Village of Mukwonago Notice of Meeting and Agenda

PLAN COMMISSION MEETING Tuesday, September 12, 2023

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Election of Chair Pro Tem

4. 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.

5. Approval of Minutes

5.1 Discussion and possible approval of the minutes from July 11, 2023 meeting. 20230711 PlanCommissionMinutesdraft.pdf

6. New Business

Discussion and Possible Action on the Following Items

6.1 Discussion and possible recommendation to the Village Board for **RESOLUTION 2023-48** for a Certified Survey Map for Empire/Milwaukee Tool; 929 Empire Drive; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.

Staff - CSM - Milw. Tool - 929 Empire Dr.pdf 168626 CSM10-Milw Tool.pdf RESOLUTION 2023-48 CSM Empire Dr.pdf

6.2 Discussion and possible approval for <u>PC-RESOLUTION 2023-09</u> for Site Plan and Architectural Review for a parking lot at Empire/Milwaukee Tool; 929 Empire Drive; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.

Staff - SPAR - Milw. Tool - 914 Empire Dr.pdf

Empire Paving Plans 230905.pdf

PC-RESOLUTION 2023-09 SPAR - Milw. Tool - 914 Empire Dr.pdf

6.3 Discussion and possible recommendation of approval to the Village Board for <u>RESOLUTION 2023-49</u> for an Extraterritorial Review of a Four-Lot Certified Survey Map located at N9033 and N9025 Army Lake Road in the Town of East Troy.

Staff - Kosteretz ETZ.pdf Kosteretz 21-9496-CSM.pdf 5-17-2023 Town ET Resolution Approval.pdf RESOLUTION 2023-49 Kosteretz EXTR TER.pdf

7. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Erin Scharf (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, July 11, 2023

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

Jason Wamser

Eric Brill Karl Kettner Tim Rutenbeck John Meiners

Excused: Mark Penzkover

Also present: Erin Scharf, Community Planner/Zoning Administrator

Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm No Comments Closed at 6:32 pm

Approval of Minutes

Motion by Meiners/ Brill to approve minutes from May 9, 2023 regular meeting, carried, Wamser abstain

Public Hearings

Public Hearing to solicit comments on proposed floodplain zoning ordinance revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas.

No Comments

Public Hearing on Conditional Use for a Hall located at 560 Bay View Rd (MUKV 2010-978-017), Freedom Flamingo LLC, applicant (Kris Thelen, agent).

Kris Thelen, applicant; spoke on building usage. Lower level; law office. Upper level; Extension Funeral Home, Visitation Only.

Public Hearing on Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).

No Comments

Public Hearing for Final Development Plan for Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).

Village of Mukwonago Waukesha and Walworth Counties, Wisconsin July 11, 2023 Plan Commission Minutes Page 2 of 3

No Comments
Public Hearings ended at 6:37 pm

New Business

Discussion and possible recommendation to the Village Board approval of <u>ORDINANCE</u> <u>1018</u> Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning..

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board **ORDINANCE 1018** Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning, carried.

Discussion and possible recommendation to Village Board to approve <u>RESOLUTION</u> <u>2023-30</u> for Conditional Use change of use to a Hall for Funeral Home Patrons, Tim & Kristina Thelen/Freedom Flamingo, LLC, applicant; 560 Bay View Rd; Parcel MUKV 2010-978-017.

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board to approve <u>RESOLUTION</u> <u>2023-30</u> for Conditional Use change of use to a Hall for Funeral Home Patrons, Tim & Kristina Thelen/Freedom Flamingo, LLC, applicant; 560 Bay View Rd; Parcel MUKV 2010-978-017, carried with amending the hours of operation from 9 am-5 pm to 9 am-8 pm.

Discussion and possible recommendation to Village Board to approve <u>RESOLUTION</u> 2023-31 an Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes, Inc., applicant; Parcel MUKV 2091-989-002.

Scharf gave overview of project

John Donovan, Bielinski, gave overview of project

Motion by Meiners/Kettner to recommend to the Village Board to approve **RESOLUTION 2023-31** an Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes, Inc., applicant; Parcel MUKV 2091-989-002, carried.

Discussion and possible recommendation to Village Board to approve <u>RESOLUTION</u> 2023-32 for the Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes Inc., applicant; Parcel MUKV 2091-989-002.

Scharf gave overview of project

Motion by Meiners/Kettner to recommend to the Village Board to approve **RESOLUTION 2023-32** for the Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes Inc., applicant; Parcel MUKV 2091-989-002, carried.

Discussion and possible recommendation to Village Board to approve <u>RESOLUTION</u> 2023-33 for Site Plan and Architectural Review for Empire/Milwaukee Tool/Schwer Phlect & Werkzeug Properties, LLC, applicant; 929 Empire Dr and Holz Parkway; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.

Scharf gave overview of project

Village of Mukwonago Waukesha and Walworth Counties, Wisconsin July 11, 2023 Plan Commission Minutes Page 3 of 3

Wayne Kuske, Empire; gave project overview

Motion by Meiners/Kettner to table to September 12, 2023 Plan Commission to give applicant a chance to do a CSM to combine parcels, carried.

Discussion and possible approval of <u>PC-RESOLUTION 2023-08</u> for Site Plan and Architectural Review of an addition to an existing building, GS Global, applicant; 912 Perkins Dr; Parcel MUKV 1969988-007.

Scharf gave overview of project

Jay Campbell, Campbell Construction, gave overview of project Motion by Meiners/Brill to approve PC-RESOLUTION 2023-08 for Site Plan and Architectural Review of an addition to an existing building, GS Global, applicant; 912 Perkins Dr; Parcel MUKV 1969988-007, carried.

Adjournment

Meeting adjourned at 7:05 p.m.

Respectfully Submitted, Linda Gourdoux, WCMC Deputy Clerk/Treasurer



PLANNING COMMISSION

September 12, 2023 at 6:30pm Mukwonago, WI

CERTIFIED SURVEY MAP

Empire / Milwaukee Tool / Schwer Pflecht & Werkzeug Properties, LLC 929 Empire Drive and Holz Parkway

MUKV1969988006 AND MUKV1969988001

Case Summary

Parcel Data

Proposal: Certified Survey Map

Applicant: Empire/Milwaukee Tool/Schwer Phlecht & Werkzeug

Request: Combine 2 Lots

Staff Recommendation: Approve

Parcel Characteristics / Conditions

Acreage: 12.2335 and 9.6011
Current Use: Industrial Manufacturing
Proposed Use: Industrial Manufacturing

Reason for Request: Future Expansion

Land Use Classification: Industrial

Zoning Classification: M-4 – Medium – Heavy Manufacturing

Census Tract: 2039.01



Site Plan and Architectural Review Request

"In the fall of 2021 while dealing with COVID volumes and stress within our manufacturing plant in Mukwonago we had asked for permission for a temporary lot be placed to help with the employee shift car volume. The parking lot was a huge relief that allowed us to manage an unsafe condition.

In 2023, we are up against another challenge which is to reconfigure the plant to allow for more flexibility to consolidate like-manufacturing processes. This in turn will allow us to add more to the plant and allow it to continue to thrive in Southeastern Wisconsin. This process has us debating the layout and the future of the buildings' growth. Our intension is still to be able to grow to the north and establish a larger manufacturing footprint. But currently, we do not have solid plans to break ground.

For future expansion, we will need to combine the lots and this will also allow us to install a semipermanent parking lot in place of the temporary parking area which is present now.

Staff 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
Planning	No concerns at this time

Recommendation

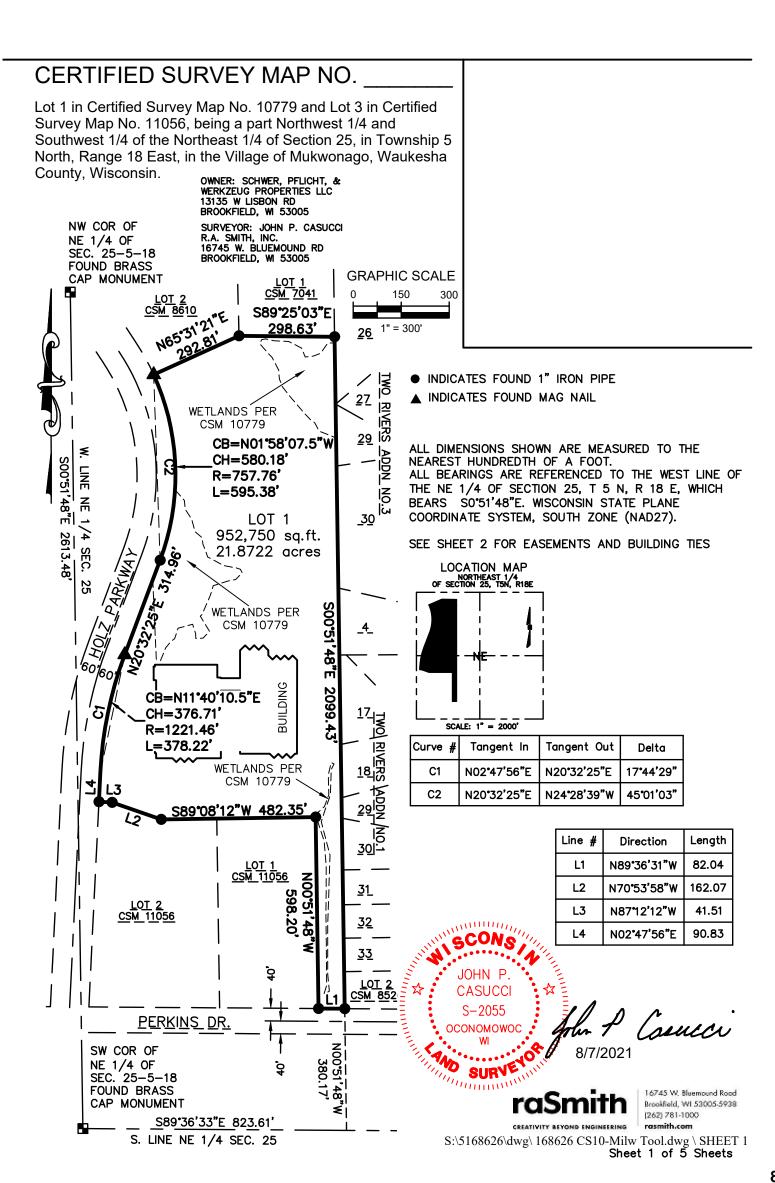
Certified Survey Map (CSM)

Staff recommends the Planning Commission recommend Approval to the Village Board for the request for a CSM combining two lots as set forth in the attached resolution.

- 1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
- 2. The certified survey map must comply with the Town of East Troy's approval which was granted on June 12, 2023.
- 3. The property owner must pay all fees and charges that are owed to the Village.
- 4. Any future modification to the proposed CSM prior to recording shall require review by the Planning Commission and Village Board.

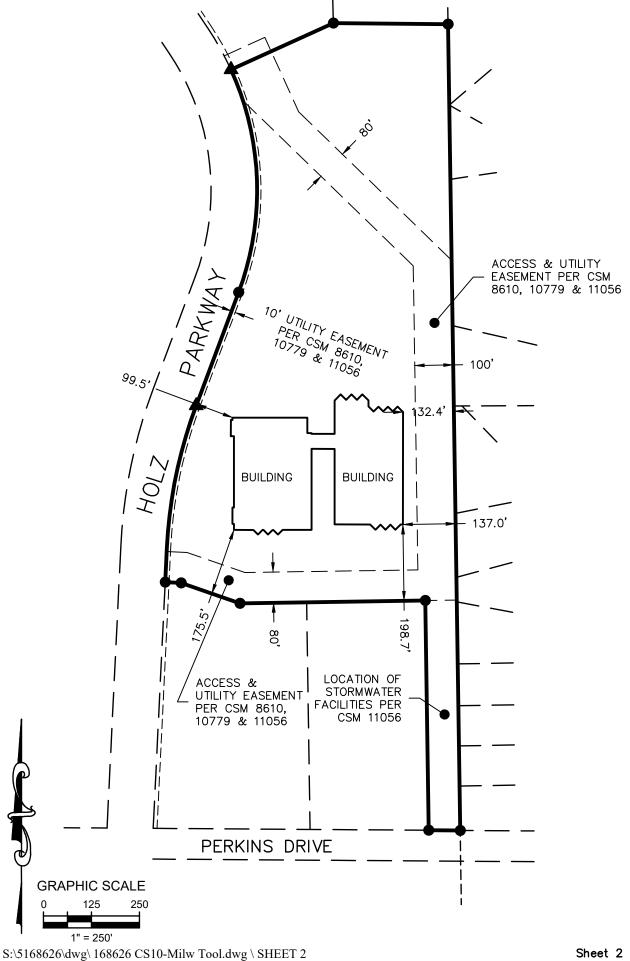
Attachments

1. CSM Draft 2. Resolution



CERTIFIED SURVEY MAP NO.

Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.



Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.
SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN .
:SS WAUKESHA COUNTY }
I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:
THAT I have surveyed, divided and mapped a division of Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.
Said land contains 952,750 square feet or 21.8722 acres.
THAT I have made the survey, land division and map by the direction of SCHWER, PFLICHT, & WERKZEUG PROPERTIES LLC, owner.
THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.
THAT I have complied with Chapter 236.34 of the Wisconsin Statutes and the Village Code of the Village of Mukwonago in surveying, dividing and mapping the same.
Field date JOHN P. CASUCCI PROFESSIONAL LAND SURVEYOR S-2055
VILLAGE BOARD AND PLANNING COMMISSION APPROVAL
This Certified Survey Map has been submitted to and approved by the Village Board of Trustees and
Planning Commission of the Village of Mukwonago on this day of20
Date: Fred Winchowky, Village President
Date: Diana Dykstra, Village Clerk

CERTIFIED SURVEY MAP NO. _____

Northwest 1/4 and Sou	y Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part thwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in ago, Waukesha County, Wisconsin.
	OWNER CERTIFICATE
SCHWER, PFLIC and by virtue of the law	CHT, & WERKZEUG PROPERTIES LLC, a company duly organized and existing under s
of the State of	, as owner, certifies that said corporation has caused the land described on

this map to be surveyed, divided, and mapped as represented on this map in accordance with the Ordinances

CERTIFIED SURVEY MAP NO. _____

of the Village	of Mukwonago.			
	ER, PFLICHT, & WERKZEUG PROPERTY S.236.12 to be submitted to the f		_	
IN Witn presents to be	ness Whereof, SCHWER, PFLICHT e signed	T, & WERKZEUG PRO	PERTIES LLC, has o	caused these
by	, it's	on this	_day of	, 2023
SCHWER, PF	FLICHT, & WERKZEUG PROPER	TIES LLC		
PERSONALL	Y came before me thisday	y of, 20	023,	
1 - l - 4l	, the, the	of the	e above named comp	oany, to me known
	son who executed the foregoing ins rument as such officer on behalf o			ecuted the
		(Notai	ry Seal)	
(print name)				

Notary Public, State of Wisconsin My commission expires_____

CERTIFIED SURVEY MAP NO	
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Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE				
and by virtue of the laws of the State of consents to the surveying, dividing, may surveyor's certificate, and to the certificate.	_ oping and restric	cting of the land described on this	pove described land,	
surveyor's certificate, and to the certifica	ate of the owner	or salu lanu.		
Date:				
Entity Name:				
Signature:				
Print Name:				
Title:				
STATE OF} } COUNTY }				
PERSONALLY came before me this	day of	, 20,		
, the, the, the, the, known to be the person who executed t foregoing instrument as such officer on	he foregoing ins behalf of the en	of the above named org strument and acknowledged that hat hatity, by its authority. (Notary Seal)	ganization, to me e/she executed the	
(print name) Notary Public, State of Wisconsin				

My commission expires_

Village of Mukwonago Walworth and Waukesha Counties, State of Wisconsin

RESOLUTION 2023-48

RESOLUTION APPROVING A CERTIFED SURVEY MAP (CSM) FOR 929 EMPIRE DR, MUKV1969-988-006 AND MUKV1969-988-001 THE VILLAGE OF MUKWONAGO

WHEREAS, pursuant to Section 45, of the Municipal Code, an application for Certified Survey Map (CSM) has been filed for the approval for combining two lots CSM, which application has been filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the VILLAGE OF MUKWONAGO

WHEREAS, the proposed lots within the Industrial Land Use Classification in which the subject property is located, and

WHEREAS, the proposed lots within the M-4 Medium / Heavy Industrial Zoning District in which the subject property is located, and

WHEREAS, the proposed combining of land / Certified Survey Map (CSM) has been reviewed and recommended by the Village Plan Commission, and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed combining of land / Certified Survey Map (CSM), based upon the draft CSM submitted.

NOW, THEREFORE, BE IT FURTHER RESOLVED this proposed combining of land / Certified Survey Map (CSM), shall be subject to the following conditions:

- 1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
- 2. The certified survey map must comply with the Town of East Troy's approval which was granted on June 12, 2023.
- 3. The property owner must pay all fees and charges that are owed to the Village.
- 4. Any future modification to the proposed CSM prior to recording shall require review by the Planning Commission and Village Board.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, of the proposed combining of land / Certified Survey Map (CSM), shall agree to accept the same in writing.

Passed and dated this 20th day of September 2023.

VILLA	GE OF MUKWONAGO
Ву:	Fred Winchowky, Village President
Attest:	
	Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

September 12, 2023 at 6:30pm Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

Empire / Milwaukee Tool / Schwer Pflecht & Werkzeug Properties, LLC 929 Empire Drive and Holz Parkway

MUKV1969988006 AND MUKV1969988001

Case Summary

Parcel Data

Proposal: Parking Lot

Applicant: Empire/Milwaukee Tool/Schwer Phlecht & Werkzeug

Request: Site Plan and Architectural Review

Staff Recommendation: Approve with Conditions

Parcel Characteristics / Conditions

Acreage: 12.2335 and 9.6011
Current Use: Industrial Manufacturing
Proposed Use: Industrial Manufacturing

Reason for Request: Temporary Parking Lot – Extension to Keep

Land Use Classification: Industrial

Zoning Classification: M-4 – Medium – Heavy Manufacturing

Census Tract: 2039.01



Site Plan and Architectural Review Request

Staff has reviewed the semi-permanent lot plan which will be constructed of base course asphalt. The lot will be striped per the plan. They have submitted a CSM which now allows for an additional lot as an accessory use.

Staff Review

EngineeringNo concerns at this timePublic WorksNo concerns at this timeUtilitiesNo concerns at this timePoliceNo concerns at this timeFireNo concerns at this timeBuilding InspectionNo concerns at this timePlanningNo concerns at this time

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission approve with conditions, for the request to construct a parking lot as set forth in the attached resolution.

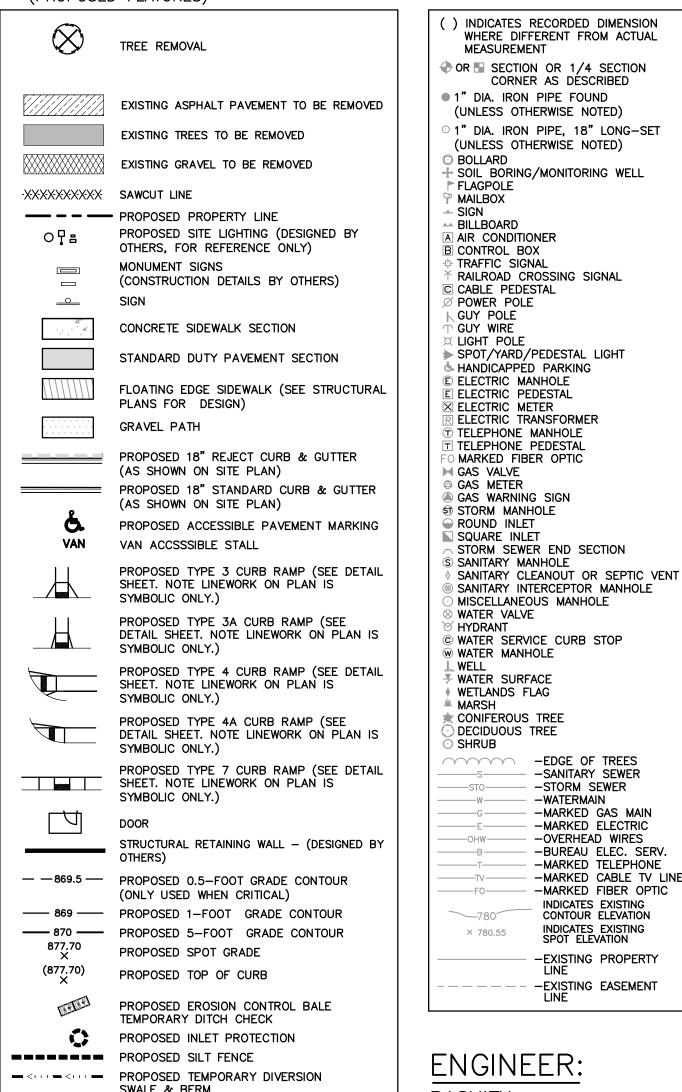
- 1. Obtain any necessary permits from the Village Building Inspection Department.
- 2. This parking lot was not accounted for in any storm water calculations and that upon future development, a storm water management plan or plan amendment will need to be prepared to account for said parking lot, and any future development on the site.
- 3. Final Inspection by Village staff once complete.
- 4. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

Attachments

1. Plans

2. Resolution

LEGEND (PROPOSED FEATURES)



PROPOSED SILT FENCE SWALE & BERM

PROPOSED LEVEL SPREADER PROPOSED STONE TRACKING MAT PROPOSED PERMANENT TURF

REINFORCEMENT MAT EROSION CONTROL BLANKET

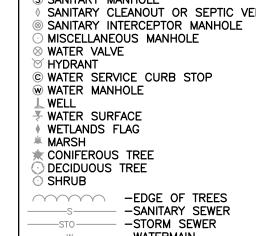
PROPOSED RIPRAP — — G— PROPOSED GAS LINE

-----E----- PROPOSED ELECTRIC LINE -----T------ PROPOSED TELEPHONE LINE ---- PROPOSED WATER MAIN

- ---sto------ PROPOSED STORM SEWER ————s— PROPOSED SANITARY SEWER PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED WATER VALVE PROPOSED FIRE HYDRANT ■ PROPOSED INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED AREA DRAIN PROPOSED SANITARY MANHOLE

LEGEND

SANITARY CLEANOUT OR SEPTIC VENT



CONTACT: RYAN LANCOUR, P.E. 16745 W. BLUEMOUND ROAD BROOKFIELD, WI 53005-5938 PH.: (262) 781-1000 FAX: (262) 781-8466

APPROVAL AGENCY:

VILLAGE OF MUKWONAGO 440 RIVER CREST CT. MUKWONAGO, WI 53149 PH.: (262) 363-6420

OWNER:

EMPIRE LEVEL MANUFACTRING CO. 929 EMPIRE DR. MUKWONAGO, WI 53149

PAVING PLANS **FOR**

929 EMPIRE DR.-TEMP PARKING LOT

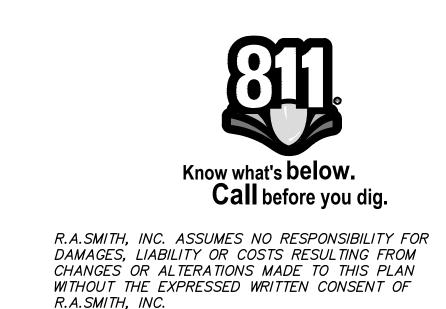
VILLAGE OF MUKWONAGO, WISCONSIN

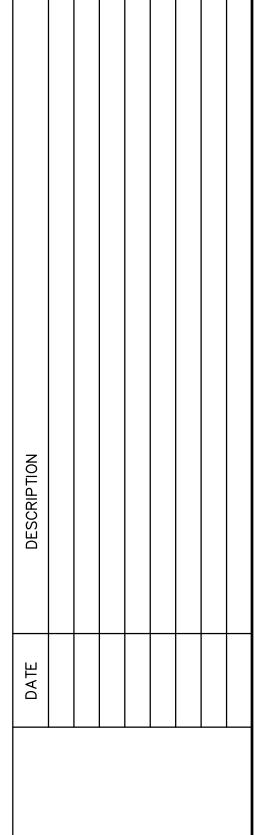




	PLAN INDEX
SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	SITE PLAN
C200	GRADING PLAN
C300	SPECIFICATIONS & SITE DETAILS

PLAN DATE: 9-5-2023			
ISSUED FOR:	SHEET NO.'S	ISSUE DATE	REVISIONS
		 	
		 	
		+	





EMPIRE DR.
OF MUKWONAGO 926 GE



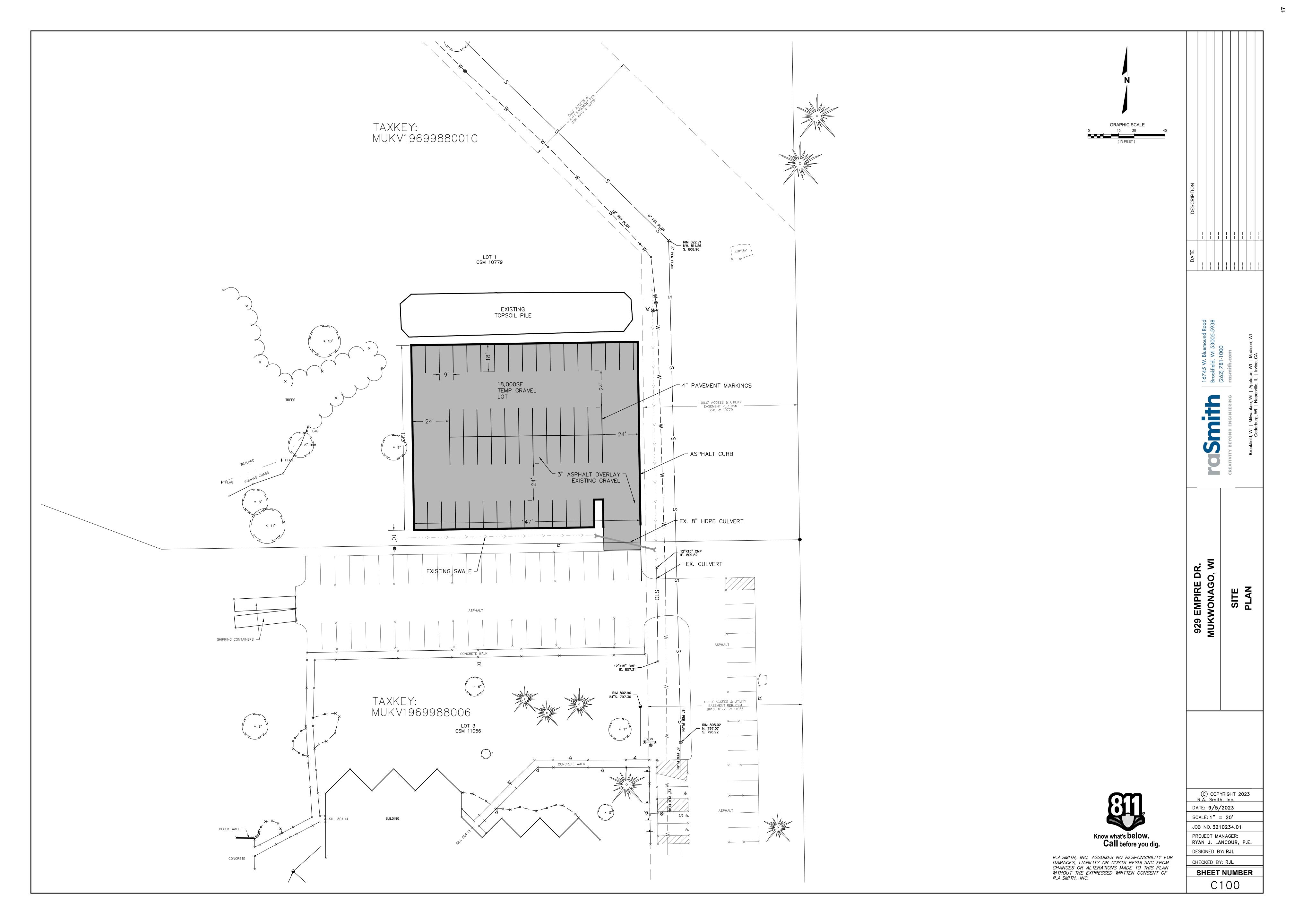
(C) COPYRIGHT 2023 R.A. Smith, Inc. DATE: 9/5/2023 SCALE: N.T.S. JOB NO. **3210234.01**

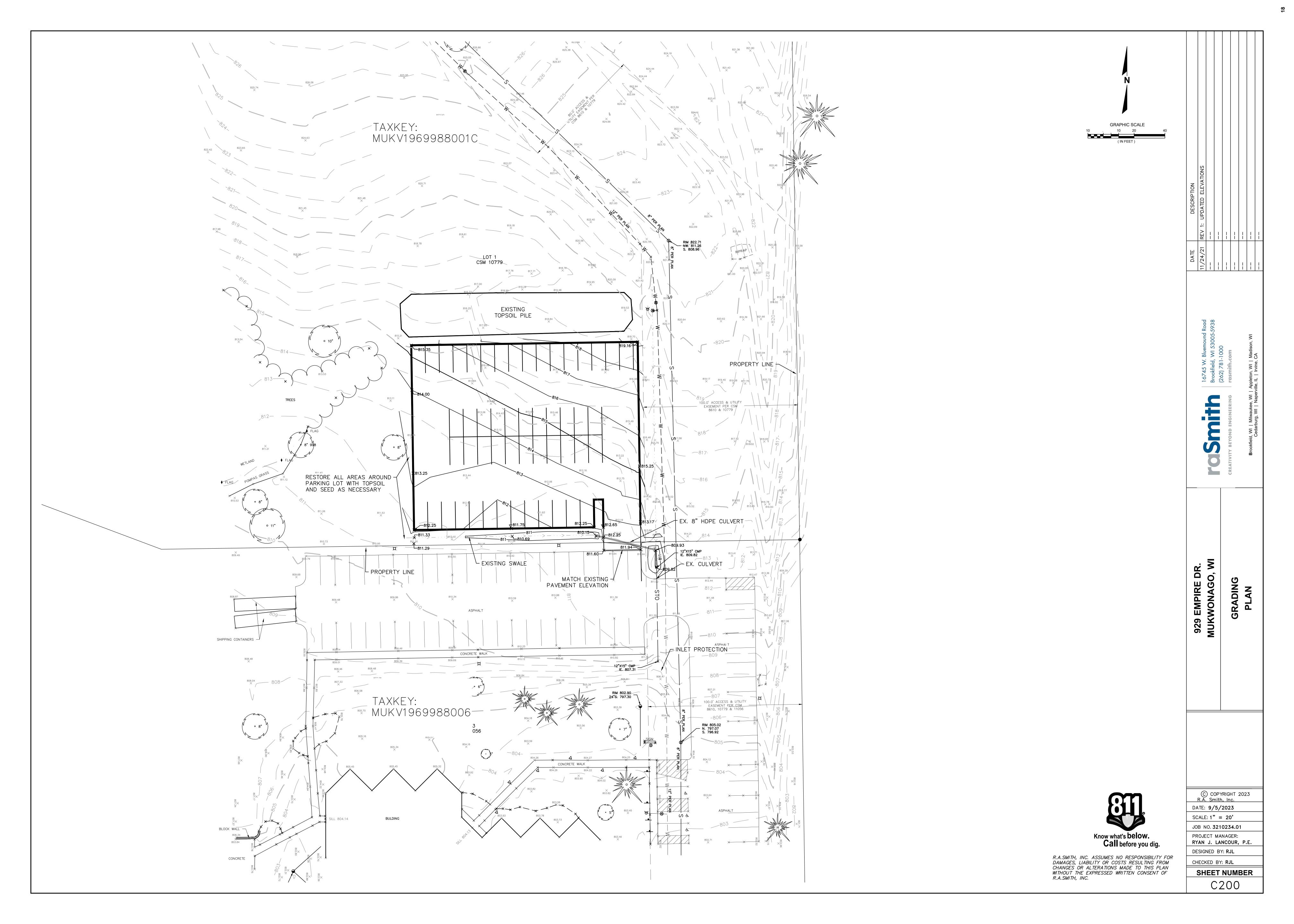
PROJECT MANAGER:

DESIGNED BY: RJL

RYAN J. LANCOUR, P.E.

CHECKED BY: RJL SHEET NUMBER C000





<u>DIVISION 1 — GENERAL REQUIREMENTS</u>

01 41 00 - REGULATORY REQUIREMENTS

MATERIALS WHEREVER FOUND.

OF THE CONTRACT.

- 1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:

 a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
- b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
 c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
 d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
 e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND
- STRUCTURE CONSTRUCTION

 f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

 g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)

 h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS

 i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
- j. MUNICIPALITY DEVELOPMENT STANDARDS k. COUNTY DEVELOPMENT STANDARDS 2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING
- ANY CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL
- 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION
- 5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
 a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR
- DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.

 b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT DESCRIPTION THE CONTRACTOR SHALL NOT
- PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.

 6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN
- CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN
 APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.

 a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS
 REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND
 ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP, , INTERPRETATION OF
 THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS
- FURNISHED.

 b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR HIS REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER
- C. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR HIS REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS
- d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A
- COMPLETE AND DETAILED INSPECTION.

 e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
- f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR HIS REPRESENTATIVE.
- g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN-PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO
- REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.

 h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.

 i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE
- THE OWNER OR HIS REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM.

 j. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL
- MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR
 SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
 7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL
 WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT—OF WAY.

01 70 00 - EXECUTION & CLOSEOUT REQUIREMENTS

- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
 EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS—BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- 3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
- 5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
- 6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
 7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE
- INCLUDED.

 9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
- 10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.

 11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT.
- AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE. 12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY
- OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.

 13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE
- OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC.,
 FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS

DIVISION 31 - EARTHWORK

31 10 00 - SITE CLEARING & DEMOLITION

- WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
 ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
 CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT
- LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.

 4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.

 5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.

 6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.

 7. REMOVE EXISTING ABOVE—GRADE AND BELOW—GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO
- 8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
 9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
 10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL
 AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
 12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
 13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.

14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE.

RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 — EARTH MOVING

CONSTRUCT PROPOSED IMPROVEMENTS.

- WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR
 EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND
 REPLACEMENT OF TOPSOIL.
 ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
 ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND
 SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD
- CONDITIONS, AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.

 4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS
 ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED
 INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.

 5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED
- BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.

 6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.

 7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.

 8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.

FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE

- 9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.

 10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE
- 10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.

11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL

- LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

 12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.
- WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
 ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
 INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WONR TECHNICAL
- STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.

 4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.

 5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN
- ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN
 CONFORMANCE WITH PERMIT REQUIREMENTS.
 ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER
 THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS
- 7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO
- PREVENT EROSION AND SEDIMENTATION.

 8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.

 9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE
- 9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).

 10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.

 11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING. CALCIUM
- BARE SOIL EXPOSED AT ANY ONE TIME.

 11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.

 12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER
- BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.

 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER
- CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.

 14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

 15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 - EXTERIOR IMPROVEMENTS

31 25 00 - EROSION & SEDIMENTATION CONTROLS

32 12 00 - ASPHALT PAVING

- WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT
 OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
 ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
 CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
 ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
 AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
 DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET
- OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
 7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4—INCH FOR BINDER COURSE, AND
- ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4—INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4—INCH FOR SURFACE COURSE (NO MINUS).

 8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.

 9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.

 10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8—INCH TOLERANCE AS DETERMINED BY USING A 10—FOOT
- STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.

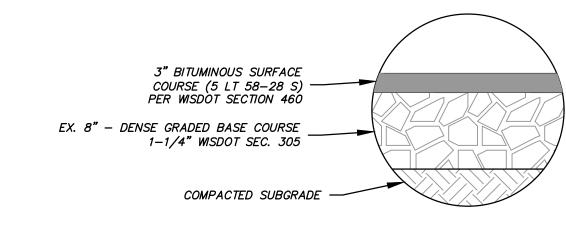
 11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

 12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY

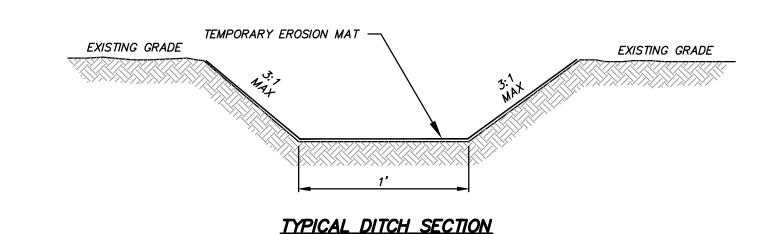
32 17 00 - PAVEMENT MARKING & SIGNAGE

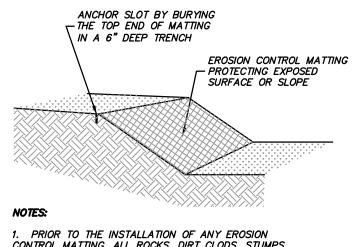
DISCREPANCIES PRIOR TO COMMENCING WORK.

- WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
 ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- 3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS AND WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN. MARKINGS SEPARATING OPPOSING TRAFFIC SHALL BE YELLOW.
 4. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
 5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT
- AREAS FROM RECEIVING PAINT.
 6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
- 7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
 8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.



BITUMINOUS PAVEMENT (STANDARD DUTY)





1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED II STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS). DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH 3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL 4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS THE MATTING SHALL BE ANCHORED TO THE GROUND MANUFACTURER REQUIREMENTS TEMPORARY EROSION CONTROL MATTING SHALL BE NORTH AMERICAN GREEN S150 BN. AND PERMANEN EROSION CONTROL MATTING SHALL BE LANDLOCK TRM 450 MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND OR RE-ANCHORED 8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE—FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM (SIX—INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS

EROSION CONTROL MATTING
(NOT TO SCALE)



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

29 EMPIRE DR.

NAGO, WISCONSIN

SPECIFICATIONS

& DETAILS

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Naperville, IL | Irvine, CA

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DATE: 9/5/2023

SCALE: N.T.S.

JOB NO. 3210234.01

PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: JJJ

SHEET NUMBER

C300

VILLAGE OF MUKWONAGO WAUKESHA AND WALWORTH COUNTIES

PC RESOLUTION NO. 2023-09

A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR EMPIRE/MILWAUKEE TOOL/SCHWER PHLECHT & WERKZEUG PROPERTIES, LLC AT 929 EMPIRE DR AND HOLZ PARKWAY, PARCEL NUMBER MUKV 1969-988-006 AND MUKV 1969-988-001

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

WHEREAS, the application has been submitted by Milwaukee Tool (Owner),

WHEREAS, the use is permitted within the M-4 – Medium Heavy Industrial in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the addition at 929 Empire Dr, based upon the plan of operation and plans submitted to the Village.

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

Staff recommends the Planning Commission approve with conditions, for the request to construct a parking lot as set forth in the attached resolution.

- 1. Obtain any necessary permits from the Village Building Inspection Department.
- 2. This parking lot was not accounted for in any storm water calculations and that upon future development, a storm water management plan or plan amendment will need to be prepared to account for said parking lot, and any future development on the site.
- 3. Final Inspection by Village staff once complete.
- 4. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,

Approved and Adopted this 12th day of September 2023 by the Plan Commission of the Village of Mukwonago, Wisconsin.

	APPROVED:
ATTESTATION:	Fred H. Winchowky, Village President
	Linda Gourdoux, WCMC Deputy Clerk-Treasurer



PLANNING COMMISSION

September 12, 2023, at 6:30 pm Mukwonago, WI

EXTRATERRITORIAL REVIEW OF A FOUR-LOT CERTIFIED SURVEY MAP LOCATED AT N9033 AND N9025 ARMY LAKE ROAD IN THE TOWN OF EAST TROY, WALWORTH COUNTY

Project Summary

Request: Extraterritorial review of a four-lot certified survey map

Applicant: Estate of Audrey Noffz, owner (Linda and Scott Kosteretz, applicant)

Location: N9033 and N9025 Army Lake Road (Town of East Troy)

Parcel number: P ET1500005B (Walworth County)

Planning Staff Review

The Estate of Audrey Noffz owns a parcel off Army Lake Road in the Town of East Troy and has submitted a certified survey map to create four parcels per the estate and final wishes of Audrey Noffz. The Village is reviewing this survey in the Town because it is within the Village's extraterritorial review area. The Town of East Troy and Walworth County have already approved the certified survey map.



Potential Plan Commission Motion:

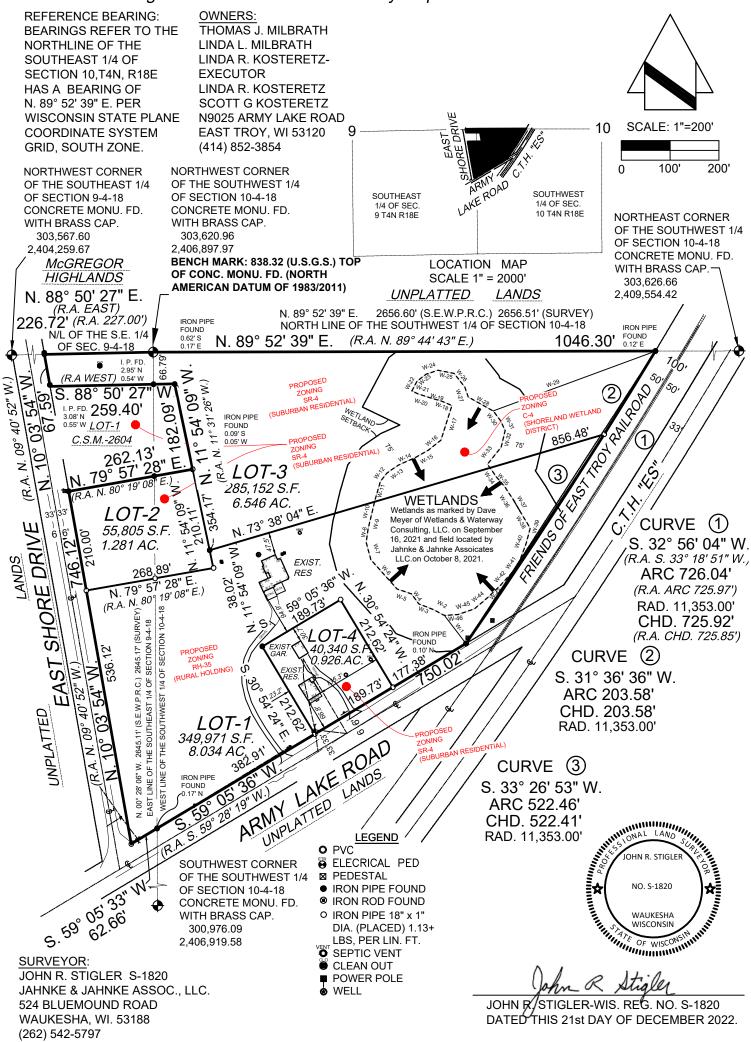
Recommend to the Village Board the approval of the proposed certified survey map as set forth in Resolution 2023-49 (as drafted OR as amended)

Attachments

- 1. Certified survey map
- 2. Draft Resolution 2023-49

CERTIFIED SURVEY MAP NO.

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN Being a redivision of Certified Survey Map No. 2604 & 3225



CERTIFIED SURVEY MAP NO.

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN

Being a redivision of Certified Survey Map No. 2604 & 3225 REFERENCE BEARING: OWNERS: BEARINGS REFER TO THE THOMAS J. MILBRATH LINDA L. MILBRATH NORTHLINE OF THE SOUTHEAST 1/4 OF LINDA R. KOSTERETZ-SECTION 10,T4N, R18E **EXECUTOR** HAS A BEARING OF LINDA R. KOSTERETZ N. 89° 52' 39" E. PER SCOTT G KOSTERETZ WISCONSIN STATE PLANE N9025 ARMY LAKE ROAD SCALE: 1"=80' EAST TROY, WI 53120 COORDINATE SYSTEM GRID, SOUTH ZONE. (414) 852-3854 80' 40' W-24 PROPOSED TIAL) ZONING WETLAND C-4 (SHORELAND SETBACK DISTRICT) 856 75' ESIDENTIAL) WETLANDS Wetlands as marked by Dave Meyer of Wetlands & Waterway Consulting, LLC. on September 16, 2021 and field located by Jahnke & Jahnke Assoicates LLC.on October 8, 2021. W-45 W.AA W-46 **IRON PIPE FOUND** 0 10' N. SURVEYOR JOHN R. STIGLER S-1820 JAHNKE & JAHNKE ASSOC., LLC. JOHN R. STIGLER-WIS. REG. NO. S-1820 711 W. MORELAND BLVD.

DATED THIS _____ DAY OF

Sheet 2 of ?

WAUKESHA, WI. 53188

(262) 542-5797

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CERTIFIED SURVEY MAP NO._____

Sheet 3 of ?

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:
BEARINGS REFER TO THE
NORTHLINE OF THE
SOUTHEAST 1/4 OF
SECTION 10,T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

OWNERS: THOMAS J. MILBRATH LINDA L. MILBRATH LINDA R. KOSTERETZ-EXECUTOR LINDA R. KOSTERETZ SCOTT G KOSTERETZ N9025 ARMY LAKE ROAD EAST TROY, WI 53120 (414) 852-3854

WETLAND CHART

W-1	74.00'	N. 37° 33' 23" W. (TIE)	W-24	26.44'	N. 71° 19' 45" E.
W-2	26.54'	N. 61° 54' 42" W.			
W-3	31.99'	N. 68° 43' 29" W.			
W-4	25.60'	N. 36° 09' 27" W.	W-26	36.13'	S. 38° 20' 44" E.
W-5	31.85'	N. 71° 07' 53" W.	W-27	21.98'	S. 18° 39' 23" E.
			W-28	59.82'	S. 60° 59' 42" E.
W-6	81.55'	N. 41° 52' 31" W.	W-29		S. 69° 44' 51" W. (TIE)
W-7	38.24'	N. 14° 55' 33" W.		26.83'	` ,
W-8	28.84'	N. 08° 23' 27" E.			
W-9	24.10'	N. 13° 56' 30" E.	W-31	21.08'	S. 24° 59' 45" E.
W-10	34.08'	N. 13° 06' 24" E.	W-32	35.58'	S. 13° 30' 17" W.
			W-33	45.55'	S. 38° 41' 54" W.
W-11	43.07'	N. 16° 12' 45" E.	W-34		S. 34° 32' 51" E.
W-12	21.95'	N. 37° 39' 34" E.	W-35	25.68'	S. 41° 07' 34" E.
W-13	29.29'	N. 55° 26' 13" E.			
W-14	40.49'	N. 65° 56' 35" E.	W-36	34.44'	S. 33° 39' 52" E.
W-15	29.57'	N. 60° 07' 25" E.	W-37	27.71'	S. 29° 43′ 38″ E.
			W-38	41.21'	S. 29° 43′ 38″ E.
W-16	33.16'	N. 51° 16' 49" E.	W-39	30.83'	S. 14° 53' 39" W.
W-17	75.42'	N. 17° 43' 38" E.	W-40	45.33'	S. 20° 05' 04" W.
W-18	22.72'	N. 66° 37' 33" W.			
W-19	29.44'	N. 73° 14' 47" W.	W-41	28.33'	S. 36° 34' 32" W.
W-20	21.74'	N. 72° 12' 30" W.	W-42	31.69'	S. 42° 17' 23" W.
			W-43	36.90'	S. 46° 00' 43" W.
W-21	15.21'	N. 64° 22' 24" W.	W-44	36.76'	S. 49° 27' 43" W.
W-22	22.85'	N. 28° 10' 31" E.	W-45	36.54	S. 70° 59' 44" W.
W-23	23.48'	N. 52° 04' 47" E.	W-46	28.39'	S. 86° 36' 55" W.

SURVEYOR: JOHN R. STIGLER S-1820 JAHNKE & JAHNKE ASSOC., LLC. 711 W. MORELAND BLVD. WAUKESHA, WI. 53188 (262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS _____ DAY OF ____ 20___

CERTIFIED SURVEY MAP NO.

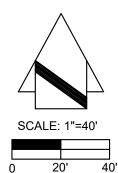
Sheet 4 of ?

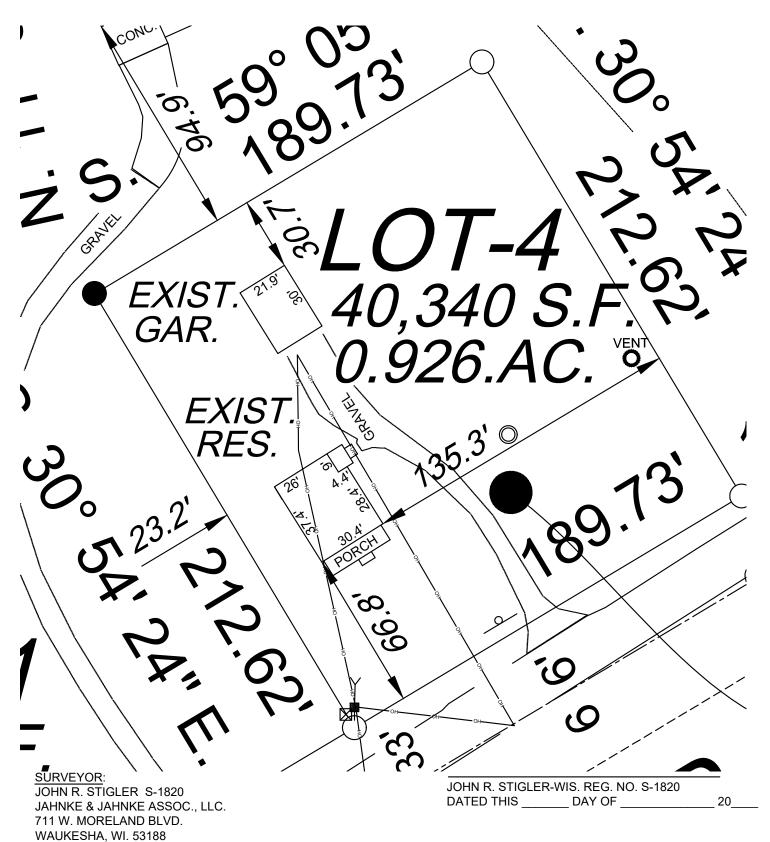
A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING: BEARINGS REFER TO THE NORTHLINE OF THE SOUTHEAST 1/4 OF SECTION 10,T4N, R18E HAS A BEARING OF N. 89° 52' 39" E. PER WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE.

(262) 542-5797

OWNERS: THOMAS J. MILBRATH LINDA L. MILBRATH LINDA R. KOSTERETZ-**EXECUTOR** LINDA R. KOSTERETZ SCOTT G KOSTERETZ N9025 ARMY LAKE ROAD EAST TROY, WI 53120 (414) 852-3854





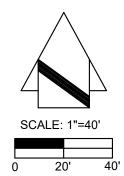
CERTIFIED SURVEY MAP NO._____

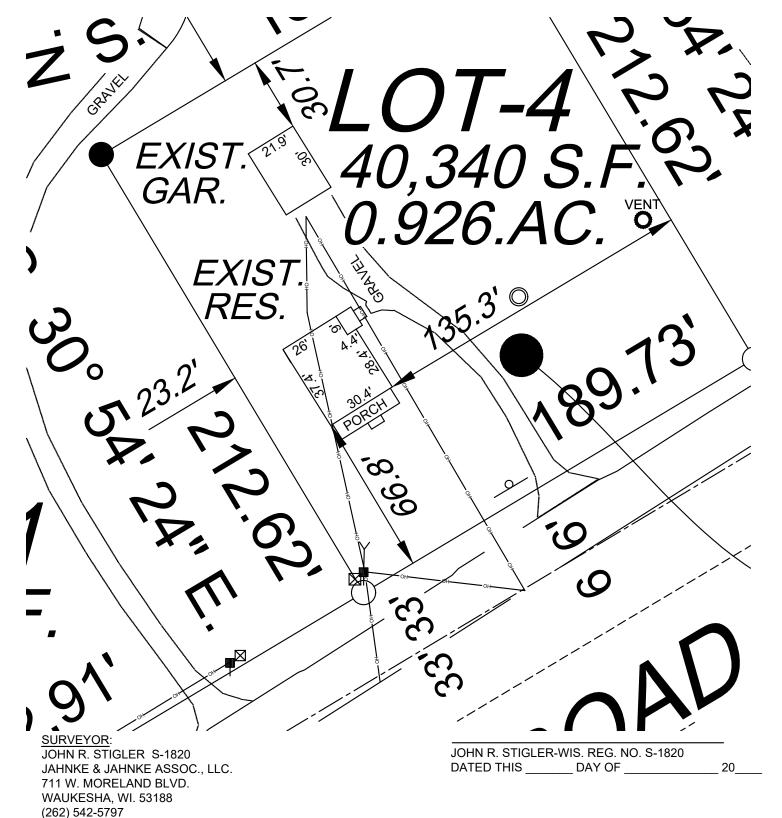
Sheet 5 of ?

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OWNERS:
THOMAS J. MILBRATH
LINDA L. MILBRATH
LINDA R. KOSTERETZEXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854





CERTIFIED SURVEY MAP NO.

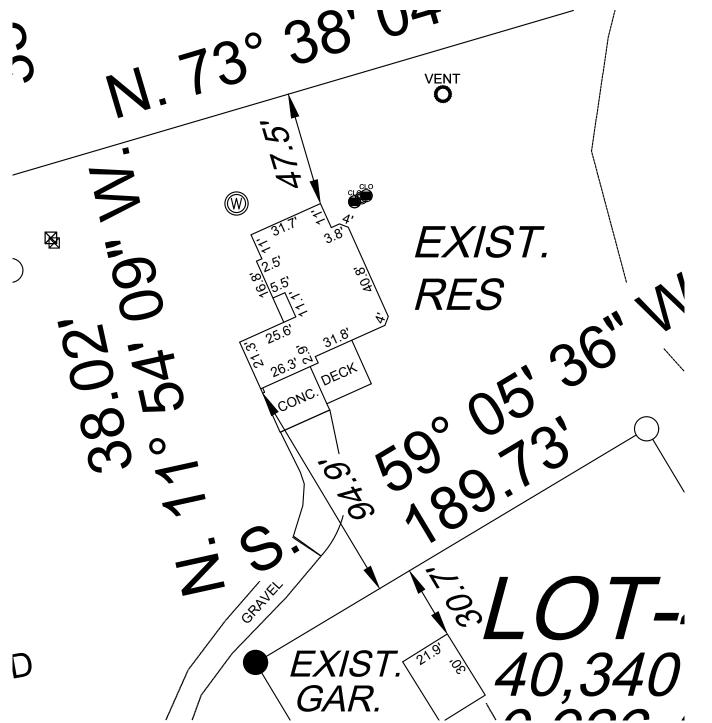
Sheet 6 of ?

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0 20' 40'



SURVEYOR: JOHN R. STIGLER S-1820 JAHNKE & JAHNKE ASSOC., LLC. 711 W. MORELAND BLVD. WAUKESHA, WI. 53188 (262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820 DATED THIS _____ DAY OF

20

CERTIFIED SURVEY MAP NO. Sheet 7 of ? A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN Being a redivision of Certified Survey Map No. 2604 & 3225 REFERENCE BEARING: OWNERS: BEARINGS REFER TO THE THOMAS J. MILBRATH NORTHLINE OF THE LINDA L. MILBRATH LINDA R. KOSTERETZ-SOUTHEAST 1/4 OF **EXECUTOR** SECTION 10,T4N, R18E HAS A BEARING OF LINDA R. KOSTERETZ SCOTT G KOSTERETZ N. 89° 52' 39" E. PER WISCONSIN STATE PLANE N9025 ARMY LAKE ROAD SCALE: 1"=200' EAST TROY, WI 53120 COORDINATE SYSTEM GRID, SOUTH ZONE. (414) 852-3854 <u>20</u>0' 100 NORTHWEST CORNER NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 **OF SECTION 10-4-18** OF SECTION 9-4-18 CONCRETE MONU. FD. CONCRETE MONU. FD. NORTHEAST CORNER WITH BRASS CAP. WITH BRASS CAP. OF THE SOUTHWEST 1/4 303,620.96 303,567.60 **OF SECTION 10-4-18** 2,404,259.67 2,406,897.97 CONCRETE MONU, FD. BENCH MARK: 838.32 (U.S.G.S.) TOP **McGREGOR** WITH BRASS CAP. OF CONC. MONU. FD. (NORTH HIGHLANDS 303,626.66 N. 88° 50' 27" E. (R.A. EAST) AMERICAN DATUM OF 1983/2011) UNPLATTED LANDS 2.409.554.42 N. 89° 52' 39" E. 2656.60' (S.E.W.P.R.C.) 2656.51' (SURVEY) **72'** (R.A. 227.00') NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-4-18 N/L OF THE S.E. 1/4 N. 89° 52' 39" E. (R.A. N. 89° 44′ 43" E.) 1046.30' OF SEC. 9-4-18 I. P. FD. 2.95' N *A WEST)* 0.54' W - Still Ord S. 88° 50' 27 PROPOSEU ZONING SR-4 IRBAN RESIDENTIAL) **09"** 26" W. I. P. FD. 259.40' 3.08' N LOT-1 ZONING C-4 (SHORELAND WETLAND DISTRICT) C 48 856.48 To A State of the PROPOSED 60 C.S.M.-2604 262.13' E 79° 57' 28" E ż LOT-3 (3) (R.A. (R.A. N. 80° 19' 08 . 285,152 S.F. WETLANDS 6.546 AC. 38' 04" E Wetlands as marked by Dave Meyer of Wetlands & Waterway Consulting, LLC. on September 16, 2021 and field located by Jahnke & Jahnke Assoicates LOT-2 CURVE (1) 55,805 S.F. S. 32° 56' 04" W. 1.281 AC (R.A. S. 33° 18' 51" W.) ARC 726.04' on October 8, 2021. EXIST. 268.89' Z N. 79° 57' 28" E. . 60 RES ઝુ**ં** 54, (R.A. ARC 725.97') *0*2, (R.A. N. 80° RAD. 11,353.00' 2645.17' (SURVEY) SECTION 9-4-18 CHD. 725.92 (R.A. CHD. 725.85') PROPOSED ZONING RH-35 (RURAL HOLDI (2) CURVE S. 31° 36' 36" W. 2645.11' (S.E.W.P.R.C.) THE SOUTHEAST 1/4 OF ARC 203.58' CHD. 203.58' S 23 LOT-1 RAD. 11,353.00' 349,971 S.F. 382.91 CURVE ③ EAST LINE OF S. 33° 26' 53" W. ARC 522.46' CHD. 522.41' RAD. 11,353.00 SOUTHWEST CORNER OF THE SOUTHWEST 1/4 **OF SECTION 10-4-18** CONCRETE MONU. FD. WITH BRASS CAP. 300 976 09 2 406 919 58 SURVEYOR: JOHN R. STIGLER S-1820 JAHNKE & JAHNKE ASSOC., LLC. JOHN R. STIGLER-WIS. REG. NO. S-1820

20

DATED THIS _____ DAY OF

711 W. MORELAND BLVD.

WAUKESHA, WI. 53188

(262) 542-5797

CERTIFIED SURVEY MAP NO._____

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN Being a redivision of Certified Survey Map No. 2604 & 3225

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All that part of Northeast One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section 9 and part of the Northwest One-Quarter (1/4) of the Southwest One-Quarter (1/4) of Section 10, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, further described as follows:

Beginning at the Northwest corner of the southwest corner of One-Quarter of Section 10, 4-18 being marked by a concrete monument; thence North 89° 52' 39" East 1046.30 feet (recorded as North 89° 44' 43" East) to the west right of way line of "CTH ES". Thence Southeasterly 203.18 feet along the arc of a curve 203.58 feet and southerly right of way line curve line to the west, with a radius of 11,353.00 feet, chord bears South 31° 36' 36"West 203.58 feet thence 522.46 feet Southerly along the arc of a curve of radius 11,353.00 feet, chord bears South 33°26'53" West 3522.43 feet along said westerly right of way line of "CTH E" thence South 59° 05' 36" West 750.02 feet (recorded as South 59° 28'19" West to the east right of way line, Thence North 10° 03' 54"West along the East right of way line of the East Shore Drive; North 10° 03' 54" West 536.12 Feet along said east right of way line. Thence North 79° 57' 28" East (recorded as 80° 19' 08" East); thence North 10°03'54" East, 226.72 feet to the place of beginning. Containing an area of 731,268 square feet or 16.787 acres of land.

I further certify that I have made such survey, land division, and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing, and mapping the same.

JOHN R. STIGLER - Wis. Reg. No. S-1820			
STATE OF WISCONSIN) _{SS} WAUKESHA COUNTY)			
The above certificate subscribed and sworn to me	e this day of	, 2023.	
My commission expires April 17th, 2027.			
\overline{M}	IOHAMMAD RANJHA - 1	NOTARY PUBLIC	

SHEET: 8 of ?

JAHNKE & JAHNKE

ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT▶ EMPOWER▶ DESIGN

WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JRS			
JOB NO.: 22-9496			
REVISION			
DATE	DESCF	RIPTION	BY

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

RESOLUTION APPROVING PETITION LAND SEPARATION/CSM

Whereas, the Planning Commission for the Town of East Troy convened on May 17, 2023; and

Whereas the applicant, Linda and Scott Kosteretz, Parcel No. P ET 1500005B applied for a Land Separation/CSM to separate and redistribute land according to the estate and final wishes of Audrey Noffz; and

Whereas the Planning Commission noted that all parcels are conforming and the wetlands are delineated in the presented CSM; and

Whereas the Planning Commission took into consideration the statement from the other concerned party in support of the request; and the language included in the Last Will and Testament of Audrey Noffz; and

Whereas, the Planning Commission voted unanimously to approve the applicants' Land Separation and CSM on May 17, 2023;

Whereas, the Town Board met on June 12, 2023 to consider the recommendation of the Planning Commission as it related to this applicant's proposed Conditional Use permit at the location described above and approved the same unanimously:

NOW, THERFORE, BE IT RESOLVED that the Land Separation/CSM at N9033 and N9025 Army Lake Road East Troy, WI 53120, PA 260400002, PA 260400003, PA 322500004 is APPROVED.

STATE OF WISCONSIN

22

COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly elected, qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 12th day of June, 2023, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 13th day of June, 2023.

KIM BUCHANAN, CLERK/TREASURER

Town of East Trov

VILLAGE OF MUKWONAGO RESOLUTION 2023-49

RESOLUTION APPROVING A CERTIFIED SURVEY FOR A PROPERTY LOCATED AT N9033 AND N9025 ARMY LAKE ROAD IN THE TOWN OF EAST TROY, WALWORTH COUNTY

WHEREAS, Linda and Scott Kosteretz (applicant) on behalf of the Estate of Audrey Noffz, this property located at in the Town of East Troy and has submitted a certified survey map to the Village for review; and

WHEREAS, the property is located in the Village's extraterritorial review area and is therefore subject to the review by the Village; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on September 12, 2023, and recommended approval of the same as set forth in this resolution; and

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Mukwonago approves the proposed certified survey map subject to the following conditions:

- 1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
- 2. The certified survey map must comply with the Town of East Troy's approval which was granted on June 12, 2023.
- 3. The property owner must pay all fees and charges that are owed to the Village.

The Village President is authorized to sign the original certified survey map when the above conditions have been satisfied as determined by the Village Planner.

Passed and dated this 20th day of September 2023.

VILLA	GE OF MUKWONAGO
By:	
	Fred Winchowky, Village President
^ ++ - - + -	
Attest:	
	Diana Dykstra, Village Clerk