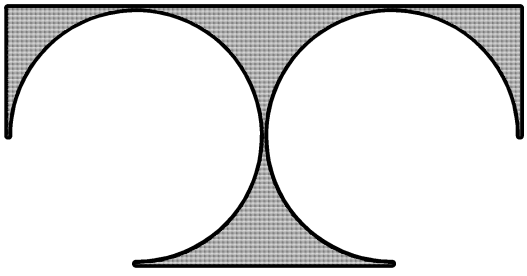


1 WALL SECTION
SCALE: 1/2" = 1'-0"



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

~~Construction Set, Date: 8/11/2020~~



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

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Sheet Title
WALL, FLOOR & CEILING FIRE RATING DETAILS

Revisions

Issued Date: .

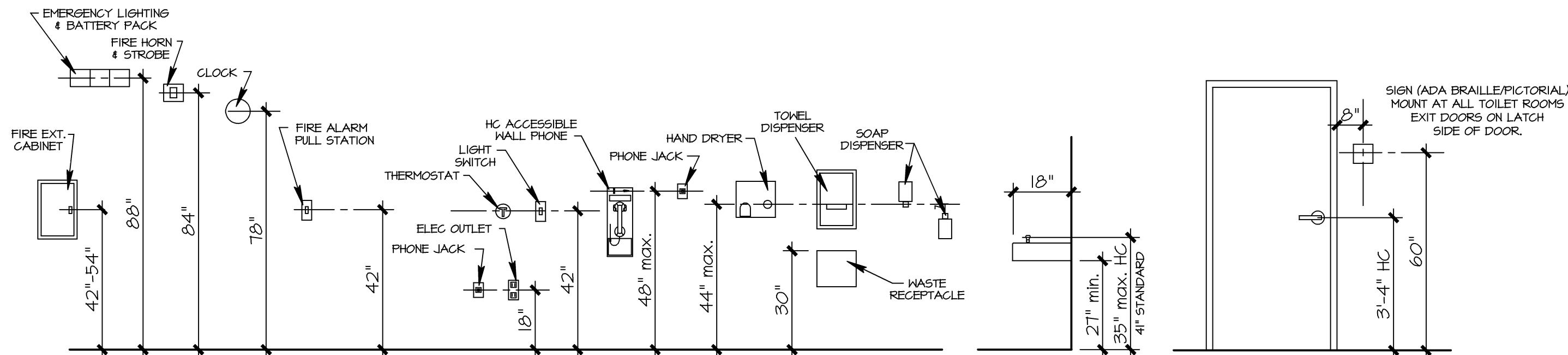
Date: 7 MAY, 2020

Job NO.: 19-138.008

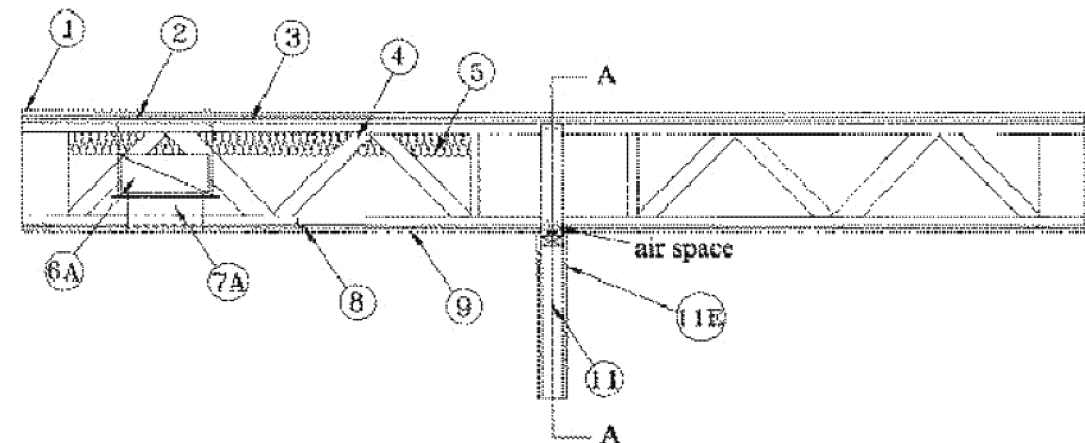
Drawn By: MSJ/JRG

Sheet No.

A3.5



5 STANDARD MOUNTING HEIGHTS
SCALE: 3/8" = 1'-0"



LEVELROCK 2500, LEVELROCK RH FLOORING SYSTEM NO. II

1.) FLOOR TOPPING MIXTURE (OPTIONAL) - 6 GAL. MAX. OF WATER TO 100 LBS. OF FLOOR TOPPING MIXTURE. MIN. COMPRESSIVE STRENGTH TO BE 1500 PSI MINIMUM. THICKNESS TO BE 3/4 IN. MINIMUM.

2.) VAPOR BARRIER - (OPTIONAL) - COMMERCIAL ASPHALT SATURATED FELT, 0.030 IN. THICK.

3.) SUBFLOORING 23/32 IN. THICK PLYWOOD WITH T&G EDGES ALONG THE 8 FT SIDES AND EXTERIOR. 1/2 IN. THICK PLYWOOD OR OSB SUBFLOORING (ITEM 3) WITH STAPLES SPACED 12 IN. OC PARALLEL TO THE TRUSSES.

4.) TRUSSES PARALLEL CHORD FIRE-FABRICATED WOOD TRUSSES FABRICATED WITH A MIN. DEPTH OF 11-7/8 IN. AND MIN. CHORD SIZE OF 4 X 2 IN. NOM. TRUSSES SPACED A MAX OF 24 IN. OC AND LIVE LOAD LIMITED TO 75% OF TOTAL CAPACITY.

5.) INSULATION, BATTIS AND BLANKETS* (OPTIONAL) - GLASS FIBER INSULATION MAX 3-1/2 IN. THICK, SECURED TO THE UNDERSIDE OF THE PLYWOOD OR OSB SUBFLOORING (ITEM 3) WITH STAPLES SPACED 12 IN. OC PARALLEL TO THE TRUSSES.

6.) AIR DUCT (OPTIONAL - NOT SHOWN)

7.) CEILING DAMPER* - (FOR USE WITH ITEM 6 - NOT SHOWN)

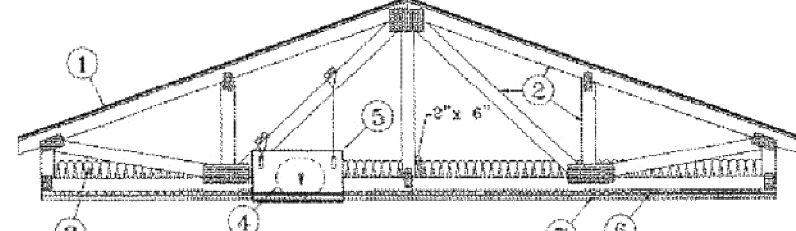
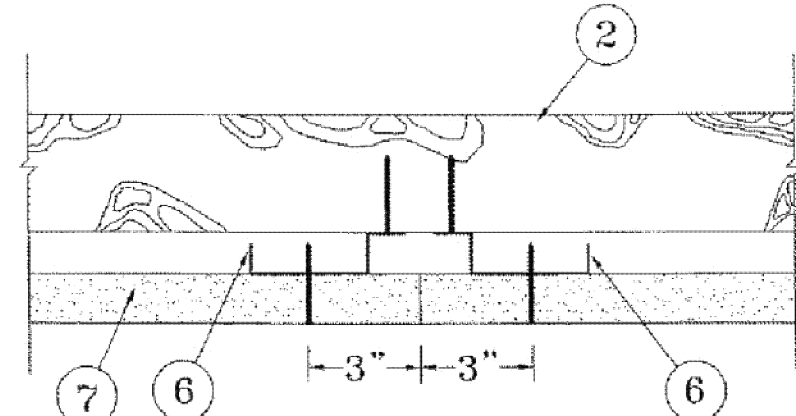
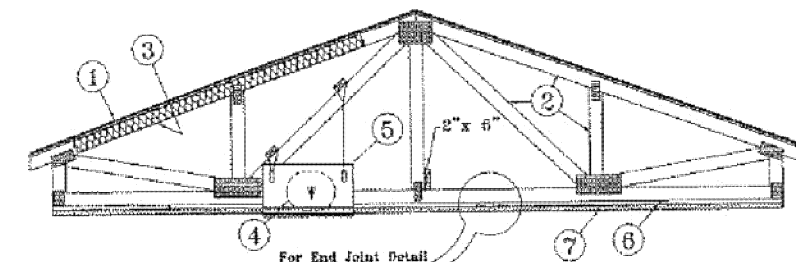
8.) RESILIENT CHANNELS - 3/8 IN. DEEP BY 2-3/8 IN. WIDE AT THE BASE AND 1-3/8 WIDE AT THE FACE, FORMED FROM 25 MSG GALV. STEEL, THE SPACING OF THE RESILIENT CHANNELS SHALL BE 12 IN. OC.

9.) GYPSUM BOARD* - ONE LAYER OF NOM. 5/8 IN. THICK BY 48 IN. WIDE, ANY TYPE 'C' BOARD, INSTALLED WITH LONG DIMENSION PARALLEL TO WOOD TRUSSES, BOARD ATTACHED TO THE RESILIENT CHANNELS USING 1 IN. LONG TYPE S BUGLE-HEAD SCREWS, 8 IN. OC ALONG BUTTED END-JOINTS AND IN THE FIELD.

10.) FINISHING SYSTEM - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS, AS AN ALTERNATE, NOM. 3/32 IN. THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF THE GYPSUM WALLBOARD.

5/8" TYPE 'X' G&H.B. ON BOTH SIDES OF 2x4 STUDS @ 16" O/C 3 1/2" BATT INSULATION

Design No. P522
February 17, 2003
Unrestrained Assembly Rating - 1 Hr
Finish Rating - 25 Min (See Items 3 or 3A)



Alternate Insulation Placement

1. Roofing System* - Any UL Class A, B or C Roofing System (CTGF) or Prepared Roof Covering (TPWC) acceptable for use over non 15/32 in. thick wood structural panels, min. grade 'C-D' or 'Shrading' Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adherance must be used with either the nails or staples.

2. Trusses - Pinned or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom. 2 by 4 lumber, with laminar oriented vertically or horizontally. Truss members secured together with 0.040 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs (one inside by first inner panel), forming a split-tooth type plate. These points are diagonally opposite each other for each pair. The top half of each tooth has a base for stiffener. The pairs are repeated on approximately 768 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior wall, the min truss depth shall be 5-1/4 in. with a min roof ridge of 3/12 and a min. area in the plane of the truss of 21 sq ft. Where the truss intersects with the exterior face of the exterior wall, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 5) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly pushed against the intersection of the bottom chord and the plywood sheathing.

3. Batts and Blankets* - (Optional) - Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf, fitted in the concealed space, draped over the resilient channel/gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.

3A. Loose Fill Material* - As an alternate to Item 3 - Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf, fitted in the concealed space, draped over the resilient channel/gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating when loose fill material is used has not been determined.

4. Air Duct* - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

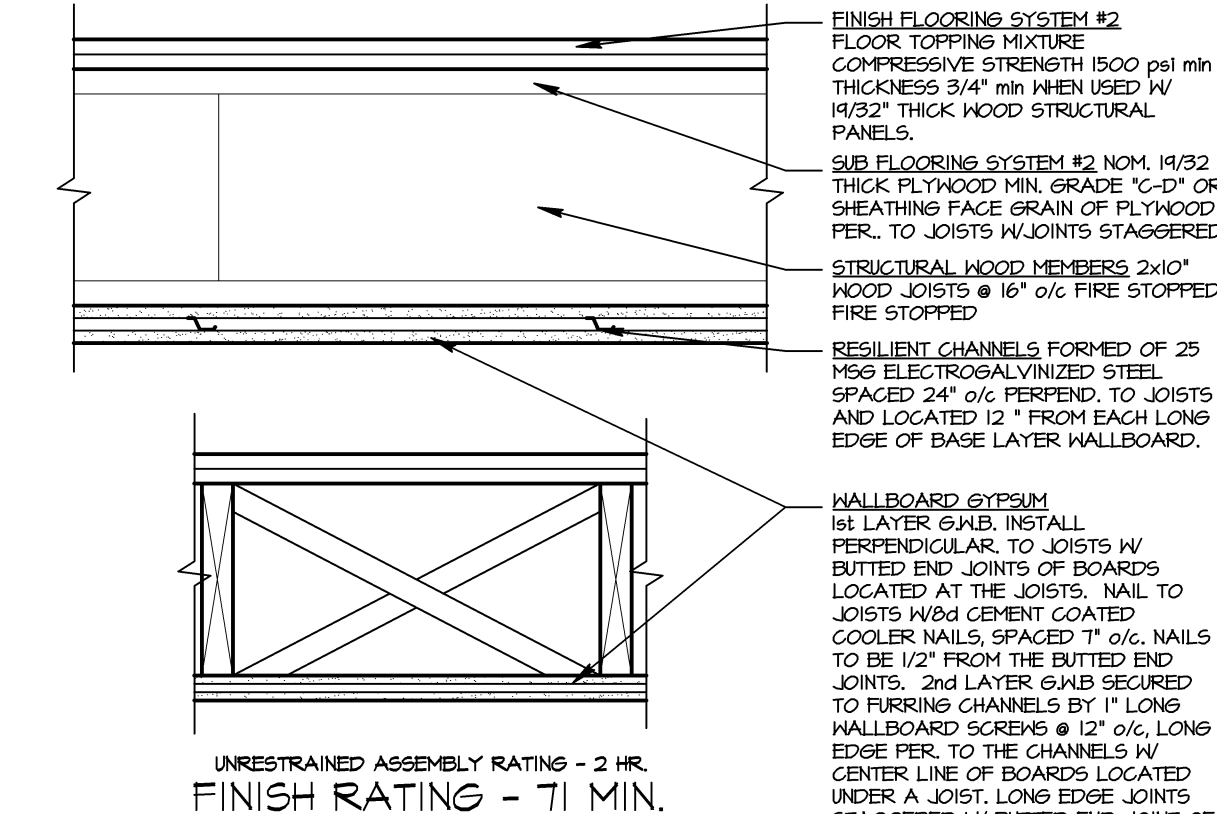
5. Ceiling Damper* - Max nom area, 324 sq in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height is 14 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.

6. Finishing Channels - Resilient channels, nom. 1/2 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face, formed from 0.020 in. thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane. They center of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.

7. Gypsum Board* - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle-head screws. Screws spaced a max of 12 in. OC along butt end-joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed space, or a max of 8 in. OC along butt end-joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane.

8. Finishing System - (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard. Alternate Ceiling Membrane - Not Shown.

*Bearing the UL Classification Mark.



1 HR FLOOR CEILING ASSEMBLY BASED ON UL# L511
1 1/2" = 1'-0"

2 (1) HR. FLOOR CEILING UL# L555
1 1/2" = 1'-0"

3 1 HR WALL UL# U305
1 1/2" = 1'-0"

4 (1) HR. ASSEMBLY UL# P522
1 1/4" = 1'-0"

Construction Set, Date: 8/11/2020

RESOLUTION 2020-56

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR THE MULTI-TENANT BUILDING;
GREY FOX HOLDINGS, APPLICANT**

704 CARDINAL LN UNIT 1; PARCEL MUKV 2091-989-098

704 CARDINAL LN UNIT 2; PARCEL MUKV 2091-989-099

704 CARDINAL LN UNIT 3; PARCEL MUKV 2091-989-100

704 CARDINAL LN UNIT 4; PARCEL MUKV 2091-989-101

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of a multi-tenant industrial/warehouse building, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Grey Fox Holdings, and

WHEREAS, the plan of operation and plans have 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 site plan and architectural review for multi-tenant industrial/warehouse building based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
2. Prior to obtaining any building permits, the applicant must prepare an amendment to the Edgewood Meadows Condominium and obtain approval of the same. Following approval, the amendment must be recorded with the Waukesha County register of deeds office.
3. The applicant must obtain all required building permits within nine (9) months of this date, and start construction within six (6) month of the date of building permit issuance and continue in good faith to completion.
4. All work related to this project must comply with all project plans approved by the Village.
5. The developer must comply with all requirements related to impact fees imposed by the Village.
6. If the approved plans med to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 21st day of October 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer

Date: October 7, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: Condo amendment for Building 14 in Edgewood Meadows Condominium; Grey Fox Holdings, applicant (Wayne Foster and Joe Orendorf)

Meeting: October 13, 2020 Plan Commission meeting

Location 704 Cardinal Lane (Building #14 Edgewood Meadows Condominium)

General description Grey Fox Holdings has submitted building plans for Building #14 in Edgewood Meadows Condominium. The footprint of the new building is different than the original.

As a result, the condo plat needs to be amended. The Village Engineer will verify the proposed amendment complies with all applicable surveying requirements.

Review procedures With regard to condo plat revisions, the Plan Commission is advisory to the Village Board.

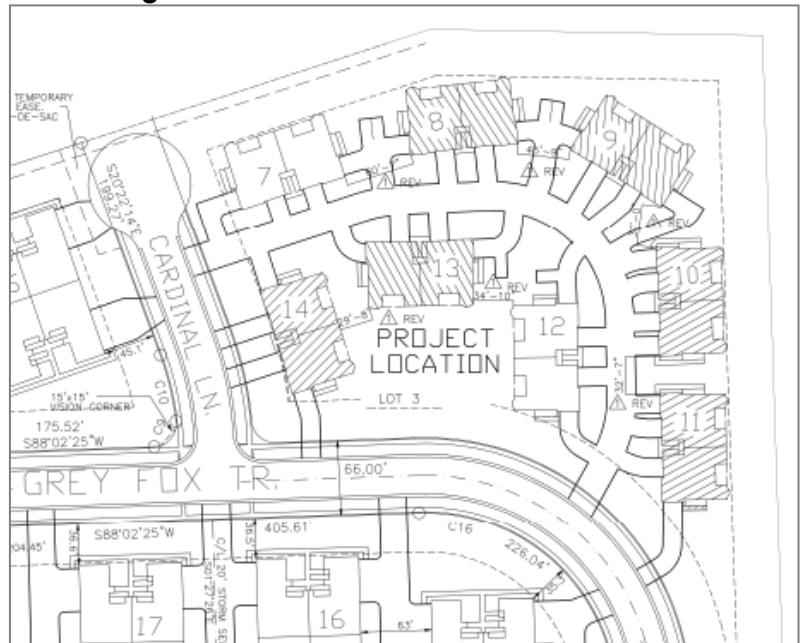
Potential motion for approval:

Recommend to the Village Board the approval of Resolution 2020-57 as drafted, including the conditions.





Attachments:

1. Amendment, dated 7-27-2020
2. Resolution 2020-57

Part of Original Condo Plat



LEGEND

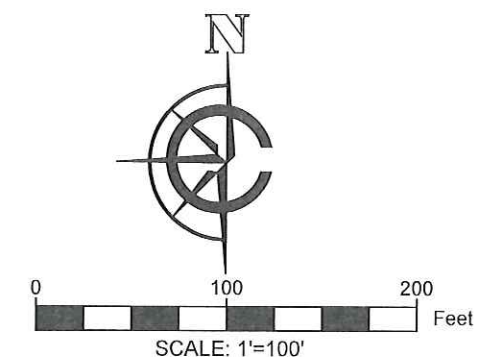
○	SET 1" IRON PIPE
(XX)	RECORDED AS
	PROPOSED BUILDING
	EXISTING ASPHALT DRIVE
	EXISTING BUILDING
	EXISTING GRAVEL

PROPOSED BUILDING EXHIBIT

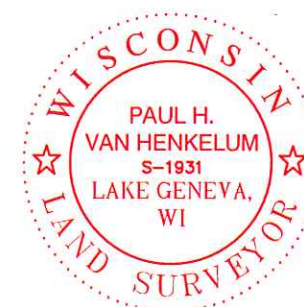
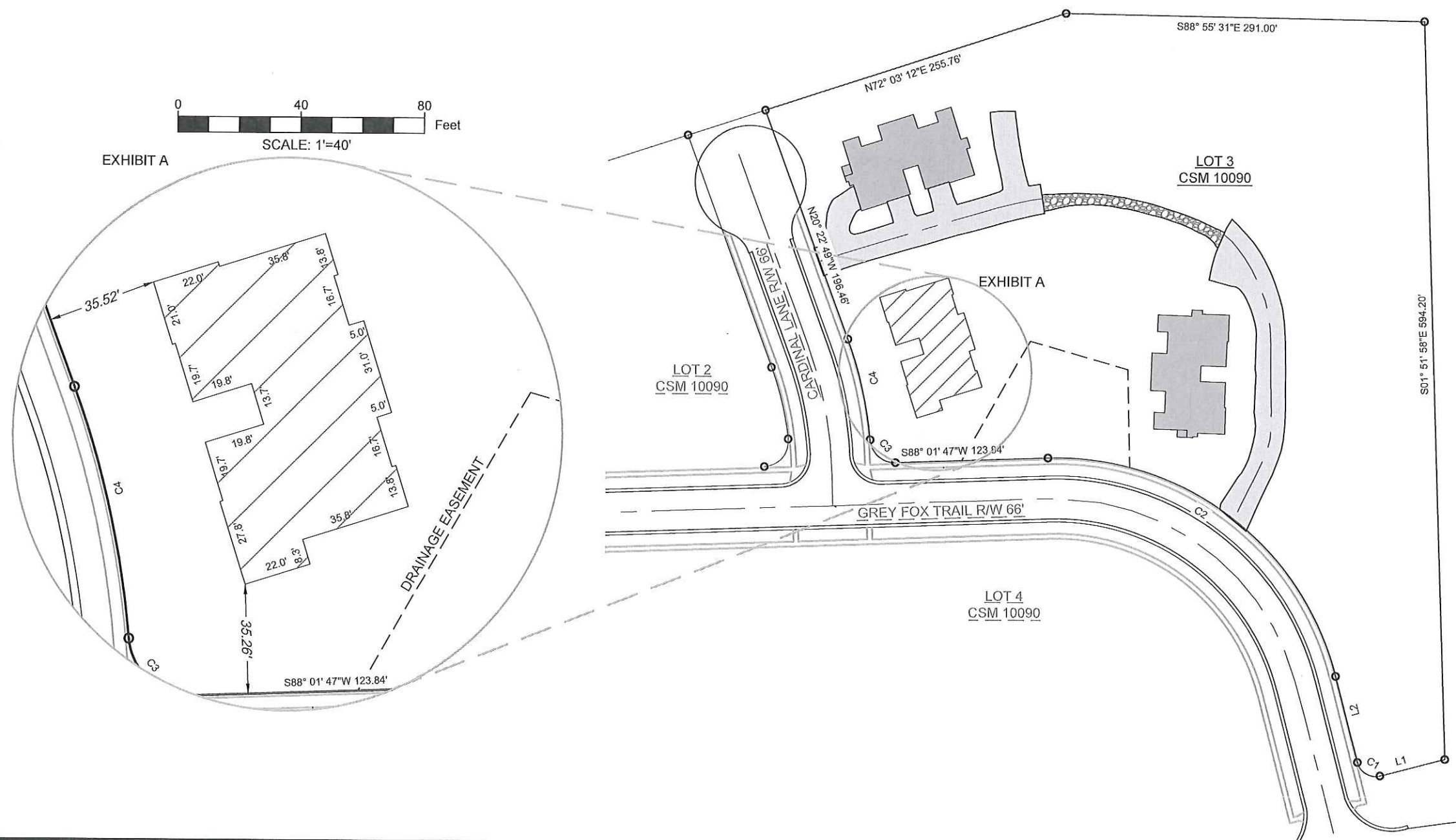
FIRST ADDENDUM TO EDGEWOOD CONDOMINIUMS

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	54.43	S75° 35' 34"W
L2	71.54	N14° 25' 16"W

LOT CURVE TABLE							
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	23.56	15.00	089°59'56"	21.21	N59° 24' 28"W	S75° 35' 34"W	N14° 24' 30"W
C2	315.40	233.07	077°32'11"	291.88	N53° 11' 21"W	N14° 25' 16"W	S88° 02' 33"W
C3	30.31	20.00	086°50'18"	27.49	N48° 33' 05"W	S88° 01' 47"W	N5° 07' 56"W
C4	83.30	313.00	015°14'53"	83.05	N12° 45' 22"W	N5° 07' 56"W	N20° 22' 49"W



- NOTE:
1. BASIS OF BEARING: THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
 2. FIELD WORK COMPLETED JULY 23, 2020
 3. BUILDING SURVEYED TO THE EXTERIOR OF SIDING.
 4. FIELD CREW CHIEF: LOGAN RANDLE



SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

[Signature] 7/24/2020
PAUL H VAN HENKELUM, PLS #1931 DATE



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
PO BOX 281 - 1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

DATE: 07/27/2020 JOB No. 20391
SHEET 1 OF 1

RESOLUTION 2020-57

**RESOLUTION APPROVING AMENDMENT
OF EDGEWOOD MEADOWS CONDOMINIUM
GREY FOX HOLDINGS, APPLICANT**

WHEREAS, pursuant to Chapter 45 of Municipal Code, known as the Land Division Ordinance, an application to amend the Edgewood Meadows Condominiums in the Village of Mukwonago, was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Grey Fox Holdings and relates to the building footprint for Building #14, and

WHEREAS, the proposed revision has been reviewed and recommended by the Village Plan Commission, finding that this is in substantial compliance and conforms to Village zoning of the property, and further finding that conditional approval of this amendment will require subsequent approvals of construction drawings and documents before development of the property will commence, and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin, the Village Board hereby approves the proposed amendment of Edgewood Meadows Condominium submitted by Grey Fox Holdings.

NOW, THEREFORE, BE IT FURTHER RESOLVED approval of the Amended Plat shall be subject to the following conditions:

1. The Village Engineer must verify the proposed amendment complies with all applicable surveying and land division requirements.

Passed and dated this 21st day of October 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk

Date: October 7, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: First amendment of SPAR approval for Kay's Academy of Dance located at 715 Main Street

Meeting: October 13, 2020 Plan Commission meeting

Location 715 Main Street

Previous approval The Village Board previously approved Resolution 2019-81 authorizing the development of the property for commercial purposes.

General description The petitioner has submitted a request to not install the dumpster enclosure as required by the approval (Section 6(b)). At the time of initial review, the petitioner had intentions of leasing the bottom level to a restaurant/café. That did not happen. According to the owner, the trash/recyclables from the existing business can be handled in hand carts which are kept next to the building on the north side. Currently there are two carts for trash and two carts for recyclables.

In the event, a dumpster is needed to handle the trash and recyclables in the future, the property owner will be required to install the trash enclosure.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Potential motion Recommend to the Village Board the approval of Resolution 2020-58, which amends Resolution 2020-081.

Attachments:

1. Resolution 2018-81
2. Approved site plan
3. Resolution 2020-58

RESOLUTION 2018-81

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR
CONSTRUCTION OF A RETAIL/OFFICE BUILDING;
PIROUETTE PROPERTIES, APPLICANTS
715 MAIN STREET**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval to construct a retail/office building with a dance studio as the principal tenant, a permitted use within the B-1, Community Business District, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Kay Johnson of Pirouette Properties, and

WHEREAS, a retail/office building with a dance studio as the principal tenant is a permitted use within the B-1, Neighborhood Business District, and the Multi-Purpose Perimeter Sub-District of the Village Center Overlay Zoning District in which the subject property is located, and

WHEREAS, the plan of operation and plans have 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 site plan and architectural review for construction of a retail/office building with a dance studio as the principal tenant at 715 Main Street (also County Trunk Highway ES), based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Site Plan and Architectural Review approval for the redevelopment of 715 Main Street on behalf of Pirouette Properties, LLC shall be subject to all plans and information submitted by the applicant, Jendusa Design & Engineering and Lynch & Associates Engineering Consultants, LLC, 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.
2. Pursuant to Section 100-153 (i) (6) of the Municipal Code (Village Center Overlay Zoning District Standards), the approved plans recognize the Plan Commission approved a reduction of the width of driveway widths and parking stall sizes to the widths and sizes as shown on the approved site plan.
3. 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. 1 and as modified pursuant to points listed within this Condition No. 3.

- 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 the site construction plans by the Utilities Director, especially approval of construction drawings to connect to Village sanitary sewer and water supply.
 - d. Approval of building plans by the Supervisor of Inspections after receipt of approval of building plans by the State of Wisconsin.
 - e. The Supervisor of Inspections, the Utilities Director, the Public Works Director and the Village Engineer shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan. The Erosion Control Plan shall conform with Wisconsin Department of Natural Resources Technical Standards 1053 and 1067, shall conform with the email from the Village Engineer dated December 11, 2018, and shall conform to all other Federal, State and Village requirements for site engineering, grading and utility connections.
 - f. Approval by the Zoning Administrator of a north property line fence design, dumpster enclosure detail, final landscape plan and final site lighting plan.
 - g. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - h. Approval of directional, no parking signs and other on-site traffic control signs locations by the Police Chief, which also may include pavement markings.
 - i. Submittal to the Zoning Administrator of written approval from the Waukesha Department of Public Works for access approval to any modification to existing driveways with County Trunk Highway ES (Main Street) and to include written approval for any driveway or utility work for site construction to occur within the county right-of-way.
4. Furthermore, in addition to the requirements within Condition #3, before any site construction all Village Department Heads shall verify in writing they have approved the final plans and drawings within their purview; a pre-construction meeting shall be held with the applicant's representatives and contractors, and Village Department Heads and representatives; and all required fees owed by the applicant shall be paid to the Village.
5. Prior to temporary occupancy issuance, 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 building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
6. 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. 5.
 - b. Installation of the north property line fence, dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
7. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 19th day of December 2018.

VILLAGE OF MUKWONAGO

By: Fred Winchowky
Fred Winchowky, Village President

Attest: Linda Gourdoux
Linda Gourdoux, Village Clerk
Deputy

ACCEPTANCE

This site plan and architectural review is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: Fred Winchowky
Representative

Pirouette Properties

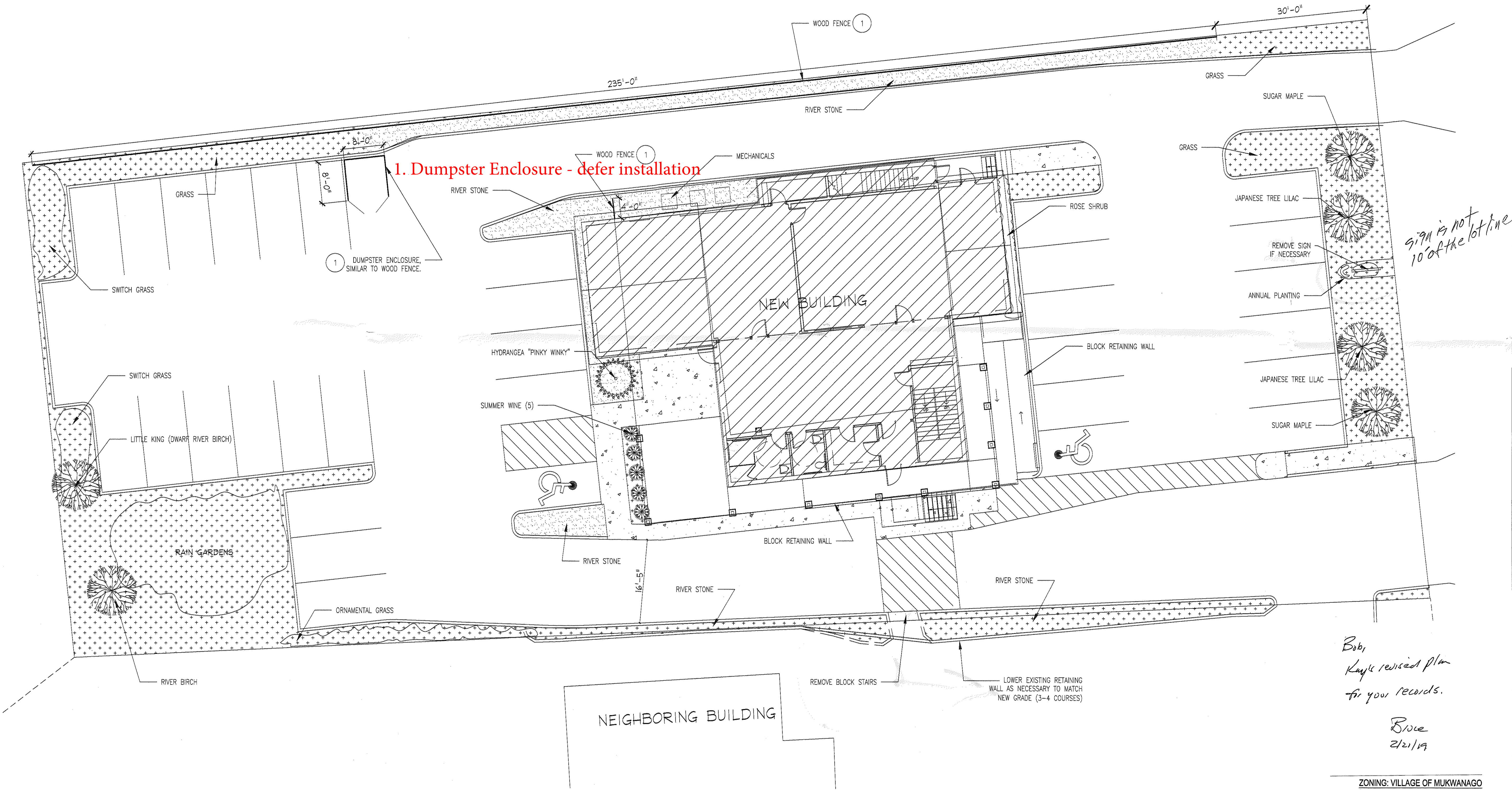
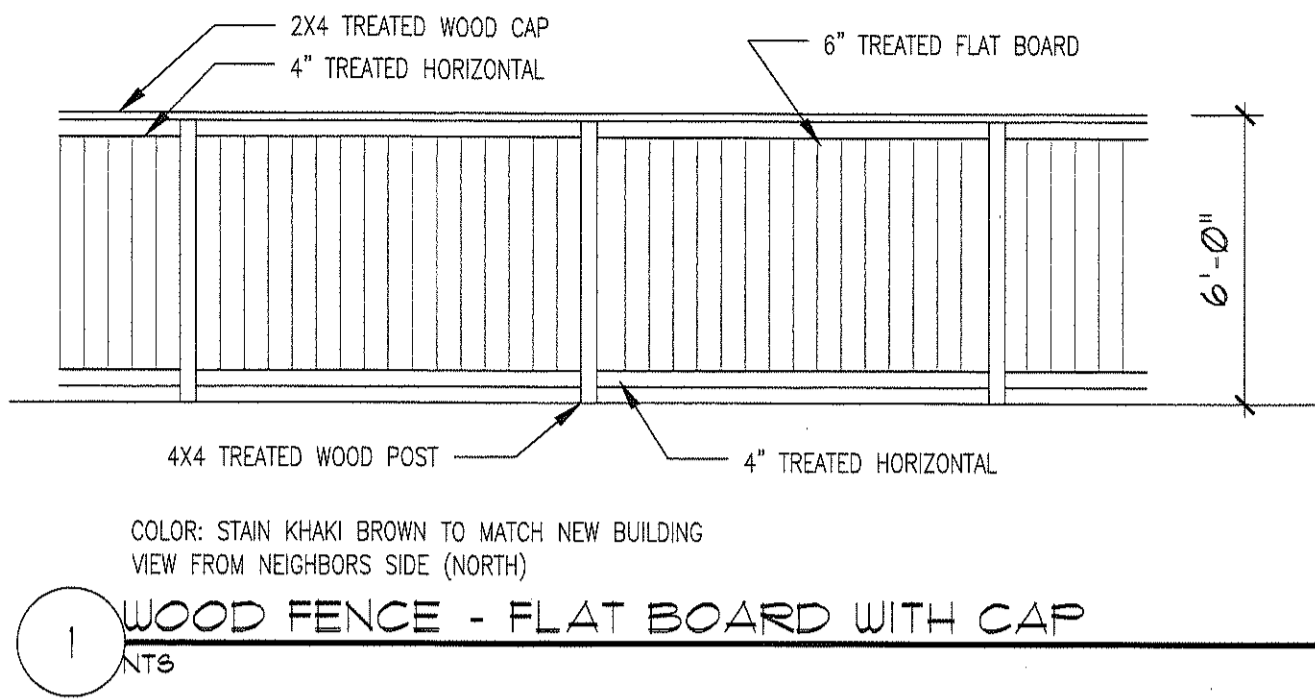
By: Kay Johnson
Agent

Print Name: Kay Johnson

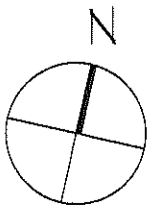
First Amendent of SPAR Approval

Species	Cultivar	Common Name	Size	Area/Qty
Acer Saccharum	Green Mountain	Sugar Maple	2-1/2" B/B	2
Betula Nigra	Heritage	River Birch	2-1/2" B/B	1
Syringa Reticulata	Ivory Silk	Japanese Tree Lilac	2-1/2" B/B	2
Betula Nigra	Little King	Dwarf River Birch	2-1/2" B/B	1
Hydrangea Paniculata	Pinky Winky	Panicle Hydrangea	#5 container	1
Physocarpus	Summer Wine	Ninebark	#3 container	5
Rosea	Home Run	Shrub Rose	#3 container	6
Panicum Virgatum	Northwind	Switch Grass	#1 container	210 sf
Calamagrostis Acutiflora	Karl Foerstes	Ornamental Grass	#1 container	110 sf
Rain Garden				
Carex Vulponideoa		Wetland Sedges	200 2x2 plugs	750 sf

Plant Selection by: Herb Rassmussen - 414-791-8887



SITE PLAN
SCALE: 1/8" = 1'-0"



ZONING: VILLAGE OF MUKWANAGO
Zoning - B-1 and Overlay Zoning District

Approximate Site Areas
Lot - 26,700 SF
Building - 3,700 SF
Pavement/Sidwalks 17,000 SF
Total Hardscape 20,700 SF
Total Softscape 6,000 SF
Previous Softscape, 8,500 SF

JENDUSA
INC
ARCHITECTS & ENGINEERS
4615 Vettelson Rd Ste 200
Hartland, WI 53029
P262-264-6340
F866-326-1552
Wjendusaeng.com

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written consent.

REVISIONS

Kay's Academy
of Dance

715 Main Street
Mukwonago, WI 53149

SHEET TITLE
LANDSCAPE PLAN
Revised Plan.
Approved 2/21/19.
Zoning Administrator

PROJECT NO. 18-5549

DATE 2.19.19

SCALE As Noted

CHECKED BY

DRAWN BY TJF

SHEET L1.0

RESOLUTION 2020-58

**RESOLUTION APPROVING AMENDED
SITE PLAN AND ARCHITECTURAL REVIEW FOR
PIROUETTE PROPERTIES, APPLICANTS
715 MAIN STREET; PARCEL MUKV 1976-205**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application to amend Resolution 2018-81 site plan and architectural review has been filed for the approval to not construct a trash enclosure, application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Kay Johnson of Pirouette Properties, and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the amended site plan and architectural review for 715 Main Street (also County Trunk Highway ES), based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. The property owner is not required to install the trash enclosure as depicted on the approved site plan at this time.
2. The property owner must however install the enclosure when a dumpster is need to handle the trash and recyclables. In this regard, the owner will do so upon written request of the Plan Commission, consistent with the timeline established in such notice.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 19th day of December 2018.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk

ACCEPTANCE

This site plan and architectural review is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____
Representative

Pirouette Properties

By: _____
Agent

Print Name: _____