



Town of Mukwonago Waukesha County

*

W320 S8315 Beulah Road • Mukwonago, WI 53149
Phone: (262) 363-4555 • Fax: (262) 363-8377

SUBMIT TO:

Tim Schwecke, Town Planner

DEADLINE, *By noon on Tuesday*

Returning Applicants, please have application materials in three weeks prior to Plan Commission Meeting which is on the first Wednesday of the month. *New* Applicants, please have application materials in four weeks prior to Plan Commission Meeting which is on the first Wednesday of the month

**CALL FOR AN APPOINTMENT
(262) 363-4555**

APPLICATION

TOWN OF MUKWONAGO PLANNING COMMISSION AGENDA

OWNER: Mukwonago Area School District AGENT: Andy Wegner

PROPERTY ADDRESS: S93W30575 Hwy NN

LEGAL DESCRIPTION School Grounds TAX KEY # MUKT1959993007

DAYTIME PHONE NUMBER 262-363-6300 x 24300 FAX: 262-363-6272

SPECIFIC REQUEST (Please check appropriate item)

- | | |
|--|---|
| <input type="checkbox"/> Certified Survey Map | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Lot NOT Abutting Public Road | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan & Plan of Operation | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Subdivision Plat | |

DETAILS OF PROPOSAL:

See enclosed description. 42' x 75' x 13'-6" Maintenance Storage Building

I, the undersigned, have been advised that pursuant to the Town of Mukwonago Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statutes, if the Town Attorney, Town Engineer or any other Town professional provides services to the Town as a result of my activities, whether at my request or at the request of the Town, I shall be responsible for the fees incurred by the Town. Also, I have been advised that pursuant to the Town of Mukwonago Code of Ordinances, certain other fees, costs, and charges are my responsibility.



Signature of Property Owner

385. E. Veterans Way Mukwonago, WI 53149

Address of Property Owner

Signature of Responsible Party

Address of Responsible Party

Planner approves this request on agenda

Received by Town Representative / Date



Dear Town of Mukwonago Planning Commission,

Mukwonago schools is proposing to build a storage building at the location of S93W30575 County Rd NN, Mukwonago, WI 53149. It is a 14.27 acre lot.

The purpose of the building will be for equipment storage and light maintenance of equipment.

Building size will be 42' x 75' with a 13'-6" ceiling height. Roof and sidewalls will be 26 gauge metal. Colors are gray and blue to match the storage building at the high school track. There are 4 windows with shutters facing the street to add curb appeal. Doors are located on the sides away from the street. The building will be engineer stamped and built to the State of Wisconsin commercial specifications, wind load and snow loads. Peak height of building is 22' and roof pitch is 4/12.

Building will be serviced by electricity with gutters and downspouts directing water away from the building. Survey and building drawings are submitted.

Thank you for your consideration,

Bill Canfield

Email from builder re: updated submittal.

Ben Greenberg

From: Bill Canfield <bill@canfieldbuildings.com>
Sent: Thursday, October 17, 2024 1:59 PM
To: Ben Greenberg
Cc: Office Manager
Subject: MHS Maintenance Building Submittal
Attachments: Elevation Drawings Muk.pdf; Zoning Narrative MHS Blg Updated AW 7-2-24 (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Ben,

Attached are the drawing updates for the MHS Maintenance Building. We added a wrap around canopy and a canopy above the overhead door. Canopy, brick, windows and shutters are all part of the compliance for architectural features.

There is a site plan that shows trees on property at the street. We are adding 4 x new low evergreen plantings. This will add variety to the existing large oak trees. The trees at street and the added shrubs and plantings near the building are beyond the needed planting points per zoning code.

It is my understanding that submitting as a Maintenance Building is an approved use for the property and will count as a primary building.

We request to be on the November Planning Commission Agenda.

Let me know any questions or needed items.

Thank you

Bill Canfield
President

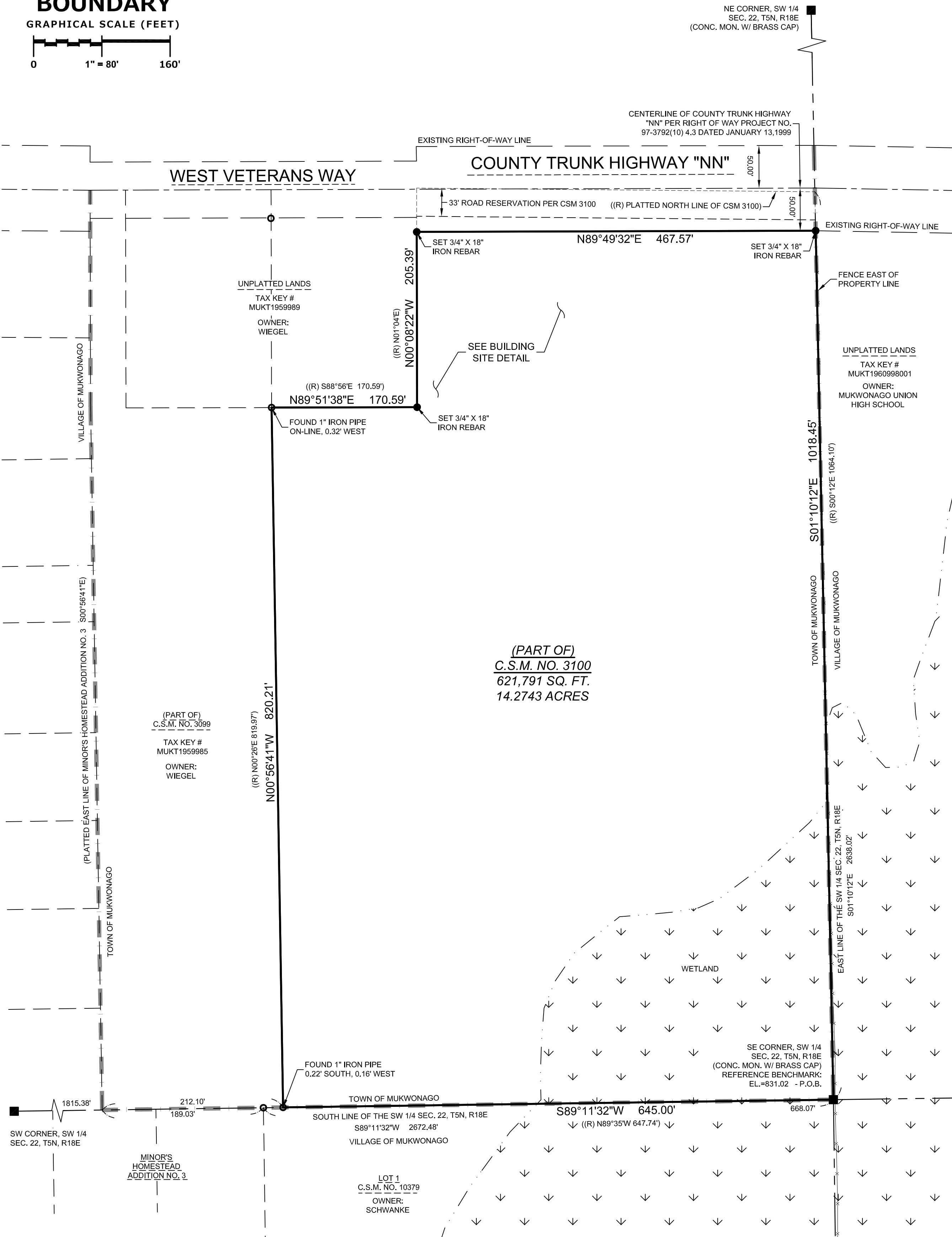
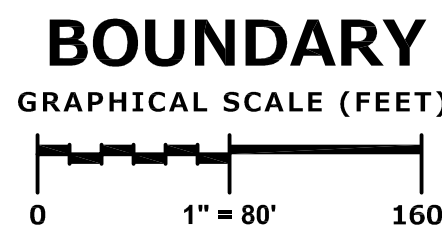
Canfield Custom Buildings, Corp.
S66 W27890 River Road
Waukesha, WI 53189
262-544-9230 Phone
262-549-4066 Fax

E-mail: bill@canfieldbuildings.com
Website: www.canfield-construction.com

"Dynamic building solutions that enhance the way you live, work and play"



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The south line of the Southwest 1/4 of Section 22, Township 5 North, Range 18 East has a bearing of S89°11'32"W.



LEGAL DESCRIPTION:

Certified Survey Map No. 3100, as recorded in the Register of Deeds office for Waukesha County as Document No. 1019923, being a parcel of land in the Southwest 1/4 of Section 22, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

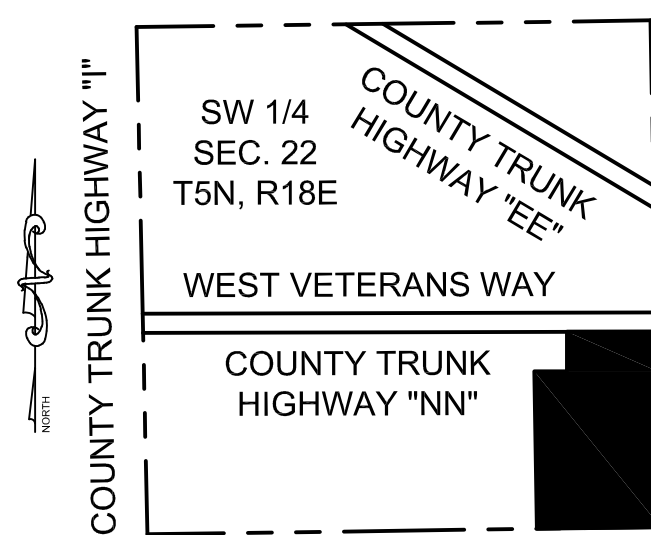
TAX KEY NO.: MUKT1959993007

MORE PARTICULARLY DESCRIBED AS:

Being a part of Certified Survey Map No. 3100, as recorded in the Register of Deeds office for Waukesha County as Document No. 1019923, being a parcel of land in the Southwest 1/4 of Section 22, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin, described as:

Beginning at the southeast corner of the Southwest 1/4 of said Section 22 and the southeast east corner of said Certified Survey Map; thence South 89°11'32" West along the south line of said Southwest 1/4, 645.00 feet; thence North 00°56'41" West, 820.21 feet; thence North 89°11'38" East, 170.59 feet; thence North 00°08'22" West, 205.39 feet to the south right of way line of West Veterans Way - County Trunk Highway "NN"; thence North 89°49'32" East along said south right of way line, 467.57 feet to the east line of the aforesaid Southwest 1/4 and the east line of Certified Survey Map No. 3100; thence South 01°10'12" East along said east line, 1018.45 feet to the Point of Beginning.

VICINITY MAP
SCALE 1"=1000'



GENERAL NOTES

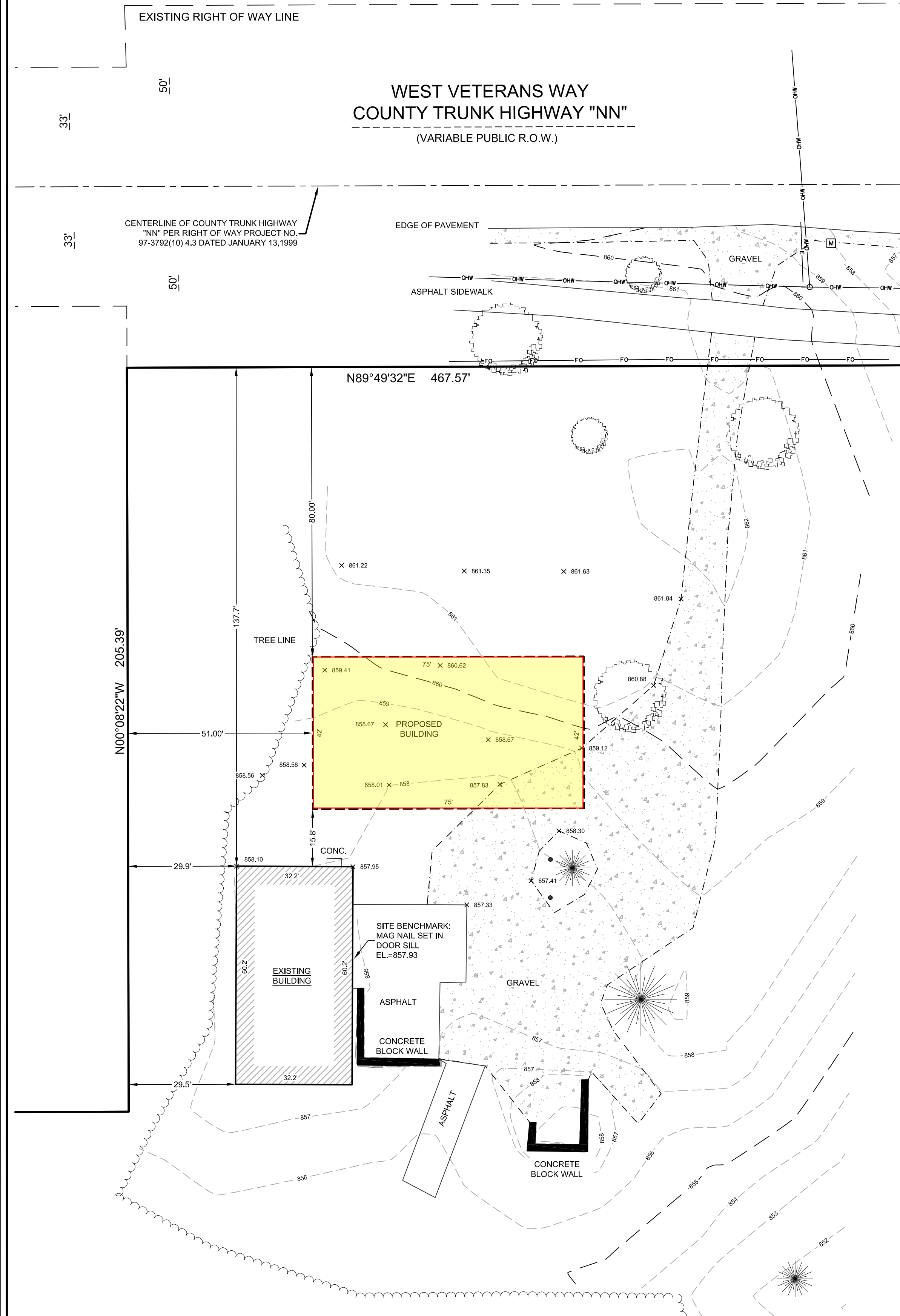
1. Survey prepared for: Mukwonago School District
2. Field work completed on JANUARY 14, 2019
3. No title or letter report was provided for this survey.
4. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client, Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southwest 1/4 Section 22, Town 5 North, Range 18 East, Elevation = 831.02.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20190102773 with a clear date of JANUARY 08, 2019. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. No wetlands were delineated in the process of conducting the fieldwork. Wetlands shown on the subject property per the Department of Natural Resources 2010 Wisconsin Wetland Inventory as depicted on the Waukesha County GIS View website.

LEGEND OF SYMBOLS & ABBREVIATIONS

<ul style="list-style-type: none"> ○ SANITARY MANHOLE ⊗ STORM MANHOLE □ STORM INLET ⊕ CLEANOUT ○ CATCH BASIN ⊗ LATERAL ⊗ UNKNOWN MANHOLE ⊗ WELL ⊗ HYDRANT ⊗ WATER VALVE ⊗ DOWN SPOUT ⊗ SPRINKLER VALVE ⊗ WATER SHUT OFF ⊗ STANDPIPE ⊗ WATER MANHOLE ⊗ FLOOD LIGHT ⊗ LIGHT POLE ⊗ TRAFFIC SIGNAL ⊗ UTILITY POLE ⊗ GUY WIRE 	<ul style="list-style-type: none"> △ FIBER OPTIC MARKER ⊗ FIBER OPTIC MANHOLE/VAULT ⊗ TELEPHONE PEDESTAL ⊗ TELEPHONE MANHOLE/VAULT ⊗ TELEPHONE MARKER ⊗ TRANSFORMER ⊗ ELECTRIC METER/PEDESTAL ⊗ ELECTRIC MANHOLE/VAULT ⊗ CABLE TV RISER/BOX ⊗ CABLE TV MANHOLE/VAULT ⊗ GAS VALVE ⊗ GAS METER ⊗ GAS MARKER ⊗ AIR CONDITIONING UNIT ⊗ VENT → DIRECTIONAL ARROW ⊗ DUMPSTER ⊗ HANDICAP STALL ⊗ SPOT ELEVATION 	<ul style="list-style-type: none"> ⊗ SIGN ⊗ MAIL BOX ⊗ FLAG POLE ⊗ BASKETBALL HOOP ⊗ BOLLARD ⊗ CROSS CUT ⊗ IRON PIPE ⊗ IRON REBAR/ROD ⊗ MAG NAIL ⊗ SECTION MONUMENT ⊗ BENCH MARK ⊗ CONIFER TREE ⊗ DECIDUOUS TREE ⊗ BUSH ⊗ WETLAND SYMBOL
<ul style="list-style-type: none"> — SANITARY SEWER — STORM SEWER — W WATER MAIN — FO FIBER OPTIC LINE — T TELEPHONE LINE — E ELECTRIC LINE — OHW OVERHEAD WIRES — CATV CABLE TELEVISION — G GAS MAIN — WET WETLANDS — TREE LINE — NO ACCESS 	<ul style="list-style-type: none"> CL = CENTERLINE CONC. = CONCRETE EL. = ELEVATION EXT. = EXISTING INV. = INVERT MON. = MONUMENT P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT R.O.W. = RIGHT OF WAY SEC. = SECTION SQ. FT. = SQUARE FEET WI = WIDTH (R) = RECORDED AS (D) = DEEDED AS 	

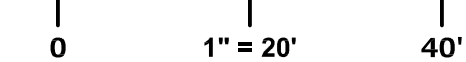
I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-7 s.35.93 of the Wisconsin State Statutes.

SIGNED: JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461



BUILDING SITE DETAIL

GRAPHICAL SCALE (FEET)



S93W30575 COUNTY TRUNK HIGHWAY "NN"

C.S.M. NO. 3100, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SEC. 22, T5N, R18E, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

NO.	DESCRIPTION	DATE
1	PROPOSED BUILDING	05/02/2024

REG. JOB NO.: 703-10
REG. PM: /
DATE: 07/01/19
SCALE: N/A

SHEET

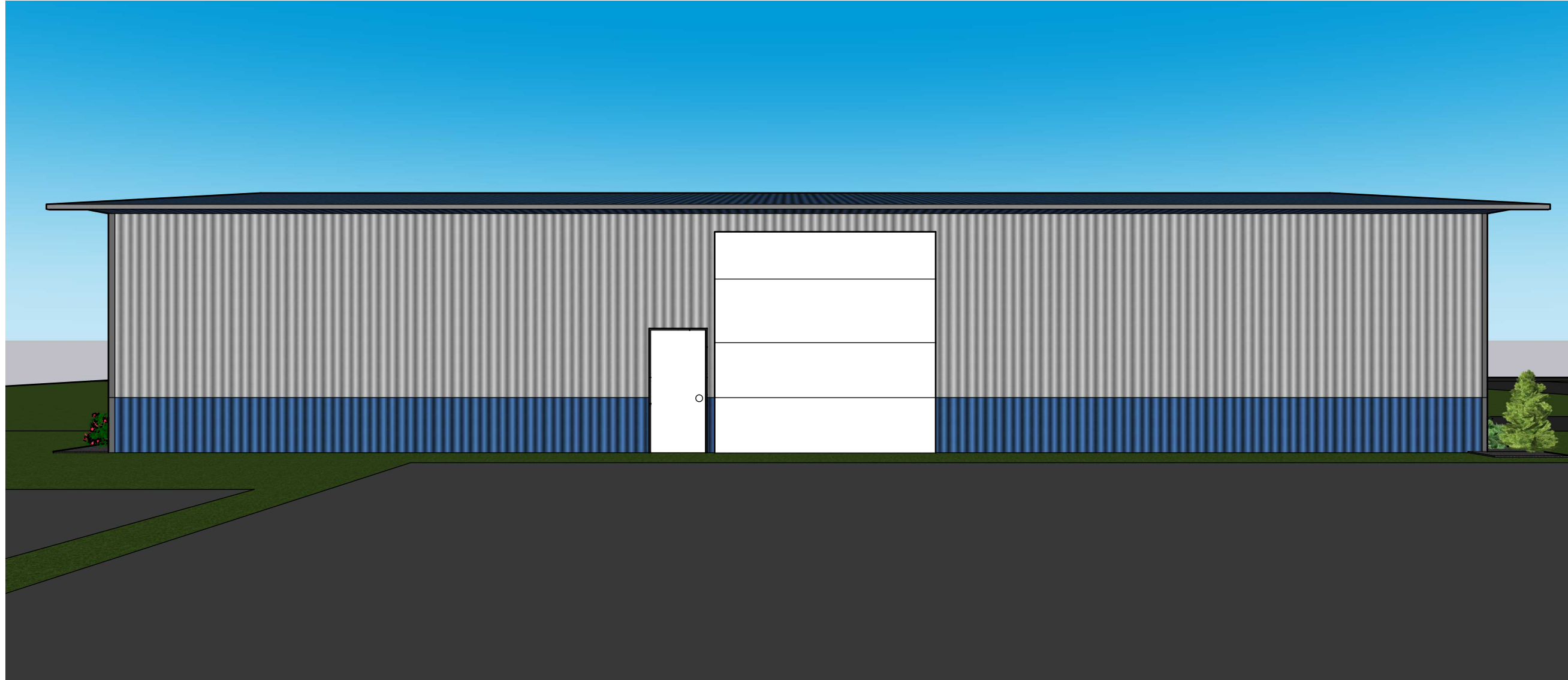
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PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

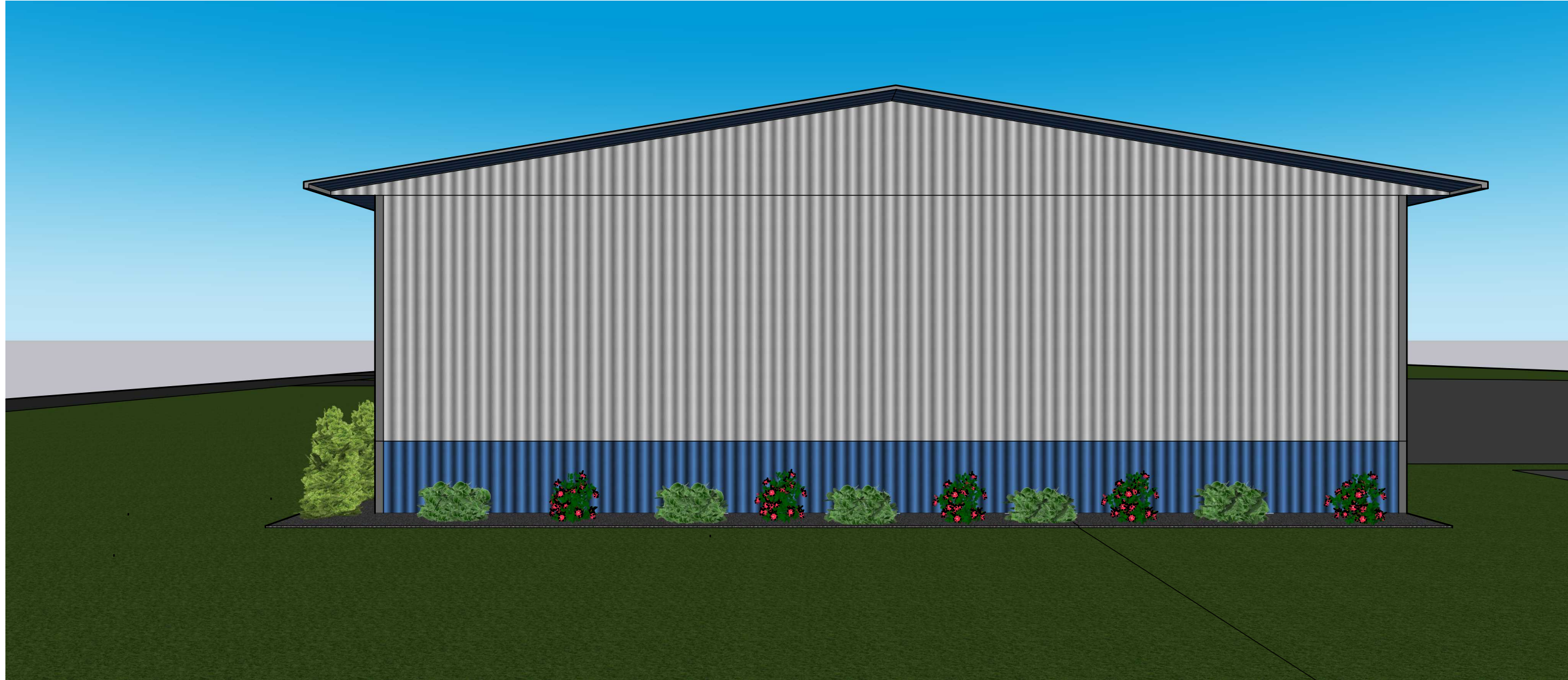
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE



	CANFIELD BUILDINGS	
	MUKWONAGO STROAGE BUILDING	
	REVISED: OCTOBER 10 2024	
	SCALE: NA	SHEET 1 OF 5



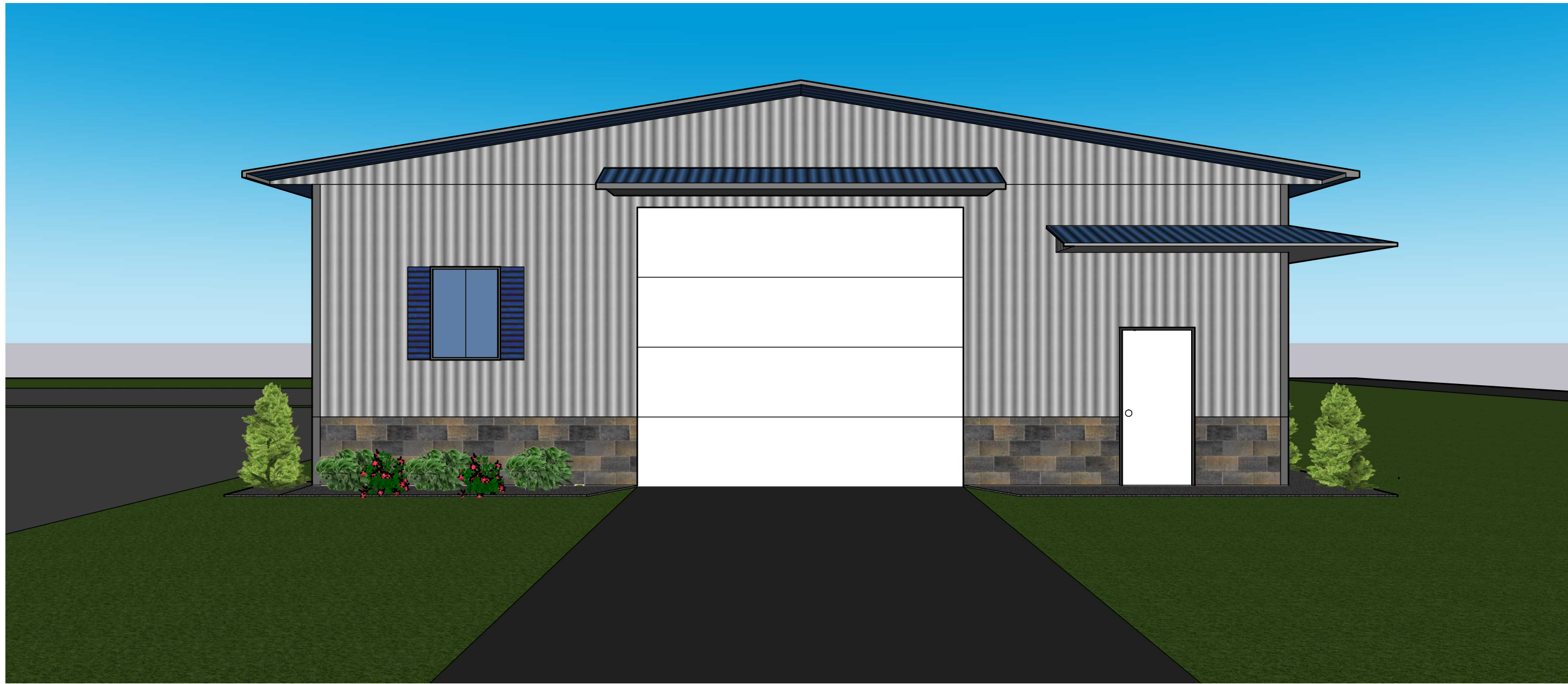
	CANFIELD BUILDINGS	
	MUKWONAGO STROAGE BUILDING	
	REVISED: OCTOBER 10 2024	
	SCALE: NA	SHEET 2 OF 5

10 new low evergreen, 7 shrubs - Front

10 shrubs - side



CANFIELD BUILDINGS	
MUKWONAGO STROAGE BUILDING	
REVISED: OCTOBER 10 2024	
SCALE:NA	SHEET 3 OF 5



CANFIELD BUILDINGS

MUKWONAGO STROAGE BUILDING

REVISED : OCTOBER 10 2024

SCALE: NA

SHEET 4 OF 5



EXISTING 1 - 40' - 100' OAK 5 EACH = 150 POINTS
 EXISTING 2 - 30' OAK 4 EACH = 60 POINTS
 EXISTING 3 - 35' EVERGREEN 3 EACH = 120 POINTS
 NEW PLANTINGS 4 - LOW EVERGREEN 4 EACH = 48 POINTS
 TOTAL 378 POINTS

**Total (ex 2 35' Evergreens)
 = 298 points.**

CANFIELD BUILDINGS	
MUKWONAGO STROAGE BUILDING	
REVISED : OCTOBER 10 2024	
SCALE: NA	SHEET 5 OF 5