

Village of Mukwonago  
**Notice of Meeting and Agenda**

**PLAN COMMISSION MEETING**  
**Tuesday, April 12, 2022**

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 minutes from March 8, 2022 meeting.  
[20220308 PlanCommissionMinutesdraft.pdf](#)

**5. Public Hearings**

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

- 5.1 Public Hearing to consider a request for Conditional Use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent).  
[04-12-2022 River Centre drive through.pdf](#)

**6. New Business**

*Discussion and Possible Action on the Following Items*

- 6.1 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-31** for a Conditional Use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent).

[Staff report for April 12, 2022 for SPAR and CU.pdf](#)

[RESOLUTION 2022-31 - CU for Coffee Drive-Through Lanes.pdf](#)

- 6.2 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-32** for Site Plan and Architectural Review for the coffee shop located at 827 S Rochester St, Flitz International LTD, applicant (Ulrich Jentzsch, agent).  
[Resolution 2022-32 - SPAR Coffee drive through.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-XX** to amend the Village's comprehensive plan to accommodate a planned single-family residential development. Neumann Development (Bryan Lindgren, agent), applicant; Parcel MUKV 2091-995.  
[Staff Report Hein Property.pdf](#)  
[PC RESOLUTION 2022-02 - Amend Land Use Plan for Hein.pdf](#)
- 6.4 Discussion and possible recommendation to the Village Board to amend the Official Map to accommodate a planned single-family residential development. Neumann Development (Bryan Lindgren, agent), applicant; Parcel MUKV 2091-995.
- 6.5 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-29** for a monument subdivision sign for Chapmen Villas, Bielinski Homes, Inc (John Donovan, Agent), applicant.  
[Staff report for April 12 2022.pdf](#)  
[RESOLUTION 2022-29 - Chapman Villas monument sign.pdf](#)
- 6.6 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-30** for monument subdivision sign for Chapman Farms subdivision Bielinski Homes, Inc (John Donovan, agent), applicant.  
[Staff report for April 12 2022 subdivision.pdf](#)  
[RESOLUTION 2022-30 - Chapman Farms subdivision sign.pdf](#)
- 6.7 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-XX** for a Site Plan Amendment for Goodwill, 101 Arrowhead Dr.  
[Staff report for April 12 2022 - Goodwill.pdf](#)

## 7. Adjournment

### **Membership:**

***Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Time Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Tim Schwecke (Advisory)***

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, March 8, 2022**

#### **Call to Order**

President 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  
Mark Penzkover  
Tim Rutenbeck  
Karl Kettner

Commissioners excused: Eric Brill

Also present: Fred Schnook, Village Administrator  
Tim Schwecke, Village Planner  
Linda Gourdeaux, Deputy Clerk/Treasurer

#### **Comments from the Public**

Opened at 6:30 pm  
No Comments from the public.  
Closed at 6:31 pm

#### **Minutes**

Motion made by Decker/Penzkover to approve the minutes of the February 8, 2022 meeting, carried.

#### **Public Hearings**

**Public Hearing to consider a request for a contractor's shop/yard with a permitted or conditional use as a conditional use pursuant to Section 100-154 and 100-157 of the Village's Zoning Ordinance.**

Opened at 6:32 pm  
No Comments from the public  
Closed at 6:33 pm

**Public Hearing to consider a request for Medical Services Facility with a permitted or conditional use as a conditional use pursuant to Section 100-152 and 100-157 of the Village's Zoning Ordinance.**

Opened at 6:33 pm  
No comments from the public  
Closed at 6:34 pm

**Public Hearing to consider a request for outdoor merchandise sales with a permitted or conditional use as a conditional use pursuant to Section 100-152 and 100-157 of the Village's Zoning Ordinance.**

Opened at 6:34 pm  
No comments from the public  
Closed at 6:35 pm

**Public Hearing to consider a request for a structure within a park with a permitted or conditional use as a conditional use pursuant to Section 100-251 and 100-157 of the Village's Zoning Ordinance.**

Opened at 6:35 pm  
No comments from the public  
Closed at 6:35 pm

**New Business**

**Discussion and possible recommendation to the Village Board for RESOLUTION 2022-17 to approve a conditional use permit for a Contractor's Shop and Yard, 461 River Crest Ct; Village of Mukwonago, Applicant; Parcel MUKV 2009-006.**

Schwecke gave overview of project

Motion by Penzkover/Decker to approve RESOLUTION 2022-17 for a conditional use permit for a Contractor's Shop and Yard, 461 River Crest Ct; Village of Mukwonago, Applicant; Parcel MUKV 2009-006, carried with a comment to direct staff to have item #1 on page 2 corrected.

**Discussion and possible recommendation to Village Board for RESOLUTION 2022-18 to approve Site Plan and Architectural Review for a Contractor's Shop and Yard, 461 River Crest Ct; Village of Mukwonago, Applicant; Parcel MUKV 2009-006.**

Schwecke gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2022-18 for a Site Plan and Architectural Review for a Contractor's Shop and Yard, 461 River Crest Ct; Village of Mukwonago, Applicant; Parcel MUKV 2009-006, carried.

**Discussion and possible recommendation to the Village Board for RESOLUTION 2022-19 to approve a conditional use permit for a Medical Services Facility, Milan Mitic/Covid Solutions, LLC applicant; 575 Bay View Rd, Suite 104, Parcel MUKV 2010- 978-002.**

Schwecke gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2022-19 for a conditional use permit for a Medical Services Facility, Milan Mitic/Covid Solutions, LLC applicant; 575 Bay View Rd, Suite 104, Parcel MUKV 2010- 978-002, carried.

**Discussion and possible recommendation to the Village Board for RESOLUTION 2022-20 to approve a conditional use permit for Outdoor Merchandise Sale, ND XXIX, LLC/ Pick n' Save, applicant(s); 1010 N Rochester Street, Parcel MUKV 1963-999- 001.**

Schwecke gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2022-10 for a conditional use permit for Outdoor Merchandise Sale, ND XXIX, LLC/ Pick n' Save, applicant(s); 1010 N Rochester Street, Parcel MUKV 1963-999- 001, carried

**Discussion and possible recommendation to the Village Board for RESOLUTION 2022- 21 to approve a conditional use permit for a structure within a park, 360 McKenzie Street; Village of Mukwonago, Applicant; Parcel MUKV 1972-999.**

Schwecke gave overview of project

Public Works Director Bittner gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2022-21 a conditional use permit for a structure within a park, 360 McKenzie Street; Village of Mukwonago, Applicant; Parcel MUKV 1972-999, carried

**Discussion and possible recommendation to Village Board for RESOLUTION 2022- 22 to approve Site Plan and Architectural Review for a structure within a park, 360 McKenzie Street; Village of Mukwonago, Applicant; Parcel MUKV 1972-999.**

Schwecke gave overview of project

Public Works Director Bittner gave overview of project

Motion Penzkover/Decker to approve RESOLUTION 2022- 22 to approve Site Plan and Architectural Review for a structure within a park, 360 McKenzie Street; Village of Mukwonago, Applicant; Parcel MUKV 1972-999, carried

**Discussion and possible recommendation to Village Board for RESOLUTION 2022- 23 to approve Site Plan and Architectural Review for the replacement of two windows (1 rear and 1 south facing window), 411 Division Street; Diane Hayek, Applicant; Parcel MUKV 1973-195.**

Schwecke gave overview

Motion Decker/Penzkover to approve RESOLUTION 2022- 23 to approve Site Plan and Architectural Review for the replacement of two windows (1 rear and 1 south facing window), 411 Division Street; Diane Hayek, Applicant; Parcel MUKV 1973-195, carried with the additional language to show Historic Preservation Committee approved on February 10, 2022

**Discussion and possible recommendation to Village Board for RESOLUTION 2022- 24 to approve Site Plan and Architectural Review for site and building modifications for Instrument Development Co, LLC, 600 Perkins, Applicant; Parcel MUKV1973- 941.**

Schwecke gave overview

Matthew Gluszczy, IDC, gave overview

Motion Decker/Penzkover to approve RESOLUTION 2022- 24 for Site Plan and Architectural Review for site and building modifications for Instrument Development Co, LLC, 600 Perkins, Applicant; Parcel MUKV1973- 941, carried

**Discussion on changing the dates of the August and November Plan Commission meetings because of conflicts with Elections.**

Gourdoux gave overview

Motion Penzkover/Decker to approve changing August and November meeting dates to the third Tuesday of each month, carried

**Discussion and direction to Village Staff regarding the naming of unnamed right of ways indicated in CSM 11997.**

Schwecke gave overview

Motion Decker/Penzkover to approve Deback Drive for the east-west street and Quail Boulevard for the north-south street, carried

## **Adjournment**

Meeting adjourned at 7:18 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING**  
**VILLAGE OF MUKWONAGO PLAN COMMISSION**

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, April 12, 2022, to accept public input regarding a conditional use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester Street (MUKV2009978003), Flitz International LTD, applicant (Ulrich Jentzsch, agent).

The meeting will be held in the Board Room of the Village Hall located at 440 River Crest Court, Mukwonago, Waukesha and Walworth counties. The meeting starts at 6:30 pm and the public hearing will be conducted in the order listed on the meeting agenda.

For information regarding this public hearing, contact the Village Planner, at 920-728-2814 during regular office hours. All interested parties will be heard.

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, please contact, Diana Dykstra, at 262-363-6420.

VILLAGE OF MUKWONAGO  
Diana Dykstra, Clerk-Treasurer



## PLANNING COMMISSION

April 12, 2022, at 6:30 pm  
Mukwonago, WI

### SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE FOR RIVERVIEW CENTRE

#### Project Summary

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|                          |                                                               |
|--------------------------|---------------------------------------------------------------|
| Request:                 | Building addition for coffee shop and two drive-through lanes |
| Applicant:               | Jentzsch-Barrette Properties (Ulrich Jentzsch, agent)         |
| Location:                | 827 S Rochester Street                                        |
| Parcel number:           | MUKV2009978003                                                |
| Acreage:                 | 1.4798 acres                                                  |
| Current Use:             | Multi-tenant commercial                                       |
| Proposed Use:            | Addition of coffee shop and two drive-through lanes           |
| Land Use Classification: | Commercial                                                    |
| Zoning Classification:   | B-2                                                           |

#### Subject Property



#### A. Conditional Use (Application 2022-32)

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The coffee shop is permitted by right, while the drive-through lanes are a conditional use. If the project is approved, the outdoor seating area must also be reviewed as a conditional use as a separate action.

#### Conditional Use Justification

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Below are the evaluation criteria used in the review of conditional use applications along with the petitioner's response.

A. Harmony with Village policies, ordinances, and programs (apart from specific location)



**Applicant response:** This addition to the existing strip mall is fully in character with the intent of the comprehensive plan and zoning ordinance.

- B. Specific location in harmony with Village policies, ordinances and programs

**Applicant response:** Same as above – the proposed coffee shop fits perfectly at this site.

- C. Potential adverse impact on surrounding

**Applicant response:** None

- D. Maintaining consistency within the environs of the property.

**Applicant response:** This use fits perfectly in the area, and is complementary to the neighboring businesses.

- E. Adequate public services

**Applicant response:** This proposed business / building addition poses no burden on infrastructure on neighbors.

- F. Benefits of the use outweigh adverse impacts

**Applicant response:** Yes. This proposed project is a positive addition to the community and neighboring businesses.

### **Conditional Use Process / Findings**

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The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision. Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare. The Plan Commission, in passing on the matter, will need to make the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use. The Village Board will carefully review the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

These findings are incorporated into the draft conditional use order which is attached.

The Plan Commission shall approve a conditional use application if the terms and conditions of the zoning regulations are met. However, in the event the terms and conditions of the ordinance are not consented to and complied with by the applicant, the Commission may deny the application. In addition, the Commission may deny the application or place conditions on it if substantial evidence, as defined in §62.23(7) Wis. Stats. is presented. That evidence must demonstrate the inability of the applicant to comply with or meet the conditions of the zoning regulations or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence. Potential motion for approval Recommend to the Village Board approval of the project as a conditional use as set forth in the attached conditional use order as drafted, provided the Village Attorney approves the final form of the conditional use order.

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#### **Public Notice**

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

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#### **Planning Staff Review**

The primary issue with the drive-through lanes is how they are designed to function. The peak demand for the Subway drive-through will likely be less than that for the coffee shop. As shown on the site plan, the proposed layout will only accommodate 6 vehicles in each drive-through. In some instances, queuing vehicles may block the traffic lanes within the parking lot area. Public safety related to the movement of vehicles and pedestrians needs to be thoroughly evaluated before issuing the conditional use approval for the drive-throughs.

|                              |                                                                                                                                                                                                                                                                                             |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Utilities</b>             | No modifications proposed.                                                                                                                                                                                                                                                                  |
| <b>Stormwater management</b> | No modifications required.                                                                                                                                                                                                                                                                  |
| <b>Wetlands</b>              | None                                                                                                                                                                                                                                                                                        |
| <b>Signage</b>               | Will be processed at staff level.                                                                                                                                                                                                                                                           |
| <b>Parking</b>               | No modifications proposed. The site consists of a multi-tenant commercial development. Although a number of the tenants are food service oriented, it is likely there is enough overlapping peak parking demand to accommodate the proposed use. To some extent it will be self-regulating. |
| <b>Landscaping</b>           | Low-growing shrubs are proposed at the center island between the two drive-throughs.                                                                                                                                                                                                        |
| <b>Trash enclosure</b>       | No modifications proposed.                                                                                                                                                                                                                                                                  |
| <b>Fencing</b>               | No modifications at this time.                                                                                                                                                                                                                                                              |
| <b>Outdoor lighting</b>      | There is under-canopy lighting for the drive-throughs. Lighted bollards are proposed as well.                                                                                                                                                                                               |

#### Department Review

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|                            |                          |
|----------------------------|--------------------------|
| <b>Engineering</b>         | No concerns at this time |
| <b>Public Works</b>        | No concerns at this time |
| <b>Utilities</b>           | No concerns at this time |
| <b>Police</b>              | No concerns at this time |
| <b>Fire</b>                | No concerns at this time |
| <b>Building Inspection</b> | No concerns at this time |

#### **Potential Plan Commission motion for approval:**

Approve the conditional use for the two drive-throughs as set forth in the draft resolution (as drafted OR as amended).

#### **B. Site Plan and Architectural Review (Application 2022-33)**

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The site plan shows the addition for the coffee shop between the two drive-through lanes. Each of the travel lanes are 10 feet wide, an earlier version of the site plan had one of the lanes at just over 8 feet. Pedestrian access to the coffee shop should be a prime consideration because it crosses the drive-through lane via a raised/textured walkway.

The applicant should provide more details on the suitability of the design for right only turns from the outermost drive-through lane. As mentioned earlier, queuing for the coffee shop is limited to 6 vehicles under the best of circumstances. If the coffee shop is successful (and we all hope it is) it will have peak loads that exceed 6 stacked cars.

The site plan shows an outdoor seating area. Again, outdoor seating is a conditional use which would need to be reviewed at a later date. It is recommended, the application would be submitted sometime after the uses have been established to observe traffic patterns and the like.

#### **Public Notice**

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Aside from being listed on the meeting agenda, no other public notice is required for a site plan/architectural plan.

#### **Potential Plan Commission motion for approval:**

Approve the site plan and architectural plans as set forth in the draft resolution (as drafted OR as amended).

#### **Attachments**

1. Public hearing notice
2. Application materials
3. Revised site design, dated
4. Draft conditional use order
5. Draft resolution for SPAR

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VILLAGE OF MUKWONAGO  
Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on March 29 and April 5, 2022



*ROOF: DRESS BLUE (SW 9176) / WALL: ICE CUBE (SW 6252)  
AT ADDITION + EXISTING STRUCTURE*

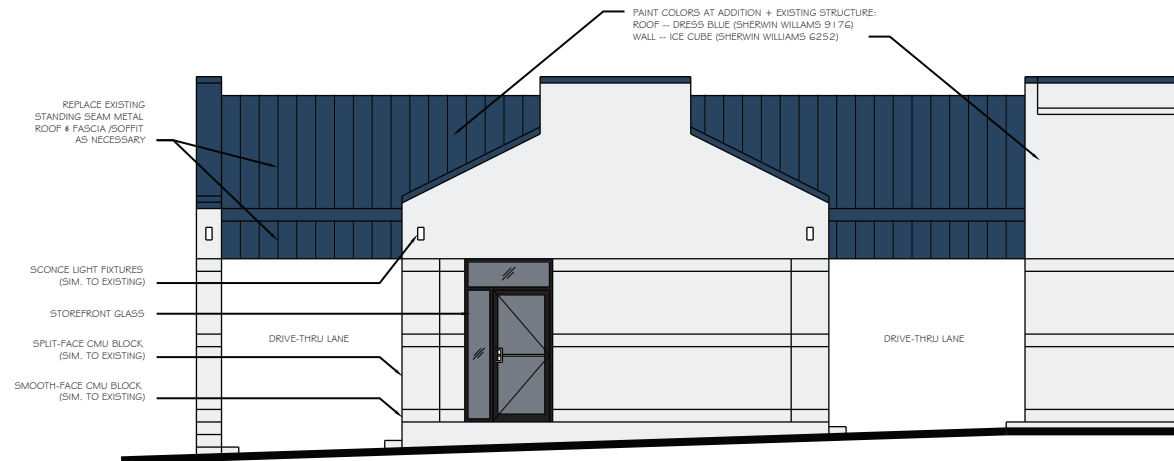


RIVERVIEW CENTRE  
SOUTH ELEVATION

FEBRUARY 28, 2022



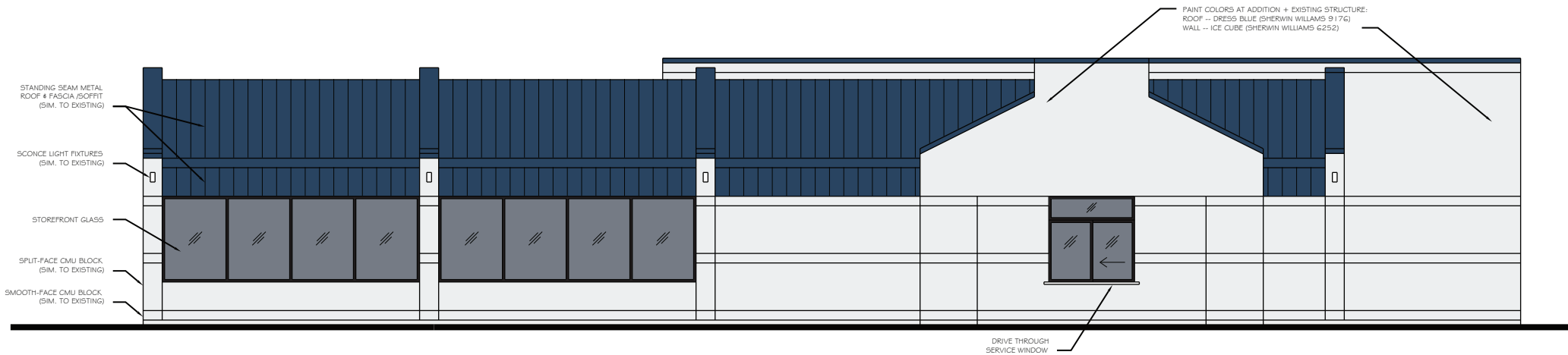
*ROOF: DRESS BLUE (SW 9176) / WALL: ICE CUBE (SW 6252)  
AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE  
NORTH ELEVATION

FEBRUARY 28, 2022

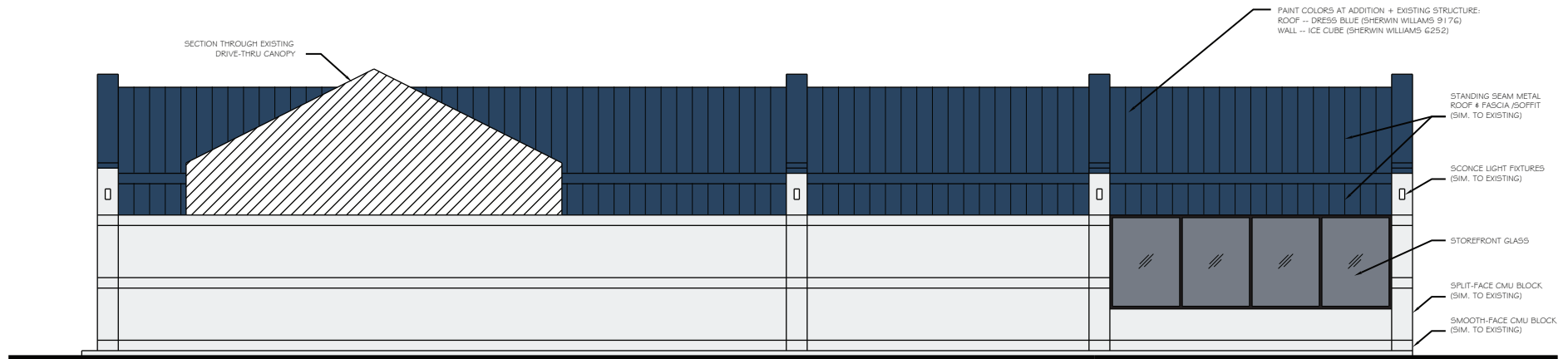
*ROOF: DRESS BLUE (SW 9176) / WALL: ICE CUBE (SW 6252)  
AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE  
EAST ELEVATION

FEBRUARY 28, 2022

*ROOF: DRESS BLUE (SW 9176) / WALL: ICE CUBE (SW 6252)  
AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE  
WEST ELEVATION

FEBRUARY 28, 2022



| PARKING REQUIREMENTS:                                      |                       |                                                                                                                                                                                      |    | SPACES REQUIRED: |
|------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------|
| TENANT:                                                    | LAND USE:             | DESCRIPTION OF REQUIREMENTS:                                                                                                                                                         |    |                  |
| RIVERVIEW DENTAL                                           | HEALTHCARE CLINIC     | 1) SPACE EACH EXAM ROOM OR EQUIVALENT<br>1) SPACE EACH 300 S.F. GROSS AREA NOT EXAM ROOMS                                                                                            | 11 |                  |
| EDWARD JONES                                               | PROFESSIONAL SERVICES | 1) SPACE EACH 300 S.F. GROSS AREA                                                                                                                                                    | 4  |                  |
| CHEN'S KITCHEN                                             | RESTAURANT            | 1) SPACE FOR EACH 3 PATRON SEATS OR<br>1) SPACE EACH 300 S.F. GROSS AREA DEVOTED TO PATRON SERVICE,<br>WHICHEVER IS GREATER;<br>1) SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT | 25 |                  |
| LEASE SPACE (EMPTY)                                        | T.B.D.                | 1) SPACE EACH 300 S.F. GROSS AREA<br>(VERIFY)                                                                                                                                        | 4  |                  |
| MODERN NAILS                                               | GENERAL SERVICES      | 1) SPACE EACH 300 S.F. GROSS AREA                                                                                                                                                    | 4  |                  |
| COST CUTTERS                                               | GENERAL SERVICES      | 1) SPACE EACH 300 S.F. GROSS AREA                                                                                                                                                    | 4  |                  |
| PROPOSED SUBWAY                                            | RESTAURANT            | 1) SPACE FOR EACH 3 PATRON SEATS OR<br>1) SPACE EACH 300 S.F. GROSS AREA DEVOTED TO PATRON SERVICE,<br>WHICHEVER IS GREATER;<br>1) SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT | 14 |                  |
| PROPOSED COFFEE SHOP                                       | RESTAURANT            | 1) SPACE FOR EACH 3 PATRON SEATS OR<br>1) SPACE EACH 300 S.F. GROSS AREA DEVOTED TO PATRON SERVICE,<br>WHICHEVER IS GREATER;<br>1) SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT | 18 |                  |
| TOTAL PARKING SPACES REQUIRED:                             |                       |                                                                                                                                                                                      | 86 |                  |
| TOTAL PARKING SPACES PROVIDED:                             |                       |                                                                                                                                                                                      | 92 |                  |
| ACCESSIBLE PARKING SPACES REQUIRED (PER IBC TABLE 1106.1): |                       |                                                                                                                                                                                      | 4  |                  |
| ACCESSIBLE PARKING SPACES PROVIDED                         |                       |                                                                                                                                                                                      | 4  |                  |

# RIVERVIEW CENTRE

827 South Rochester Street  
Mukwonago, WI 53149

## DRAWING INDEX:

|        |                                                                         |
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| SP-3   | SITE LIGHTING PLAN                                                      |
| A-1    | MAIN FLOOR PLAN                                                         |
| A-2    | ELEVATIONS                                                              |
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| AB-1   | MAIN FLOOR PLAN (AS-BUILT)                                              |
| AB-2   | ELEVATIONS (AS-BUILT)                                                   |
| AB-3   | ELEVATIONS (AS-BUILT)                                                   |
| AB-4   | EXG BUILDING PHOTOS                                                     |

## PROJECT DESCRIPTION:

PROPOSED SUBWAY RESTAURANT AT EXISTING  
LEASE SPACE AND NEW ADDITION WITH COFFEE  
SHOP AND OUTDOOR SEATING AREA.

## BUILDING INFORMATION:

|                     |                                  |
|---------------------|----------------------------------|
| CONSTRUCTION TYPE:  | TYPE IIB                         |
| BUILDING FOOTPRINT: | ± 11031 S.F.                     |
| ALTERED AREA:       | ± 1703 S.F.                      |
| ADDITION AREA:      | ± 1848 S.F.                      |
| NO. OF FLOORS:      | 1                                |
| OCCUPANCY GROUP:    | M / B                            |
| SPRINKLERED:        | NFPA 13<br>(EXISTING + ADDITION) |
| SOIL BEARING:       | 3,000 psf ASSUMED                |
| BUILDING CODE:      | IBC 2015                         |

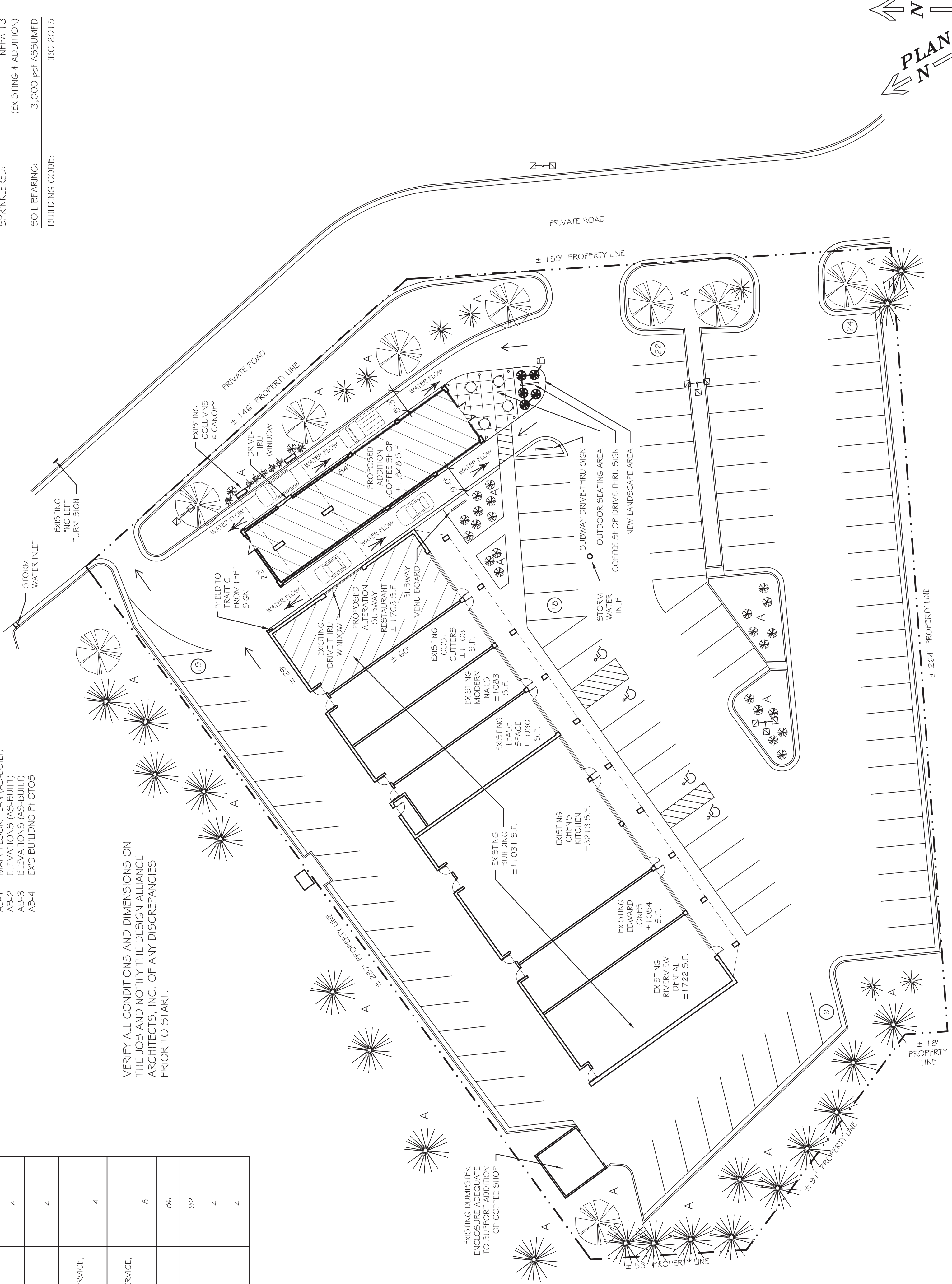
VERIFY ALL CONDITIONS AND DIMENSIONS ON  
THE JOB AND NOTIFY THE DESIGN ALLIANCE  
ARCHITECTS, INC. OF ANY DISCREPANCIES  
PRIOR TO START.

## PLANTING SCHEDULE

| TYPE | DESCRIPTION              | PLANTING SIZE | MATURE SIZE | QUANTITY |
|------|--------------------------|---------------|-------------|----------|
| A    | EXISTING TREES TO REMAIN | 15'-18"H      |             |          |
| B    | DWARF SPIREA TROEBELII'  | 3" DIA        |             | 5        |

| LANDSCAPE SCHEDULE                                                        |     |
|---------------------------------------------------------------------------|-----|
| 12                                                                        | SP1 |
| 2021/RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG<br>DATE: JANUARY 27, 2022 |     |

PRELIMINARY NOT  
FOR CONSTRUCTION



20  
SP1

2021/RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG  
DATE: NOVEMBER 16, 2021

## SITE PLAN

SCALE: 1" = 20'-0"

DATE: NOVEMBER 16, 2021

## DRAWING NAMES

|                      |
|----------------------|
| SITE PLAN            |
| DRAWING INDEX        |
| PARKING REQUIREMENTS |
| LANDSCAPE SCHEDULE   |

## REVISIONS

## PROJECT DATA

|             |          |
|-------------|----------|
| DATE:       | 3/1/2022 |
| DRAWN BY:   | JK       |
| CHECKED BY: | P.W.     |
| SHEET NO.   |          |

SP-1



PRELIMINARY NOT  
FOR CONSTRUCTION



20  
SP2

202 I/RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG  
SCALE: 1" = 20'-0"  
DATE: NOVEMBER 10, 2021

**The IDESISTIN Alliance**

**ArcadisHerberts, Inc.**

Fort Atkinson, WI  
1003 Madison Avenue

(920) 563-3404

$\frac{2}{5}$



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

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SITE LOCATION



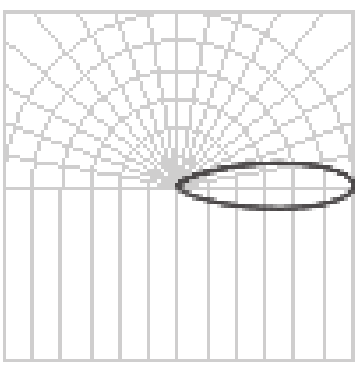

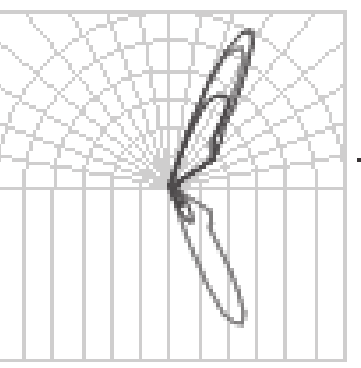
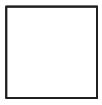

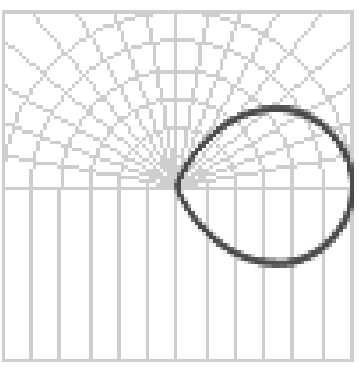
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SCALE: N.T.S.  
202 / RIVERVIEW CENTRE MUKWONAGO, WISCONSIN  
DATE: NOVEMBER 16, 2021

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SP-2

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| RIVERVIEW CENTRE<br>827 South Rochester Street<br>Mukwonago, WI 53149 |          |
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| SITE LOCATION / CONTEXT                                               |          |
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| DATE:                                                                 | 3/1/2022 |
| DRAWN BY:                                                             | JK       |
| CHECKED BY:                                                           | P.W.     |
| SHEET NO.                                                             |          |
| SP-2.1                                                                |          |



Schedule

| Symbol                                                                              | Label | Image                                                                               | Quantity | Manufacturer      | Catalog Number                    | Description                                                                                    | Number<br>Lamps | Lumens<br>Per Lamp | Light Loss<br>Factor | Wattage | Plot                                                                                              |
|-------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------|----------|-------------------|-----------------------------------|------------------------------------------------------------------------------------------------|-----------------|--------------------|----------------------|---------|---------------------------------------------------------------------------------------------------|
| < ○                                                                                 | A     |                                                                                     | 12       | WAC Lighting      | DS-CD05-F-CC-WT                   | Tube Architectural - Color Changing                                                            | 1               | 622                | 0.87                 | 26.9067 | <br>Max: 138cd |
|                                                                                     | B     |  | 6        | Lithonia Lighting | KBA8 LED 12C 350 50K<br>ASY MVOLT | KBA8 WITH 3 LIGHT BOARDS (12 LEDs),<br>350mA DRIVER, 5000K COLOR TEMP, AND<br>ASYMMETRIC OPTIC | 1               | 870                | 0.87                 | 16      | <br>Max: 500cd |
|  | C     |  | 4        | Lithonia Lighting | 6JBK RD 30K 90CRI                 | 6" Direct Wire LED Recessed Downlight,<br>3000K CCT, 120V                                      | 1               | 840                | 0.87                 | 10.9    | <br>Max: 371cd |

Statistics

| Description  | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|--------------|--------|--------|---------|--------|---------|---------|
| Calc Zone #1 | +      | 2.1 fc | 11.2 fc | 0.2 fc | 56.0:1  | 10.5:1  |



SITE LIGHTING PLAN  
Scale: N.T.S.  
Date: January 12, 2022

Designer

CL

Date

01/26/2022

Scale

Not to Scale

Revision No.

1) 2/28/2022

Summary

SP-3

RIVERVIEW CENTRE  
827 South Rochester Street  
Mukwonago, WI 53149

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| DRAWING NAMES    |
| MAIN FLOOR PLAN  |
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| REVISIONS        |
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| PROJECT DATA     |
| DATE: 3/11/2022  |
| DRAWN BY: JK     |
| CHECKED BY: P.W. |
| SHEET NO.        |

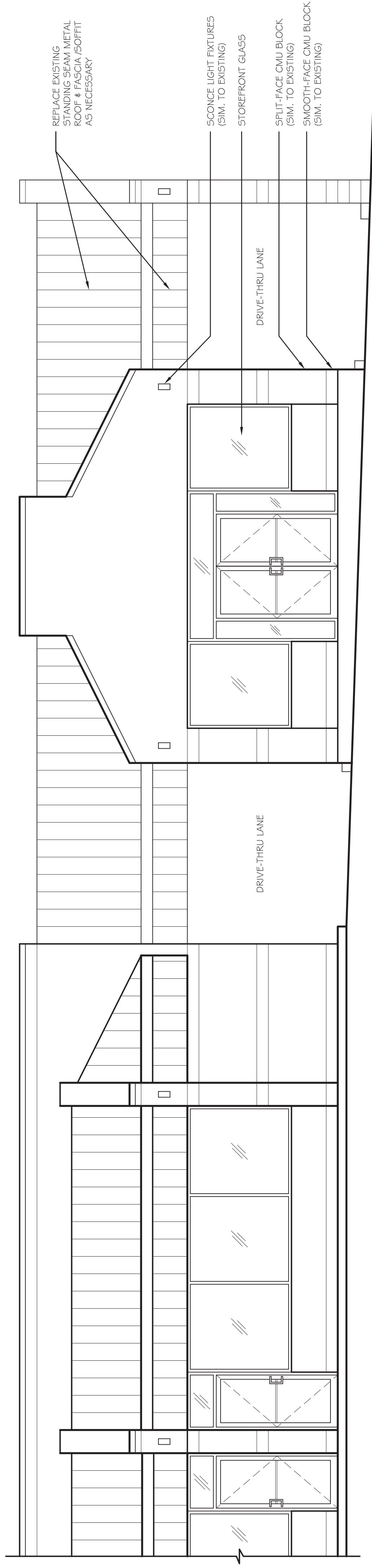
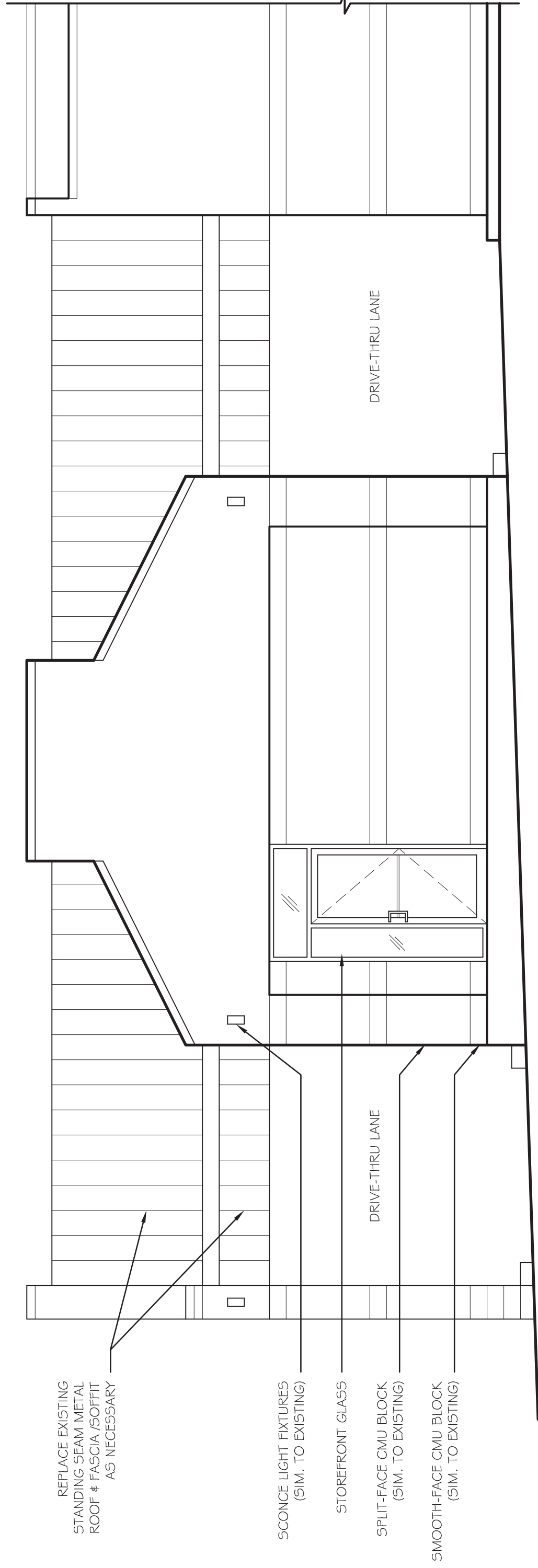
$$\frac{1}{A}$$


## MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"  
2021 RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG  
DATE:



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## PROJECT DATA

DATE: 3/1/2022DRAWN BY: JK

CHECKED BY: P.W.

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RIVERVIEW CENTRE  
827 South Rochester Street  
Mukwonago, WI 53149

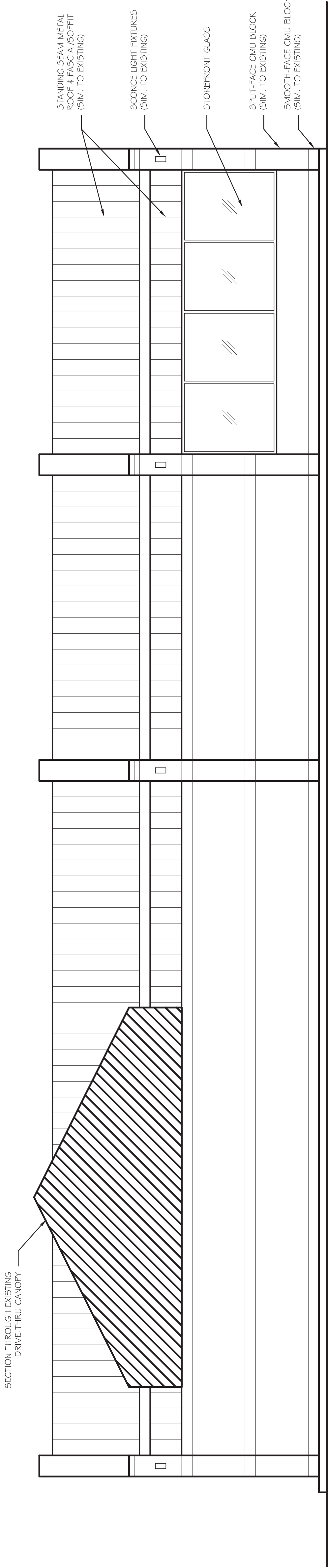
# the Design

1003 Madison Avenue  
Fort Atkinson, WI

(920) 563-3404

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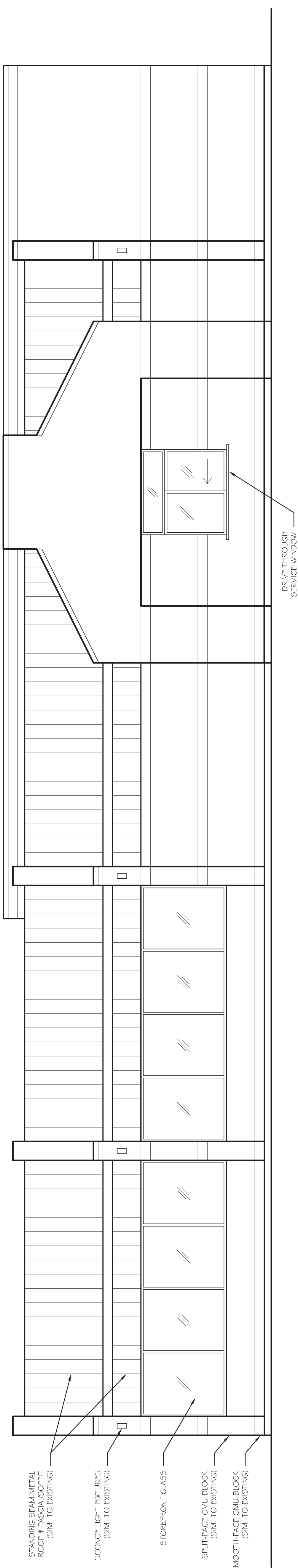
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WEST SECTION / ELEVATION  
SCALE: 1/4" = 1'-0"  
202 / RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG  
DATE:

10  
A3

RIVERVIEW CENTRE  
827 South Rochester Street  
Mukwonago, WI 53149



EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
202 / RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG  
DATE:

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A-3

DRAWING NAMES

ELEVATIONS

REVISIONS

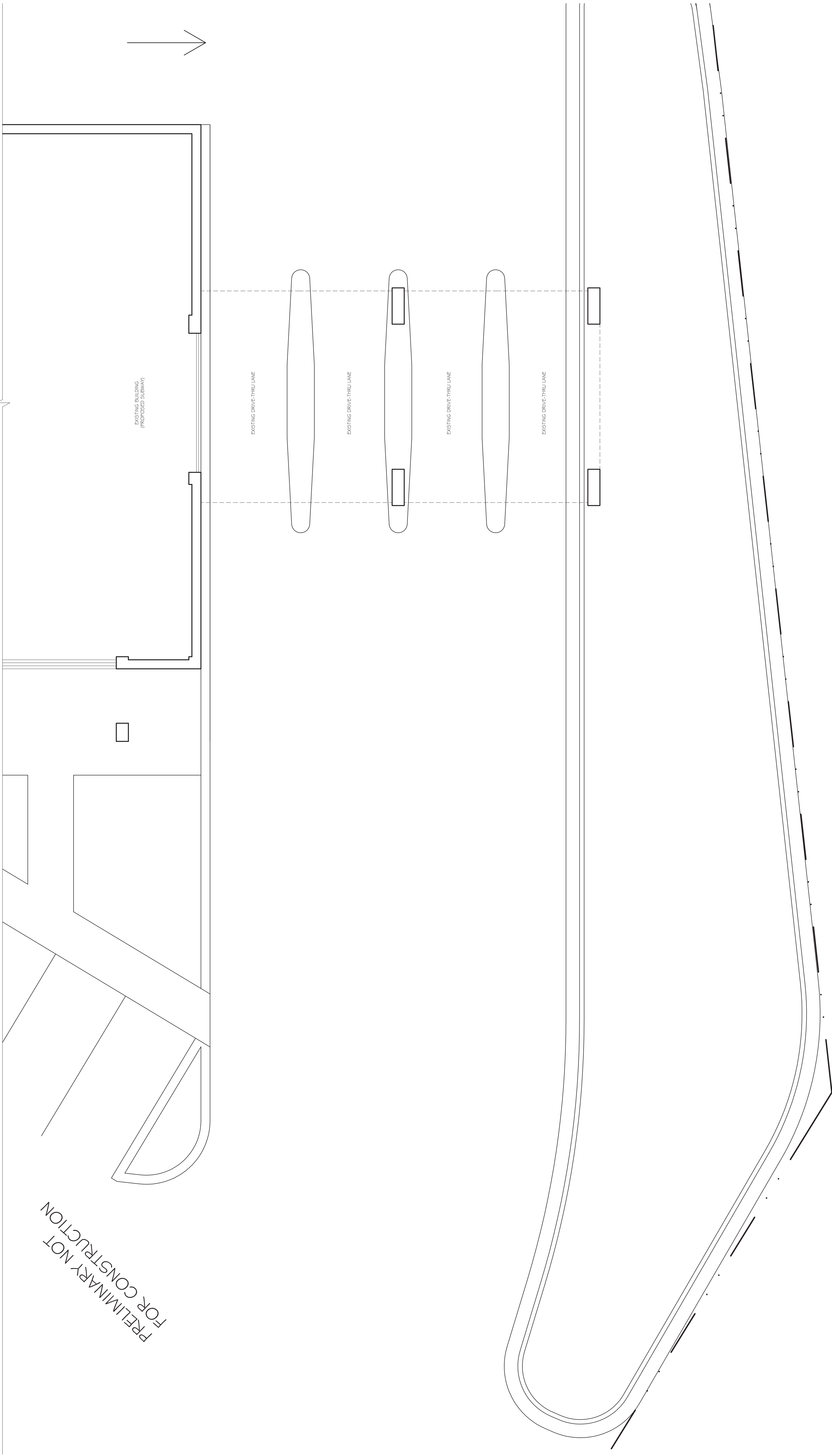
PROJECT DATA

DATE: 3/1/2022

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CHECKED BY: P.W.

SHEET NO.



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FOR CONSTRUCTION

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## MAIN FLOOR PLAN (AS-BUILT)

SCALE: 3/16" = 1'-0"  
2021 RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG  
DATE:

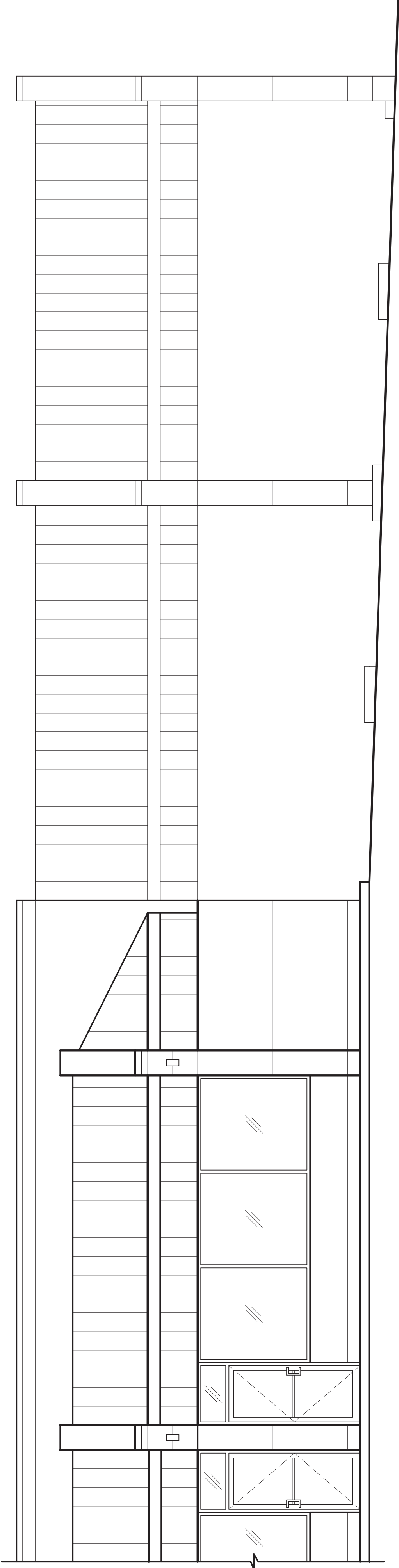
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| REVISIONS                  |
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| PROJECT DATA               |
| DATE: 3/11/2022            |
| DRAWN BY: JK               |
| CHECKED BY: P.W.           |
| SHEET NO:                  |
| AB-1                       |

RIVERVIEW CENTRE  
827 South Rochester Street  
Mukwonago, WI 53149

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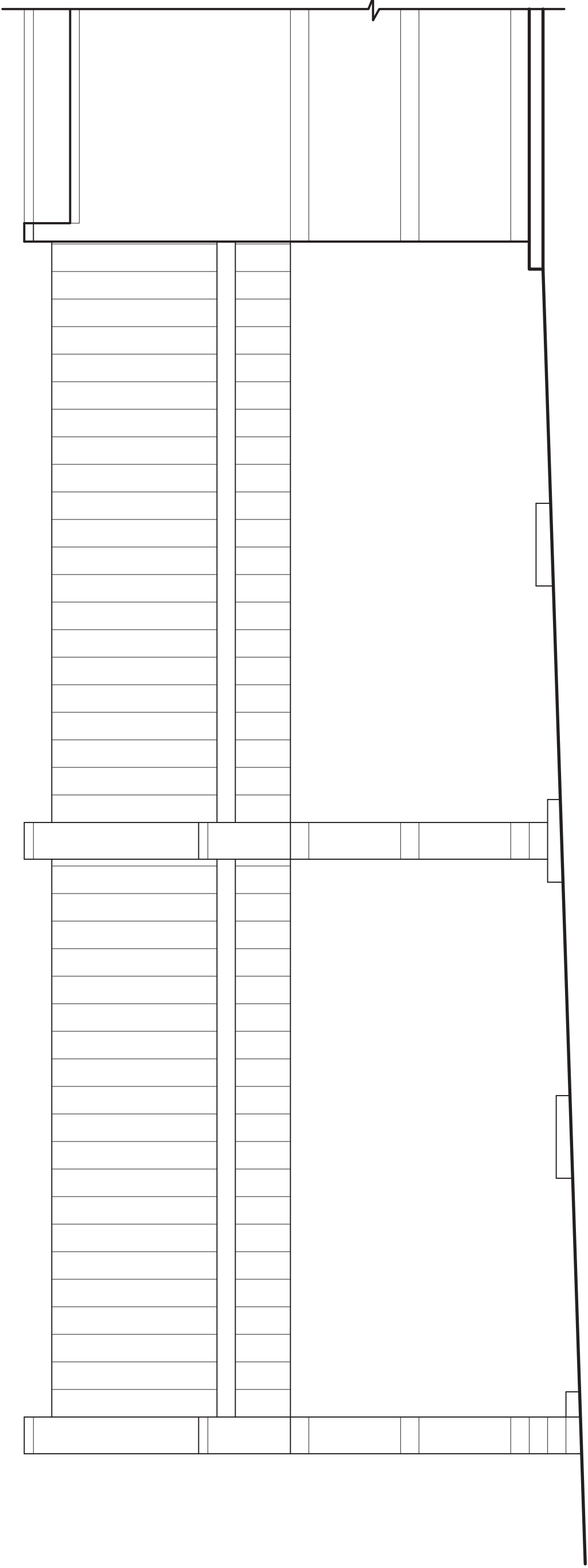
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AB-2

SOUTH ELEVATION (AS-BUILT)

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

202 / RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG

DATE:



10  
AB-2

NORTH ELEVATION (AS-BUILT)

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

202 / RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG

DATE:

RIVERVIEW CENTRE  
827 South Rochester Street  
Mukwonago, WI 53149

DRAWING NAMES

ELEVATIONS (AS-BUILT)

REVISIONS

PROJECT DATA

DATE: 3/1/2022

DRAWN BY: JK

CHECKED BY: P.W.

SHEET NO.

AB-2

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the Design Alliance

1003 Madison Avenue  
Fort Atkinson, WI



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10  
AB3

WEST ELEVATION (AS-BUILT)

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

202 I/RIERVIEW CENTRE MUKWONGOIRV-DRAWINGS.DWG

DATE:



20 EAST ELEVATION (AS-BUILT)  
SCALE: 1/4" = 1'-0"  
2021/VIEW CENTRE MUKWONGOIRV-DRAWINGS.DWG  
DATE:



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PRELIMINARY NOT FOR CONSTRUCTION



7  
AB-4  
EX'G BLDG S.E CORNER  
SCALE: N.T.S.  
202 / RIVERVIEW CENTRE MUKWONAGO/DRAWING: DVG  
DATE: JANUARY 23, 2022



17  
AB-4  
EX'G BLDG EAST ELEVATION  
SCALE: N.T.S.  
202 / RIVERVIEW CENTRE MUKWONAGO/DRAWING: DVG  
DATE: JANUARY 23, 2022



10  
AB-4  
EX'G BLDG SOUTH ELEVATION  
SCALE: N.T.S.  
202 / RIVERVIEW CENTRE MUKWONAGO/DRAWING: DVG  
DATE: JANUARY 23, 2022



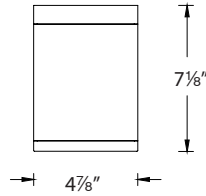
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AB-4  
EX'G BLDG N.E. CORNER  
SCALE: N.T.S.  
202 / RIVERVIEW CENTRE MUKWONAGO/DRAWING: DVG  
DATE: JANUARY 23, 2022

|                                                                       |  |
|-----------------------------------------------------------------------|--|
| 1003 Madison Avenue<br>Fort Atkinson, WI                              |  |
| the Design Alliance Architects, Inc.<br>(920) 563-3404                |  |
| RIVERVIEW CENTRE<br>827 South Rochester Street<br>Mukwonago, WI 53149 |  |
| DRAWING NAMES                                                         |  |
| EX'G BUILDING PHOTOS                                                  |  |
| REVISIONS                                                             |  |
| PROJECT DATA                                                          |  |
| DATE: 3/1/2022                                                        |  |
| DRAWN BY: JK                                                          |  |
| CHECKED BY: P.W.                                                      |  |
| SHEET NO.                                                             |  |
| AB-4                                                                  |  |



# TUBE ARCHITECTURAL DS-CD05 (CC) WAC LIGHTING

Color Changing LED Ceiling Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

## PRODUCT DESCRIPTION

The latest LED, Bluetooth, and DMX technology for precise color selection in an appealing cylindrical profile. Perfect for accent and wall wash lighting. Available in various light distribution and beam angle options.

## FEATURES

- Full color gamut control through gradients of saturated colors from 1-100%
- Tunable White (CCT) Range: 1650-8000K
- Bluetooth control via ilumenight™ iOS App
- High performance LED ceiling light
- Solid die cast aluminum construction
- 5 year warranty

## SPECIFICATIONS

- Input:** Universal voltage 120V - 277V, 50/60Hz
- Controls:** **DMX512-A** with advanced commissioning via Bluetooth.  
**Bluetooth v4.0** - Configured with ilumenight™ iOS App for localized ( within 150ft line of sight ) groups of 8 luminaires or less. ( DMX512-A hardwire recommended for high wireless signal interference environments ).
- Dimming:** 100%-1% in CCT & Color via DMX or Bluetooth control
- Light Source:** High output 2 Step MacAdam Ellipse LEDs, 90+ CRI  
Rated life of 50,000 hours at L70
- Finish:** Electrostatically powder coated white, black, bronze and graphite
- Standards:** IP65 rated, ETL & cETL wet location listed
- Operating Temperature:** -40°F to 104°F (-40°C to 40°C)

| Diameter       | Power | Beam         | Delivered Lumens<br>@ 3000K | CBCP<br>@ 3000K | Color Temp               | Finish             |
|----------------|-------|--------------|-----------------------------|-----------------|--------------------------|--------------------|
| <b>DS-CD05</b> | 5"    | 31W          |                             |                 | <b>CC</b> Color Changing | <b>BK</b> Black    |
|                |       |              |                             |                 |                          | <b>WT</b> White    |
|                |       |              |                             |                 |                          | <b>BZ</b> Bronze   |
|                |       |              |                             |                 |                          | <b>GH</b> Graphite |
|                |       | <b>S</b> 15° | 735                         | 6186            |                          |                    |
|                |       | <b>N</b> 25° | 645                         | 1951            |                          |                    |
|                |       | <b>F</b> 33° | 620                         | 1386            |                          |                    |

**DS-CD05-\_\_-CC-\_\_**

Example: **DS-CD05-S-CC-WT**

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760



## Architectural round bollard, 8 inch (KBA8)

### OVERVIEW

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.



Product Webpage: <https://www.acuitybrands.com/products/detail/252371>  
Warranty: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

*The product images shown are for illustration purposes only and may not be an exact representation of the product.*

| ORDERING INFORMATION          |                                  | KBA8 LED 12C 350 50K SYM MVOLT (Incomplete) |            |                    |                |               |                                                                                                   |
|-------------------------------|----------------------------------|---------------------------------------------|------------|--------------------|----------------|---------------|---------------------------------------------------------------------------------------------------|
| Series*                       |                                  | Lamp Type*                                  |            | LED Configuration* |                | Driver*       |                                                                                                   |
| KBA8                          | Architectural round bollard, 8IN | LED                                         | LED        | 12C                | 12 LEDs, Gen C | 350           | 350mA driver                                                                                      |
|                               |                                  |                                             |            | 16C                | 16 LEDs, Gen C | 450           | 450mA                                                                                             |
|                               |                                  |                                             |            |                    |                | 530           | 530mA driver                                                                                      |
|                               |                                  |                                             |            |                    |                | 700           | 700mA driver                                                                                      |
| Correlated Color Temperature* |                                  | Distribution*                               |            | Voltage*           |                | Dimming Wires |                                                                                                   |
| 30K                           | 3000K                            | ASY                                         | Asymmetric | 120                | 120V           | DMG           | 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) |
| 40K                           | 4000K                            | SYM                                         | Symmetric  | 208                | 208V           |               |                                                                                                   |
| 50K                           | 5000K                            |                                             |            | 240                | 240V           |               |                                                                                                   |
| AMBLW                         | Amber, Limited Wavelength        |                                             |            | 277                | 277V           |               |                                                                                                   |
| AMBPC                         | Amber, Phosphor Converted        |                                             |            | 347                | 347V           |               |                                                                                                   |
|                               |                                  |                                             |            | MVOLT              | 120-277V       |               |                                                                                                   |

| Receptacle Type   |                                                      | Photocell |                                          | Fusing |                      | Emergency Battery Pack |                                         |
|-------------------|------------------------------------------------------|-----------|------------------------------------------|--------|----------------------|------------------------|-----------------------------------------|
| FG                | Festoon with ground fault                            | PE        | Photocell, buttontype                    | DF     | Double Fuse          | ELCW                   | Emergency battery backup, Cold weather  |
|                   |                                                      |           |                                          | SF     | Single Fuse          |                        |                                         |
| Height            |                                                      | Finish*   |                                          |        |                      |                        |                                         |
| H24               | Bollard 24IN height                                  | DBL       | Black                                    | DBNM   | Chestnut Brown       | DDBTXD                 | Textured dark bronze, super durable     |
| H30               | Bollard 30IN height                                  | DBLA      | Jet black                                | DBR    | Bright Red           | DDBXD                  | Dark bronze finish, super durable       |
| H36               | Bollard 36IN height                                  | DBLB      | Textured black                           | DBUJ   | Signal Blue          | DGC                    | Charcoal gray                           |
|                   |                                                      | DBLBXD    | Textured black, super durable            | DCRG   | Oyster White         | DGRC                   | Pale Green                              |
|                   |                                                      | DBLXD     | Black finish, super durable              | DCRH   | Silk Grey            | DGRE                   | Pine Green                              |
|                   |                                                      | DBNF      | Umbra Grey                               | DCRP   | Yellow Grey          | DGRF                   | Blue Green                              |
|                   |                                                      | DBNH      | Bronze                                   | DCRY   | Light Ivory          | DGRG                   | Fir Green                               |
|                   |                                                      | DBNK      | Stone Grey                               | DDB    | Dark bronze finish   | DGRH                   | Black Green                             |
|                   |                                                      | DBNL      | Quartz Grey                              | DDBT   | Textured dark bronze | DGRS                   | Brown Green                             |
| Finish* (Cont...) |                                                      |           |                                          |        |                      |                        |                                         |
| DGYB              | Platinum Grey                                        | DMCW      | Terra Brown                              | DSPD   | Dark Grey            | DWHGXD                 | Textured white, super durable           |
| DGYC              | Mouse Grey                                           | DNA       | Natural aluminum finish                  | DSPE   | Green                | DWHXD                  | White, super durable                    |
| DGYG              | Window Grey                                          | DNAT      | Textured natural aluminum                | DSPF   | Rust                 | DWJPXD                 | White aluminium, RAL9006, super durable |
| DGYGXD            | Grey, RAL7040, super durable                         | DNATXD    | Textured natural aluminum, super durable | DSPJ   | Light Grey           |                        |                                         |
| DGYL              | Light Grey                                           | DNAXD     | Natural aluminum finish, super durable   | DSS    | Sandstone            |                        |                                         |
| DGYM              | Silver Grey                                          | DRDB      | Flame Red                                | DTG    | Tennis green         |                        |                                         |
| DGYW              | Dark grey, RAL7012                                   | DRDC      | Signal Red                               | DWH    | White finish         |                        |                                         |
| DMB               | Medium bronze                                        | DSB       | Steel Blue                               | DWHD   | White, RAL9002       |                        |                                         |
| DMCS              | Agate Grey                                           | DSPA      | Traffic Grey                             | DWHG   | Textured white       |                        |                                         |
| Less Anchor Bolts |                                                      |           |                                          |        |                      |                        |                                         |
| L/AB              | Less anchor bolts                                    |           |                                          |        |                      |                        |                                         |
| L/AB4             | Less anchor bolts for 4 bolt pattern on LED bollards |           |                                          |        |                      |                        |                                         |

This is a dynamic specification sheet that is based on certain selections made by the user. All results generated are for informational purposes only. The user should validate the results with its agency sales representative to determine whether the product has been configured correctly before ordering. Acuity Brands Lighting is not responsible for any loss resulting from product configuration errors.

Not all versions of the product are available with all options.

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: <http://www.acuitybrandslighting.com/library/ll/documents/specsheets/acrylic-polycarbonate-compatibility.pdf> for Acrylic-Polycarbonate Compatibility table for suitable uses.

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One Lithonia Way Conyers, GA 30012 • Phone: 800-705-7378 • [www.acuitybrands.com](http://www.acuitybrands.com)

Created Date: 1/26/2022 5:39 PM

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Page 2 of 2

## FEATURES & SPECIFICATIONS

**INTENDED USE** — The OneUp™ recessed direct-wire LED downlights includes integrated junction box, trim, pre-installed non-metallic bushings and 3-port push wire quick connectors in one package. The OneUp is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance.

**CONSTRUCTION** — Spun steel, round baffle trim. Integrated galvanized steel junction box with captive door for easy access. Suitable for daisy chaining (pulling wires). Available in 3000K color temperature LEDs.

**OPTICS** — Round baffle recesses optical system into the ceiling to prevent glare and provide a traditional look. Diffused lens provides even light distribution for general illumination, equivalent to 65W incandescent flood lamp. Wide flood beam angle at >90°. CRI >90. Maintains at least 70% light output for 50,000 hours.

**INSTALLATION** — Tool-less installation. Secure trim retention with two side-mounted spring clips for easy installation in plaster, sheet rock, or plywood ceilings. The integrated junction box - with pre-installed non-metallic bushing - allows non-metallic cable to be fed through without the hassle of knockouts. The captive junction box door provides easy access to pre-installed 3-port push wire quick connectors for straight-forward wiring. Rated for Type IC installations. Maximum of 4 No. 12AWG through branch circuit conductor suitable for 90°C permitted in box. Ground wire provided.

**ELECTRICAL SYSTEM** — LED module with high-efficiency on board driver. Dimming down to 10%. For compatible dimmers, refer to: Compatible dimmers chart.

Actual wattage may differ by +/-5% when operating at 120V +/-10%.

**LISTINGS** — ETL certified to US and Canadian safety standards. California T24 compliant. WSEC ASTEM E283 for Air-Tight rated with gasket or caulking between fixture trim and ceiling. ENERGY STAR® certified. Wet location listed\*. Indoor damp location only for items in Brushed Nickel finish.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at:

[www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

### Specifications

|                        |                |
|------------------------|----------------|
| Aperture:              | 4-3/4" (119.7) |
| Overlap Trim:          | 7-1/4" (184.6) |
| Height:                | 5" (127.9)     |
| Ceiling Opening:       | 6-1/2" (165)   |
| Min Ceiling Thickness: | 1/2" (12.7)    |
| Max Ceiling Thickness: | 1-1/2" (38.1)  |

All dimensions are inches (millimeters).

|                |
|----------------|
| Catalog Number |
| Notes          |
| Type           |

Direct-Wire LED Recessed Downlight

# 6JBK RD

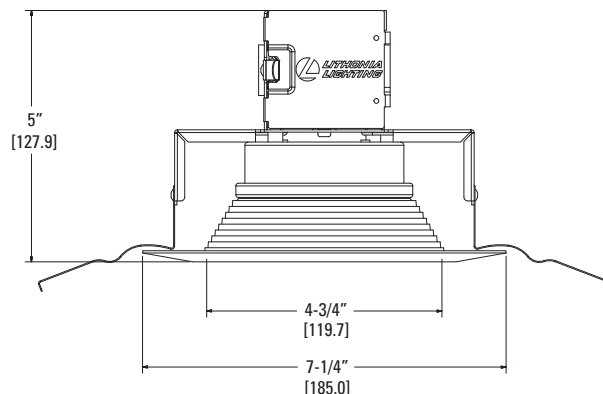
IC  
Remodel



Brushed nickel



Oil-rubbed bronze



## ORDERING INFORMATION

| Ci Code | Catalog Number           | Description                                                                 |
|---------|--------------------------|-----------------------------------------------------------------------------|
| *250KK7 | 6JBK RD 27K 90CRI MW M6  | Canless Kit 6" Baffle, Round, 2700K, 10.9W, 820L, 90 CRI, Matte white       |
| *250KK9 | 6JBK RD 27K 90CRI BN M6  | Canless Kit 6" Baffle, Round, 2700K, 10.9W, 820L, 90 CRI, Brushed Nickel    |
| *250KK8 | 6JBK RD 27K 90CRI ORB M6 | Canless Kit 6" Baffle, Round, 2700K, 10.9W, 820L, 90 CRI, Oil Rubbed Bronze |
| *259WVJ | 6JBK RD 30K 90CRI MW M6  | Canless Kit 6" Baffle, Round, 3000K, 10.9W, 850L, 90 CRI, Matte white       |
| *261PPV | 6JBK RD 30K 90CRI BN M6  | Canless Kit 6" Baffle, Round, 3000K, 10.9W, 850L, 90 CRI, Brushed Nickel    |
| *259WVL | 6JBK RD 30K 90CRI ORB M6 | Canless Kit 6" Baffle, Round, 3000K, 10.9W, 850L, 90 CRI, Oil Rubbed Bronze |
| *250KKA | 6JBK RD 40K 90CRI MW M6  | Canless Kit 6" Baffle, Round, 4000K, 10.9W, 870L, 90 CRI, Matte white       |
| *250KKE | 6JBK RD 40K 90CRI BN M6  | Canless Kit 6" Baffle, Round, 4000K, 10.9W, 870L, 90 CRI, Brushed Nickel    |
| *250KKC | 6JBK RD 40K 90CRI ORB M6 | Canless Kit 6" Baffle, Round, 4000K, 10.9W, 870L, 90 CRI, Oil Rubbed Bronze |
| *259WVM | 6JBK RD 50K 90CRI MW M6  | Canless Kit 6" Baffle, Round, 5000K, 10.9W, 880L, 90 CRI, Matte white       |

**Accessories:** Order as separate catalog number.

OUJBK643 U Universal Construction Pan



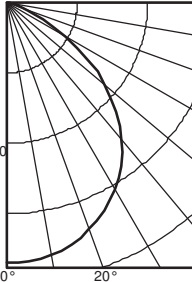
Universal Construction Pan

### Notes

- 1 Total System Delivered Lumens.
- 2 Indoor damp location only for items in Brushed Nickel Finish.

# 6JBK RD OneUP™ Direct-Wire LED

## PHOTOMETRICS

| Distribution Curve                                                                | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire |        |        |    |    |     |     |            |                 |      |             |          |      |          |    |                     |                      |
|-----------------------------------------------------------------------------------|-------------------|-------------|----------------------------|------------------------------------------------------------|--------|--------|----|----|-----|-----|------------|-----------------|------|-------------|----------|------|----------|----|---------------------|----------------------|
|  |                   |             |                            |                                                            | 80%    |        |    |    |     |     | 20%<br>70% |                 |      | 50%         |          |      |          |    |                     |                      |
|                                                                                   | Ave               | Lumens      | Zone                       | Lumens                                                     | % Lamp | pf     | pc | pw | 50% | 30% | 10%        | 50%             | 30%  | 10%         | 50%      | 30%  | 10%      |    |                     |                      |
|                                                                                   | 0                 | 370         | 0° - 30°                   | 285.5                                                      | 34.0   | 0      |    |    | 119 | 119 | 119        | 116             | 116  | 116         | 111      | 111  | 111      |    |                     |                      |
|                                                                                   | 5                 | 369         | 35                         | 0° - 40°                                                   | 462.2  | 55.0   | 1  |    |     | 107 | 103        | 100             | 104  | 101         | 98       | 100  | 98       | 95 | 50% beam -<br>63.3° | 10% beam -<br>104.8° |
|                                                                                   | 15                | 355         | 100                        | 0° - 60°                                                   | 756.0  | 90.0   | 2  |    |     | 95  | 89         | 84              | 93   | 88          | 83       | 90   | 85       | 81 |                     |                      |
|                                                                                   | 25                | 326         | 150                        | 0° - 90°                                                   | 840.4  | 100.0  | 3  |    |     | 85  | 77         | 72              | 83   | 76          | 71       | 80   | 75       | 70 |                     |                      |
|                                                                                   | 35                | 284         | 177                        | 90° - 120°                                                 | 0.0    | 0.0    | 4  |    |     | 76  | 68         | 62              | 75   | 67          | 62       | 72   | 66       | 61 |                     |                      |
|                                                                                   | 45                | 220         | 169                        | 90° - 130°                                                 | 0.0    | 0.0    | 5  |    |     | 68  | 60         | 54              | 67   | 60          | 54       | 65   | 58       | 53 |                     |                      |
|                                                                                   | 55                | 141         | 125                        | 90° - 150°                                                 | 0.0    | 0.0    | 6  |    |     | 62  | 54         | 48              | 61   | 53          | 48       | 59   | 52       | 47 |                     |                      |
|                                                                                   | 65                | 57          | 59                         | 90° - 180°                                                 | 0.0    | 0.0    | 7  |    |     | 56  | 48         | 43              | 56   | 48          | 42       | 54   | 47       | 42 |                     |                      |
|                                                                                   | 75                | 19          | 21                         | 0° - 180°                                                  | 840.4  | *100.0 | 8  |    |     | 52  | 44         | 38              | 51   | 43          | 38       | 50   | 43       | 38 |                     |                      |
|                                                                                   | 85                | 4           | 5                          | *Efficiency                                                |        |        | 9  |    |     | 48  | 40         | 35              | 47   | 40          | 34       | 46   | 39       | 34 |                     |                      |
| 90                                                                                | 0                 |             |                            |                                                            |        | 10     |    |    | 44  | 36  | 31         | 43              | 36   | 31          | 43       | 36   | 31       |    |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | Initial FC      |      |             |          |      |          |    |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | Mounting Height |      | Center Beam | Diameter | FC   | Diameter | FC |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | 8.0             | 12.2 | 6.8         | 6.1      | 14.3 | 1.2      |    |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | 10.0            | 6.6  | 9.2         | 3.3      | 19.5 | 0.7      |    |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | 12.0            | 4.1  | 11.7        | 2.1      | 24.7 | 0.4      |    |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | 14.0            | 2.8  | 14.2        | 1.4      | 29.9 | 0.3      |    |                     |                      |
|                                                                                   |                   |             |                            |                                                            |        |        |    |    |     |     |            | 16.0            | 2.0  | 16.6        | 1.0      | 35.0 | 0.2      |    |                     |                      |


## ENERGY DATA

| 6" ROUND ENERGY DATA      |                                    |       |       |       |
|---------------------------|------------------------------------|-------|-------|-------|
| Color Temperature         | 2700K                              | 3000K | 4000K | 5000K |
| Lumens                    | 820                                | 850   | 870   | 880   |
| CRI                       | 90                                 |       |       |       |
| Lumens/Watt               | 75.23                              | 77.98 | 79.82 | 80.73 |
| Min. starting temperature | -18°C (-0°F)                       |       |       |       |
| EMI/RFI                   | FCC Title 47 CFR, Part 15, Class B |       |       |       |
| Sound rating              | Class A Standards                  |       |       |       |
| Input voltage             | 120V AC                            |       |       |       |
| Min. power factor         | 0.9                                |       |       |       |
| Input frequency           | 50/60HZ                            |       |       |       |
| Rated wattage             | 10.9W                              |       |       |       |
| Input power               | 10.9W                              |       |       |       |
| Input current             | 0.09A                              |       |       |       |

## DIMMER COMPATIBILITY

| COMPATIBLE DIMMERS                                                                                      |         |                |                         |                  |
|---------------------------------------------------------------------------------------------------------|---------|----------------|-------------------------|------------------|
| Lutron                                                                                                  | Leviton | Pass & Seymour | Synergy/Leviton         | Sensorswitch     |
| DV-603P-LA                                                                                              | 6633-PA | HCL453PTCCCV6  | ISD 600 I 120 / IPI06   | nSP5 PCD 2W      |
| CT-603PR-WH                                                                                             | 6615-P  | LS 603 PWV     | ISD 1000 I 120 / IPI10  | nSP5 PCD ELV 120 |
| DVELV-300P                                                                                              |         |                | ISD 400 ELV 120 / IPE04 |                  |
| 300P SELV                                                                                               |         |                |                         |                  |
| DV-600P                                                                                                 |         |                |                         |                  |
| NTELV-300P                                                                                              |         |                |                         |                  |
| NLV-600                                                                                                 |         |                |                         |                  |
| Caseta PD-6WCL dimmer (requires Lutron Smart Bridge L-BDG2-WH which is sold separately from the dimmer) |         |                |                         |                  |

## LIGHTING FACTS



Lithonia Lighting

**Light Output (Lumens)** 850

**Watts** 10.9


**Lumens per Watt (Efficacy)** 77.98

**Color Accuracy** 90

Color Rendering Index (CRI)

**Light Color** 3000 (Bright White)

Correlated Color Temperature (CCT)



Warm White 2700K Bright White 3000K 4500K Daylight 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: NLSM-7P06FK (7/20/2017)  
Model Number: 6JBK RD 30K 90CRI  
Type: Luminaire - Downlight

**RESOLUTION 2022-**

**Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a Drive-Through for a Restaurant and a Drive-Through for a Coffee Shop in River Centre located at 827 S Rochester Street, Mukwonago, WI**

WHEREAS, Jentzsch-Barrette Properties (hereinafter "property owner") owns the property located at 827 S Rochester Street (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PARCEL 2 CERT SURV 6592 VOL 55/1 REC AS  
DOC# 1683246 PT NE1/4 SEC 35 & NW1/4 SEC 36  
T5N R18E :: INCLUDING ACCESS EASEMENT TO  
STH 83 AS SHOWN ON CERT SURV 6592 ::  
R1410/346

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for two drive-through lanes; and

WHEREAS, upon receipt of the petition the Village Clerk properly referred such petition to the Plan Commission; and

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on April 12, 2022, to consider the petitioner's request; and

WHEREAS, members of the public in attendance were given ample opportunity to provide comment regarding the petitioner's request; and

WHEREAS, the Plan Commission passed a motion recommending to the Village Board that the conditional use be approved subject to certain conditions; and

WHEREAS, the Plan Commission, in passing on the matter, has made the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner and future purchaser has shown compliance with the requirements set forth in

**Return to:**

Diana Dykstra, Clerk-Treasurer  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

**Parcel Number:** MUKV2009978003



the Village's zoning regulations for the specified use.

WHEREAS, the Village Board has carefully reviewed the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized to add two drive-through lanes; one for a restaurant and one for a coffee shop.
2. **Issuance of permit required.** The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.
3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:
  - a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.
  - b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period and the Village Clerk may approve an extension with good cause.
  - c. This order must be recorded against the subject property in the Waukesha County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

In the event the requirements enumerated in subsections 3(a) and 3(b) above are not satisfied, this order shall automatically be null and void without any further action by the Village of Mukwonago on the aforementioned date.

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
  - a. Patrons using the drive-through lanes shall not block drive lanes or parking spaces.
  - b. The businesses served by the drive-through lanes must be operated consistent with the village's zoning regulations and any site plans and related approvals.
5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
7. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new conditional use approval and all procedures in place at the time must be followed.

8. **Inspection.** The property owner shall allow Village of Mukwonago staff, officials, and other authorized agents to inspect the subject property, at any reasonable time and for any proper purpose related to compliance with this conditional use order.

9. **Discontinuance.** Should the conditional use be discontinued in use for 365 consecutive days the use shall be terminated as set forth in the Village of Mukwonago's zoning regulations.

10. **Private rights.** This approval is given under the Village of Mukwonago's zoning regulations and is not to be interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.

11. **Interpretation.** If any aspect of this conditional use order is in conflict with any other aspect of the conditional use order, the more restrictive provisions shall be controlling, as determined by the Plan Commission.

12. **Other permits.** This order shall not be deemed to constitute a building permit, or constitute any other license or permit required by Village ordinance, or other local, state, or federal law.

13. **Severability.** In the event a court of competent jurisdiction determines that a paragraph or phrase of this conditional use order is unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use order and the remainder shall continue in full force and effect.

14. **Heirs, successors, and assigns.** This conditional use order shall be binding upon the property owner and their heirs, successors, and assigns. Upon a change in ownership, the property owner shall notify the Village Clerk.

15. **Ongoing review.** This conditional use may be reviewed by the Plan Commission with notice to the property owner at any time upon complaint or upon Plan Commission initiative. If it is determined that the authorized use is no longer compatible, or that the provisions of this approval have not been complied with, the Village Board may revoke or amend this order after recommendation by the Plan Commission and holding of a public hearing.

16. **Amendment.** The property owner may propose an amendment to this conditional use order at anytime by submitting a written petition to the Village Clerk, which shall be reviewed pursuant to the requirements in effect at the time of application.

17. **Violation.** Any violation of this order may be treated as a violation of Mukwonago's zoning regulations and each day of each violation of each condition herein shall be treated as a separate violation.

18. **Acceptance.** Property owner hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. Property owner acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village. Property owner also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the property.

Approved this \_\_\_\_ day of April, 2022.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

\_\_\_\_\_  
Fred Winchowky, Village President

Attest:

\_\_\_\_\_  
Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this \_\_\_\_ day of April 2022, the persons described above, Fred Winchowky, Village President, and Diana Dykstra, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

The remainder of this page left intentionally blank.

\_\_\_\_\_

**Acceptance by Property Owner**

I, Ulrich Jentsch, verify that I am an authorized agent for Jentsch-Barrette Properties and that Jentsch-Barrette Properties accepts the terms stated herein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Ulrich Jentsch, agent for Jentsch-Barrette Properties

**STATE OF WISCONSIN, WAUKESHA**

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above-named person, Ulrich Jentsch, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

Drafted by Tim Schwecke, Interim Village Planner, at the direction of the Mukwonago Village Board.

**RESOLUTION 2022-**

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW  
FOR A BUILDING ADDITION AND DRIVE-THROUGH LANES FOR PROPERTY LOCATED  
AT 827 S ROCHESTER STREET (RIVERVIEW CENTRE), VILLAGE OF MUKWONAGO**

**WHEREAS**, Jentzsch-Barrette Properties owns the property located at 827 S Rochester Street (MUKV2009978003) and submitted a petition for site plan and architectural review as required by Section 100-601 of the Village's zoning regulations; and

**WHEREAS**, the proposed project includes an addition to the existing building and two drive-through lanes; and

**WHEREAS**, the drive-through lanes are allowed as a conditional use within the B-2 zoning district in which the subject property is located; and

**WHEREAS**, the Plan Commission reviewed the proposed project at their meeting on April 12, 2022, and recommended approval with conditions.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the building addition and drive-through lanes subject to the submitted application and plans on file in the office of the Zoning Administrator, with the following conditions:

1. Prior to any land-disturbing activity, the property owner obtains a conditional use approval from the Village for the drive-through lanes and records the conditional use order at the Waukesha County register of deeds office within the time period established in that approval.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. 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 for inspection services.
4. The applicant must obtain all required building permits within 9 months of this date and start construction within 6 months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Village of Mukwonago  
Walworth and Waukesha Counties, State of Wisconsin

Passed and dated this      day of April 2022.

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Diana Dykstra, Village Clerk-Treasurer

**RESOLUTION 2022-31**

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**Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a Drive-Through for a Restaurant and a Drive-Through for a Coffee Shop in River Centre located at 827 S Rochester Street, Mukwonago, WI**

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WHEREAS, Jentzsch-Barrette Properties (hereinafter "property owner") owns the property located at 827 S Rochester Street (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PARCEL 2 CERT SURV 6592 VOL 55/1 REC AS  
DOC# 1683246 PT NE1/4 SEC 35 & NW1/4 SEC 36  
T5N R18E :: INCLUDING ACCESS EASEMENT TO  
STH 83 AS SHOWN ON CERT SURV 6592 ::  
R1410/346

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for two drive-through lanes; and

WHEREAS, upon receipt of the petition the Village Clerk properly referred such petition to the Plan Commission; and

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on April 12, 2022, to consider the petitioner's request; and

WHEREAS, members of the public in attendance were given ample opportunity to provide comment regarding the petitioner's request; and

WHEREAS, the Plan Commission passed a motion recommending to the Village Board that the conditional use be approved subject to certain conditions; and

WHEREAS, the Plan Commission, in passing on the matter, has made the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner and future purchaser has shown compliance with the requirements set forth in

**Return to:**

Diana Dykstra, Clerk-Treasurer  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

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**Parcel Number:** MUKV2009978003

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the Village's zoning regulations for the specified use.

WHEREAS, the Village Board has carefully reviewed the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized to add two drive-through lanes; one for a restaurant and one for a coffee shop.
2. **Issuance of permit required.** The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.
3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:
  - a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.
  - b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period and the Village Clerk may approve an extension with good cause.
  - c. This order must be recorded against the subject property in the Waukesha County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

In the event the requirements enumerated in subsections 3(a) and 3(b) above are not satisfied, this order shall automatically be null and void without any further action by the Village of Mukwonago on the aforementioned date.

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
  - a. Patrons using the drive-through lanes shall not block drive lanes or parking spaces.
  - b. The businesses served by the drive-through lanes must be operated consistent with the village's zoning regulations and any site plans and related approvals.
5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
7. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new conditional use approval and all procedures in place at the time must be followed.



8. **Inspection.** The property owner shall allow Village of Mukwonago staff, officials, and other authorized agents to inspect the subject property, at any reasonable time and for any proper purpose related to compliance with this conditional use order.

9. **Discontinuance.** Should the conditional use be discontinued in use for 365 consecutive days the use shall be terminated as set forth in the Village of Mukwonago's zoning regulations.

10. **Private rights.** This approval is given under the Village of Mukwonago's zoning regulations and is not to be interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.

11. **Interpretation.** If any aspect of this conditional use order is in conflict with any other aspect of the conditional use order, the more restrictive provisions shall be controlling, as determined by the Plan Commission.

12. **Other permits.** This order shall not be deemed to constitute a building permit, or constitute any other license or permit required by Village ordinance, or other local, state, or federal law.

13. **Severability.** In the event a court of competent jurisdiction determines that a paragraph or phrase of this conditional use order is unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use order and the remainder shall continue in full force and effect.

14. **Heirs, successors, and assigns.** This conditional use order shall be binding upon the property owner and their heirs, successors, and assigns. Upon a change in ownership, the property owner shall notify the Village Clerk.

15. **Ongoing review.** This conditional use may be reviewed by the Plan Commission with notice to the property owner at any time upon complaint or upon Plan Commission initiative. If it is determined that the authorized use is no longer compatible, or that the provisions of this approval have not been complied with, the Village Board may revoke or amend this order after recommendation by the Plan Commission and holding of a public hearing.

16. **Amendment.** The property owner may propose an amendment to this conditional use order at anytime by submitting a written petition to the Village Clerk, which shall be reviewed pursuant to the requirements in effect at the time of application.

17. **Violation.** Any violation of this order may be treated as a violation of Mukwonago's zoning regulations and each day of each violation of each condition herein shall be treated as a separate violation.

18. **Acceptance.** Property owner hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. Property owner acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village. Property owner also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the property.

Approved this 20<sup>th</sup> day of April, 2022.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

\_\_\_\_\_  
Fred Winchowky, Village President

Attest:

\_\_\_\_\_  
Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this 20<sup>th</sup> day of April 2022, the persons described above, Fred Winchowky, Village President, and Diana Dykstra, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the 20<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

The remainder of this page left intentionally blank.

**Acceptance by Property Owner**

I, Ulrich Jentsch, verify that I am an authorized agent for Jentsch-Barrette Properties and that Jentsch-Barrette Properties accepts the terms stated herein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Ulrich Jentsch, agent for Jentsch-Barrette Properties

**STATE OF WISCONSIN, WAUKESHA**

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above-named person, Ulrich Jentsch, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

Drafted by Tim Schwecke, Interim Village Planner, at the direction of the Mukwonago Village Board.

**RESOLUTION 2022-32**

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW  
FOR A BUILDING ADDITION AND DRIVE-THROUGH LANES FOR PROPERTY LOCATED  
AT 827 S ROCHESTER STREET (RIVERVIEW CENTRE), VILLAGE OF MUKWONAGO**

**WHEREAS**, Jentzsch-Barrette Properties owns the property located at 827 S Rochester Street (MUKV2009978003) and submitted a petition for site plan and architectural review as required by Section 100-601 of the Village's zoning regulations; and

**WHEREAS**, the proposed project includes an addition to the existing building and two drive-through lanes; and

**WHEREAS**, the drive-through lanes are allowed as a conditional use within the B-2 zoning district in which the subject property is located; and

**WHEREAS**, the Plan Commission reviewed the proposed project at their meeting on April 12, 2022, and recommended approval with conditions.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the building addition and drive-through lanes subject to the submitted application and plans on file in the office of the Zoning Administrator, with the following conditions:

1. Prior to any land-disturbing activity, the property owner obtains a conditional use approval from the Village for the drive-through lanes and records the conditional use order at the Waukesha County register of deeds office within the time period established in that approval.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. 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 for inspection services.
4. The applicant must obtain all required building permits within 9 months of this date and start construction within 6 months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Village of Mukwonago  
Walworth and Waukesha Counties, State of Wisconsin

Passed and dated this 20<sup>th</sup> day of April 2022.

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Diana Dykstra, Village Clerk-Treasurer



## PLANNING COMMISSION

April 12, 2022, 6:30 pm  
Mukwonago, WI

### COMPREHENSIVE PLAN AMENDMENT AND OFFICIAL MAP AMENDMENT RELATED TO A PLANNED RESIDENTIAL DEVELOPMENT

#### Project Summary

---

|                          |                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| Request:                 | Amend the Village's comprehensive plan and official map to accommodate a planned single-family residential development |
| Applicant:               | Neuman Development (Bryan Lindgren, agent)                                                                             |
| Location:                | S92W27720 Edgewood Avenue (part of vacant land north of Cardinal Lane)                                                 |
| Parcel number:           | MUKV2091995                                                                                                            |
| Acreage:                 | 11.3 acres                                                                                                             |
| Current Use:             | Vacant                                                                                                                 |
| Proposed Use:            | Single-family residential                                                                                              |
| Land Use Classification: | Low Density Multi-Family Residential                                                                                   |
| Current Zoning:          | A-1                                                                                                                    |
| Proposed Zoning:         | R-3 PUD (future application and review required)                                                                       |

#### Subject Property



The petitioner is proposing a residential subdivision on the subject property for 25 single-family units. The proposed configuration will allow development of 12 additional residential lots in the Village of Vernon. To facilitate the development, a number of approvals are needed. Two of the initial approvals are covered in this review memo.

#### **A. Amend Comprehensive Plan (Application 2022-29)**

The Village adopted a comprehensive plan pursuant to the requirements set forth in Section 66.10001, Wis. Stats., and may amend the adopted plan as it deems appropriate to address new issues or opportunities.

The petitioner is proposing an amendment to the future land use map (attached), by changing the land use classification of the subject property from Low Density Multi-Family Residential to Small Lot Single-Family. As such, the proposed revision is considered a Minor Amendment.

Below are descriptions from the comprehensive plan for both of the land use districts.

**Small Lot Single Family** Where land in the Village or planned to be in the Village has good access to utilities and adjoining arterial streets, which is an appropriate location for a step down in land use intensity between more intense land uses and larger lot sizes, and can serve the purpose of providing moderately valued and quality single family housing. The minimum lot size should be in the range of 10,000 to 12,000 square feet.

**Low Density Multi-Family** Where land in the Village or planned to be in the Village with good access to utilities and arterial streets can serve as transitional land use between land uses of varying intensities serving the purpose of providing an alternative quality housing choice from traditional single family detached housing. Two-family detached dwellings (duplexes) either on individual lots or in a unified complex, or one multi-family building or a unified complex of multi-family buildings (3 or more dwellings per building) should be allowed in low density multi-family at a density of no more than five (5) dwelling units per acre at a maximum of two (2) stories.

#### **Public Notice**

Aside from being listed on the meeting agenda, no other public notice is required for a recommendation to amend the comprehensive plan. As set forth in the adopted public participation plan for the comprehensive Plan (Resolution 2016-004), the Plan Commission and/or the Village Board may provide additional opportunities for public participation if deemed necessary or appropriate given the scope and/or scale of the proposed revision to the plan.

#### **Role of Plan Commission**

The Plan Commission acts in an advisory role to the Village Board. If the Commission is so inclined to recommend a change to the comprehensive plan, the recommendation must be in the form of a resolution.

#### **Potential Plan Commission motion for approval:**

Approve the draft resolution recommending to the Village Board the change in the land use classification of the subject property from Low Density Multi-Family Residential to Small Lot Single-Family based on the findings contained in the draft resolution

If the resolution is adopted, staff will provide public notice as required by state requirements (class I notice) and the Village Board will conduct the public hearing at their May board meeting. At that time, the Village

Board can (1) adopt an ordinance making the amendment, (2) send the matter back to the Plan Commission for further work and/or clarification, or (3) decide to not adopt the ordinance.

#### **B. Amend Official Map (Application 2022-30)**

The Village adopted an Official Map to help plan for existing and future public facilities. Like the comprehensive plan, the Official Map can be amended by the Village when deemed appropriate. The petitioner is proposing an amendment to the planned roads in and around the subject property. Most notably, the planned street connections to Edgewood Avenue or National Avenue will be removed.

#### **Public Notice**

---

Aside from being listed on the meeting agenda, no other public notice is required for a recommendation to amend the Official Map.

#### **Role of Plan Commission**

---

The Plan Commission acts in an advisory role to the Village Board. If the Commission is so inclined to recommend a change, the Village Board will conduct a public hearing allowing for public notice are required by state law.

#### **Potential Plan Commission motion for approval:**

Recommend to the Village Board the amendment of the Village's Official Map by changing the planned roads in and around the subject property to be consistent with the proposed street layout.

If the motion passes, staff will provide public notice as required by state requirements and the Village Board will conduct the public hearing at their May board meeting. At that time, the Village Board can (1) adopt an ordinance making the amendment, (2) send the matter back to the Plan Commission for further work and/or clarification, or (3) decide to not adopt an ordinance.

#### **Attachments**

1. Future land use map
2. Application materials
3. Draft resolution for comp plan amendment





**Mukwonago - Place of the Bear**  
*a Frankish County like other communities*

## Map 5 - Northeast Key Area

### Recommended Land Use for 2035

Adopted November 29, 2016,  
Ordinance No. 918

**Village of Mukwonago**  
Waukesha County, Walworth County

#### Legend

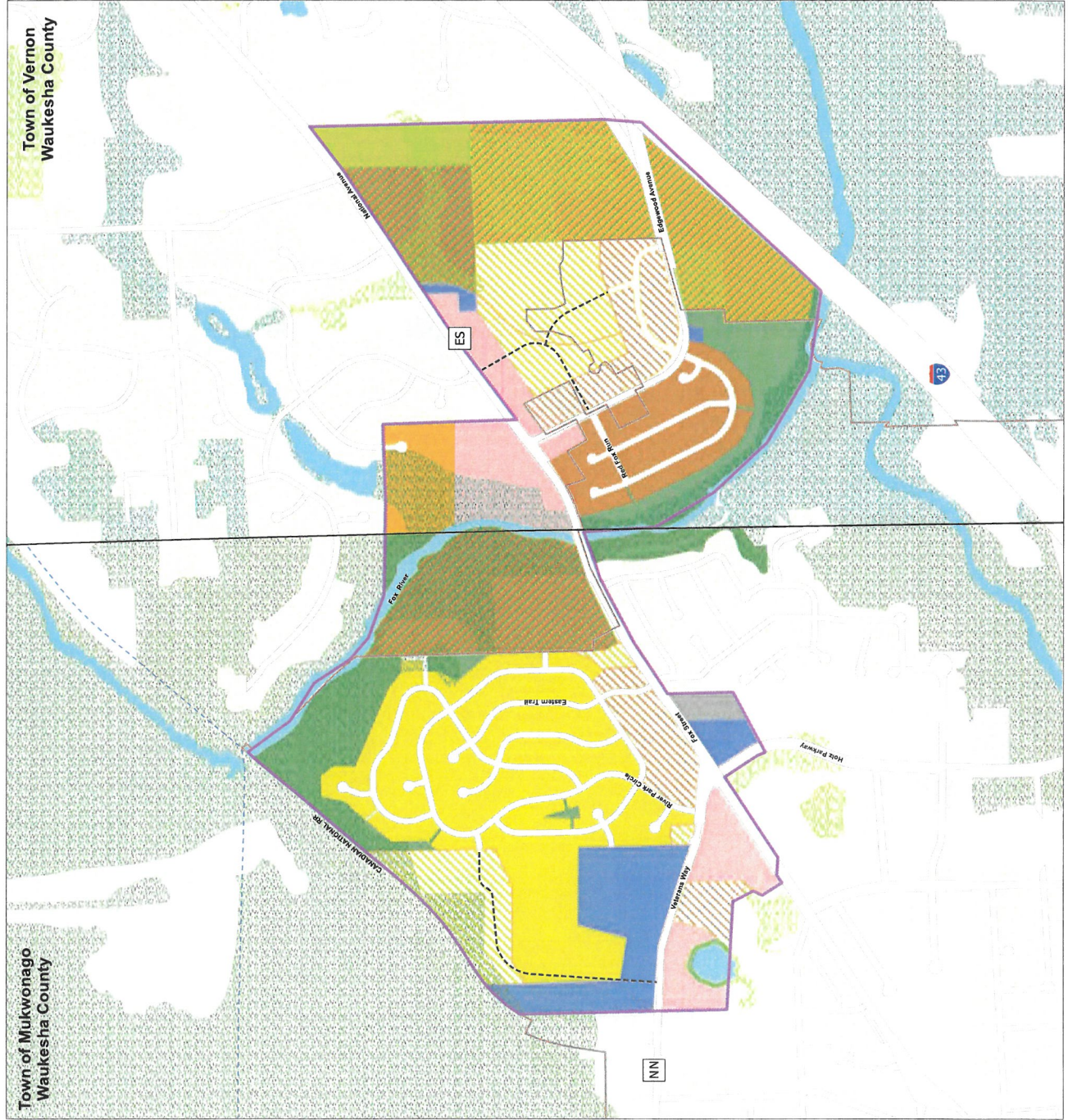
- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.<sup>1</sup>
- Small Lot Single Family - 10,000-12,000 Sq. Ft.<sup>1</sup>
- Medium Lot Single Family I - 25,000 Sq. Ft.<sup>1</sup>
- Medium Lot Single Family II - 15,000 Sq. Ft.<sup>1</sup>
- Historical Residential - 12,000 Sq. Ft.<sup>1</sup>
- Conservation Subdivision Design Overlay
- Executive Style Large Lot Single Family - 37,500 Sq. Ft.<sup>1</sup>
- Low Density Multi-Family Residential - 5 Units / Ac.<sup>2</sup>
- Medium Density Multi-Family Residential - 10 Units / Ac.<sup>2</sup>
- High Density Multi-Family Residential - 15 Units / Ac.<sup>2</sup>
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line



NOTE: Please see text for details of each land use category.  
1. Minimum lot size.  
2. Maximum dwelling unit density/acre.

**RK PLANNING STRATEGIES**  
Ruekert Mielke, Inc. 10000 W. Center Ave. Suite 200  
Wauwatosa, WI 53226-1000  
Phone: 414.774.1100  
Fax: 414.774.1101  
www.ruekertmielke.com

**Ruekert Mielke**



December 2016

SOURCE: RuekertMielke, SEWRPC

I:\Projects\12\Maps\LandUse\2035\U\_KeyArea2016.mxd



February 28, 2022

Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Dear Plan Commission,

We are excited to be submitting for consideration our request to re-zone the following property located in the Village of Mukwonago:

- Subject property:
  - Address: S92W27720 Edgewood Ave (part of vacant land north of Cardinal Lane)
  - Tax Key: MUKV2091995
  - Size: approximately 11.3364 acres
  - Current Owner: Craig Hein
  - Current Zoning: A-1
  - Proposed Zoning: R-3 PUD

#### About Neumann Developments Inc.

Neumann Developments Inc. has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000 and has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in twelve neighborhoods in the past twelve years. Since the year 2000, Neumann Developments has developed over 5000 home sites, built over 55 miles of roads, and preserved over 2700 acres of land.

Through strategic partnerships with some of the area's largest builders we are able to create high quality residential developments that bring lasting value to communities. We look forward to the opportunity to bring a great neighborhood to the Village of Mukwonago.

#### Market Demand

The market statistics for new residential homes has been and remains incredibly strong. In Mukwonago, inventory of homes available for sale in January was a mere 1.33 months, prices were up 16.44% year over year, with 80% of homes selling in under 30 days. We take a long-range vision in land development planning and the great location, schools, businesses, and community that attract people to Mukwonago will continue to keep demand for new homes in the community strong. By the time this proposed development is ready to bring homes to market in late 2022 and 2023 we are confident that the demand will be there as well.





## Comprehensive Master Plan

The property has been identified as low-density multi-family residential with up to 5 dwelling units per acre on the Future Land Use Map 2035.

We believe that given the site and community characteristics as well as the demand for residential homes that the highest and best use for the property is to keep the intended residential uses from the Master Plan but amend the Future Land Use Map to the small lot single family designation. The use of small lot single family residential on this property also serves as a transition from the higher density multifamily use to the south and the existing agricultural use in the adjacent Vernon lands.

## Development Overview

- Proposed Development
  - Total Units = 25 Lots
  - Proposed Gross Density = 2.205 units/acre
  - Current Property Assessed Value = \$5,100
  - Estimated Tax Base upon completion = \$10,000,000
  - Proposed Zoning = R-3 PUD
  - Min. Lot Size = 9,000 SF (Avg. 15,729 SF)
  - Min. Lot Width at building setback = 70'
  - Min. Lot Width at R.O.W. = 60' wide and 45' in cul-de-sac's
  - Min. Front = 25'
  - Min Side = 8' and 10'
  - Min. Rear = 25'
  - Max Building Coverage = 30%
  - Min. Greenspace = 60%

The proposed development will be able to offer new and current residents housing options in various sizes and price points that are hard to find in Mukwonago. We anticipate the single-family homes to vary in size and design and start in the low-\$400's. The entire development will be controlled by a master HOA and architectural controls will be in place to create an aesthetically pleasing neighborhood as well as to manage common amenities and green spaces.

The proposed zoning district would be consistent with the amended Comprehensive Master Plan and furthers the desire by the developer and the Village to create housing options that will be an asset to the community for many years to come. The use of a Planned Unit Development Overlay District on this property provides for uses compatible with planning and surrounding areas that results in the provision of a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities; and ensures adequate standards of construction and planning. We believe this neighborhood would be a great addition to Mukwonago and the new residents will love the proximity to easy commuter routes, blend of urban and rural environment, ample green space, and quick access to downtown areas.



If approved, we would seek to start development work in the summer of 2022. The estimated project cost would be around \$1,700,000. This project would be owned and developed by a Neumann Developments Inc. related entity. Villas lots would be sold as home and lot packages through affiliated builder Harbor Homes and Estates lots would be available through affiliated builder Tim O'Brien Homes as well as made available directly to individuals and other builders.

This petition is being made after careful consideration regarding the market supply and demand of different residential product types in the Mukwonago area and we feel it provides housing options that will benefit the Village for many years to come.

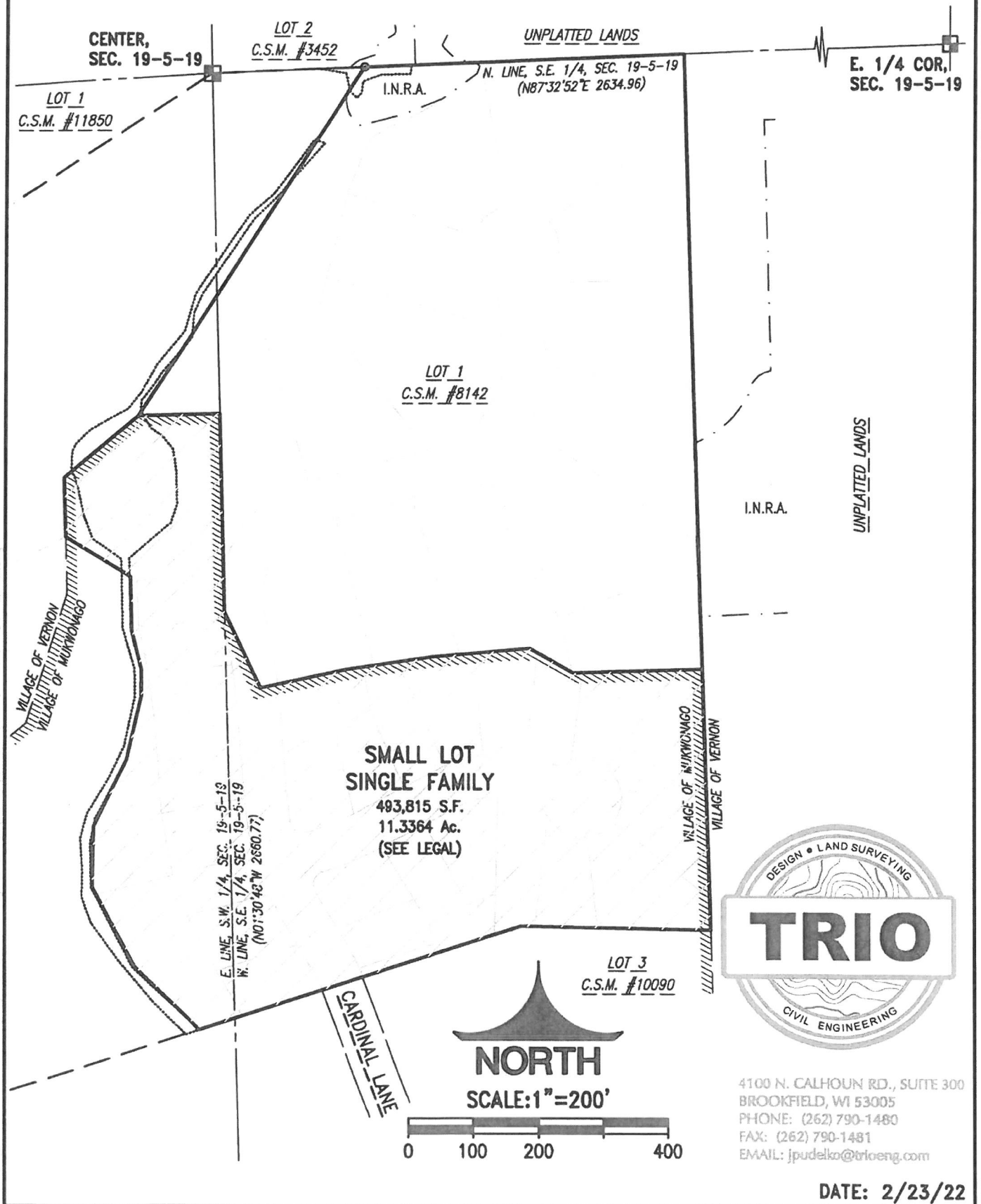
Thank you for your consideration of this proposed project.

Sincerely,

*Bryan Lindgren*

Bryan Lindgren  
Neumann Developments Inc

# COMP PLAN EXHIBIT



# Hein - Mukwonago

## LEGAL DESCRIPTION

All that part of Lot 1 of Certified Survey Map No. 8142, recorded in the Office of the Register of Deeds for Waukesha County on October 22, 1996, in Volume 71 of Certified Survey Maps, at Pages 23 through 25 inclusive, as Document No. 2166785, being located in a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 19, Town 5 North, Range 19 East, in the Village of Mukwonago, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 19; Thence South 87°32'52" West and along the North line of the said Southeast 1/4 Section, 1902.96 feet to a point; Thence South 01°43'08" East and along the East line of said Lot 1 of said Certified Survey Map No. 8142, 952.16 feet to the place of beginning of lands hereinafter described;

Continuing thence South 01°43'08" East and along the said East line, 404.35 feet to a point; Thence North 88°54'57" West and along the South line of said Lot 1, 292.78 feet to a point; Thence South 72°00'22" West and along the said South line, 521.14 feet to a point; Thence North 45°23'23" West, 138.88 feet to a point; Thence North 28°22'13" West, 139.63 feet to a point; Thence North 01°17'23" East, 94.68 feet to a point; Thence North 26°22'02" East, 114.72 feet to a point; Thence North 12°48'09" East, 100.68 feet to a point; Thence North 00°09'56" East, 42.99 feet to a point; Thence North 13°46'10" West, 60.64 feet to a point; Thence North 01°21'39" West, 84.03 feet to a point; Thence North 58°41'19" West, 118.30 feet to a point on the existing Corporate Limits line; Thence North 01°30'48" West and along the said existing Corporate Limits line, 91.72 feet to a point; Thence North 50°00'00" East and along the said existing Corporate Limits line, 150.00 feet to a point; Thence North 88°29'12" East and along the said existing Corporate Limits line, 125.00 feet to a point on the West line of the said Southeast 1/4 Section; Thence South 01°30'48" East and along the said West line and said existing Corporate Limits line, 307.59 feet to a point; Thence South 25°28'51" East and along the said existing Corporate Limits line, 130.07 feet to a point; Thence North 77°52'12" East and along the said existing Corporate Limits line, 134.91 feet to a point; Thence North 81°19'56" East and along the said existing Corporate Limits line, 134.91 feet to a point; Thence North 84°59'24" East and along the said existing Corporate Limits line, 150.15 feet to a point; Thence South 60°27'58" East and along the said existing Corporate Limits line, 77.20 feet to a point; Thence North 88°16'52" East and along the said existing Corporate Limits line, 200.00 feet to the point of beginning of this description.

Said Parcel contains 493,815 Square Feet (or 11.3364 Acres) of land, more or less.



PROJECT: HEIN PROPERTY  
SINGLE FAMILY DEVELOPMENT  
VILLAGE OF MUKWONAGO & VILLAGE OF VERNON, WISCONSIN  
BY: NEWMAN DEVELOPMENTS, INC.  
PEWAKUKE, WI 53072

| REVISION HISTORY |
|------------------|
| DATES            |
| DESCRIPTION      |
| VALUE            |
| REMARKS          |

DATE: FEBRUARY 8, 2022  
JOB NUMBER: 2H-040-953  
DESCRIPTION: PRELIMINARY PLAT

SHEET: 1 OF 1



| LEGEND                  |
|-------------------------|
| PROPOSED FIRE HYDRANT   |
| EXISTING WATERMAIN      |
| EXISTING SANITARY SEWER |
| EXISTING STORM SEWER    |
| PROPOSED STORM SEWER    |
| EXISTING CONTOUR        |

**DEVELOPMENT SUMMARY:**

1. The site is located within the Village of Vernon, Wisconsin, and is zoned R-2 Single Family Residential.
2. The site is located within the Village of Mukwonago, Wisconsin, and is zoned R-2 Single Family Residential.
3. The site is located within the Village of Vernon, Wisconsin, and is zoned R-2 Single Family Residential.
4. The site is located within the Village of Mukwonago, Wisconsin, and is zoned R-2 Single Family Residential.
5. The site is located within the Village of Vernon, Wisconsin, and is zoned R-2 Single Family Residential.
6. The site is located within the Village of Mukwonago, Wisconsin, and is zoned R-2 Single Family Residential.
7. The site is located within the Village of Vernon, Wisconsin, and is zoned R-2 Single Family Residential.

**BASEMENT RESTRICTION FOR GROUNDWATER NOTE:**  
Although all lots in this subdivision have been reviewed and approved for development with basements, the owner of any lot in this subdivision shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities for any basement construction. The owner shall also be responsible for obtaining all necessary permits and approvals from the appropriate authorities for any basement construction.

**WETLAND DELINEATION NOTE:**  
Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by [redacted] dated [redacted].

**HORIZONTAL DATUM PLANE:**  
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83), in which the East Line of the S.W. 1/4 of Section 19, Town 5 North, Range 18 East, bears N17°07'48" W.

**VERTICAL DATUM PLANE:**  
All elevations are referenced to the National Geodetic Vertical Datum of 1929 per the Wisconsin State Plane Coordinate System, South Zone (NAD-83).

**AGENCIES HAVING THE AUTHORITY TO OBJECT:**  
- Village of Vernon  
- Village of Mukwonago  
- Wisconsin Department of Natural Resources  
- Wisconsin Department of Transportation  
- Wisconsin Department of Agriculture, Trade and Consumer Protection  
- Wisconsin Department of Health Services  
- Wisconsin Department of Environmental Protection  
- Wisconsin Department of Public Safety  
- Wisconsin Department of Transportation  
- Wisconsin Department of Agriculture, Trade and Consumer Protection  
- Wisconsin Department of Health Services  
- Wisconsin Department of Environmental Protection  
- Wisconsin Department of Public Safety

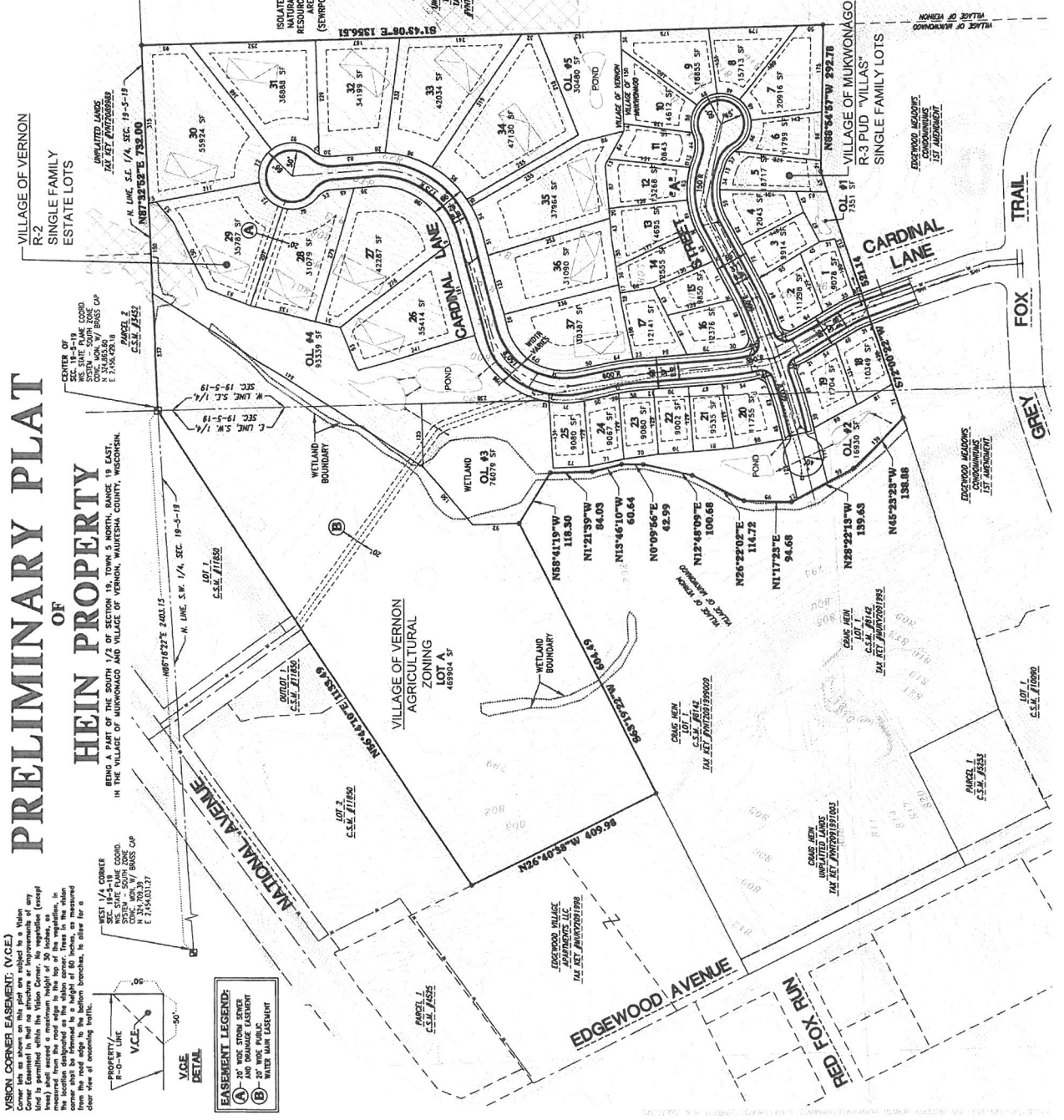
**APPROVING AUTHORITY:**  
- Village of Vernon  
- Village of Mukwonago  
- Wisconsin Department of Natural Resources  
- Wisconsin Department of Transportation  
- Wisconsin Department of Agriculture, Trade and Consumer Protection  
- Wisconsin Department of Health Services  
- Wisconsin Department of Environmental Protection  
- Wisconsin Department of Public Safety

**DEVELOPER:**  
NEWMAN DEVELOPMENTS, INC.  
10000 WISCONSIN SURVEYOR  
PEWAKUKE, WI 53072  
PHONE: (262) 342-2000  
FAX: (262) 342-2024

**OWNER:**  
NEWMAN DEVELOPMENTS, INC.  
10000 WISCONSIN SURVEYOR  
PEWAKUKE, WI 53072  
PHONE: (262) 342-2000  
FAX: (262) 342-2024

**SURVEYOR'S CERTIFICATE:**  
I, Travis L. Cossor, a duly licensed and sworn Surveyor of the State of Wisconsin, do hereby certify that this preliminary plat is a correct representation of all existing land and improvements thereon, and that the same have been surveyed and plotted in accordance with the laws and regulations of the State of Wisconsin.

Dated: 2-8-22



**VISION CORNER EASEMENT (V.C.E.)**  
Corner lots as shown on this plat are subject to a Vision Corner Easement in favor of the Village of Vernon, Wisconsin, and the Village of Mukwonago, Wisconsin. The easement is for the purpose of providing a view of the intersection of Cardinal Lane and Fox Lane from the corner lot. The easement is for the purpose of providing a view of the intersection of Cardinal Lane and Fox Lane from the corner lot.

**EASEMENT LEGEND:**

- (A) 30' WIDE STORM SEWER AND DRAINAGE EASEMENT
- (B) 30' WIDE PUBLIC WATER MAIN EASEMENT





April 4, 2022

Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Dear Plan Commission,

This purpose of this petition is to formally request the Official Map of the Village of Mukwonago be amended. The Amended Official Map of April 18, 2017 shows potential road locations with purple dashed lines.



These potential road locations were mapped when Vernon was still a Township and a potential development plan existed for the subject property. The original development plan did not materialize, and Vernon has since incorporated to Village status and the municipal boundaries firmly established. The previous road pattern is no longer feasible based on the mapped wetland and waterway features present on the site as well as the municipal boundary presenting many more political obstacles than can be overcome at this time. Without access to water and sewer in Vernon it is not economically feasible to develop and plan for road extensions through the adjacent properties located in Vernon. Therefore, please consider an amendment to the Official Map to show the roads as presented on the included plat.

Thank you for your consideration of this proposed project.

Sincerely,

*Bryan Lindgren*

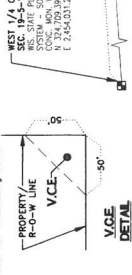
Bryan Lindgren  
Neumann Developments Inc

NEUMANN DEVELOPMENTS, INC. \* N27 W24025 PAUL CT. SUITE 100 \* PEWAUKEE, WI 53072  
262-542-9200 \* FAX: 262-349-9324 \* NEUMANNDEVELOPMENTSINC.COM



VISION CORNER EASEMENT (V.C.E.)

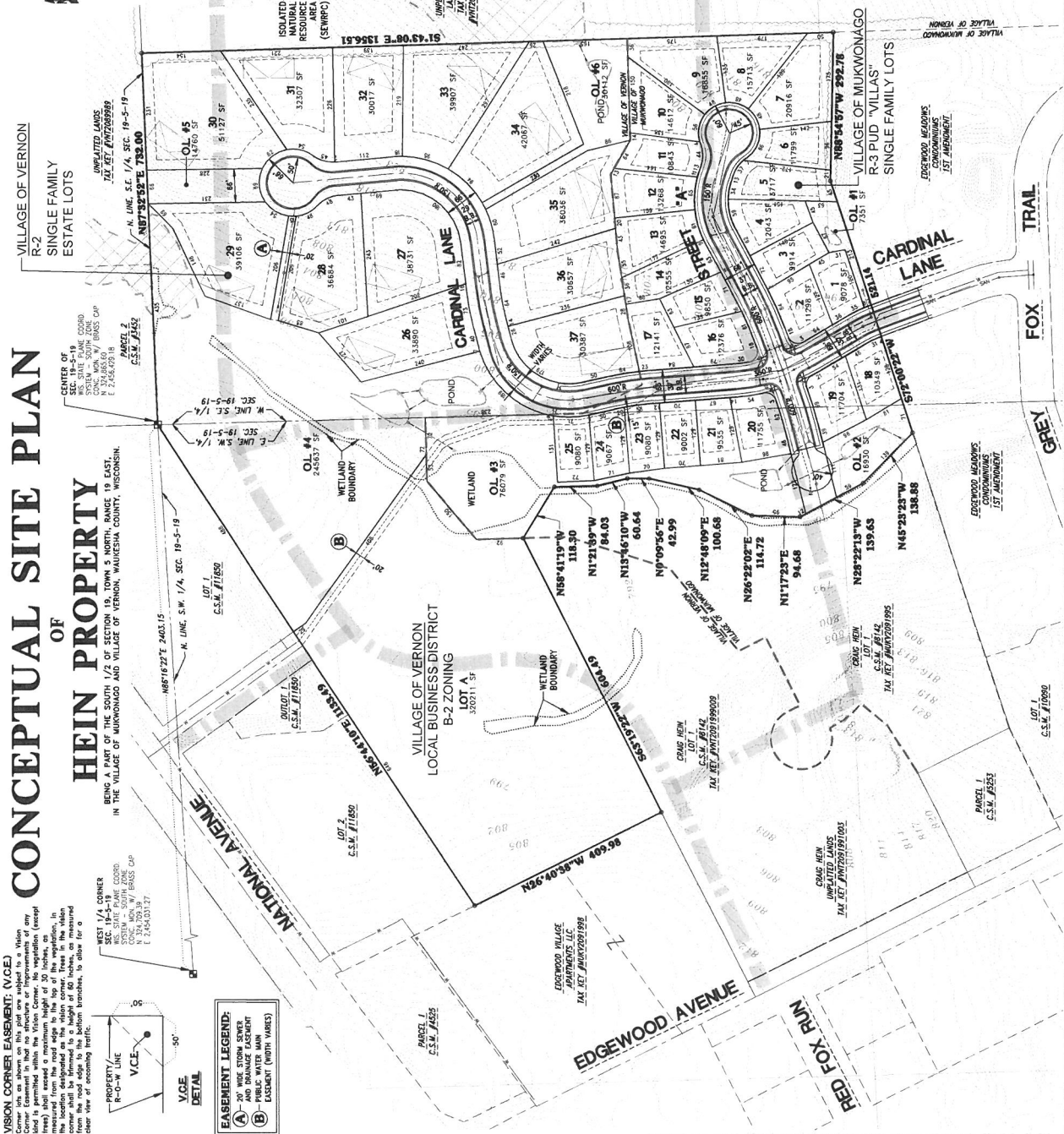
VISION CORNER EASEMENT (V.C.E.) is a right of way easement in fee simple, to be used for the purpose of providing a clear view of oncoming traffic. The easement is to be located at the corner of the intersection of the subject property and the adjacent property. The easement is to be located at the corner of the intersection of the subject property and the adjacent property. The easement is to be located at the corner of the intersection of the subject property and the adjacent property.



**EASEMENT LEGEND:**  
(A) 20' WIDE STORM SEWER EASEMENT (WITH VARIES)  
(B) EASEMENT (WITH VARIES)

# CONCEPTUAL SITE PLAN OF HEIN PROPERTY

BEING A PART OF THE SOUTH 1/2 OF SECTION 10, TOWN 5 NORTH, RANGE 19 EAST, IN THE VILLAGE OF MUKWONAGO AND VILLAGE OF VERNON, WAUKESHA COUNTY, WISCONSIN.



**LEGEND**  
PROPOSED FIRE HYDRANT  
EXISTING WATERMAIN  
PROPOSED WATERMAIN  
EXISTING SANITARY SEWER  
PROPOSED SANITARY SEWER  
EXISTING STORM SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10

**DEVELOPMENT SUMMARY:**  
1. The Key No. MUKWONAGO and VERNON 000000.  
2. The subject property is located in the Village of Mukwonago and the Village of Vernon.  
3. The subject property is located in the Village of Mukwonago and the Village of Vernon.  
4. The subject property is located in the Village of Mukwonago and the Village of Vernon.  
5. The subject property is located in the Village of Mukwonago and the Village of Vernon.

**PROPOSED FIRE HYDRANT**  
PROPOSED WATERMAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10

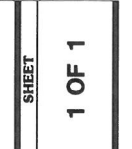
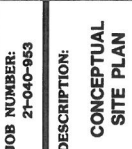
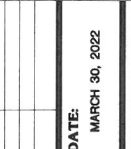
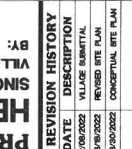
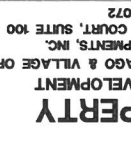
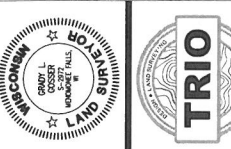
**PROPOSED FIRE HYDRANT**  
PROPOSED WATERMAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10

**PROPOSED FIRE HYDRANT**  
PROPOSED WATERMAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10

**PROPOSED FIRE HYDRANT**  
PROPOSED WATERMAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10

**PROPOSED FIRE HYDRANT**  
PROPOSED WATERMAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10

**PROPOSED FIRE HYDRANT**  
PROPOSED WATERMAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
R-10



**PROJECT:**  
SINGLE FAMILY DEVELOPMENT  
HEIN PROPERTY  
VILLAGE OF MUKWONAGO & VILLAGE OF VERNON, WISCONSIN  
BY: NEUMANN DEVELOPMENTS, INC.  
P27W4025 PAUL COURT, SUITE 100  
PEWKAUKE, WI 53072

| REVISION HISTORY |                      |
|------------------|----------------------|
| DATE             | DESCRIPTION          |
| 7/08/2022        | VILLAGE SUBMITTAL    |
| 1/18/2022        | REVISED SITE PLAN    |
| 7/30/2022        | CONCEPTUAL SITE PLAN |

**DATE:**  
MARCH 30, 2022

**JOB NUMBER:**  
21-040-953

**DESCRIPTION:**  
CONCEPTUAL  
SITE PLAN

**SHEET**  
1 OF 1

**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

**PLAN COMMISSION RESOLUTION NO. PC- 2022-02**

---

**A RESOLUTION OF THE VILLAGE OF MUKWONAGO PLAN COMMISSION  
RECOMMENDING TO THE VILLAGE BOARD A REVISION TO THE COMPREHENSIVE  
PLAN (LAND USE MAP) RELATING TO PARCEL NUMBER # MUKV2091995**

---

**WHEREAS**, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

**WHEREAS**, the Village Board, upon recommendation of the Village Plan Commission, adopted a comprehensive plan on October 6, 2009; and

**WHEREAS**, the Village Board upon recommendation of the Village Plan Commission, Adopted an Update to the Comprehensive Plan 2035 on November, 29, 2016; and

**WHEREAS**, the Village Board is authorized to amend the adopted comprehensive plan from time to time, upon recommendation of the Village Plan Commission; and

**WHEREAS**, the Village Board adopted a public participation plan that describes the way in which Village residents and other interested parties can participate in the revision of the adopted comprehensive plan; and

**WHEREAS**, Neumann Developments has submitted a petition to the Village to modify the land use designation for the property referred to as Parcel Number MUKV2091995; and

**WHEREAS**, the proposed revision constitutes a minor amendment as set forth in the adopted public participation plan; and

**WHEREAS**, the Village Plan Commission at their meeting on April 12, 2022 has determined that additional opportunities for public participation (aside from the public hearing to be conducted by the Village Board) are not needed for this minor amendment owing to the limited nature of the request; and

**WHEREAS**, the Village Plan Commission considered this resolution at their meeting on April 12, 2022, and found it to be a desirable change; and

**NOW, THEREFORE**, the Plan Commission of the Village of Mukwonago, does hereby ordain as follows:

**SECTION I:** The Comprehensive Plan for the Village of Mukwonago entitled "Comprehensive Plan 2035 for the Village of Mukwonago" should be amended as follows:

- A. Map 5, "Northeast Key Area", should be amended by changing the classification of MUKV2091995 from Low Density Multi-Family Residential to Small Lot Single-Family.
- B. This amendment shall take precedence to any conflict that may arise between other Comprehensive Plan policies and presentation of projected number of dwelling units and population within the Comprehensive Plan calculated based on the prior land use

**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

designation of the area subject to this amendment.

SECTION II. All Resolutions or parts of Resolutions contravening the terms and conditions of this Resolution are hereby to that extent repealed.

SECTION III: SEVERABILITY. The several sections of this resolution are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decisions shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, section or portions thereof of the ordinance. The remainder of the resolution shall remain in full force and effect. Any other resolutions whose terms are in conflict with the provisions of this resolution are hereby repealed as to those terms that conflict.

Passed and adopted this 12th day of April, 2022

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: \_\_\_\_\_  
Fred Winchowky,  
Plan Commission Chairman

Attest: \_\_\_\_\_  
Linda Gourdoux, WCMC  
Deputy Village Clerk



## PLANNING COMMISSION

April 12, 2022, at 6:30 pm  
Mukwonago, WI

### MONUMENT SIGN FOR CHAPMAN VILLAS

#### Project Summary

---

|                          |                                              |
|--------------------------|----------------------------------------------|
| Request:                 | Monument subdivision sign for Chapman Villas |
| Applicant:               | Bielinski Homes, Inc (John Donovan, agent)   |
| Application number:      | 2022-31                                      |
| Acreage:                 | NA                                           |
| Current Use:             | Residential                                  |
| Proposed Use:            | Residential                                  |
| Land Use Classification: | Residential                                  |
| Zoning Classification:   | Residential                                  |
| Staff Recommendation:    | Approve with conditions                      |

#### Project Summary

---

Bielinski Homes has submitted a sign permit application to install a residential complex sign on the south lot line (along Chapman Farm Boulevard).

#### Planning Staff Review

---

Section 64-21 of the sign regulations allow monument signs for condominiums complexes and apartment complexes. The proposed design, size (9.75 sf), height, and placement complies with applicable requirements. The sign will have ground-mounted external lighting. Landscaping is proposed around the base of the sign.

#### Department Review

---

|                     |                          |
|---------------------|--------------------------|
| Engineering         | No concerns at this time |
| Public Works        | No concerns at this time |
| Utilities           | No concerns at this time |
| Police              | No concerns at this time |
| Fire                | No concerns at this time |
| Building Inspection | No concerns at this time |

#### Potential Plan Commission Motion:

Approve the monument sign as proposed subject to the draft resolution (as drafted OR as amended).

#### Attachments

1. Application materials
2. Draft resolution

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Non-Lit  
Material: Aluminum  
Face Color: Paint Black PMS 2c [TBD] with  
Tex-cote Finish  
Cabinet Color: Paint Black PMS 2c [TBD] with  
Tex-cote Finish  
Installation: New Structure

[B] - GRAPHICS

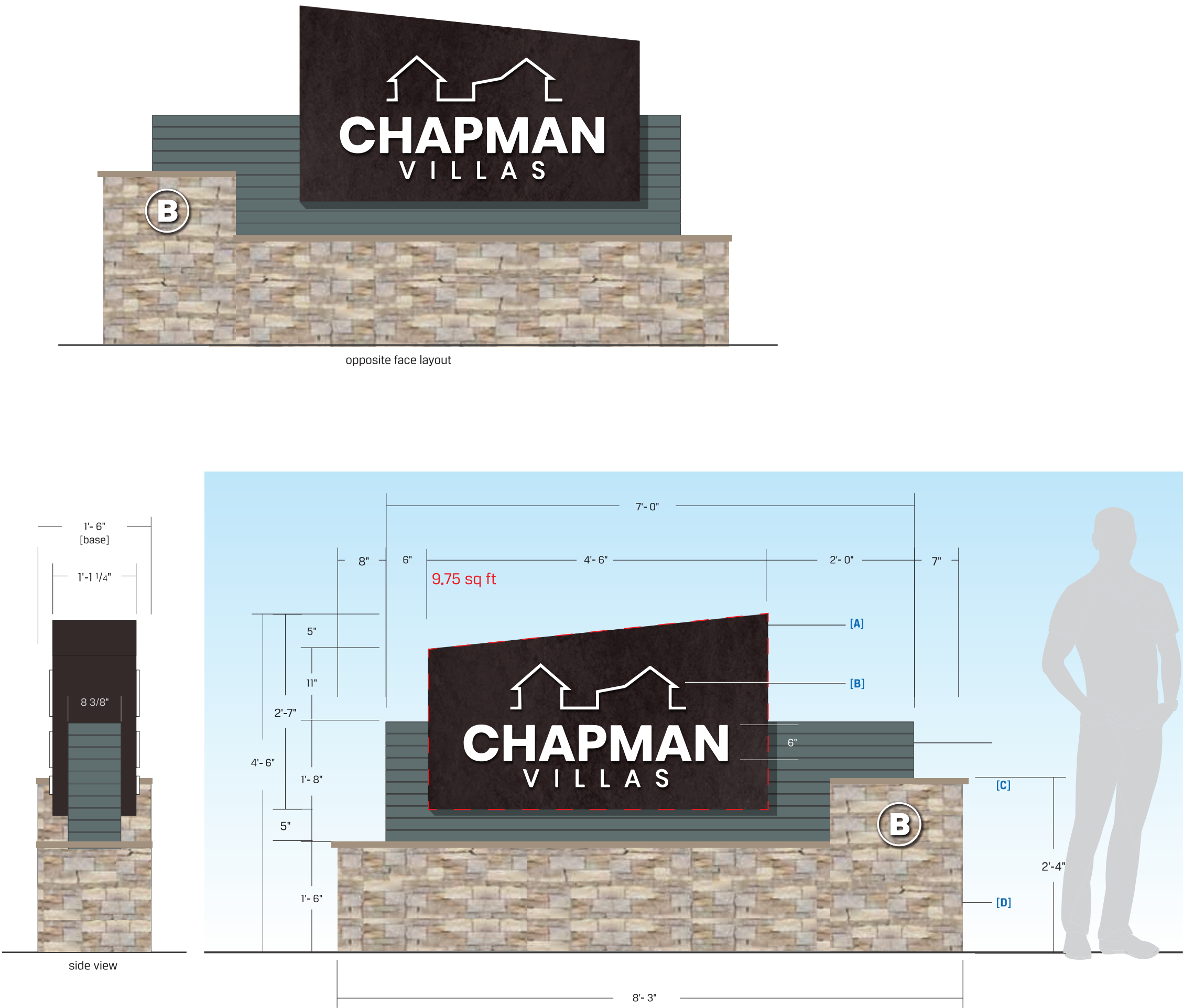
Material: 1/4" FCO Aluminum  
Color: White

[C] - CABINET

Material: Aluminum  
Face Color: Paint Dark Grey PMS 431c to  
Match Building [TBD]  
with Routed Groove Lines  
Cabinet Color: Paint Dark Grey PMS 431c  
to Match Building [TBD]

[D] - BASE

Material: Masonry  
Color: Match Building Specs:  
Halquist Stone Veneer - Charcoal Ledge



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This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

**Project**  
**Bielinski**  
**Chapman Villas**  
Mukwonago, WI

**Scale: 3/4"=1'**  
Original Page Size: 11" x 17"

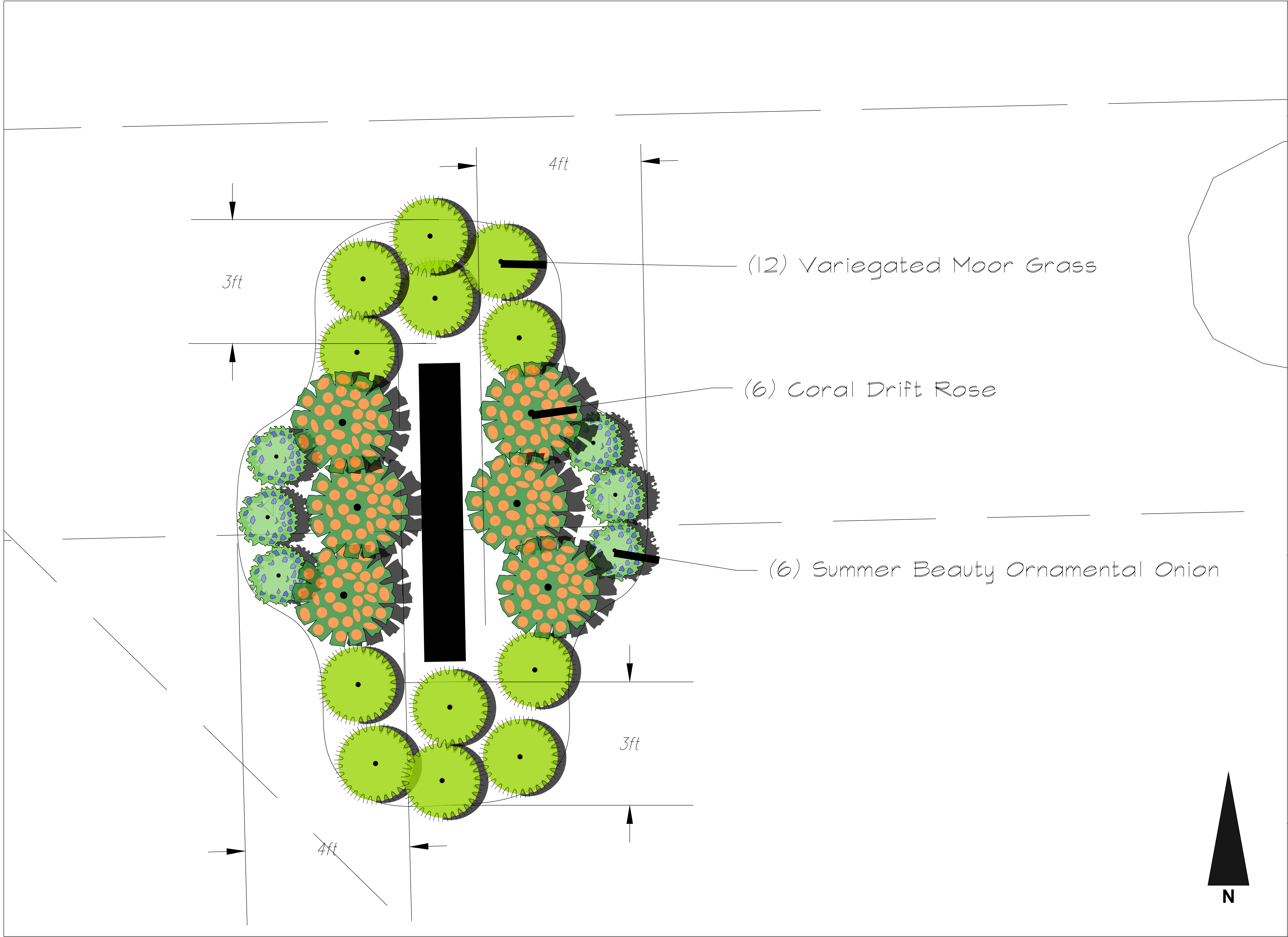
**Notes**  
  
COLORS TBD

| Revisions |             |     |          |
|-----------|-------------|-----|----------|
| REV       | DESCRIPTION | BY  | DATE     |
| 01        | details     | RJE | 11.24.21 |
| 02        | preprod     | jeb | 03/04/22 |
| 03        | dims        | jeb | 03/16/22 |

Rep.: **Blair Benes**  
Drawn By: **Ron Erickson**      Orig. Date: **09/15/21**

**Sign Loc. No.** .  
**MON-01**  
D/F Monument  
Sign. Type  
**91963**      **102**  
OPP - Project - Job No.      Des **63**





REVISIONS:

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SCALE: 1"=1'-0"

SHEET NUMBER: L1.1

**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS

PO Box 1352  
Kenosha, WI 53141  
(414) 688-1641 garlandalliance@gmail.com

PROPOSED GARDEN DESIGN FOR:

**CHAPMAN FARMS**

SINGLE-MULTI-FAMILY RESIDENTIAL SUBDIVISION

MON-01

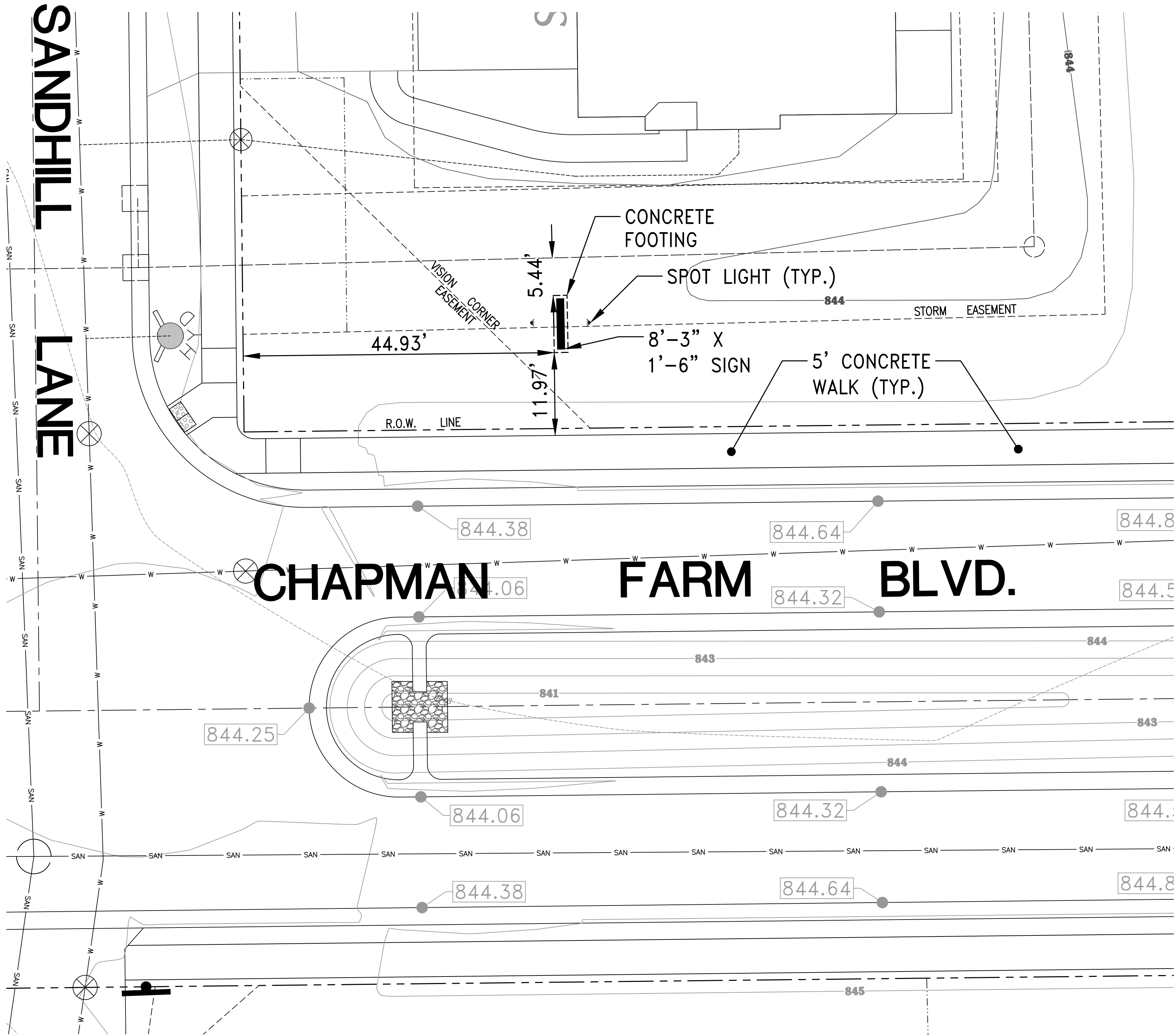
VILLAGE OF MUKWONAGO, WISCONSIN

WISCONSIN  
TIM R. S. GARLAND  
#418-014  
SHOREWOOD  
LANDSCAPE ARCHITECT

*Tim R. S. Garland*



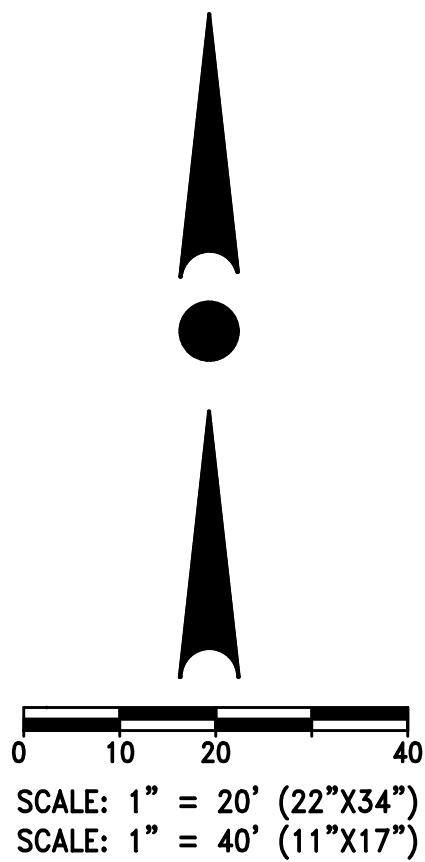
H:\C900\966\14023-02-CHAPMAN\EXHIBITS\CHAPMAN FARMS\_MONUMENT\_SIGN\_DETAIL.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.  
**CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE:

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N. CALHOUN RD.  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: info@trioeng.com

**PROJECT:**  
**CHAPMAN FARMS**  
SINGLE- & MULTI-FAMILY RESIDENTIAL SUBDIVISION  
VILLAGE OF MUKWONAGO, WISCONSIN  
**BY:** BIELINSKI HOMES  
1830 MEADOW LN., SUITE A  
PEWAUKEE, WI 53072

| REVISION HISTORY |             |
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**DATE:**  
JANUARY 24, 2022

**JOB NUMBER:**  
14023-02

**DESCRIPTION:**  
**MONUMENT SIGN**  
**DETAIL -**  
**CHAPMAN FARM**  
**BLVD.**

**SHEET**

**2 OF 2**

### SPECIFICATIONS

#### Certifications/Qualifications

|        |                                                                               |
|--------|-------------------------------------------------------------------------------|
| Prop65 | Yes<br><a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a> |
|--------|-------------------------------------------------------------------------------|

#### Dimensions

|        |       |
|--------|-------|
| Height | 2.50" |
| Length | 6.00" |
| Width  | 2.50" |

#### Electrical

|                         |              |
|-------------------------|--------------|
| Input Voltage           | Single(120)V |
| Operating Voltage Range | 12 VAC       |
| Voltage                 | 12V          |

#### Light Source

|                     |              |
|---------------------|--------------|
| Lamp Included       | Not Included |
| Lamp Type           | MR16         |
| Light Source        | Incandescent |
| Max or Nominal Watt | 4.00         |

#### Mounting/Installation

|                 |     |
|-----------------|-----|
| Location Rating | Wet |
|-----------------|-----|

### FIXTURE ATTRIBUTES


#### Housing

|                  |       |
|------------------|-------|
| Primary Material | BRASS |
|------------------|-------|

#### Product/Ordering Information

|        |                  |
|--------|------------------|
| SKU    | 15485CBR         |
| Finish | Centennial Brass |
| UPC    | 783927540100     |

#### Finish Options

|                                                                                   |                  |
|-----------------------------------------------------------------------------------|------------------|
|  | Centennial Brass |
|-----------------------------------------------------------------------------------|------------------|





**RESOLUTION 2022-29**

**RESOLUTION APPROVING SIGNAGE FOR CHAPMAN VILLAS**

**WHEREAS**, Bielinski Homes, Inc submitted a sign permit application to the Village for review consistent with the review procedures in Chapter 64 of the municipal code; and

**WHEREAS**, the proposed sign consists of a monument sign for Chapman Villas located on Parcel Number MUKV1957001010; and

**WHEREAS**, the Plan Commission reviewed the proposed sign at their meeting on April 12, 2022 and recommended approval; and

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the monument sign for the development project as proposed and as set forth herein; and

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

1. The applicant 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.
2. The applicant must pay any outstanding fees/charges related to this application.

Passed and dated this 20<sup>th</sup> day of April, 2022.

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Diana A Dykstra, Village Clerk-Treasurer



## PLANNING COMMISSION

April 12, 2022, at 6:30 pm

Mukwonago, WI

### MONUMENT SIGN FOR CHAPMAN FARMS SUBDIVISION LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY

#### Project Summary

---

|                          |                                                         |
|--------------------------|---------------------------------------------------------|
| Request:                 | Monument subdivision sign for Chapman Farms subdivision |
| Applicant:               | Bielinski Homes, Inc (John Donovan, agent)              |
| Application number:      | 2022-30                                                 |
| Acreage:                 | NA                                                      |
| Current Use:             | Roundabout                                              |
| Proposed Use:            | Roundabout                                              |
| Land Use Classification: | Public right-of-way                                     |
| Zoning Classification:   | Public right-of-way                                     |
| Staff Recommendation:    | Approve with conditions                                 |

#### Project Summary

---

Bielinski Homes has submitted a sign permit application to install a subdivision sign within the roundabout at Fairwinds Boulevard and Chapman Farm Boulevard.

#### Planning Staff Review

---

Section 64-21 of the sign regulations allow subdivision signs. The proposed design, size (29 sf), height, and placement complies with applicable requirements. The sign will not be lit. Landscaping is proposed around the base of the sign.

The developer will need to enter into a permissive use agreement with the Village setting forth the terms and conditions relating to private improvements within the public right-of-way. The agreement will outline maintenance requirements for the sign and landscaping within the roundabout. That requirement is included in the draft resolution.

#### Department Review

---

|                     |                          |
|---------------------|--------------------------|
| Engineering         | No concerns at this time |
| Public Works        | No concerns at this time |
| Utilities           | No concerns at this time |
| Police              | No concerns at this time |
| Fire                | No concerns at this time |
| Building Inspection | No concerns at this time |

**Potential Plan Commission Motion:**

Approve the monument sign as proposed subject to the draft resolution (as drafted OR as amended).

**Attachments**

---

1. Application materials
2. Draft resolution



**[A] - CABINET**

**Lighting:** Non-Lit

**Material:** Aluminum

**Face Color:** Paint Black PMS 2c [TBD] with  
Tex-cote Finish

**Cabinet Color:** Paint Black PMS 2c [TBD] with  
Tex-cote Finish

## Installation: New Structure

## [B] - GRAPHICS

**Material:** 1/4" FCO Aluminum

**Color:** White

**[C] - CABINET**

**Material:** Aluminum

**Face Color:** Paint Dark Grey PMS 431c to Match Building [TBD]  
with Routed Groove Lines

**Cabinet Color:** Paint Dark Grey PMS 431c  
to Match Building [TBD]

**[D] - BASE**

**Material:** Masonry

**Color:** Match Building Specs:

## Halquist Stone Veneer - Charcoal Ledge



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Project

## Bielinski

## Chapman Farms

Mukwonago, WI

Scale: 1/2"=1'

Original Page Size: 11" x 17"

## Notes

COLORS TBD

## Revisions

| REV | DESCRIPTION  | BY  | DATE     |
|-----|--------------|-----|----------|
| 01  | details      | RJE | 11.24.21 |
| 02  | reduce base  | seb | 01.13.22 |
| 03  | color change | seb | 01.28.22 |
| 04  | preprod      | jeb | 03/04/22 |
| 05  | dims         | jeb | 03/16/22 |

Rep.: **Blair Benes**

Drawn By: Ron Erickson

Orig. Date: 09/15/21

Sign Loc. No. ■

## MON-02

D/F Monument

Sign. Type

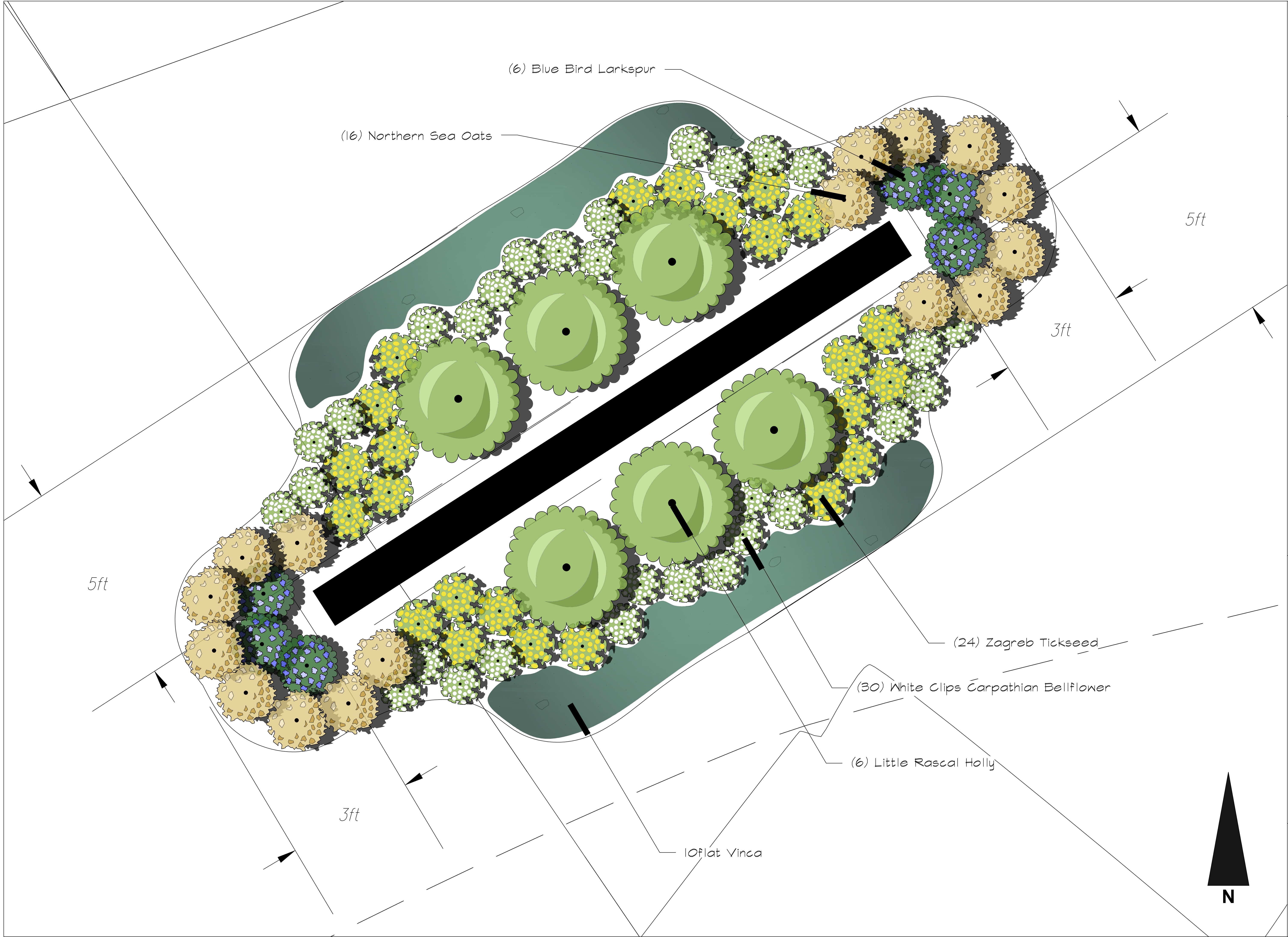
91963

OPP - Project - Job No.

02

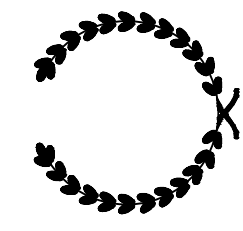
es **70** \_





PROPOSED GARDEN DESIGN FOR:  
**CHAPMAN FARMS**  
SINGLE-MULTI-FAMILY RESIDENTIAL SUBDIVISION  
MON-02  
VILLAGE OF MUKWONAGO, WISCONSIN

**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS

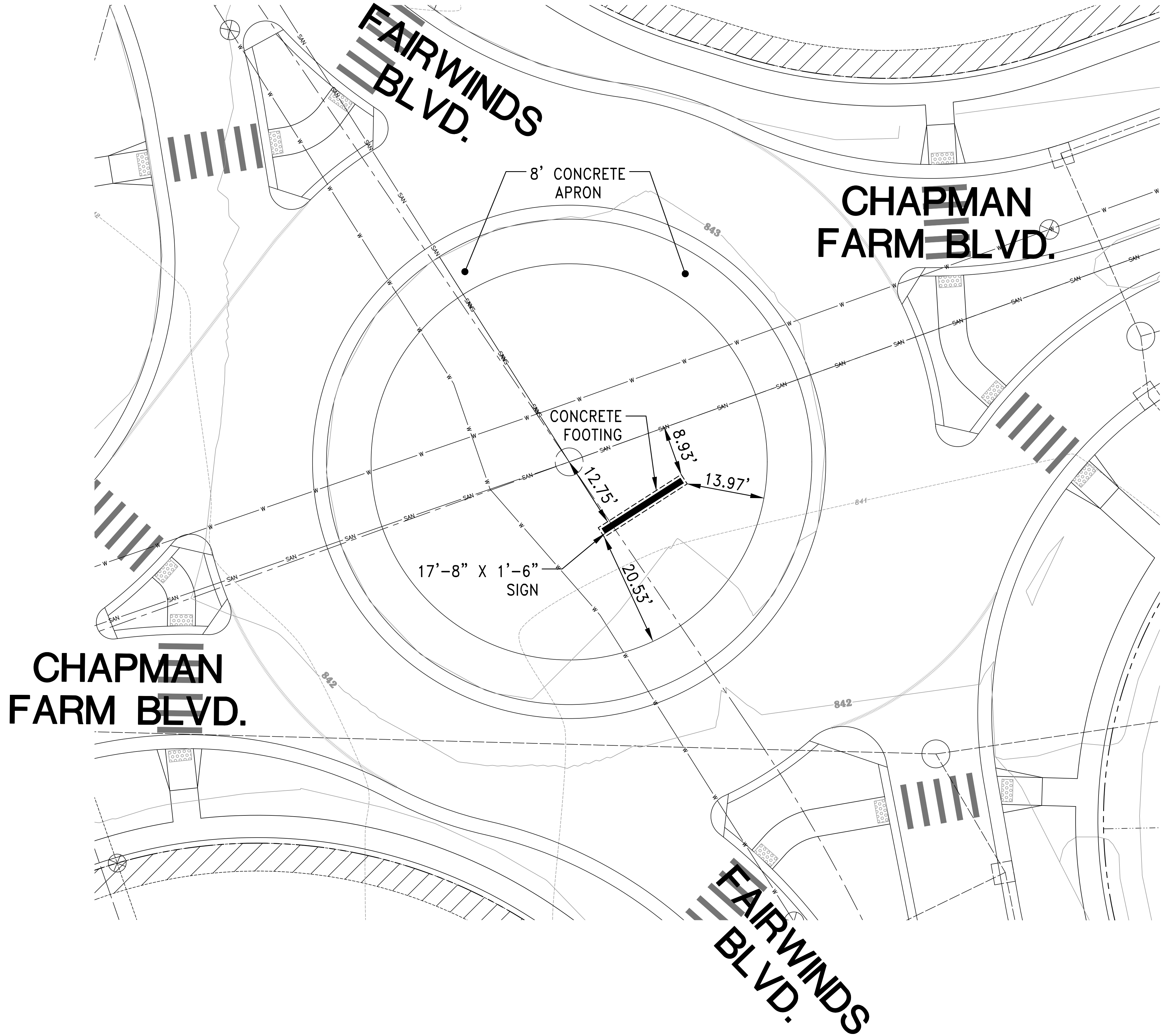


PO Box 1352  
Kenosha, WI 53141  
(414) 688-1641  
garlandalliance@gmail.com

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| REVISIONS:         |  |
| FEBRUARY 7, 2022   |  |
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| SHEET NUMBER: L1.2 |  |



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CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



**PROJECT:**  
**CHAPMAN FARMS**  
SINGLE- & MULTI-FAMILY RESIDENTIAL SUBDIVISION  
VILLAGE OF MUKWONAGO, WISCONSIN  
**BY:** BIELINSKI HOMES  
1830 MEADOW LN., SUITE A  
PEWAUKEE, WI 53072

| REVISION HISTORY |             |
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| DATE             | DESCRIPTION |
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**DATE:**  
JANUARY 24, 2022

**JOB NUMBER:**  
14023-02

**DESCRIPTION:**  
**MONUMENT**  
**SIGN DETAILS -**  
**ROUNDBOUT**

**SHEET**

**1 OF 2**

**RESOLUTION 2022-30**

**RESOLUTION APPROVING SIGNAGE FOR CHAPMAN FARMS SUBDIVISION LOCATED  
IN THE PUBLIC RIGHT OF WAY**

**WHEREAS**, Bielinski Homes, Inc submitted a sign permit application to the Village for review consistent with the review procedures in Chapter 64 of the municipal code; and

**WHEREAS**, the proposed sign consists of a monument sign for Chapman Farms subdivision to be located within the roundabout at the intersection at Fairwinds Boulevard and Chapman Farm Boulevard; and

**WHEREAS**, the Plan Commission reviewed the proposed sign at their meeting on April 12, 2022 and recommended approval; and

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the monument sign for the subdivision as proposed and as set forth herein; and

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

1. The applicant 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.
2. The applicant must pay any outstanding fees/charges related to this application.
3. The applicant must enter into a permissive use agreement with the Village of Mukwonago that sets forth the terms and conditions for the placement of the sign in the public right-of-way.

Passed and dated this 20<sup>th</sup> day of April, 2022.

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Diana A Dykstra, Village Clerk-Treasurer





## PLANNING COMMISSION

April 12, 2022, 6:30 pm

Mukwonago, WI

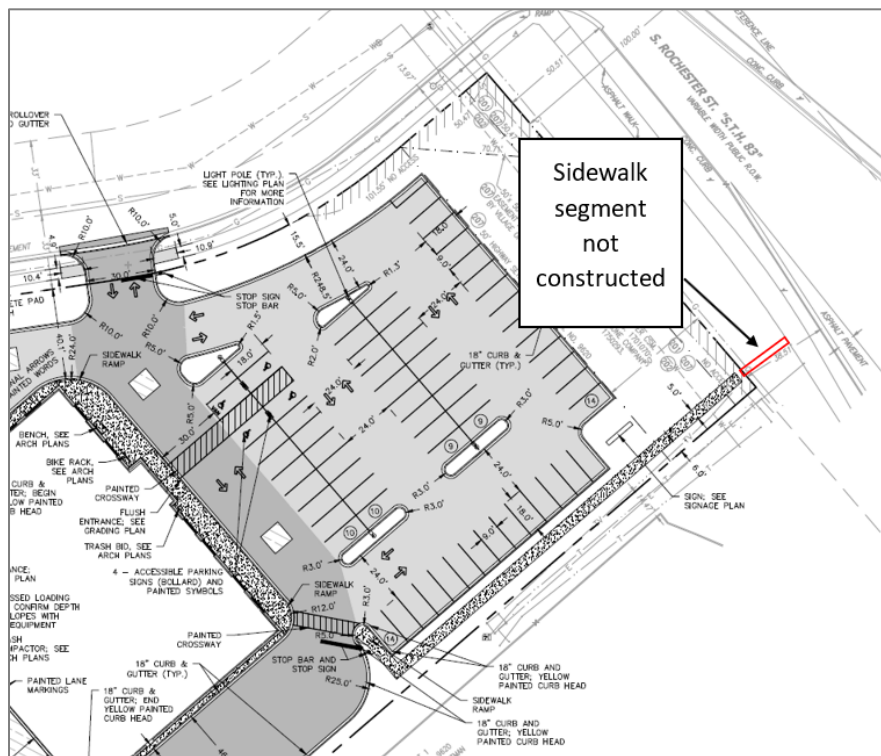
### SITE PLAN AMENDMENT FOR GOODWILL PROJECT

APPLICATION 2022-36

#### Project Summary

The Village Board approved a site plan for the Goodwill project in 2021 (Resolution 2021-23 and 2021-49). Since that time, the developer has been working with the Wisconsin DOT because the proposed sidewalk along the southeast lot line connects to the multi-use trail along State Highway 83. The sidewalk is partially within the public state's right-of-way which means a permit is required. A potential condition will necessitate potential offsite road improvements to S Rochester Street that are unrelated to Goodwill's project.

As a result, the developer is proposing to stop the sidewalk at the lot line to avoid the potential of being involved in any off-site road improvements. If allowed, there will a gap of about 25 feet (e.g., grass). The pertinent part of the site plan showing the proposal (no sidewalk connection) is below.



#### Potential Plan Commission motion:

Recommend the approval of the site plan amendment as proposed.