

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

**PLAN COMMISSION MEETING**  
**Tuesday, December 12, 2023**

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 November 14, 2023 meeting.  
[20231114 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 on the request for Rezoning of Kiwanis Park Parcels from P-1 - Public and Semi Public to B-2 – General Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN) (MUKV1963996005 and MUKV1963996006), by applicant (Mikko Erkamaa).

[12.12.23 PH KIWANIS REZONE.doc](#)

- 5.2 Public Hearing for the Conditional Use Request for a Funeral Home with a Human and Pet Crematory located at 225 Eagle Lake Ave (MUKV1974009), applicant John Rozga (future owner/operator).

[PH Notice - Rozga.pdf](#)

## 6. New Business

### *Discussion and Possible Action on the Following Items*

- 6.1 Discussion and possible recommendation to approve **ORDINANCE 1017** for the Rezoning of Kiwanis Park Parcels from P-1 - Public and Semi Public to B-2 – General Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN) (MUKV 1963-996-005 and MUKV 1963-996-006), by applicant (Mikko Erkamaa).  
[Staff - Kiwanis - Rezoning.pdf](#)  
[Example of Commercial Layout.pdf](#)  
[ORDINANCE 1017 Amend Zoning Map.pdf](#)
- 6.2 Discussion and possible recommendation to approve the Conditional Use **RESOLUTION 2023-73** for the application to operate a Funeral Home and Cremation Services (Human and Pet), located at 225 Eagle Lake Ave (MUKV 1974-009), by applicant/future owner (John Rozga).  
[Staff - 225 Eagle Lake Ave - CU Rozga Funeral.pdf](#)  
[Rozga Information.pdf](#)  
[Cremation Environmental Analysis.pdf](#)  
[RESOLUTION 2023-73 CU 225\\_Eagle\\_Lake\\_Ave.pdf](#)
- 6.3 Discussion and possible approval with conditions of the Site Plan and Architectural Review, **PC-RESOLUTION 2023-12** for a Funeral Home and Cremation Services (Human and Pet), located at 225 Eagle Lake Ave (MUKV 1974009), by applicant/future owner (John Rozga).  
[Staff - 225 Eagle Lake Ave - CU Rozga Funeral.pdf](#)  
[Prelim Exterior Elevations.pdf](#)  
[Prelim Site Plan and Elevations BW.pdf](#)  
[ROZGA FUNERAL HOME-MUKWONAGO SUBMITTALS.pdf](#)  
[152328 - ROZGA FUNERAL HOME - MUKWONAGO WI - 2023DEC05.pdf](#)  
[Rozga Prelim Sign Rendering.pdf](#)  
[PC-RESOLUTION 2023-12 - SPAR Rozga.pdf](#)
- 6.4 Sign and Zoning Code Review  
[Memo #6 with attachments.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, November 14, 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  
Mark Penzkover  
Jason Wamser  
Eric Brill  
Tim Rutenbeck  
Karl Kettner

Excused: John Meiners

Also present: Erin Scharf, Community Planner/Zoning Administrator  
Tim Schwecke, CiviTech Consulting  
Linda Gourdoux, Deputy Clerk/Treasurer

#### Comments from the Public

No Comments  
Closed at 6:32 pm

#### Approval of Minutes

Motion by Kettner/Penzkover to approve minutes from October 10, 2023 regular meeting, carried.

#### New Business

**Discussion and possible approval of PC-RESOLUTION 2023-10 for a Site Plan and Architectural Review for the Lighting Plan at Empire Level/Milwaukee Tool; 929 Empire Dr and Holz Pkwy; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.**

Scharf gave overview of project.

Motion Penzkover/Kettner to recommend item goes back to staff for review, carried, Brill-No.

**Discussion and possible recommendation to the Village Board for approval of RESOLUTION 2023-49 for the Extraterritorial CSM Review for Linda and Scott Kosteretz; N9033and N9025 Army Lake Rd in the Town of East Troy; Parcel P ET1500005B.**

Scharf gave overview of project.

Motion by Penzkover/Brill to recommend to the Village Board for approval RESOLUTION 2023-49 for the Extraterritorial CSM Review for Linda and Scott Kosteretz; N9033and N9025 Army Lake Rd in the Town of East Troy; Parcel P ET1500005B, carried.

**Discussion and possible approval for PC-RESOLUTION 2023-11 for a Site Plan and Architectural Review at 201 N Rochester St; Harjinder Khasria, applicant; Parcel MUKV 1976-091-002.**

Scharf gave overview of project.

Motion Penzkover/Wamser to approve PC-RESOLUTION 2023-11 for a Site Plan and Architectural Review at 201 N Rochester St; Harjinder Khasria, applicant; Parcel MUKV 1976-091-002, carried.

**Sign and Zoning Code Overview**

Schwecke gave overview of project to date.

**Adjournment**

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC, CMC  
Deputy Clerk/Treasurer

DRAFT

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

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, December 12, 2023, for each of the following:

1. Rezoning of Kiwanis Park Parcels from P-1 - Public and Semi Public to B-2 – General Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN) (MUKV1963996005 and MUKV1963996006), by applicant (Mikko Erkamaa).

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 hearings will be conducted in the order listed on the meeting agenda.

For information regarding these public hearings, contact the Village Planner/Zoning Administrator, at [planner@villageofmukwonago.gov](mailto:planner@villageofmukwonago.gov) or 262-363-6420 \*2111 during regular office hours. All interested parties will be heard.

Notice was sent to property owners within 250 feet of the property and surrounding municipality Clerk's within 1000 feet of the Village of Mukwonago boundary.

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

Legal notice to be published in the *Waukesha Freeman* on November 21 and November 28, 2023

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

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, December 12 2023, for the following:

Conditional Use Request for a Funeral Home with a Human and Pet Crematory located at 225 Eagle Lake Ave (MUKV1974009), applicant John Rozga (future owner/operator).

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 hearings will be conducted in the order listed on the meeting agenda.

For information regarding these public hearings, contact the Village Planner/Zoning Administrator, at [planner@villageofmukwonago.gov](mailto:planner@villageofmukwonago.gov) or 262-363-6420 \*2111 during regular office hours. All interested parties will be heard.

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VILLAGE OF MUKWONAGO  
Diana Dykstra, Clerk-Treasurer



## PLANNING COMMISSION

December 14, 2023, at 6:30 pm  
Mukwonago, WI

### ZONING MAP AMENDMENTS

MUKV1963-996-005 AND MUKV1963-996-006

#### Project Summary

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|                        |                                                        |
|------------------------|--------------------------------------------------------|
| Request:               | Rezoning                                               |
| Applicant:             | Mikko Erkamaa                                          |
| Location:              | 2 Parcels on the Northwest corner of CTH NN and CTH 83 |
| Acreage:               | Parcel A: 2.8607 acres and Parcel B: 5.4297 acres      |
| Current Use:           | Park and Open Space                                    |
| Zoning Classification: | P-1 Public and Semipublic                              |

#### Planning Staff Review

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**Rezoning** The applicant is petitioning to rezone the parcels at the Northwest corner of CTH NN and CTH 83 from P-1 (Public and Semipublic) to B-2 (General Business).

The request to rezone these two parcels aligns with the surrounding current and future land use plan.

#### Recommendation:

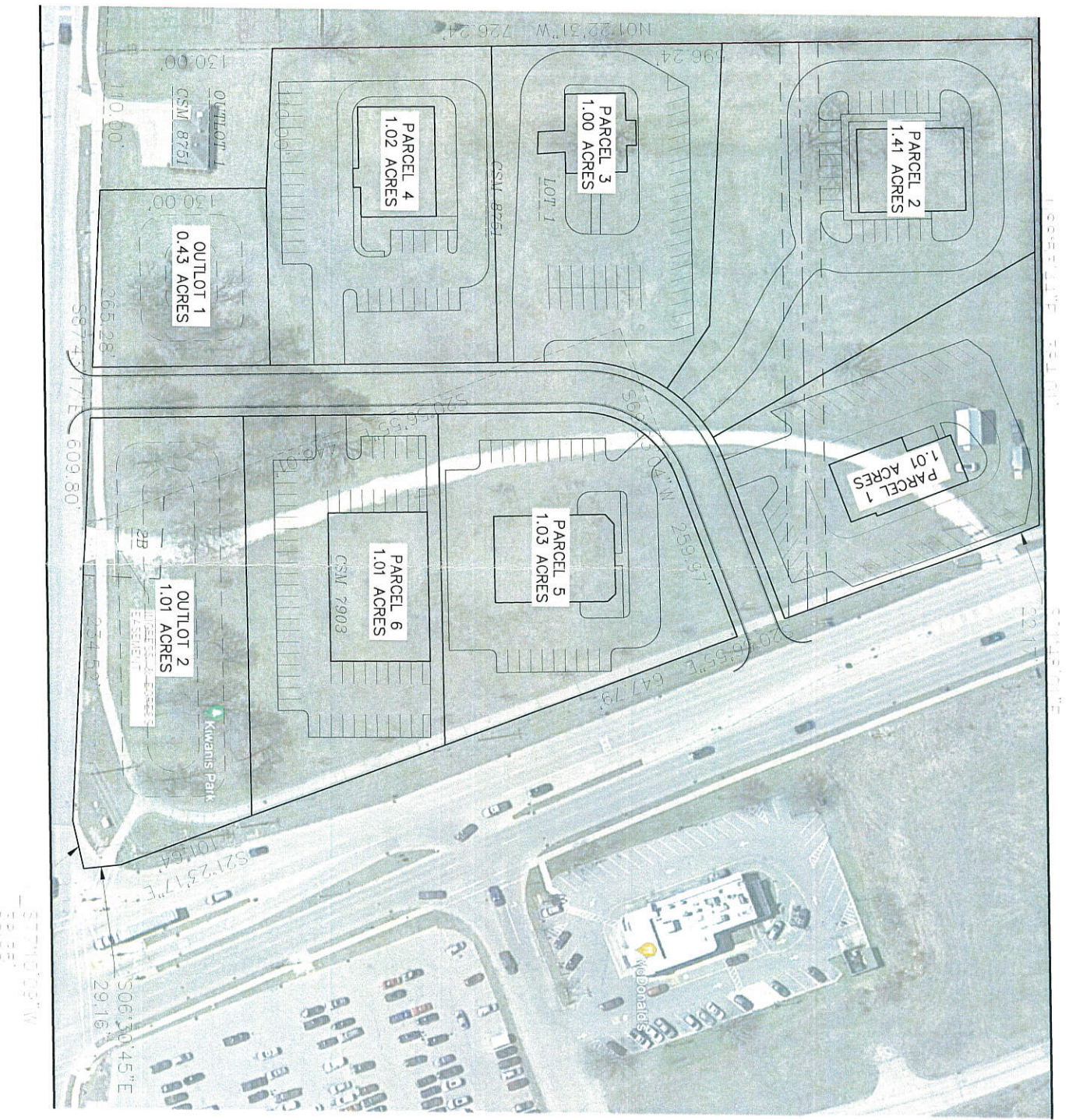
Recommend approval to the Village Board for the proposed rezoning of the parcels at CTH NN and CTH 83 from P-1 (Public and Semipublic) to B-2 (General Business) as set forth in Ordinance 1017 (as drafted OR as amended).

#### Attachments

1. Map
2. Draft Ordinance 1017







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**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

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**ORDINANCE NO. 1017**

**AN ORDINANCE TO AMEND THE ZONING MAP INCLUDED AS PART OF  
CHAPTER 100 OF THE VILLAGE OF MUKWONAGO MUNICIPAL CODE**

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The Village Board of the Village of Mukwonago, Waukesha/Walworth Counties, Wisconsin do ordain as follows:

**SECTION I**

**SECTION 1.** Change the zoning classification of Tax Parcel MUKV1963-996-005 from P-1 (Public and Semipublic) district to B-2 (General Business) district.

**SECTION 2.** Change the zoning classification of Tax Parcel MUKV1963-996-006 from P-1 (Public and Semipublic) district to B-2 (General Business) district.

**SECTION II**

All Ordinances or parts of Ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

**SECTION III**

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago and shall indicate the date and number of this amending Ordinance therein.

**PASSED AND ADOPTED** by the Village Board this 14<sup>th</sup> day of December 2023.

APPROVED:

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

Countersigned:

\_\_\_\_\_  
Diana Dykstra, Village Clerk/Treasurer





## PLANNING COMMISSION

December 12, 2023 at 6:30pm

Mukwonago, WI

### CONDITIONAL USE PERMIT

225 Eagle Lake Ave - Parcel Number: MUKV1974009

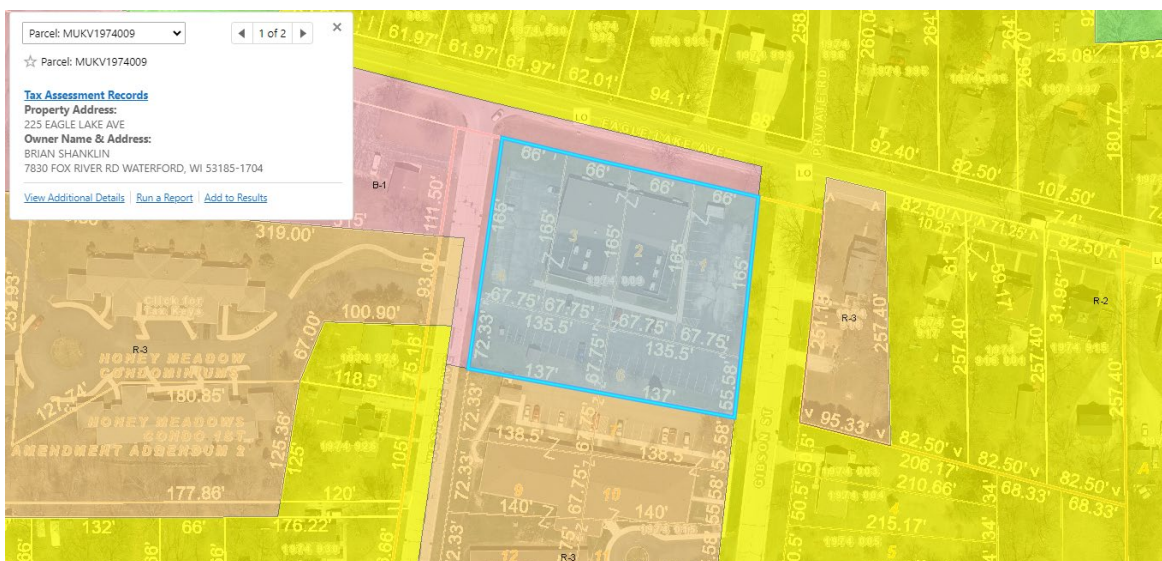
#### Case Summary

##### Parcel Data

|                       |                                                                       |
|-----------------------|-----------------------------------------------------------------------|
| Proposal:             | Funeral Home & Crematory (Human and Pet)                              |
| Applicant:            | <b>John Rozga</b> , Rozga Funeral & Cremation Services (future owner) |
| Request:              | Conditional Use Permit for a Funeral Home & Crematory                 |
| Staff Recommendation: | Approve w/Conditions.                                                 |

##### Parcel Characteristics / Conditions

|                          |                                    |
|--------------------------|------------------------------------|
| Acreage:                 | 1.421                              |
| Current Use:             | Vacant Space                       |
| Proposed Use:            | Funeral Home                       |
| Reason for Request:      | New Tenant/Owner                   |
| Land Use Classification: | Low Intensity Commercial Business  |
| Zoning Classification:   | B-1 Neighborhood Business District |
| Census Tract:            | 2039.01                            |



## Public Notice

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A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners with 250ft and those municipalities within 1000ft. Public comment as of 12/5/23, staff has not received any comments or other communications regarding this proposal.

## Site Plan and Architectural Review Request

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|                                    |                                                                                                                                                                                                                 |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Architectural Review</b>        | The applicant is proposing to make exterior modifications to the building.                                                                                                                                      |
| <b>Site Modifications</b>          | See Landscaping and Trash Enclosure, etc.                                                                                                                                                                       |
| <b>Utilities</b>                   | No modification to utilities is planned. No concerns. Impact Fees Calculated.                                                                                                                                   |
| <b>Stormwater Management</b>       | No modification to are planned or required.                                                                                                                                                                     |
| <b>Wetlands</b>                    | None                                                                                                                                                                                                            |
| <b>Signage</b>                     | Conceptual only - will be reviewed by Staff at the time of the sign permit application. Monument Sign location and landscaping around the base to be verified during permit submittal once survey is completed. |
| <b>Parking</b>                     | Sufficient Parking (81 stalls provided) – requirement: 1 space for each 3 patrons at maximum capacity and 1 space per employee.<br>- 206 Chapel + 5 Employees 206 capacity / 3 + 5 = 74 Stalls                  |
| <b>Landscaping</b>                 | Adding Trees and Enhancing Landscape. Meets Code.<br>Required: 1 Tree / 20 if street frontage .....721 / 20 = 36 trees<br>Provided: Existing / New ..... 12 / 24                                                |
| <b>Trash Enclosure</b>             | Relocating to the rear of the property – Meets code.                                                                                                                                                            |
| <b>Fencing</b>                     | Along front of building – Installing Mechanical Screening: 5'-0" H. vinyl fence screening typical ground mounted.                                                                                               |
| <b>Outdoor Lighting</b>            | Adding 5 20' Tall Parking Lot Lights and removing existing lighting on building which shines outward toward neighboring properties. Plan included.                                                              |
| <b>Misc. Performance Standards</b> | No concerns from PD, Fire, or Building Inspection. Building has suppression.                                                                                                                                    |

The applicant will be applying for additional permits for the renovation of the interior of the existing building to accommodate a Funeral Chapel 60'x37', (3) Offices, lobby, restrooms, Human Cremation System & Pet Cremation System. Minor landscape work and new signage and dumpster enclosure.

## Conditional Use Request

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Request to operate a Funeral Home & Crematory (human and pet) located at 225 Eagle Lake Ave per the requirements of section 100-151 (c).

### About the Business:

We will bring our 125-year tradition of Providing Funeral Services from two locations in the Milwaukee area to the Mukwonago area.

The Funeral Home will provide Funeral Services to all individuals of all ages. Our Services include preparing the dead for burial, conducting funerals, and cremating the dead. As we have for many years, stillborn and infant funerals will be provided to the community at no cost.

The facility will provide complete Funeral Services with a spacious Chapel, offices, and lounge areas. Embalming of individuals will be performed at our centralized state licensed facility at 4309 S. 20<sup>th</sup> St, Milwaukee.

The facility will house a modern, clean, and efficient Human Crematory. We will be the first Funeral Home facility to provide in-house cremations in the Village of Mukwonago.

The facility will also provide a separate wing with Pet Memorialization Services, including providing burial of small pets and a new, efficient, small pet Crematory.

Our Services will be provided by our staff of 4 licensed funeral directors, 4 apprentice funeral directors and 2 full-time Administrative Assistants. Typically, only 2 staff members will be working at a time in the building unless there is a funeral scheduled then typically there will be 3 to 5 staff members working in the building. The Pet Memorialization area will be staffed by a part-time person on an on-call, at-need basis.

**Hours of Operation:**

Once the Funeral Home is established, we expect to have approximately one funeral service per week and three human cremations performed per week.

Our Staff is on call to provide our services when someone dies, 24 hours per day, 365 days a week. The typical office hours when the funeral home facility will be open for walk-in service is Monday thru Friday, 9:00 AM to 5:00 PM. During that time the facility would normally be staffed by one or two people.

As far as evening operations: if we had an evening funeral service or visitation, they typically would be over by 7 or 8:00 PM so the staff would be gone by 8:00 or 9:00 PM. As far as the weekend goes, there is always the possibility of a funeral service or visitation on a weekend. Typically, at our funeral homes in the Milwaukee area, which do about five times as many funerals as this location would be expected to do to start, there is usually one or two funerals per weekend during the month. Typically, those funerals would occur over a 4-hour period, on Saturdays, between 9:00 AM and 4:00 PM and on Sundays between 12:00 Noon and 7:00 PM.

**Conditional Use Process / Findings**

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Review procedures The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision.

Following the closing 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.

## **Recommendation**

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### **Site Plan and Architectural Review**

Staff recommends the Planning Commission Approve w/conditions a resolution for the Site Plan and Architectural Review, as set forth in Resolution 2023-XX

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have

approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.

2. Prior to any land-disturbing activity, 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.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six 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 project 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. The applicant shall apply for permits and receive approval for all new signage on the tenant location from Village Staff according to Chapter 64 of the Municipal Code. Signage shall be turned off during non-business hours.
10. Any future exterior modification to the tenant space (doors, windows, canopies, painting) shall require Site Plan and Architectural Review.
11. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

#### Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in Resolution 2023-XX (attached)

To – Grant a Conditional Use permit for a Funeral Home & Crematory for Rozga Funeral Services & Cremation subject to the following on going conditions deemed necessary to protect the health, safety, and welfare:

1. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
  - a. The authorized use shall not be conducted in such a way so as to violate fire-related building capacity standards established by the local fire department or the state of Wisconsin.
  - b. The authorized use shall not be conducted in such a way so as to constitute a public or private nuisance as determined by the Plan Commission.
  - c. Potable water and sanitation must be provided and maintained.
  - d. The Plan Commission may unilaterally amend an approved site plan/plan of operation by revising existing provisions or adding new provisions. Such amendment shall be limited in scope to address negative impacts the use is having on surrounding properties and/or the public health, safety, and welfare.
  - e. The use of the subject property shall at all times be in compliance with all applicable laws, rules, regulations or orders, and ordinances of the federal government, State of Wisconsin, Walworth County, and Village of Mukwonago.
  - f. All buildings on the subject property shall comply with all applicable building

requirements as may be adopted by the Village of Mukwonago or the state of Wisconsin.

- g. The subject property must be in a clean and neat appearance as determined by the Plan Commission.
- h. The property owner shall obtain and maintain all licenses for the operation of this facility, as may be required by the Village or the State of Wisconsin.
- i. The Funeral Home & Crematory shall operate between the hours of 8 am to 9pm, 7 days a week, with the potential for on-call situations outside of these hours.

and determining that the conditions are 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.

#### Attachments

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- 1. Resolution 2023-XX for approval w/conditions of Site Plan and Architectural Review
- 2. Resolution for Conditional Use Order 2023-XX for recommendation of approval to the Village Board



RECEIVED  
DEC 07 2023

# ROZGA

Funeral & Cremation Services  
1898-2023  
*Family Owned & Operated*  
[www.rozgafuneral.com](http://www.rozgafuneral.com)

*Information on our plans  
to join your community!*



703 W. Lincoln Ave  
Milwaukee, WI  
414-671-5200



4309 S. 20th Street  
Milwaukee, WI  
414-281-7145

## Rozga Funeral & Cremation Services

### *The beginning;*

In 1898, Stephen Rozga transitioned from a furniture and casket maker to an undertaker and opened his Funeral Home on the southside of Milwaukee. His son, grandson, great-grandson and most recently his great-great-grandson continued the distinguished tradition of compassionately serving families during their time of loss as licensed Funeral Directors.

125 years later the Rozga Family continues to not only serve families from the Funeral Home that Stephen Rozga opened in 1898 on West Lincoln Avenue in Milwaukee but also from an additional location on the southside of Milwaukee. Over 5 generations of families have continued to trust the Rozga Family to provide them with the finest funeral services in a compassionate and affordable manner.

In 2024, the current Funeral Home owners, John and Jackie Rozga, along with their son Trevor, are hoping to open a beautiful, state of the art, funeral home facility in Mukwonago. John and Jackie, who live on the far east side of Mukwonago have dreamed for many years to build a modern funeral home facility in the Community that they love.

With a shortage of buildable commercial lots in the area they have found a solid structure at 225 Eagle Lake Road in Mukwonago that served the community prominently as a former Medical Clinic and as a Thrift Shop for the Mukwonago Food Pantry. The vision of the Rozga Family is to convert this location into a full service modern funeral home facility which will include a large Chapel to provide Funeral Visitations and Services with spacious lounge and office areas. Embalming services will continue to be provided by our centralized facility in Milwaukee so an embalming room will not be necessary in this new building.

In line with all modern funeral home facilities, the building will also offer a modern, clean and efficient Human Crematory. This will be the first funeral home in Mukwonago to have an onsite crematory. With the current cremation rate in Wisconsin at 50% and the projected rate in 2030 of 80%, the Rozga facility will go a long way to meeting the needs of families during their time of loss.

An additional component of a state-of-the-art funeral home facility is a Pet Memorialization area. This new facility will provide the space to have a separate wing that will provide those Pet Memorialization services. The loss of a loved pet to a pet owner is a very tragic time in life and our compassionate trained staff will be able to assist them with arranging for burial of their loved pet or the individual cremation of their precious pet in an onsite modern, clean and efficient small pet crematory facility.



### **Becoming Part of the Community;**

With the opening of the new Funeral Home the Rozga Family is not just looking forward to opening a funeral facility, but more importantly, becoming a good neighbor and partner in the Mukwonago Community. We understand that starts with building a facility that is clean, modern and environmentally friendly. From using all LED lighting to using the newest Cremation equipment that meet the most stringent (EPA) Environmental Protection Agency standards for minimizing emissions, which are required even in California, and the highest level of safe operating technology.

Our new facilities will receive a high-quality renovation that will enhance the neighborhood with a beautiful building and carefully maintained surrounding landscape that will include the planting of 24 additional trees. The outdoor lighting will be converted to modern LED lights that will help focus the light streams toward our building and away from neighbors' homes. In an effort to conserve energy and to reduce the effects of 'light pollution' the major parking lot lights will only be used during evening funerals and will be turned off at all other times. The facility will also include an indoor garage bay that will eliminate any chance of outside distractions during transfers from funeral home vehicles.

Additional information regarding our Funeral Home can be found at [www.rozgafuneral.com](http://www.rozgafuneral.com)

*We are here to answer any questions;*

If you should have any questions or would like additional information regarding our plans for our new funeral home facility on Eagle Lake Road, please call John Rozga on his direct line at 414-840-4000.



*Back of building (facing Highway LO) to add more curb appeal.*



*Front of business to be well maintained and cared for.*

*We look forward to building a state-of-the-art funeral facility  
in the community we now live in and love.*



## Here are some answers to some of your questions/concerns regarding crematoriums and funeral services.



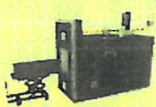
“We know that the environment is on everyone’s minds, not to mention the safety of our communities. There are many factors that play a part in crematory operations and emission. For example, the science of combustion accounts for the fuel sources – the gas that powers the cremator, residual heat from previous cremations, the plant matter of the casket/container, the tissues of the body, and the oxygen in the air – to get as close to Complete or Perfect Combustion as possible, resulting only in carbon monoxide (CO) or dioxide (CO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>) and water (H<sub>2</sub>O). Complete Combustion is impossible since there are so many variables to manage throughout the cremation process, but modern cremators, and best practices in the crematory, get as close as possible.”

### ***Federal and State Regulations***

As a result of the Woodlawn study, the Federal Government considers cremation equipment a minor source and chooses to not to regulate it. Because of this, all states also consider cremation equipment a small source and apply a maximum emission limit of 5 tons particulate matter. If it was possible to run the cremation chamber every hour of every day, it still falls short of the allowable limit set by the states and the Federal EPA.

### ***Fuel Usage***

The below table compares the fuel usage of a crematory to a 2,000 Square Foot House and standard SUV.

| FUEL USAGE BY CREMATORIES                                                                                                                                                               |                                                                                                  |                                                                                             |                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|                                                                                                                                                                                         | <br>CREMATORY | <br>HOME | <br>SUV |
| BTUs                                                                                                                                                                                    | 2,379,915 BTUs for one cremation on average*                                                     | 90 million BTUs annually, which is 38 cremations.**                                         | One gallon of gasoline = 120,286 BTUs. An SUV typically has a 26 gallon tank.              |
| ANALOGY                                                                                                                                                                                 | One cremation =                                                                                  | Powering a 2,000 square foot home for 7 days.                                               | 20 gallons of gas, not even one tank in an SUV.***                                         |
| Natural gas is measured in cubic feet, gasoline in gallons, and electricity in watts. For this analogy, the three different power sources are converted to British Thermal Units (BTUs) |                                                                                                  |                                                                                             |                                                                                            |

Additional information regarding our Funeral Home can be found at [www.rozgafuneral.com](http://www.rozgafuneral.com)

*We are here to answer any questions;*

If you should have any questions or would like additional information regarding our plans for our new funeral home facility on Eagle Lake Road, please call John Rozga on his direct line at 414-840-4000.

## **Cremation Environmental Analysis**

### ***CANA, Environmental Impact of Cremation***

Link: <https://www.cremationassociation.org/blogpost/776820/357871/Environmental-Impact-of-Cremation>

“We know that the environment is on everyone’s minds, not to mention the safety of our communities. There are many factors that play a part in crematory operations and emission. For example, the science of combustion accounts for the fuel sources – the gas that powers the cremator, residual heat from previous cremations, the plant matter of the casket/container, the tissues of the body, and the oxygen in the air – to get as close to Complete or Perfect Combustion as possible, resulting only in carbon monoxide (CO) or dioxide (CO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>) and water (H<sub>2</sub>O). Complete Combustion is impossible since there are so many variables to manage throughout the cremation process, but modern cremators, and best practices in the crematory, get as close as possible.”

### ***The Woodlawn Study***

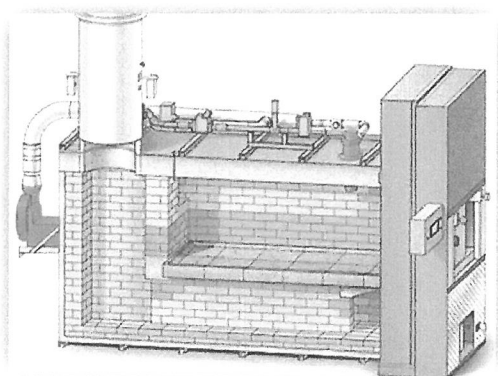
“In 1996, when the national cremation rate was 21.8%, the United States Environmental Protection Agency (US EPA) turned its attention to regulating crematories. CANA and the US EPA formed a working group to examine scientific studies on emissions and make informed recommendations to federal environmental regulators. The working group decided that the current studies were too few and varied so they commissioned and oversaw a study at a CANA-member site, The Woodlawn Cemetery in the Bronx, New York. Called “The Woodlawn Study,” its findings resulted in classification of crematories as small source emitters since deceased human bodies are distinctly different from solid waste (such as garbage and treatment plants) and should be regulated separately. The study also determined that states should continue to regulate crematories rather than the US EPA.”

### ***Federal and State Regulations***

As a result of the Woodlawn study, the Federal Government considers cremation equipment a minor source and chooses to not to regulate it. Because of this, all states also consider cremation equipment a small source and apply a maximum emission limit of 5 tons particulate matter. If it was possible to run the cremation chamber every hour of every day, it still falls short of the allowable limit set by the states and the Federal EPA.

### ***CFS-2300 Cremation Retorts are Designed to Prevent Dangerous Emissions***

Every CFS-2300 has a secondary chamber and burner to increase residence time, guarantee complete combustion, and assure minimum emissions. Every CFS-2300 machine also has opacity sensors in the stack, which monitor the emissions during each cremation. If the sensor detects smoke, it will add air to complete the combustion process. Our Fire Marshal Technology also constantly monitors the stack temperature and will shut down the retort if the temperature gets too high. Our Tek Marshal internet remote diagnostic modules also allows our staff of engineers to diagnose and solve and problems.



### ***Fuel Usage***

The below table compares the fuel usage of a crematory to a 2,000 Square Foot House and standard SUV.

| <b>FUEL USAGE BY CREMATORIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                         |                                                                                                    |                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <br><b>CREMATORY</b> | <br><b>HOME</b> | <br><b>SUV</b> |
| <b>BTUs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2,379,915 BTUs for one cremation on average*                                                            | 90 million BTUs annually, which is 38 cremations.**                                                | One gallon of gasoline = 120,286 BTUs. An SUV typically has a 26 gallon tank.                      |
| <b>ANALOGY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | One cremation =                                                                                         | Powering a 2,000 square foot home for 7 days.                                                      | 20 gallons of gas, not even one tank in an SUV.***                                                 |
| Natural gas is measured in cubic feet, gasoline in gallons, and electricity in watts. For this analogy, the three different power sources are converted to British Thermal Units (BTUs)                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                         |                                                                                                    |                                                                                                    |
| <small>* CANA member average<br/> ** <a href="https://epsc.energy.gov/energy-data-facts">https://epsc.energy.gov/energy-data-facts</a> - The average U.S. household used 90 million British thermal units (Btu) in 2009, or nearly 50% more energy than the average car in a year. Homes built since 2000 use only 2% more energy on average than older homes, despite being on average 30% larger<br/> *** <a href="https://www.epa.gov/automotive-trends/highlights-automotive-trends-report">https://www.epa.gov/automotive-trends/highlights-automotive-trends-report</a> - for this analogy the largest gas tank was used.</small> |                                                                                                         |                                                                                                    |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                         |                                                                                                    |               |



### ***US Method 9 Smoke Test***

TRC Environmental conducted a visible emission test on both CFS-2300 Human and Pet Cremation retorts. The purpose of the test was to determine visible emission rates during normal operating conditions. Both retorts passed this Federal Method 9 test method for evaluating smoke emission, zero visible emissions were reported.

Below are results from the test:

### **3.0 DISCUSSION OF RESULTS**

No problems were encountered with the testing equipment during the test program. Source operation appeared normal during the entire test program. No changes or problems were encountered that required modification of any procedures presented in the test plan. No adverse test or environmental conditions were encountered during the conduct of this test program.

### **4.0 SAMPLING AND ANALYSIS PROCEDURES**

All testing, sampling, analytical, and calibration procedures used for this test program were performed in accordance with the methods presented in the following sections. Where applicable, the Quality Assurance Handbook for Air Pollution Measurement Systems, Volume III, Stationary Source Specific Methods, USEPA 600/R-94/038c, September 1994 was used to supplement procedures.

#### **4.1 Visible Emissions Determination by USEPA Method 9**

This method is applicable for the determination of the opacity of emissions from stationary sources pursuant to § 60.11(b) and for visually determining opacity of emissions.



### **6.0 TEST RESULTS SUMMARY**

Armil C.F.S.  
Lakes Crematory  
#6 Human Furnace  
#8 Pet Furnace  
Stack Exits  
Lake Villa, Illinois  
April 6, 2015

#### **Visible Emissions Summary**

| Location         | Date   | Run 1 (%) | Run 2 (%) | Run 3 (%) | Max<br>6 Min<br>Average<br>(%) |
|------------------|--------|-----------|-----------|-----------|--------------------------------|
| #6 Human Furnace | 4/6/15 | 0.00      | 0.00      | 0.00      | 0.00                           |
| #8 Pet Furnace   | 4/6/15 | 0.00      | 0.00      | 0.00      | 0.00                           |

**RESOLUTION 2023-73**  
**Village of Mukwonago Order Granting a**  
**Conditional Use and Prescribing Conditions for a**  
**Funeral Home and Crematory for Rozga Funeral**  
**and Cremation Services at 225 Eagle Lake Ave**

WHEREAS, **John Rozga** (hereinafter “future purchaser”) plans to purchase the property identified as 225 Eagle Lake Ave (hereinafter “subject property”) in the Village of Mukwonago, more particularly described as follows:

LOTS 1-6 BLK 2 THE A H GIBSON PLAT OF  
MUKWONAGO PT NW1/4 SEC 26 T5N R18E; and

WHEREAS, the future purchaser has, consistent with the Village of Mukwonago’s zoning regulations, submitted a conditional use application for a funeral services and crematory (human and pet); and

WHEREAS, upon receipt of the petition submitted by the future purchaser, 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 December 12, 2023 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 future purchaser has shown compliance with the requirements set forth in 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

**Return to:**

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

**Parcel Number:** MUKV 1974-009

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 operate a funeral home and crematory as set forth herein and as specified in the Village's zoning code.
2. **Issuance of permit required.** The zoning administrator is authorized to issue the future purchaser/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:
  5. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
    - a. The authorized use shall not be conducted in such a way so as to violate fire-related building capacity standards established by the local fire department or the state of Wisconsin.
    - b. The authorized use shall not be conducted in such a way so as to constitute a public or private nuisance as determined by the Plan Commission.
    - c. Potable water and sanitation must be provided and maintained.
    - d. The Plan Commission may unilaterally amend an approved site plan/plan of operation by revising existing provisions or adding new provisions. Such amendment shall be limited in scope to address negative impacts the use is having on surrounding properties and/or the public health, safety, and welfare.
    - e. The use of the subject property shall at all times be in compliance with all applicable laws, rules, regulations or orders, and ordinances of the federal government, State of Wisconsin, Walworth County, and Village of Mukwonago.
    - f. All buildings on the subject property shall comply with all applicable building requirements as may be adopted by the Village of Mukwonago or the state of Wisconsin.
    - g. The subject property must be in a clean and neat appearance as determined by the Plan Commission.
    - h. The property owner shall obtain and maintain all licenses for the operation of this facility, as may be required by the Village or the State of Wisconsin.
    - i. The Funeral Home & Crematory (human and pet) shall operate between the hours of 8 am to 9pm, 7 days a week, with the potential for on-call situations outside of these hours.

6. **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.

7. **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.

8. **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.

9. **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.

10. **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.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. **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.

17. **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.

18. **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.

Approved this 20th day of December, 2023

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

---

Fred Winchowky, Village President

Attest:

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Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this \_\_\_\_ day of \_\_\_\_\_ 2023, 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 20th day of December, 2023.

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NOTARY PUBLIC

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My Commission Expires:

The remainder of this page left intentionally blank



**Acceptance by Future Purchaser**

I, John Rozga verify that I am an authorized agent for **ROZGA FUNERAL HOME AND CREMATION SERVICES** accepts the terms stated herein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
John Rozga, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above-named person, John Rozga to be the person who executed the foregoing instrument and acknowledged the same.

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

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

Drafted by Erin Scharf, Planner and Zoning Administrator, at the direction of the Mukwonago Village Board.



## PLANNING COMMISSION

December 12, 2023 at 6:30pm

Mukwonago, WI

### CONDITIONAL USE PERMIT

225 Eagle Lake Ave - Parcel Number: MUKV1974009

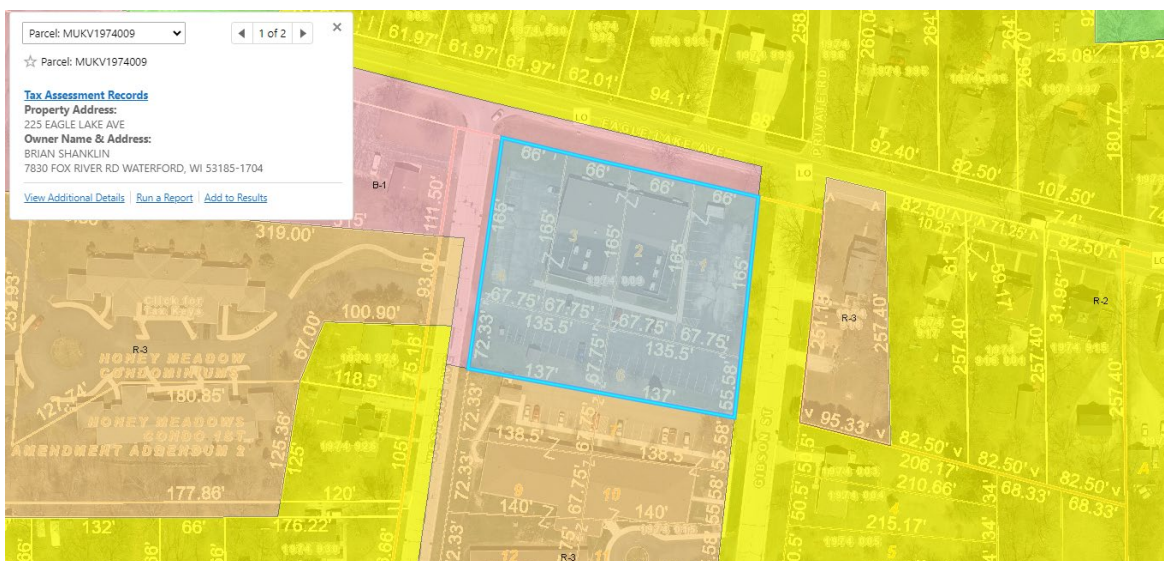
#### Case Summary

##### Parcel Data

|                       |                                                                       |
|-----------------------|-----------------------------------------------------------------------|
| Proposal:             | Funeral Home & Crematory (Human and Pet)                              |
| Applicant:            | <b>John Rozga</b> , Rozga Funeral & Cremation Services (future owner) |
| Request:              | Conditional Use Permit for a Funeral Home & Crematory                 |
| Staff Recommendation: | Approve w/Conditions.                                                 |

##### Parcel Characteristics / Conditions

|                          |                                    |
|--------------------------|------------------------------------|
| Acreage:                 | 1.421                              |
| Current Use:             | Vacant Space                       |
| Proposed Use:            | Funeral Home                       |
| Reason for Request:      | New Tenant/Owner                   |
| Land Use Classification: | Low Intensity Commercial Business  |
| Zoning Classification:   | B-1 Neighborhood Business District |
| Census Tract:            | 2039.01                            |



## Public Notice

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A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners with 250ft and those municipalities within 1000ft. Public comment as of 12/5/23, staff has not received any comments or other communications regarding this proposal.

## Site Plan and Architectural Review Request

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|                                    |                                                                                                                                                                                                                 |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Architectural Review</b>        | The applicant is proposing to make exterior modifications to the building.                                                                                                                                      |
| <b>Site Modifications</b>          | See Landscaping and Trash Enclosure, etc.                                                                                                                                                                       |
| <b>Utilities</b>                   | No modification to utilities is planned. No concerns. Impact Fees Calculated.                                                                                                                                   |
| <b>Stormwater Management</b>       | No modification to are planned or required.                                                                                                                                                                     |
| <b>Wetlands</b>                    | None                                                                                                                                                                                                            |
| <b>Signage</b>                     | Conceptual only - will be reviewed by Staff at the time of the sign permit application. Monument Sign location and landscaping around the base to be verified during permit submittal once survey is completed. |
| <b>Parking</b>                     | Sufficient Parking (81 stalls provided) – requirement: 1 space for each 3 patrons at maximum capacity and 1 space per employee.<br>- 206 Chapel + 5 Employees 206 capacity / 3 + 5 = 74 Stalls                  |
| <b>Landscaping</b>                 | Adding Trees and Enhancing Landscape. Meets Code.<br>Required: 1 Tree / 20 if street frontage .....721 / 20 = 36 trees<br>Provided: Existing / New ..... 12 / 24                                                |
| <b>Trash Enclosure</b>             | Relocating to the rear of the property – Meets code.                                                                                                                                                            |
| <b>Fencing</b>                     | Along front of building – Installing Mechanical Screening: 5'-0" H. vinyl fence screening typical ground mounted.                                                                                               |
| <b>Outdoor Lighting</b>            | Adding 5 20' Tall Parking Lot Lights and removing existing lighting on building which shines outward toward neighboring properties. Plan included.                                                              |
| <b>Misc. Performance Standards</b> | No concerns from PD, Fire, or Building Inspection. Building has suppression.                                                                                                                                    |

The applicant will be applying for additional permits for the renovation of the interior of the existing building to accommodate a Funeral Chapel 60'x37', (3) Offices, lobby, restrooms, Human Cremation System & Pet Cremation System. Minor landscape work and new signage and dumpster enclosure.

## Conditional Use Request

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Request to operate a Funeral Home & Crematory (human and pet) located at 225 Eagle Lake Ave per the requirements of section 100-151 (c).

### About the Business:

We will bring our 125-year tradition of Providing Funeral Services from two locations in the Milwaukee area to the Mukwonago area.

The Funeral Home will provide Funeral Services to all individuals of all ages. Our Services include preparing the dead for burial, conducting funerals, and cremating the dead. As we have for many years, stillborn and infant funerals will be provided to the community at no cost.

The facility will provide complete Funeral Services with a spacious Chapel, offices, and lounge areas. Embalming of individuals will be performed at our centralized state licensed facility at 4309 S. 20<sup>th</sup> St, Milwaukee.

The facility will house a modern, clean, and efficient Human Crematory. We will be the first Funeral Home facility to provide in-house cremations in the Village of Mukwonago.

The facility will also provide a separate wing with Pet Memorialization Services, including providing burial of small pets and a new, efficient, small pet Crematory.

Our Services will be provided by our staff of 4 licensed funeral directors, 4 apprentice funeral directors and 2 full-time Administrative Assistants. Typically, only 2 staff members will be working at a time in the building unless there is a funeral scheduled then typically there will be 3 to 5 staff members working in the building. The Pet Memorialization area will be staffed by a part-time person on an on-call, at-need basis.

**Hours of Operation:**

Once the Funeral Home is established, we expect to have approximately one funeral service per week and three human cremations performed per week.

Our Staff is on call to provide our services when someone dies, 24 hours per day, 365 days a week. The typical office hours when the funeral home facility will be open for walk-in service is Monday thru Friday, 9:00 AM to 5:00 PM. During that time the facility would normally be staffed by one or two people.

As far as evening operations: if we had an evening funeral service or visitation, they typically would be over by 7 or 8:00 PM so the staff would be gone by 8:00 or 9:00 PM. As far as the weekend goes, there is always the possibility of a funeral service or visitation on a weekend. Typically, at our funeral homes in the Milwaukee area, which do about five times as many funerals as this location would be expected to do to start, there is usually one or two funerals per weekend during the month. Typically, those funerals would occur over a 4-hour period, on Saturdays, between 9:00 AM and 4:00 PM and on Sundays between 12:00 Noon and 7:00 PM.

**Conditional Use Process / Findings**

---

Review procedures The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision.

Following the closing 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.

## **Recommendation**

---

### **Site Plan and Architectural Review**

Staff recommends the Planning Commission Approve w/conditions a resolution for the Site Plan and Architectural Review, as set forth in Resolution 2023-XX

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have



approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.

2. Prior to any land-disturbing activity, 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.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six 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 project 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. The applicant shall apply for permits and receive approval for all new signage on the tenant location from Village Staff according to Chapter 64 of the Municipal Code. Signage shall be turned off during non-business hours.
10. Any future exterior modification to the tenant space (doors, windows, canopies, painting) shall require Site Plan and Architectural Review.
11. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

#### Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in Resolution 2023-XX (attached)

To – Grant a Conditional Use permit for a Funeral Home & Crematory for Rozga Funeral Services & Cremation subject to the following on going conditions deemed necessary to protect the health, safety, and welfare:

1. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
  - a. The authorized use shall not be conducted in such a way so as to violate fire-related building capacity standards established by the local fire department or the state of Wisconsin.
  - b. The authorized use shall not be conducted in such a way so as to constitute a public or private nuisance as determined by the Plan Commission.
  - c. Potable water and sanitation must be provided and maintained.
  - d. The Plan Commission may unilaterally amend an approved site plan/plan of operation by revising existing provisions or adding new provisions. Such amendment shall be limited in scope to address negative impacts the use is having on surrounding properties and/or the public health, safety, and welfare.
  - e. The use of the subject property shall at all times be in compliance with all applicable laws, rules, regulations or orders, and ordinances of the federal government, State of Wisconsin, Walworth County, and Village of Mukwonago.
  - f. All buildings on the subject property shall comply with all applicable building

requirements as may be adopted by the Village of Mukwonago or the state of Wisconsin.

- g. The subject property must be in a clean and neat appearance as determined by the Plan Commission.
- h. The property owner shall obtain and maintain all licenses for the operation of this facility, as may be required by the Village or the State of Wisconsin.
- i. The Funeral Home & Crematory shall operate between the hours of 8 am to 9pm, 7 days a week, with the potential for on-call situations outside of these hours.

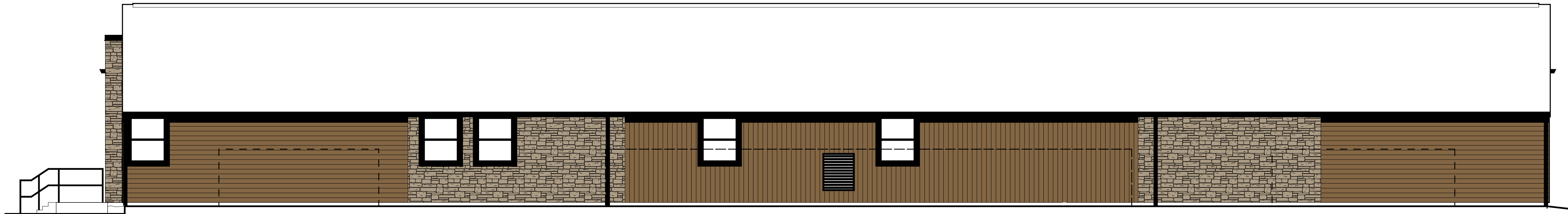
and determining that the conditions are consistent with Section 100-354 of Mukwonago's zoning regulations:

- 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.

#### Attachments

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- 1. Resolution 2023-XX for approval w/conditions of Site Plan and Architectural Review
- 2. Resolution for Conditional Use Order 2023-XX for recommendation of approval to the Village Board



1 EXTERIOR ELEVATION - NORTH  
3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH  
3/16" = 1'-0"



5 SIGN DETAIL  
NOT TO SCALE



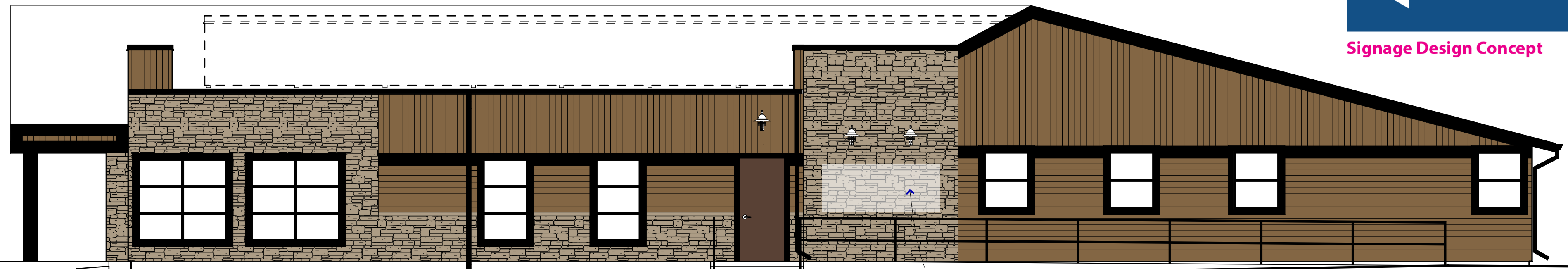
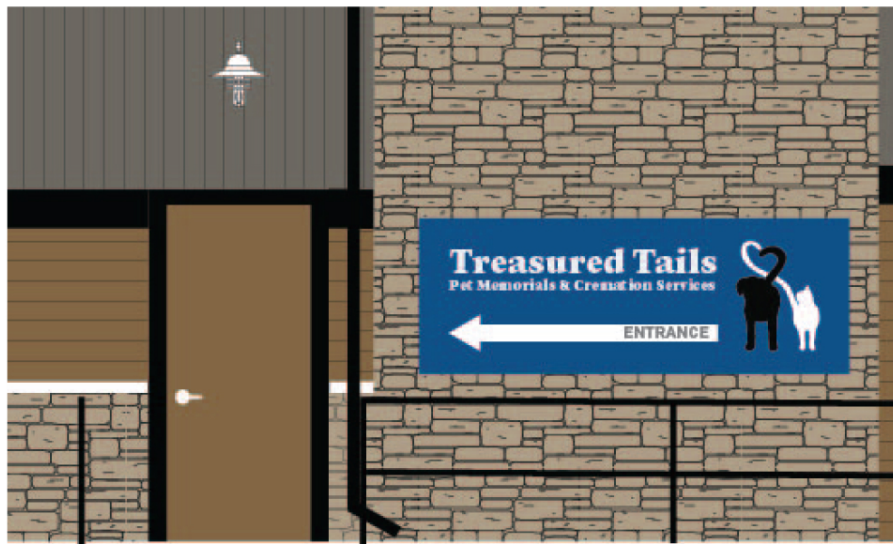
3 EXTERIOR ELEVATION - EAST  
3/16" = 1'-0"



Signage example at right of door, on brick/masonry



Signage Design Concept



4 EXTERIOR ELEVATION - WEST  
3/16" = 1'-0"



6 PET CREMATION SIGN DETAIL  
NOT TO SCALE

PROJECT STATUS  
Not For Construction

Miller  
ARCHITECTS & BUILDERS

320.251.4109 | 320.251.4693 fx  
3335 West St Germain Street  
PO Box 1228  
St Cloud, MN 56302

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of WISCONSIN.

Signature : BRADLEY A. TOROK

Reg. No. : ARCH. LIC. # Date : ISSUED

ROZGA FUNERAL HOME AND CREMATORY  
REMODEL  
225 EAGLE LAKE AVENUE  
MUKWONAGO, WISCONSIN 53149

| REVISIONS          |                      |                      |  |
|--------------------|----------------------|----------------------|--|
| Transmittal Set ID | Transmittal Set Name | Transmittal Set Date |  |
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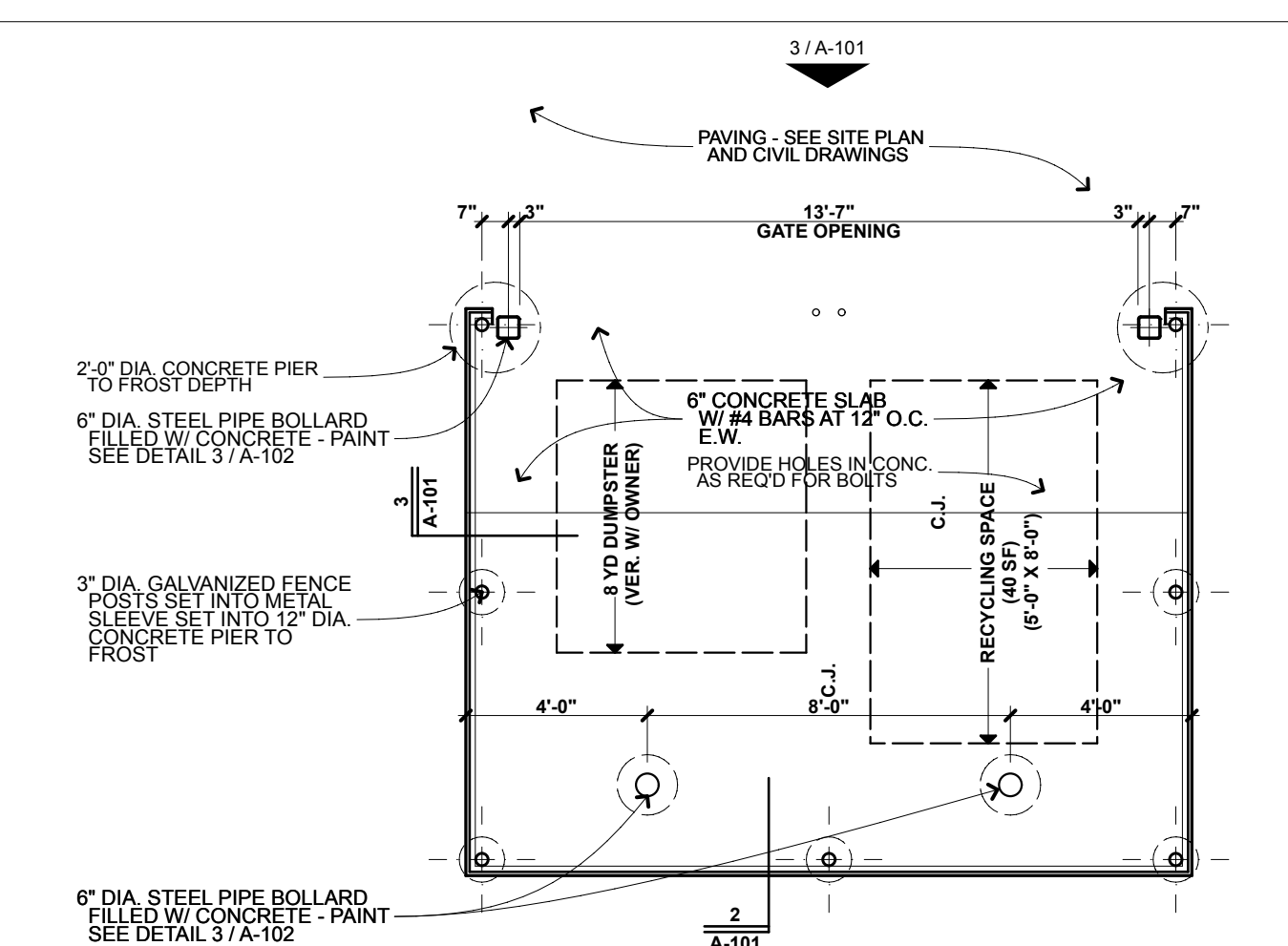
| SHEET TITLE<br>BUILDING ELEVATIONS |          |           |
|------------------------------------|----------|-----------|
| DRAWN BY:                          | DATE:    | PROJ. NO. |
| SJG                                | 11/22/23 | 31181     |

| SHEET NO. |  |
|-----------|--|
| P-103     |  |



## GENERAL NOTES - SITE PLAN

1. THE GENERAL CONTRACTOR SHALL STAKE OUT BUILDING AND PAVING SURFACES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND IN-FIELD DIMENSIONS FOR RESOLUTION.
2. CONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO SUBMITTING BIDS.
3. VERIFY THE LOCATIONS OF ALL UTILITY LINES PRIOR TO CONSTRUCTION. CONTACT DIGGERS HOTLINE FOR FURTHER INFORMATION.
4. PROVIDE SITE GRADING TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ENTRANCES. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY SITE ACCESS AND EMPLOY SOIL CONSERVATION TECHNIQUES AS REQUIRED BY THE LOCAL MUNICIPALITY. ALL CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND SITE ELEMENTS. IN-PLACE ELEMENTS DAMAGED BY CONSTRUCTION OPERATIONS TO BE REPLACED TO MATCH EXISTING CONDITIONS.
6. PAVING TO BE CONSTRUCTED WITH MAXIMUM 2% SLOPE AT HANDICAP ACCESS AISLES AND ACCESS PATH TO ENTRY (TYP. U.N.O.).
7. NEW SIDEWALKS TO MATCH EXISTING ELEVATIONS WHERE NEW ABUTS EXISTING.
8. MATCH DURRED AREAS TO RECEIVE SLO. (U.N.O.).
9. PATCH EXISTING PAVING WHERE NEW CONSTRUCTIONS ADJUT EXISTING. PATCH AGGREGATE BASE AND SUB-BASE AS OCCURS TO MATCH ADJUT EXISTING CONDITIONS. MATCH EXISTING PAVING ELEVATIONS WHERE NEW ABUTS EXISTING.
10. PROVIDE CURBFACE SIDEWALKS AT LOCATIONS WHERE NEW SIDEWALKS ABUT PAVING / HARD SURFACED AREAS.
11. ALLOW SODDED AND LANDSCAPED MULCHED AREA TO RECEIVE SUBSURFACE IRRIGATION SYSTEM INCORPORATED. FLOW METER AND MOISTURE SENSING DEVICES.
12. DIMENSIONS ARE TO FACE OF CURB (U.N.O.).
13. SIDEWALK AND HANDICAP ACCESS RAMP TO BE CONSTRUCTED WITH A 2% MAX. CROSS SLOPE AND 5% MAX SLOPE IN THE DIRECTION OF TRAVEL.
14. TOP OF SIDEWALK / STOP SLAB OUTSIDE OF ENTRY / ENTRY DOORS SHALL BE HELD 1"8" BELOW FINISHED FLOOR.
15. PROVIDE PRECAST CONCRETE SPLASH BLOCK AT ALL OVERFLOW ROOF DRAIN LEADS THAT OUTLET INTO VEGETATION.

[illegible]

**PICKET ELEVATION**

TOP RAIL BEYOND  
1" X 6" NOMINAL COMPOSITE  
WOOD BOARDS

2" - DOG EARED CORNERS

SEE SITE PLAN - CIVIL DWGS  
FOR GRADE AND SURFACE

6'-0"

5'-10"

1 1/2"

1/4"

C.O. POST

1/4" WELDED STEEL CAP - PAINT

4 - 2 x 4 TREATED WOOD  
RAILS EQUALLY SPACED  
VERTICALLY

TRASH BIN - VERIFY

2 7/8" GALVANIZED STEEL PIPE  
(@ 8'-0" O.C. MAX) - PAINT  
SEE PLAN FOR ADDITIONAL  
SPACING REQUIREMENTS

4" T CONCRETE SLAB  
OVER 6" COMPACTED  
GRANULAR FILL

3'-6" MARCH POST DEPTH

6"

12" DIA. CONCRETE PIER  
TO FROST DEPTH

**Miller**  
**ARCHITECTS & BUILDERS**

320.251.4109 | 320.251.4693 fx  
3335 West St Germain Street  
PO Box 1228  
St Cloud, MN 56302

I hereby certify that this plan,  
specification, or report was prepared  
by me or under my direct supervision  
and that I am a duly Licensed Architect  
under the laws of the State of  
WISCONSIN.

Signature : **BRADLEY A. TOROK**

Reg. No. : **ARCH. LIC. #** Date : **ISSUED**

**PROZGA FUNERAL HOME AND CREMATORY  
REMODEL**  
2225 EAGLE LAKE AVENUE  
MUKWONAGO, WISCONSIN 53149

[illegible]

|                                 |                          |                           |
|---------------------------------|--------------------------|---------------------------|
| <b>SHEET TITLE</b><br>SITE PLAN |                          |                           |
| <b>DRAWN BY:</b><br>S.JG        | <b>DATE:</b><br>11/22/23 | <b>PROJ. NO.</b><br>31181 |

SHEET NO.

**A-101**





I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of WISCONSIN.

Signature : **BRADLEY A. TOROK**

Reg. No. : ARCH. LIC. #      Date : ISSUED

**ROZGA FUNERAL HOME AND CREMATORY  
REMODEL**  
2225 EAGLE LAKE AVENUE  
MUKWONAGO, WISCONSIN 53149

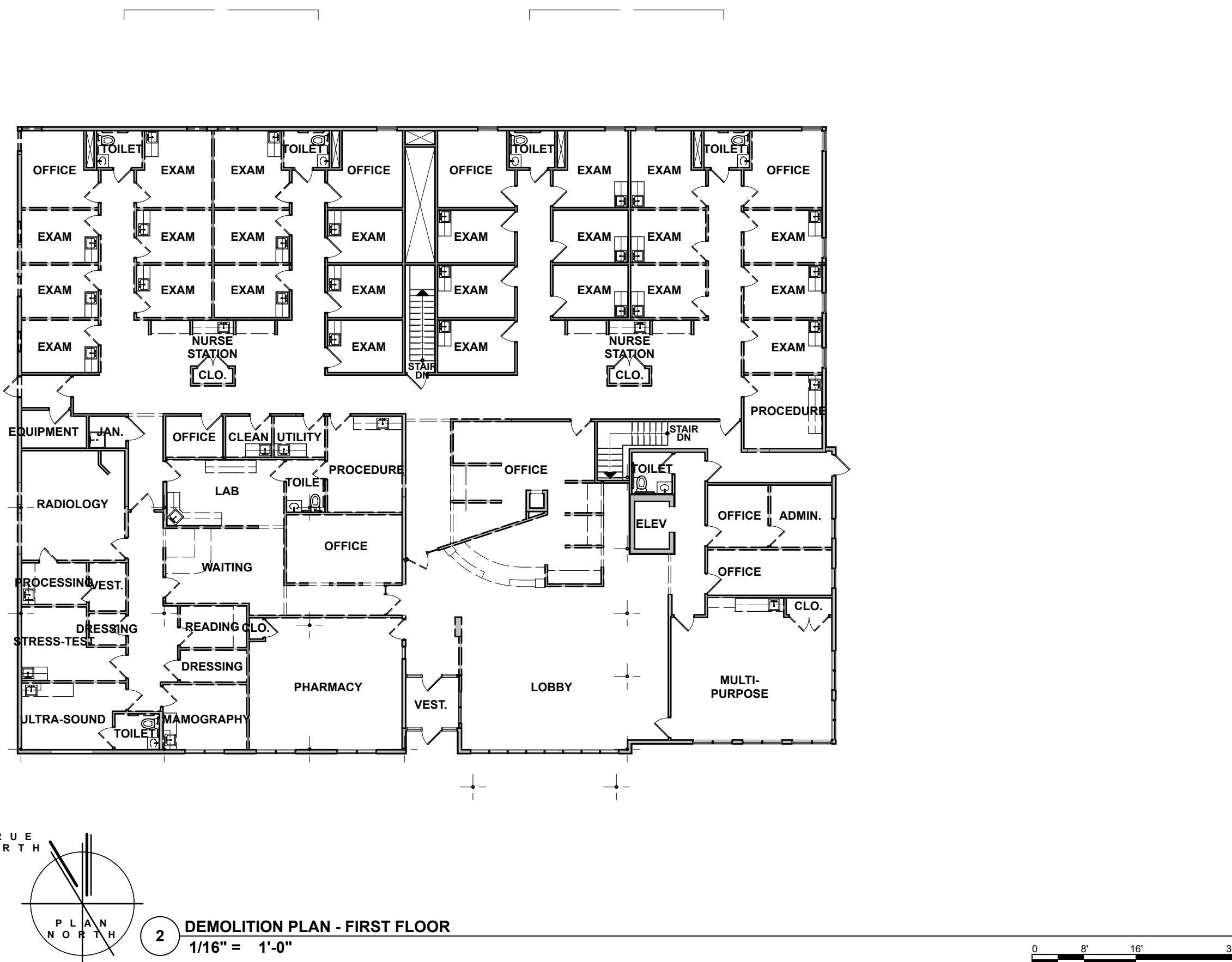
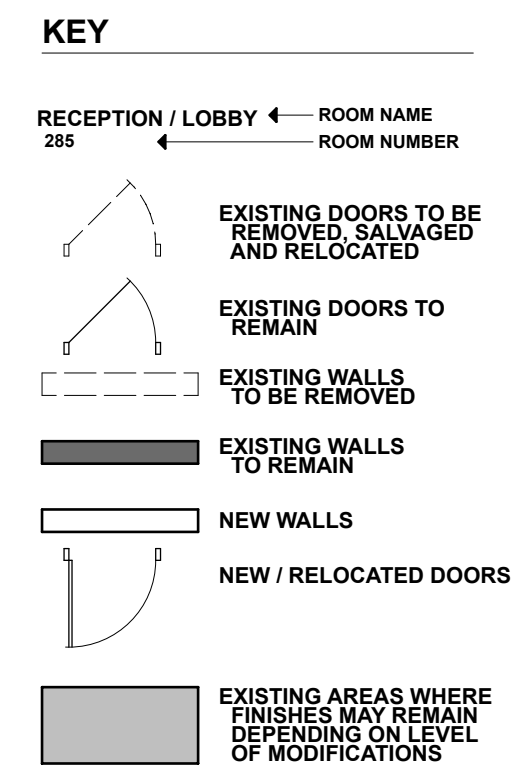
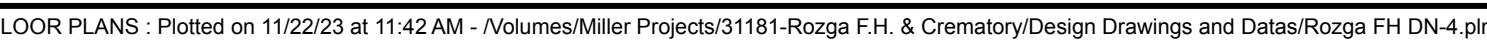
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|                                   |                          |                           |
|-----------------------------------|--------------------------|---------------------------|
| <b>SHEET TITLE</b><br>FLOOR PLANS |                          |                           |
| <b>DRAWN BY:</b><br>SJG           | <b>DATE:</b><br>11/22/23 | <b>PROJ. NO.</b><br>31181 |

SHEET NO.

**A-201**

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**PROJECT STATUS**  
**Not For Construction**

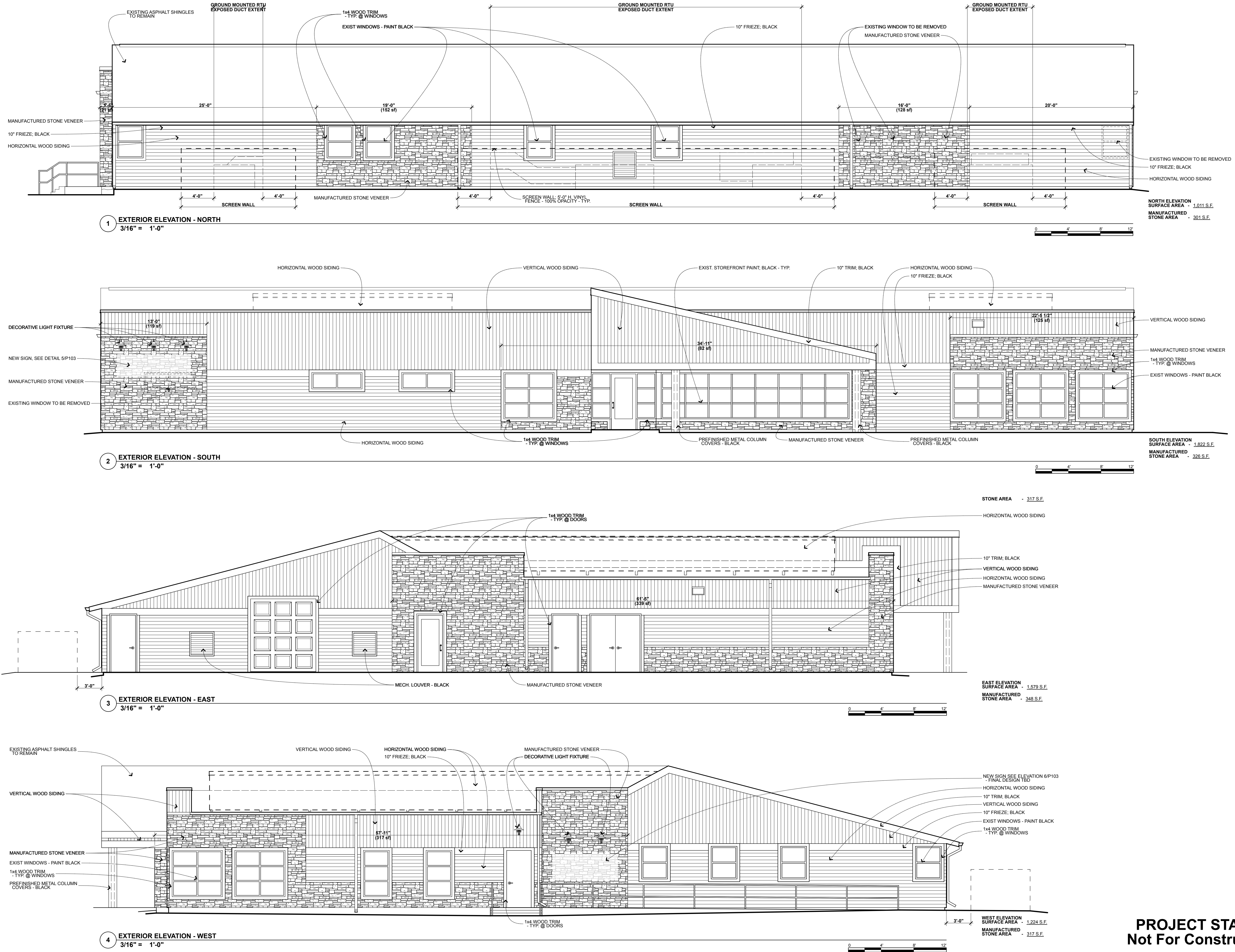


# ROZGA FUNERAL HOME AND CREMATORY REMODEL 225 EAGLE LAKE AVENUE MUKWONAGO, WISCONSIN 53149

| REVISIONS      |        |                         |                      |
|----------------|--------|-------------------------|----------------------|
| Transmittal No | Set ID | Transmittal at Set Name | Transmittal Set Date |
|                |        |                         |                      |
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|                |        |                         |                      |

| SHEET TITLE<br>BUILDING ELEVATIONS |          |           |
|------------------------------------|----------|-----------|
| DRAWN BY:                          | DATE:    | PROJ. NO. |
| SJG                                | 11/22/23 | 31181     |

| SHEET NO.    |  |
|--------------|--|
| <b>P-101</b> |  |



**PROJECT STATUS**  
Not For Construction





ALL COUNTY ELECTRIC SUPPLY, INC.

2755 S 163rd St  
New Berlin, WI 53151  
Contact: Joshua Canham

ROZGA FUNERAL HOME

MUKWONAGO

Submittal Date

12.6.23

| Type         | Mfg    | Catalog Number/Description     |
|--------------|--------|--------------------------------|
| OA           | COOPER | PRV-C15-730-D-UNV-T4-SA-BZ-HSS |
| POLE         | COOPER | SSS4A20SFM1                    |
| ANCHOR BOLTS | COOPER | AB1                            |
| TEMPLATE     | COOPER | TMP1                           |
| OB           | SLG    | LCH 4R 25/30/35 WB G1 30K      |



# Lumark

## Prevail LED

Area / Site Luminaire

### Product Features



### Product Certifications



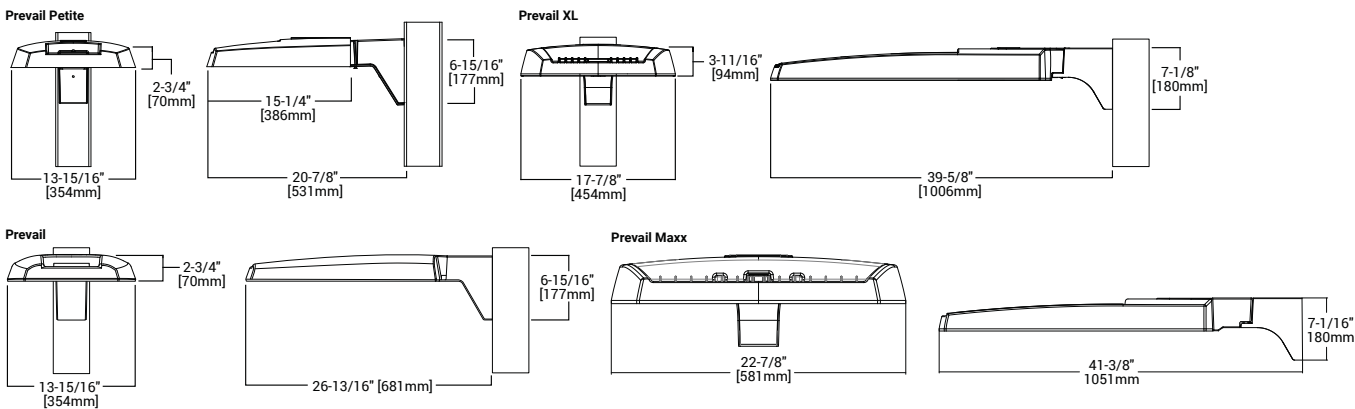
### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6, 7](#)
- Control Options [page 8](#)

### Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

### Dimensional Details



NOTES:  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.

### Connected Systems

- WaveLinx

## Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

| Product Family <sup>1,2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Light Engine <sup>4</sup>                                                                                                                                                                                                         | Color Temperature                                                                                                                         | Driver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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                                                                                              | Distribution                                                                         | Mounting                                                                                                                                                                                                                                                                                                                                                                                                                  | Color                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRV-P</b> =Prevail Petite<br><b>BAA-PRV-P</b> =Prevail Petite BAA Compliant <sup>3</sup><br><b>TAA-PRV-P</b> =Prevail Petite TAA Compliant <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>C10</b> =(1 LED) 4,900 Nominal Lumens<br><b>C15</b> =(1 LED) 6,900 Nominal Lumens<br><b>C20</b> =(1 LED) 9,800 Nominal Lumens<br><b>C25</b> =(1 LED) 11,800 Nominal Lumens                                                     | <b>740</b> =70CRI, 4000K<br><b>727</b> =70CRI, 2700K<br><b>730</b> =70CRI, 3000K<br><b>750</b> =70CRI, 5000K<br><b>8540</b> =85CRI, 4000K | <b>D</b> =Dimming (0-10V)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>UNV</b> =Universal (120-277V)<br><b>H</b> =High Voltage, 347-480V<br><b>8</b> =480V <sup>5</sup><br><b>9</b> =347V<br><b>DV</b> =DuraVolt (277-480V) <sup>5,6</sup> | <b>T2</b> =Type II<br><b>T3</b> =Type III<br><b>T4</b> =Type IV<br><b>T5</b> =Type V | <b>SA</b> =QM Standard Versatile Arm<br><b>MA</b> =QM Mast Arm<br><b>FMA</b> =Fixed Mast Arm <sup>28</sup><br><b>WM</b> =QM Wall Mount Arm<br><b>ADJA-WM</b> =Adjustable Arm-Wall Mount <sup>30</sup><br><b>ADJA</b> =Adjustable Arm-Pole Mount <sup>30</sup><br><b>ADJS</b> =Adjustable Arm-Slipfitter, 3" vertical tenon <sup>30</sup><br><b>SP2</b> =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon <sup>28,30</sup> | <b>BZ</b> =Bronze<br><b>AP</b> =Grey<br><b>BK</b> =Black<br><b>DP</b> =Dark Platinum<br><b>GM</b> =Graphite Metallic<br><b>WH</b> =White |
| <b>PRV</b> =Prevail<br><b>BAA-PRV</b> =Prevail BAA Compliant <sup>3</sup><br><b>TAA-PRV</b> =Prevail TAA Compliant <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>C15</b> =(1 LED) 7,100 Nominal Lumens<br><b>C25</b> =(2 LEDs) 13,100 Nominal Lumens<br><b>C40</b> =(2 LEDs) 17,100 Nominal Lumens<br><b>C60</b> =(2 LEDs) 20,000 Nominal Lumens                                                |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                     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| <b>PRV-XL</b> =Prevail XL<br><b>BAA-PRV-XL</b> =Prevail XL BAA Compliant <sup>3</sup><br><b>TAA-PRV-XL</b> =Prevail XL TAA Compliant <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>C75</b> =(4 LED) 26,100 Nominal Lumens<br><b>C100</b> =(4 LED) 31,000 Nominal Lumens<br><b>C125</b> =(4 LED) 36,000 Nominal Lumens<br><b>C150</b> =(6 LED) 41,100 Nominal Lumens<br><b>C175</b> =(6 LED) 48,600 Nominal Lumens |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                     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| <b>PRV-M</b> =Prevail Maxx<br><b>BAA-PRV-M</b> =Prevail Maxx BAA Compliant <sup>3</sup><br><b>TAA-PRV-M</b> =Prevail Maxx TAA Compliant <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>C200</b> =(9 LED) 48,000 Nominal Lumens<br><b>C225</b> =(9 LED) 56,000 Nominal Lumens<br><b>C250</b> =(9 LED) 65,000 Nominal Lumens<br><b>C275</b> =(9 LED) 73,000 Nominal Lumens                                              |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                     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| Options (Add as Suffix)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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                                                                                              |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                          |
| <b>7030</b> =70 CRI / 3000K CCT <sup>7</sup><br><b>7050</b> =70 CRI / 5000K CCT <sup>7</sup><br><b>CC</b> =Coastal Construction finish <sup>31</sup><br><b>HSS</b> =House Side Shield <sup>8</sup><br><b>L90</b> =Optics Rotated 90° Left<br><b>R90</b> =Optics Rotated 90° Right<br><b>10K</b> =10kV/10kA UL 1449 Fused Surge Protective Device<br><b>20MSP</b> =20kV MOV Surge Protective Device<br><b>20K</b> =20kV UL 1449 Fused Surge Protective Device<br><b>HA</b> =50°C High Ambient Temperature <sup>9</sup><br><b>PR</b> =NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>11</sup><br><b>PR7</b> =NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>11</sup><br><b>MS/DIM-L08</b> =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height <sup>12,13,22,28</sup><br><b>MS/DIM-L20</b> =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height <sup>12,22,13</sup><br><b>MS/DIM-L40</b> =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting <sup>12,13</sup><br><b>SPB1</b> =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height <sup>12,14,22</sup><br><b>SPB2</b> =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height <sup>12,14,22</sup><br><b>SPB4</b> =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height <sup>12,14,28,29</sup><br><b>ZW</b> =Wavelinx-enabled 4-PIN Twistlock Receptacle <sup>12</sup><br><b>ZD</b> =DALI-enabled 4-PIN Twistlock Receptacle <sup>12</sup><br><b>ZW-SWPD4XX</b> =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>12,15,16,17,22</sup><br><b>ZW-SWPD5XX</b> =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>12,15,16,17,22,29</sup><br><b>ZD-SWPD4XX</b> =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>12,15,16,17,22</sup><br><b>ZD-SWPD5XX</b> =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>12,15,16,17,22,29</sup><br><b>(See Table Below)</b> =LumenSafe Integrated Network Security Camera <sup>18,19</sup>                                                                                                                                                            |                                                                                                                                                                                                                                   |                                                                                                                                           | <b>PRVSA-XX</b> =Standard Arm Mounting Kit <sup>22</sup><br><b>PRVMA-XX</b> =Mast Arm Mounting Kit <sup>22</sup><br><b>PRVWM-XX</b> =Wall Mount Kit <sup>22</sup><br><b>PRV-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>22</sup><br><b>PRV-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>22</sup><br><b>PRV-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>22</sup><br><b>PRVXLSA-XX</b> =Standard Arm Mounting Kit <sup>29</sup><br><b>PRVXLMA-XX</b> =Mast Arm Mounting Kit <sup>29</sup><br><b>PRVXLWM-XX</b> =Wall Mount Kit <sup>29</sup><br><b>PRV-XL-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>29</sup><br><b>PRV-XL-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>29</sup><br><b>PRV-XL-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>29</sup><br><b>PRV-M-ADJA-XX</b> =Adjustable Arm - Pole Mount Kit <sup>28</sup><br><b>PRV-M-ADJS-XX</b> =Adjustable Arm - Slipfitter Kit <sup>28</sup><br><b>PRV-M-ADJA-WM-XX</b> =Adjustable Arm - Wall Mount Kit <sup>28</sup><br><b>MA1010-XX</b> =Single Tenon Adapter for 3-1/2" O.D. Tenon<br><b>MA1011-XX</b> =2@180° Tenon Adapter for 3-1/2" O.D. Tenon<br><b>MA1017-XX</b> =Single Tenon Adapter for 2-3/8" O.D. Tenon<br><b>MA1018-XX</b> =2@180° Tenon Adapter for 2-3/8" O.D. Tenon<br><b>SRA238</b> =Tenon Adapter from 3" to 2-3/8"<br><b>PRV/COB-FDV</b> =Full Drop Visor <sup>23</sup><br><b>PRVXL/COB-FDV</b> =Full Drop Visor <sup>18</sup><br><b>HS/VERD</b> =House Side Shield Kit <sup>4,24</sup><br><b>VGS-F/B</b> =Vertical Glare Shield Kit, Front/Back <sup>24</sup><br><b>VGS-SIDE</b> =Vertical Glare Shield Kit, Side <sup>24</sup><br><b>OA/RA1013</b> =Photocontrol Shorting Cap<br><b>OA/RA1014</b> =NEMA Photocontrol - 120V<br><b>OA/RA1016</b> =NEMA Photocontrol - Multi-Tap 105-285V<br><b>OA/RA1201</b> =NEMA Photocontrol - 347V<br><b>OA/RA1027</b> =NEMA Photocontrol - 480V<br><b>FSIR-100</b> =Wireless Configuration Tool for Occupancy Sensor <sup>25</sup><br><b>WOLC-7P-10A</b> =WaveLinx Outdoor Control Module (7-PIN) <sup>27</sup><br><b>SWPD4-XX</b> =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>15,16,17,22,26</sup><br><b>SWPD5-XX</b> =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>15,16,17,22,26,29</sup> |                                                                                                                                                                        |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                          |
| <b>NOTES:</b><br>1. DesignLights Consortium® Qualified. Refer to <a href="http://www.designlights.org">www.designlights.org</a> Qualified Products List under Family Models for details.<br>2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.<br>3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to <a href="http://DOMESTIC.PREFERENCES">DOMESTIC.PREFERENCES</a> website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.<br>4. Standard 4000K CCT and 70CRI.<br>5. 480V not to be used with ungrounded or impedance grounded systems.<br>6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit <a href="http://www.signify.com/duravolt">www.signify.com/duravolt</a> for more information.<br>7. Use dedicated IES files on product website for non-standard CCTs.<br>8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.<br>9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.<br>10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.<br>11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.<br>12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option.<br>13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.<br>14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.<br>15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). |                                                                                                                                                                                                                                   |                                                                                                                                           | 16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.<br>17. Replace XX with sensor color (WH, BZ, or BK).<br>18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.<br>19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.<br>20. Replace XX with paint color.<br>21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.<br>22. Not for use with PRV-XL or PRV-M configurations.<br>23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.<br>24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).<br>25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.<br>26. Requires 4-PIN twistlock receptacle (ZD or ZW) option.<br>27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.<br>28. Only for use with PRV-M configurations.<br>29. Only for use with PRV-XL configurations.<br>30. Fixed for PRV-M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                        |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                          |

## LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

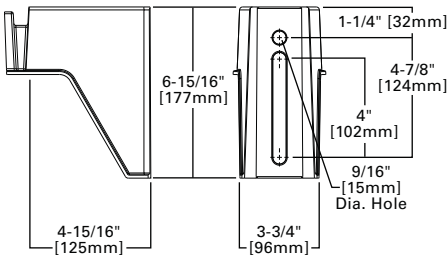
| Product Family                                                                                                        | Camera Type                                                          | Data Backhaul                                                                                          |                                                                                                                 |                               |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>L</b> =LumenSafe Technology<br> | <b>H</b> =Dome Camera, High Res<br><b>Z</b> =Dome Camera, Remote PTZ | <b>C</b> =Cellular, Customer Installed SIM Card<br><b>A</b> =Cellular, Factory Installed AT&T SIM Card | <b>V</b> =Cellular, Factory Installed Verizon SIM Card<br><b>S</b> =Cellular, Factory Installed Sprint SIM Card | <b>E</b> =Ethernet Networking |

## Stock Ordering Information

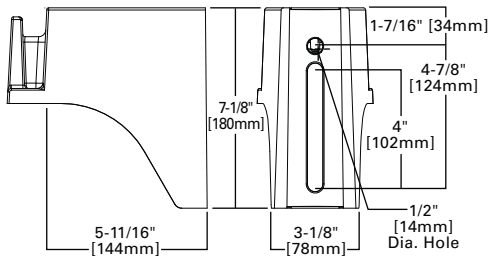
| Product Family <sup>1</sup>                                                                                                                                                                              | Light Engine                                                                                                                                                                                                                                                                                                                                                                                                            | Voltage                                                           | Distribution                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------|
| <b>PRVS</b> =Prevail<br><b>PRVS-XL</b> =Prevail XL                                                                                                                                                       | <b>C15</b> =(1 LED) 7,100 Nominal Lumens<br><b>C25</b> =(2 LEDs) 13,100 Nominal Lumens<br><b>C40</b> =(2 LEDs) 17,100 Nominal Lumens<br><b>C60</b> =(2 LEDs) 20,000 Nominal Lumens<br><b>C75</b> =(4 LED) 26,100 Nominal Lumens<br><b>C100</b> =(4 LED) 31,000 Nominal Lumens<br><b>C125</b> =(4 LED) 36,000 Nominal Lumens<br><b>C150</b> =(6 LED) 41,100 Nominal Lumens<br><b>C175</b> =(6 LED) 48,600 Nominal Lumens | <b>UNV</b> =Universal (120-277V)<br><b>347</b> =347V <sup>2</sup> | <b>T3</b> =Type III<br><b>T4</b> =Type IV |
| <b>NOTES:</b><br>1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.<br>2. Only available in PRVS configurations C15, C25, C40 or C60. |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                   |                                           |

## Mounting Details

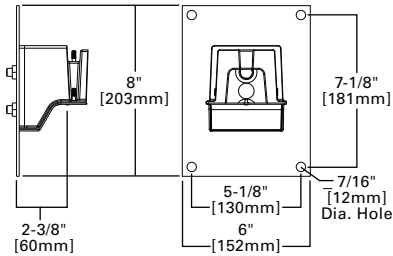
**SA=QM Pole Mount Arm (PRV & PRV-P)**



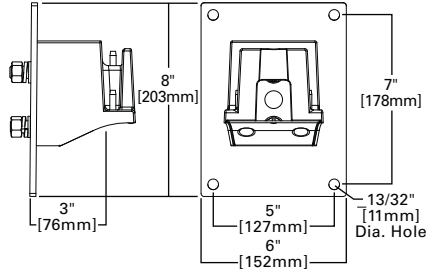
**SA=QM Pole Mount Arm (PRV-XL)**



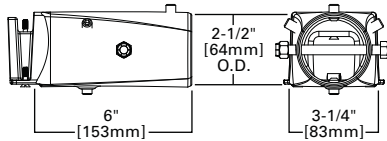
**WM=QM Wall Mount Arm (PRV & PRV-P)**



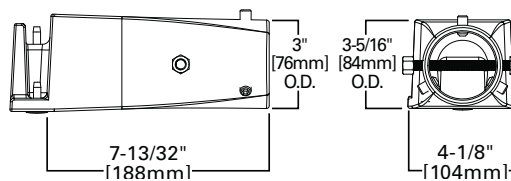
**WM=QM Wall Mount Arm (PRV-XL)**



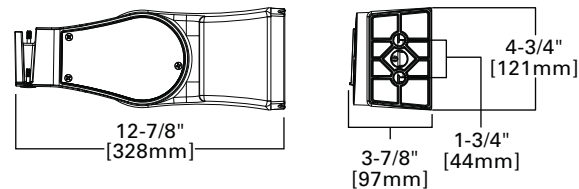
**MA=QM Mast Arm (PRV & PRV-P)**



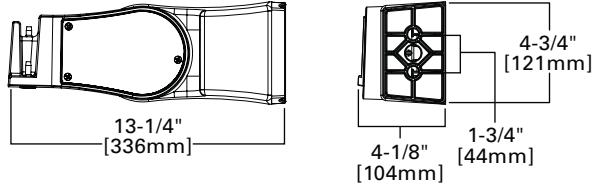
**MA=QM Mast Arm (PRV-XL)**



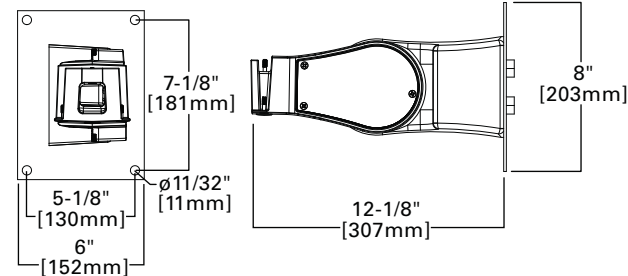
**ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)**



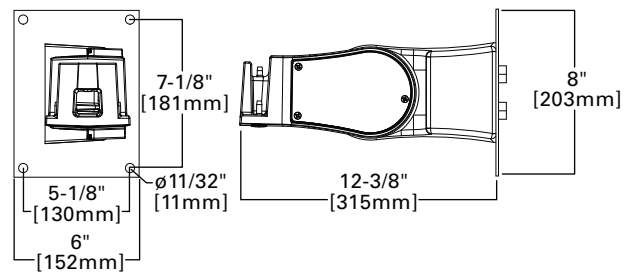
**ADJA=Adjustable Arm Pole Mount (PRV-XL)**



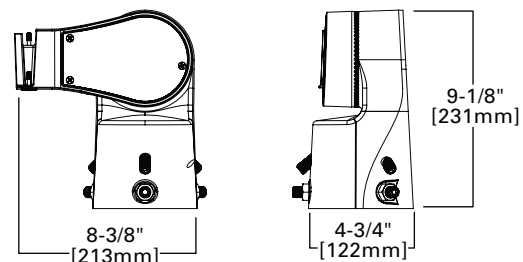
**ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)**



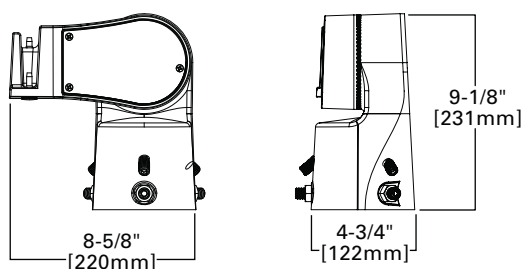
**ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)**



**ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)**



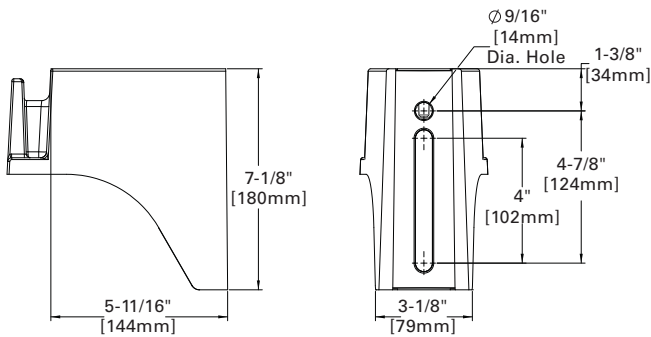
**ADJS=Adjustable Slipfitter 3 (PRV-XL)**



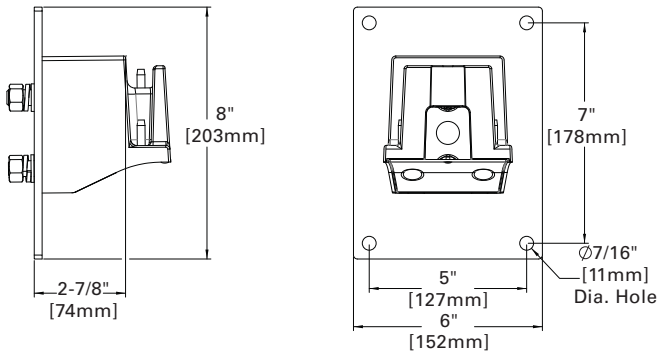


## Mounting Details

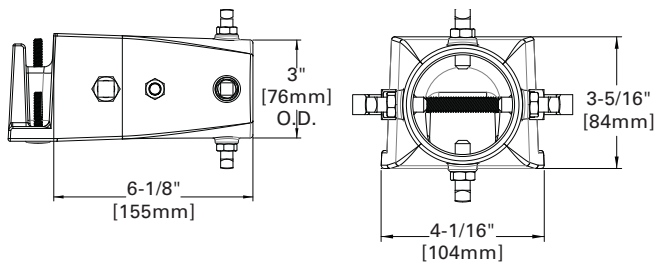
### SA=QM Pole Mount Arm (PRV-M)



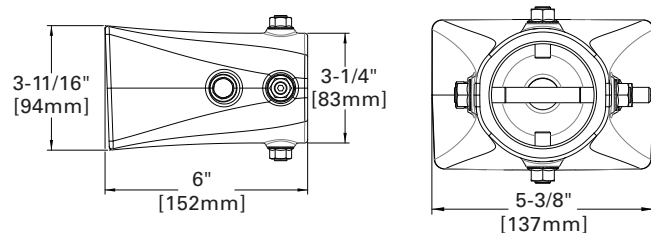
### WM=QM Wall Mount Arm (PRV-M)



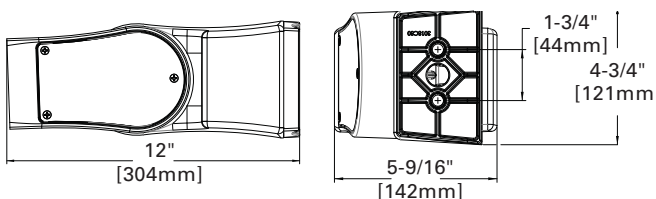
### MA=QM Mast Arm (PRV-M)



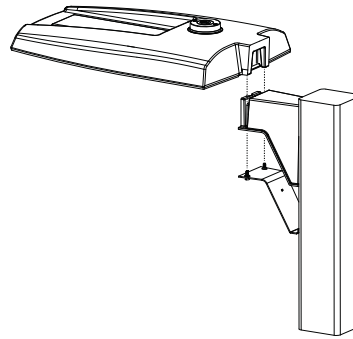
### FMA=Fixed Mast Arm (PRV-M)



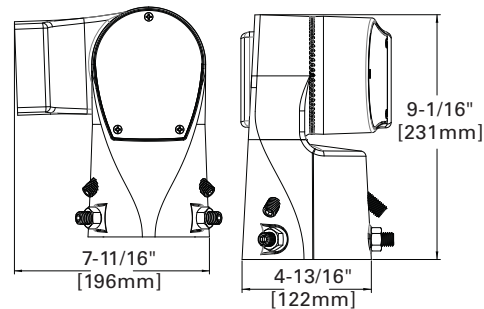
### DM=Direct Pole Mount Arm (PRV-M)



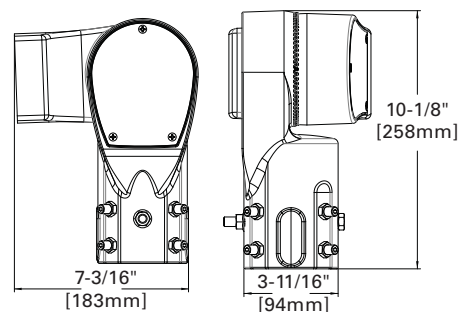
### Versatile Mount System



### ADJS=Adjustable Slipfitter (PRV-M)



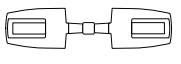
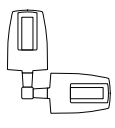
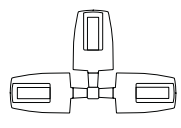
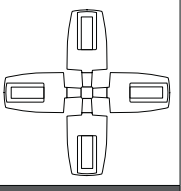
### SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



## Mounting Details

### Mounting Configurations and EPAs

**NOTE:** For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

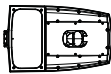
|                |                       |  |  |  |  |  |
|----------------|-----------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Housing Size   | Tilt Angle (Degrees)  | Arm Mount Single                                                                  | Arm Mount 2 @ 180°                                                                | Arm Mount 2 @ 90°                                                                  | Arm Mount 3 @ 90°                                                                   | Arm Mount 4 @ 90°                                                                   |
| Prevail Petite | 0°                    | 0.54                                                                              | 1.08                                                                              | 0.84                                                                               | 1.38                                                                                | 1.38                                                                                |
|                | 60°                   | 1.68                                                                              | 1.85                                                                              | 2.42                                                                               | 3.15                                                                                | 3.30                                                                                |
| Prevail        | 0°                    | 0.92                                                                              | 1.35                                                                              | 1.42                                                                               | 1.63                                                                                | 1.63                                                                                |
|                | 60°                   | 2.20                                                                              | 2.40                                                                              | 3.05                                                                               | 3.88                                                                                | 4.07                                                                                |
|                | 60° + Full Drop Visor | 2.20                                                                              | 2.40                                                                              | 3.25                                                                               | 4.28                                                                                | 4.47                                                                                |
| Prevail XL     | 0°                    | 1.12                                                                              | 2.25                                                                              | 2.13                                                                               | 2.52                                                                                | 2.52                                                                                |
|                | 60°                   | 3.99                                                                              | 4.30                                                                              | 5.26                                                                               | 6.51                                                                                | 6.79                                                                                |
|                | 60° + Full Drop Visor | 3.99                                                                              | 4.30                                                                              | 5.59                                                                               | 7.17                                                                                | 7.49                                                                                |
| Prevail Maxx   | 0°                    | 1.28                                                                              | 2.56                                                                              | 1.7                                                                                | 2.69                                                                                | 2.69                                                                                |
|                | 60°                   | 5.09                                                                              | 5.52                                                                              | 6.34                                                                               | 7.49                                                                                | 7.81                                                                                |

## Optical Configurations

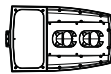
**PRV-P-C10/C15/C20/C25**  
(4,900/6,900/9,800/11,800  
Nominal Lumens)



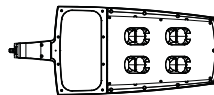
**PRV-C15**  
(7,100 Nominal Lumens)



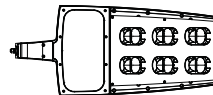
**PRV-C25/C40/C60**  
(13,100/17,100/20,000  
Nominal Lumens)



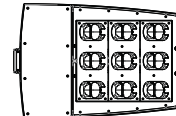
**PRV-XL-C75/C100/C125**  
(26,100/31,000/36,300 Nominal Lumens)



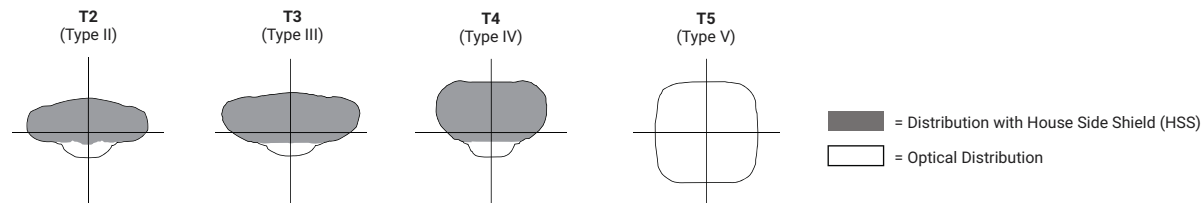
**PRV-XL-C150/C175**  
(41,100/48,600 Nominal Lumens)



**PRV-M-PA6X**  
(50,000/60,000/70,000/80,000 Nominal Lumens)



### Optical Distributions



## Product Specifications

### Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

### Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

### Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

### Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

### Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

### Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

### Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Energy and Performance Data

### Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

| Product Family            |                           | Prevail Petite |          |          |          | Prevail  |          |          |          | Prevail XL |          |          |          |          | Prevail Maxx |          |          |          |
|---------------------------|---------------------------|----------------|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|--------------|----------|----------|----------|
| Light Engine              |                           | C10            | C15      | C20      | C25      | C15      | C25      | C40      | C60      | C75        | C100     | C125     | C150     | C175     | C200         | C225     | C250     | C275     |
| Power (Watts)             |                           | 35             | 49       | 73       | 94       | 52       | 96       | 131      | 153      | 176        | 217      | 264      | 285      | 346      | 346          | 418      | 487      | 588      |
| Input Current @ 120V (A)  |                           | 0.29           | 0.41     | 0.61     | 0.79     | 0.43     | 0.80     | 1.09     | 1.32     | 1.50       | 1.84     | 2.21     | 2.38     | 2.92     | 2.89         | 3.49     | 4.06     | 4.90     |
| Input Current @ 277V (A)  |                           | 0.13           | 0.18     | 0.27     | 0.35     | 0.19     | 0.35     | 0.48     | 0.57     | 0.66       | 0.82     | 0.97     | 1.04     | 1.25     | 1.26         | 1.51     | 1.72     | 2.06     |
| Input Current @ 347V (A)  |                           | 0.11           | 0.16     | 0.23     | 0.29     | 0.17     | 0.30     | 0.41     | 0.48     | 0.54       | 0.66     | 0.79     | 0.84     | 1.02     | 1.00         | 1.21     | 1.40     | 1.70     |
| Input Current @ 480V (A)  |                           | 0.08           | 0.12     | 0.17     | 0.22     | 0.12     | 0.22     | 0.30     | 0.35     | 0.40       | 0.48     | 0.57     | 0.62     | 0.74     | 0.73         | 0.88     | 1.00     | 1.21     |
| Distribution <sup>1</sup> |                           |                |          |          |          |          |          |          |          |            |          |          |          |          |              |          |          |          |
| Type II                   | 4000K Lumens              | 4,775          | 6,717    | 9,542    | 11,521   | 7,123    | 13,205   | 17,172   | 20,083   | 26,263     | 31,231   | 36,503   | 41,349   | 48,876   | 50,349       | 59,444   | 68,447   | 79,322   |
|                           | BUG Rating                | B1-U0-G1       | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3   | B3-U0-G4 | B4-U0-G4 | B4-U0-G4 | B4-U0-G5 | B4-U0-G5     | B4-U0-G5 | B4-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 138            | 137      | 131      | 122      | 137      | 138      | 131      | 131      | 149        | 144      | 138      | 145      | 141      | 146          | 142      | 141      | 135      |
|                           | 3000K Lumens <sup>1</sup> | 4,869          | 6,595    | 9,369    | 11,312   | 6,994    | 12,965   | 16,860   | 19,718   | 25,786     | 30,664   | 35,840   | 40,598   | 47,989   | 49,437       | 58,368   | 67,208   | 77,886   |
| Type III                  | 4000K Lumens              | 4,782          | 6,727    | 9,556    | 11,538   | 7,111    | 13,183   | 17,144   | 20,050   | 26,120     | 31,061   | 36,304   | 41,124   | 48,610   | 50,162       | 59,223   | 68,193   | 79,027   |
|                           | BUG Rating                | B1-U0-G2       | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B1-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5   | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5     | B4-U0-G5 | B5-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 138            | 137      | 131      | 123      | 137      | 137      | 131      | 131      | 148        | 143      | 138      | 144      | 140      | 145          | 142      | 140      | 135      |
|                           | 3000K Lumens <sup>1</sup> | 4,695          | 6,605    | 9,383    | 11,329   | 6,982    | 12,944   | 16,832   | 19,686   | 25,646     | 30,497   | 35,645   | 40,377   | 47,727   | 49,254       | 58,151   | 66,958   | 77,596   |
| Type IV                   | 4000K Lumens              | 4,880          | 6,865    | 9,752    | 11,774   | 7,088    | 13,140   | 17,087   | 19,984   | 26,098     | 31,035   | 36,274   | 41,089   | 48,569   | 50,575       | 59,711   | 68,754   | 79,678   |
|                           | BUG Rating                | B1-U0-G2       | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B3-U0-G5 | B3-U0-G5   | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5     | B4-U0-G5 | B4-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 141            | 140      | 134      | 125      | 136      | 137      | 130      | 131      | 148        | 143      | 137      | 144      | 140      | 146          | 143      | 141      | 136      |
|                           | 3000K Lumens <sup>1</sup> | 4,792          | 6,740    | 9,575    | 11,561   | 6,959    | 12,901   | 16,777   | 19,621   | 25,624     | 30,471   | 35,615   | 40,343   | 47,687   | 49,659       | 58,630   | 67,510   | 78,235   |
| Type V                    | 4000K Lumens              | 5,067          | 7,128    | 10,126   | 12,226   | 7,576    | 14,045   | 18,264   | 21,360   | 28,129     | 33,450   | 39,097   | 44,287   | 52,349   | 53,531       | 63,201   | 72,773   | 84,335   |
|                           | BUG Rating                | B3-U0-G2       | B3-U0-G2 | B4-U0-G3 | B4-U0-G3 | B3-U0-G3 | B4-U0-G3 | B4-U0-G4 | B5-U0-G4 | B5-U0-G5   | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5     | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 146            | 145      | 139      | 130      | 146      | 146      | 139      | 140      | 160        | 154      | 148      | 155      | 151      | 155          | 151      | 150      | 144      |
|                           | 3000K Lumens <sup>1</sup> | 4,975          | 6,999    | 9,942    | 12,004   | 7,438    | 13,790   | 17,932   | 20,972   | 27,618     | 32,843   | 38,387   | 43,483   | 51,398   | 52,562       | 62,057   | 71,455   | 82,808   |

#### NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

### Lumen Maintenance

| Configuration                      | TM-21 Lumen Maintenance (50,000 Hours) | Theoretical L70 (Hours) |
|------------------------------------|----------------------------------------|-------------------------|
| Prevail and Prevail Petite at 25°C | 91.30%                                 | > 194,000               |
| Prevail and Prevail Petite at 40°C | 87.59%                                 | > 134,000               |
| Prevail XL at 25°C                 | 91.40%                                 | > 204,000               |
| Prevail XL at 40°C                 | 89.41%                                 | > 158,000               |
| Prevail Maxx at 25°C               | 91.40%                                 | > 204,000               |
| Prevail Maxx at 40°C               | 89.41%                                 | > 158,000               |

### Sensor Color Reference Table (SPBx)

| Housing Finish       | Sensor Color |
|----------------------|--------------|
| AP=Grey              | Grey         |
| BZ=Bronze            | Bronze       |
| BK=Black             | Black        |
| DP=Dark Platinum     | Grey         |
| GM=Graphite Metallic | Black        |
| WH=White             | White        |

### Lumen Multiplier

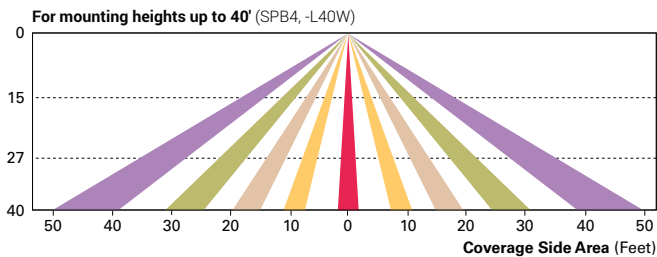
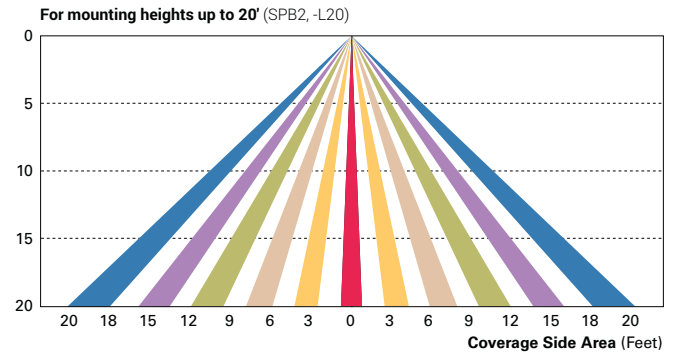
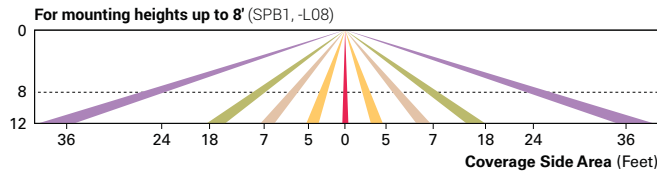
| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 10°C                | 1.02             |
| 15°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |

## Control Options

**0-10V** This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol** (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

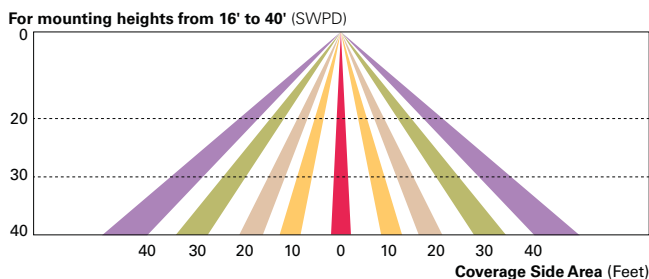
**Dimming Occupancy Sensor** (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx Wireless Sensor (SWPD4 and SWPD5)** These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



**LumenSafe (LD)** The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

# Steel Poles



## SSS SQUARE STRAIGHT STEEL

SSS4A20SFM1

AB1

TMP1

ROZGA FUNERAL HOME-MUKWONAGO

TYPE POLE

### FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

**NOTE:** The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

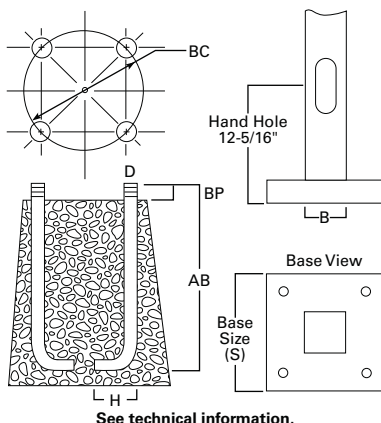
### ORDERING INFORMATION

**SAMPLE NUMBER:** SSA5A20SFM1XG

| Product Family                    | Shaft Size (Inches) <sup>1</sup>             | Wall Thickness (Inches)                                  | Mounting Height (Feet)                                                                                                     | Base Type                   | Finish                                                                                                                                                                                                                                                                                               | Mounting Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Number and Location of Arms                                                                                                            | Arm Lengths (Feet)                                                                               | Options (Add as Suffix)                                                                                                                                                                                                                                                                |
|-----------------------------------|----------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SSS</b> =Square Straight Steel | <b>4</b> =4"<br><b>5</b> =5"<br><b>6</b> =6" | <b>A</b> =0.120"<br><b>M</b> =0.188"<br><b>X</b> =0.250" | <b>10</b> =10'<br><b>15</b> =15'<br><b>20</b> =20'<br><b>25</b> =25'<br><b>30</b> =30'<br><b>35</b> =35'<br><b>39</b> =39' | <b>S</b> =Square Steel Base | <b>F</b> =Dark Bronze<br><b>G</b> =Galvanized Steel<br><b>J</b> =Summit White<br><b>K</b> =Carbon Bronze<br><b>L</b> =Dark Platinum<br><b>R</b> =Hartford Green<br><b>S</b> =Silver<br><b>T</b> =Graphite Metallic<br><b>V</b> =Grey<br><b>W</b> =White<br><b>X</b> =Custom Color<br><b>Y</b> =Black | <b>2</b> =2-3/8" O.D. Tenon (4" Long)<br><b>3</b> =3-1/2" O.D. Tenon (5" Long)<br><b>4</b> =4" O.D. Tenon (6" Long)<br><b>9</b> =3" O.D. Tenon (4" Long)<br><b>6</b> =2-3/8" O.D. Tenon (6" Long)<br><b>7</b> =4" O.D. Tenon (10" Long)<br><b>A</b> =Type A Drilling<br><b>C</b> =Type C Drilling<br><b>E</b> =Type E Drilling<br><b>F</b> =Type F Drilling<br><b>G</b> =Type G Drilling<br><b>J</b> =Type J Drilling<br><b>K</b> =Type K Drilling<br><b>M</b> =Type M Drilling<br><b>N</b> =Type N Drilling<br><b>R</b> =Type R Drilling<br><b>S</b> =Standard Upsweep Arm <sup>6</sup><br><b>Z</b> =Type Z Drilling | <b>1</b> =Single<br><b>2</b> =2 at 180°<br><b>3</b> =Triple <sup>2</sup><br><b>4</b> =4 at 90°<br><b>5</b> =2 at 90°<br><b>X</b> =None | <b>X</b> =None<br><b>2</b> =2'<br><b>3</b> =2.5'<br><b>4</b> =4'<br><b>6</b> =6'<br><b>8</b> =8' | <b>A</b> =1/2" Tapped Hub <sup>3</sup><br><b>B</b> =3/4" Tapped Hub <sup>3</sup><br><b>C</b> =Convenience Outlet <sup>4</sup><br><b>E</b> =GFCI Convenience Outlet <sup>4</sup><br><b>G</b> =Ground Lug<br><b>H</b> =Additional Hand Hole <sup>5</sup><br><b>V</b> =Vibration Dampener |

**NOTES:** 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

### ANCHORAGE DATA



| Pole | Template Number | Bolt Number | Bolt Circle (inches) | Number of Bolts | Bolt Size (inches) |
|------|-----------------|-------------|----------------------|-----------------|--------------------|
| SSS4 | TMP1            | AB1         | 8.5 - 11.0           | 4               | 3/4 x 25 x 3       |
| SSS5 | TMP1            | AB1         | 11.0                 | 4               | 3/4 x 25 x 3       |
| SSS6 | TMP2            | AB3         | 12.5                 | 4               | 1 x 36 x 4         |



**EFFECTIVE PROJECTED AREA (At Pole Top)**

| Mounting Height (Feet) | Catalog Number <sup>1,2</sup> | Wall Thickness (Inches) | Base Square <sup>3</sup> (Inches) | Bolt Circle Diameter (Inches) | Anchor Bolt Projection <sup>3</sup> (Inches) | Shaft Size <sup>3</sup> (Inches) | Anchor Bolt Diameter x Length x Hook (Inches) | Net Weight (Pounds) | Maximum Effective Projected Area (Square Feet) <sup>4</sup> |        |         |         | Max. Fixture Load - Includes Bracket (Pounds) |
|------------------------|-------------------------------|-------------------------|-----------------------------------|-------------------------------|----------------------------------------------|----------------------------------|-----------------------------------------------|---------------------|-------------------------------------------------------------|--------|---------|---------|-----------------------------------------------|
| MH                     |                               |                         | S                                 | BC                            | BP                                           | B                                | D x AB x H                                    |                     | 80 mph                                                      | 90 mph | 100 mph | 110 mph |                                               |
| 10                     | SSS4A10S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 85                  | 30.0                                                        | 22.0   | 17.0    | 13.0    | 100                                           |
| 15                     | SSS4A15S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 118                 | 15.0                                                        | 11.5   | 8.7     | 6.5     | 100                                           |
| 20                     | SSS4A20S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 150                 | 8.7                                                         | 5.9    | 3.9     | 2.5     | 150                                           |
| 20                     | SSS5A20S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 183                 | 15.4                                                        | 11.1   | 7.9     | 5.5     | 150                                           |
| 25                     | SSS4A25S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 181                 | 3.7                                                         | 1.7    | 0.3     | --      | 200                                           |
| 25                     | SSS5A25S                      | 0.120                   | 10-1/2                            | 11                            | 5                                            | 5                                | 3/4 x 25 x 3                                  | 222                 | 9.3                                                         | 6.0    | 3.5     | 1.6     | 200                                           |
| 25                     | SSS6A25S                      | 0.120                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 284                 | 9.9                                                         | 6.1    | 3.5     | 1.2     | 200                                           |
| 30                     | SSS5A30S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 260                 | 4.7                                                         | 2.1    | --      | --      | 200                                           |
| 30                     | SSS5M30S                      | 0.188                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 392                 | 10.4                                                        | 6.4    | 3.5     | 1.5     | 200                                           |
| 30                     | SSS6A30S                      | 0.120                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 330                 | 4.3                                                         | 1.4    | --      | --      | 200                                           |
| 30                     | SSS6M30S                      | 0.188                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 489                 | 19.0                                                        | 13.0   | 8.7     | 5.6     | 200                                           |
| 35                     | SSS5M35S                      | 0.188                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 453                 | 5.8                                                         | 2.8    | --      | --      | 200                                           |
| 35                     | SSS6M35S                      | 0.188                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 564                 | 12.8                                                        | 7.2    | 3.7     | 1.0     | 200                                           |
| 35                     | SSS6X35S                      | 0.250                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 738                 | 16.5                                                        | 11.0   | 6.8     | 3.5     | 200                                           |
| 39                     | SSS6M39S                      | 0.188                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 618                 | 7.3                                                         | 3.0    | --      | --      | 300                                           |
| 39                     | SSS6X39S                      | 0.250                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 816                 | 13.0                                                        | 7.0    | 3.7     | 0.8     | 300                                           |

**EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)**

| Mounting Height (Feet) | Catalog Number <sup>1,2</sup> | Wall Thickness (Inches) | Base Square <sup>3</sup> (Inches) | Bolt Circle Diameter (Inches) | Anchor Bolt Projection <sup>3</sup> (Inches) | Shaft Size <sup>3</sup> (Inches) | Anchor Bolt Diameter x Length x Hook (Inches) | Net Weight (Pounds) | Maximum Effective Projected Area (Square Feet) <sup>4</sup> |        |         |         | Max. Fixture Load - Includes Bracket (Pounds) |
|------------------------|-------------------------------|-------------------------|-----------------------------------|-------------------------------|----------------------------------------------|----------------------------------|-----------------------------------------------|---------------------|-------------------------------------------------------------|--------|---------|---------|-----------------------------------------------|
| MH                     |                               |                         | S                                 | BC                            | BP                                           | B                                | D x AB x H                                    |                     | 80 mph                                                      | 90 mph | 100 mph | 110 mph |                                               |
| 10                     | SSS4A10S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 85                  | 23.0                                                        | 17.5   | 14.0    | 11.0    | 100                                           |
| 15                     | SSS4A15S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 118                 | 13.4                                                        | 10.0   | 7.5     | 5.7     | 100                                           |
| 20                     | SSS4A20S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 150                 | 7.6                                                         | 5.2    | 3.4     | 2.1     | 150                                           |
| 20                     | SSS5A20S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 183                 | 13.8                                                        | 9.9    | 7.1     | 4.9     | 150                                           |
| 25                     | SSS4A25S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 4                                | 3/4 x 25 x 3                                  | 181                 | 3.4                                                         | 1.6    | 0.3     | --      | 200                                           |
| 25                     | SSS5A25S                      | 0.120                   | 10-1/2                            | 11                            | 5                                            | 5                                | 3/4 x 25 x 3                                  | 222                 | 8.5                                                         | 5.5    | 3.2     | 1.5     | 200                                           |
| 25                     | SSS6A25S                      | 0.120                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 284                 | 9.1                                                         | 5.6    | 3.0     | 1.2     | 200                                           |
| 30                     | SSS5A30S                      | 0.120                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 260                 | 1.8                                                         | --     | --      | --      | 200                                           |
| 30                     | SSS5M30S                      | 0.188                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 392                 | 9.6                                                         | 5.9    | 1.9     | 0.2     | 200                                           |
| 30                     | SSS6A30S                      | 0.120                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 330                 | 4.1                                                         | 1.3    | --      | --      | 200                                           |
| 30                     | SSS6M30S                      | 0.188                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 489                 | 18.5                                                        | 12.5   | 8.4     | 5.3     | 200                                           |
| 35                     | SSS5M35S                      | 0.188                   | 10-1/2                            | 11                            | 4-1/2                                        | 5                                | 3/4 x 25 x 3                                  | 453                 | 5.5                                                         | 2.4    | --      | --      | 200                                           |
| 35                     | SSS6M35S                      | 0.188                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 564                 | 11.8                                                        | 7.0    | 3.5     | 1.0     | 200                                           |
| 35                     | SSS6X35S                      | 0.250                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 738                 | 16.0                                                        | 10.5   | 6.4     | 3.4     | 200                                           |
| 39                     | SSS6M39S                      | 0.188                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 618                 | 7.0                                                         | 2.4    | --      | --      | 300                                           |
| 39                     | SSS6X39S                      | 0.250                   | 12-1/2                            | 12-1/2                        | 5                                            | 6                                | 1 x 36 x 4                                    | 816                 | 12.0                                                        | 6.7    | 3.0     | 0.5     | 300                                           |

## NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

## VIBRATION

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Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

## MAINTENANCE

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Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

**WARNING:** Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

## LCH Round & Square Wall Mount Cylinder



4" Round



4" Square

The *LCH Round & Square Wall Mount Cylinder* is an elegant and contemporary fixture that features Adjustable Lumens and three light distributions: direct, indirect, or both. This versatile fixture comes in 4" round or square sizes. They offer a diffused and even light distribution with a wide 80° beam angle, making these fixtures ideal for a variety of applications, including commercial and residential.



### APPLICATIONS

Commercial and Residential



## SPECIFICATIONS

### CONSTRUCTION

Die-cast aluminum housing with glass optics

### AMBIENT TEMPERATURE

Suitable for use in -4°F to 113°F (-20°C to 45°C)

### MOUNTING

Wall mount

### EFFICACY

Up to 108 lumens per watt (see individual wattage data)

### CCT AND CRI

3000K and 4000K available, >80CRI

### ELECTRICAL

Standard 120-277V 50/60Hz AC input. Standard 1-10V dimming.

### FINISH

Standard Polyester Powder Coat in Black. Custom colors available.

### LIFESPAN

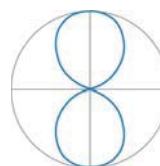
L70 life > 50,000 hrs @ 25°C

### WARRANTY

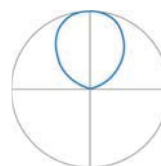
5-year limited warranty. Comprehensive warranty terms can be located on [www.slgus.com](http://www.slgus.com).

### CERTIFICATIONS

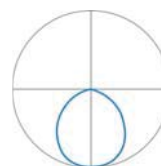
Energy Star certified. ETL Listed for wet location.



Up & Down



Uplight Only



Downlight Only

## LIGHTING DISTRIBUTIONS

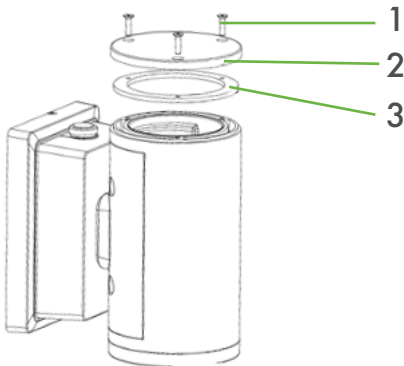
Due to continuous product improvements, specification and/or equipment updates may change without notice.

| ORDERING GUIDE                                                             |                                                                                             |                                                              |                                                           |                                    |                                                    |                                                                                        |                                                                                            | EXAMPLE: LCH 4S 25/30/35 G1 40K                                                                                                                                                                |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------|------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Luminaire Type                                                             | Size                                                                                        | Adjustable Lumen Output                                      | Beam Angle                                                | Generation                         | Voltage                                            | CCT                                                                                    | Finish                                                                                     | Light Distribution                                                                                                                                                                             |
| LCH                                                                        | 4R                                                                                          | 25/30/35                                                     | WB                                                        | G1                                 | —                                                  | 30K                                                                                    |                                                                                            |                                                                                                                                                                                                |
| <input type="checkbox"/> <b>LCH</b><br>Wall Mount<br>Cylinder Up &<br>Down | <input type="checkbox"/> <b>4S</b> 4" Square<br><input type="checkbox"/> <b>4R</b> 4" Round | <input type="checkbox"/> <b>25/30/35</b><br>Lumen Adjustable | <input type="checkbox"/> <b>WB=</b><br>Wide Beam<br>Angle | <input type="checkbox"/> <b>G1</b> | <input type="checkbox"/> <b>BLANK=</b><br>120-277V | <input type="checkbox"/> <b>30K</b> 3000K<br><input type="checkbox"/> <b>40K</b> 4000K | <input type="checkbox"/> <b>BLANK=</b> Black<br><input type="checkbox"/> <b>C=</b> Custom* | <input type="checkbox"/> <b>BLANK=</b> Up & Down<br><input type="checkbox"/> <b>DL=</b> Downlight Only<br>(25W—2,300 Lm)<br><input type="checkbox"/> <b>UL=</b> Uplight Only<br>(25W—2,300 Lm) |

\*For custom colors, please call to place your order.

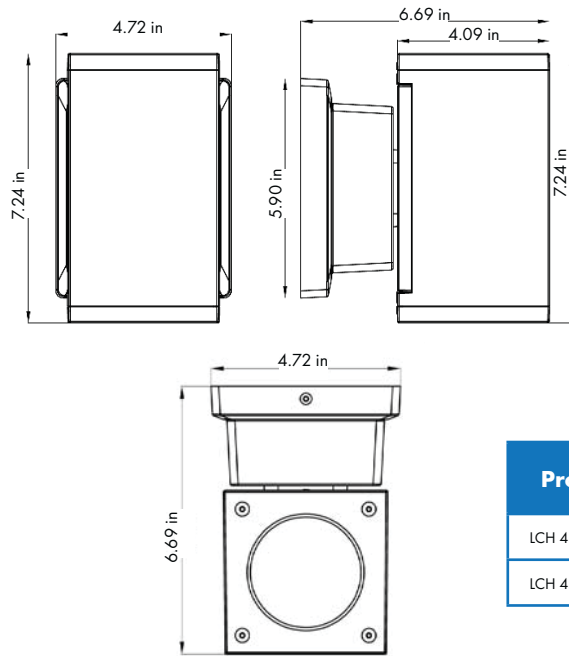
## ACCESSORIES

Single Distribution Retrofit Kit



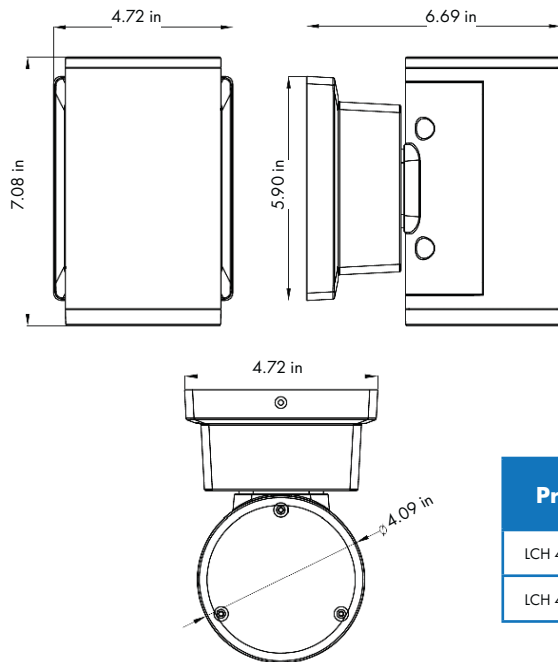
Due to continuous product improvements, specification and/or equipment updates may change without notice.

## DIMENSIONS



4" SQUARE

| Product Number            | Product Weight (lbs) | Individual Box Weight (lbs) | Pieces per master box | Master box weight (lbs) |
|---------------------------|----------------------|-----------------------------|-----------------------|-------------------------|
| LCH 4S 25/30/35 WB G1 30K | 4.78 lbs             | 5.25 lbs                    | 4                     | 22.49 lbs               |
| LCH 4S 25/30/35 WB G1 40K | 4.78 lbs             | 5.25 lbs                    | 4                     | 22.49 lbs               |



4" ROUND

| Product Number            | Product Weight (lbs) | Individual Box Weight (lbs) | Pieces per master box | Master box weight (lbs) |
|---------------------------|----------------------|-----------------------------|-----------------------|-------------------------|
| LCH 4R 25/30/35 WB G1 30K | 4.12 lbs             | 4.48 lbs                    | 4                     | 19.42 lbs               |
| LCH 4R 25/30/35 WB G1 40K | 4.12 lbs             | 4.48 lbs                    | 4                     | 19.42 lbs               |

Due to continuous product improvements, specification and/or equipment updates may change without notice.

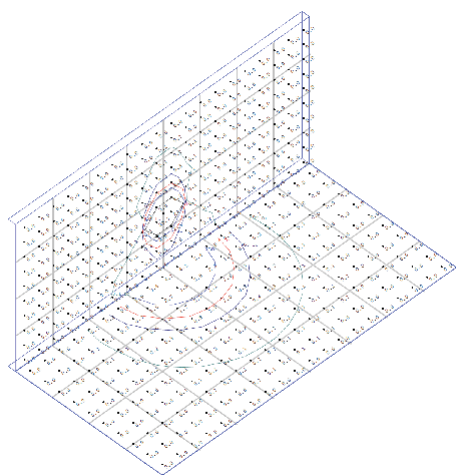
## PERFORMANCE DATA

| Wattage | Voltage  | 3000K  |                 | 4000K  |                 |
|---------|----------|--------|-----------------|--------|-----------------|
|         |          | Lumens | Efficacy (lm/W) | Lumens | Efficacy (lm/W) |
| 25W     | 120-277V | 2,250  | 90              | 2,375  | 95              |
| 30W     | 120-277V | 2,700  | 90              | 2,850  | 95              |
| 35W     | 120-277V | 3,150  | 90              | 3,325  | 95              |

## ELECTRICAL LOAD

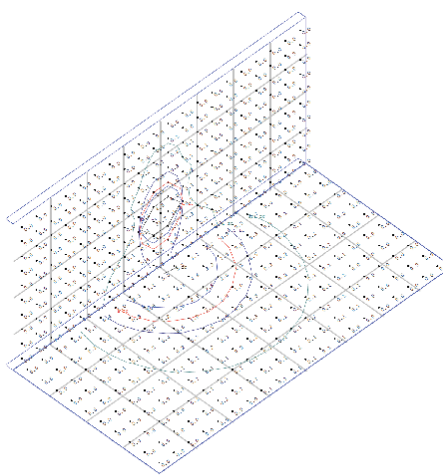
| Wattage | Current (A) |      |      |      |
|---------|-------------|------|------|------|
|         | 120V        | 208V | 240V | 277V |
| 25W     | 0.21        | 0.12 | 0.10 | 0.09 |
| 30W     | 0.25        | 0.14 | 0.13 | 0.11 |
| 35W     | 0.29        | 0.17 | 0.15 | 0.13 |

## PHOTOMETRIC



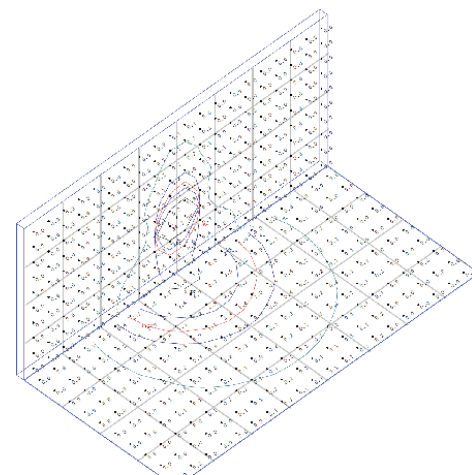
LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V  
System Level Power: 26  
Delivered Lumens: 2,765  
Efficacy: 106 lm/W  
CRI: 80



LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V  
System Level Power: 31  
Delivered Lumens: 3,350  
Efficacy: 108 lm/W  
CRI: 80

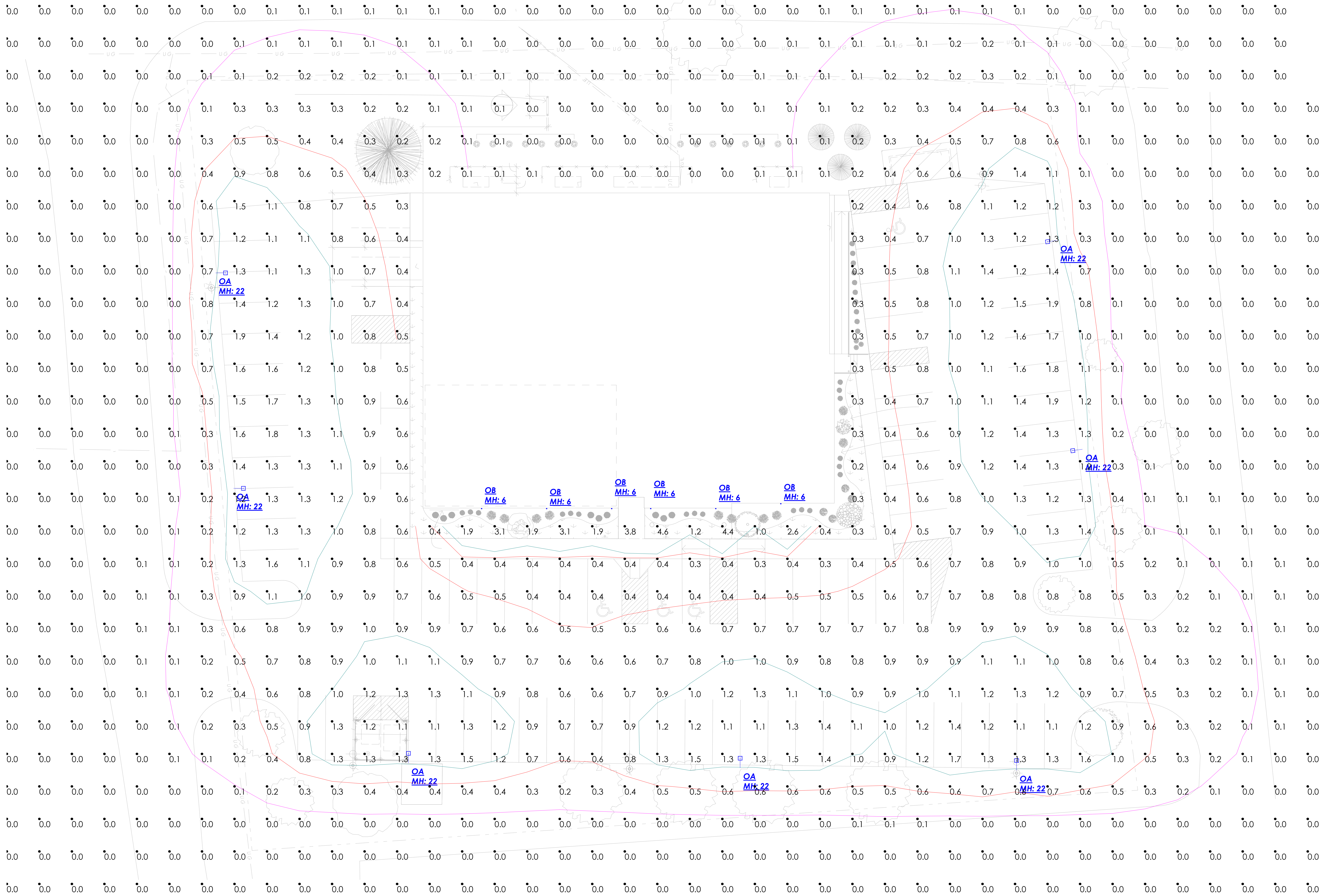


LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V  
System Level Power: 36.5  
Delivered Lumens: 3,777  
Efficacy: 103 lm/W  
CRI: 80

Due to continuous product improvements, specification and/or equipment updates may change without notice.





1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| SITE                | Illuminance | Fc    | 0.40 | 4.6 | 0.0 | N.A.    | N.A.    |

| Luminaire Schedule |     |       |                                                     |                            |             |             |            |       |
|--------------------|-----|-------|-----------------------------------------------------|----------------------------|-------------|-------------|------------|-------|
| Symbol             | Qty | Label | Manufacturer                                        | Description                | Arrangement | Lum. Lumens | Lum. Watts | LLF   |
|                    | 7   | OA    | COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON) | PRV-C15-D-UNV-T4-BZ-HSS    | Single      | 6437        | 52         | 0.900 |
|                    | 6   | OB    | SLG-Spring Lighting Group                           | LCH 4R 25 30 35 G1 30K-35W | Single      | 3325        | 35         | 0.900 |

PHOTOMETRIC SITE PLAN

ROZGA FUNERAL HOME

MUKWONAGO, WI

RLMA Project #: 152328

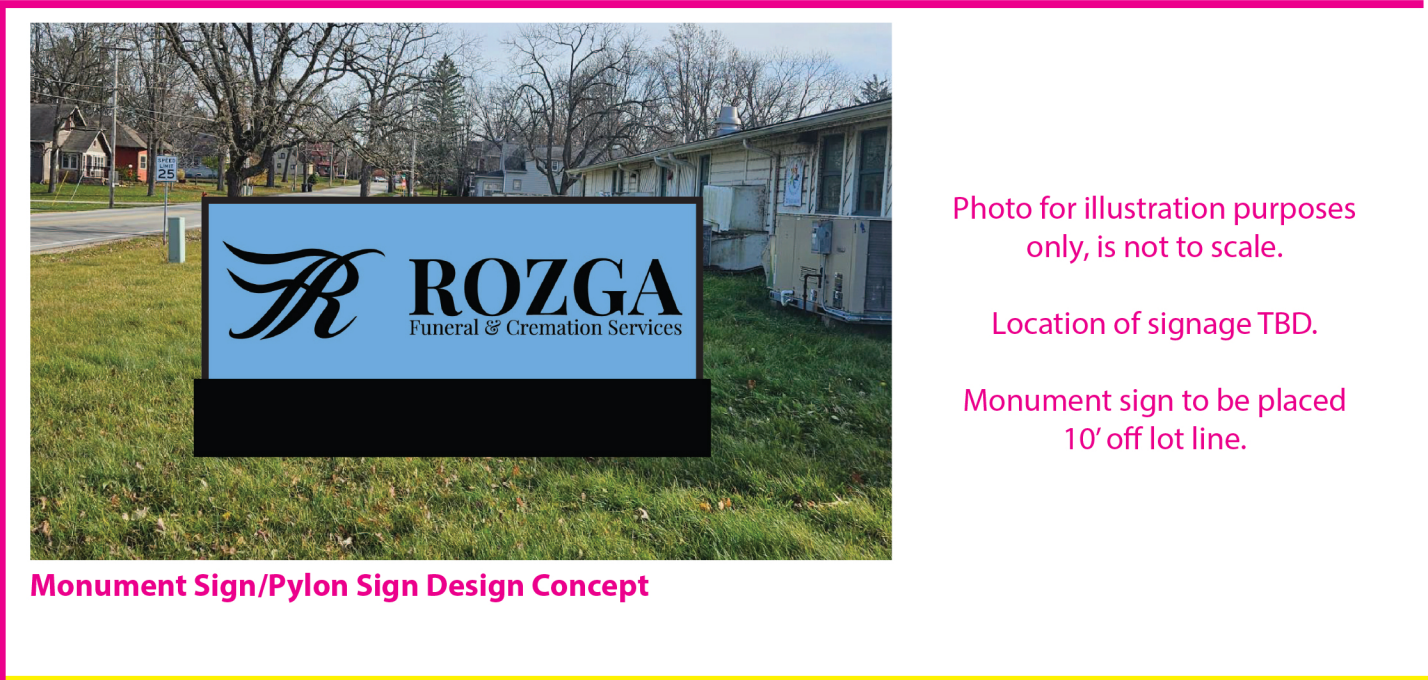
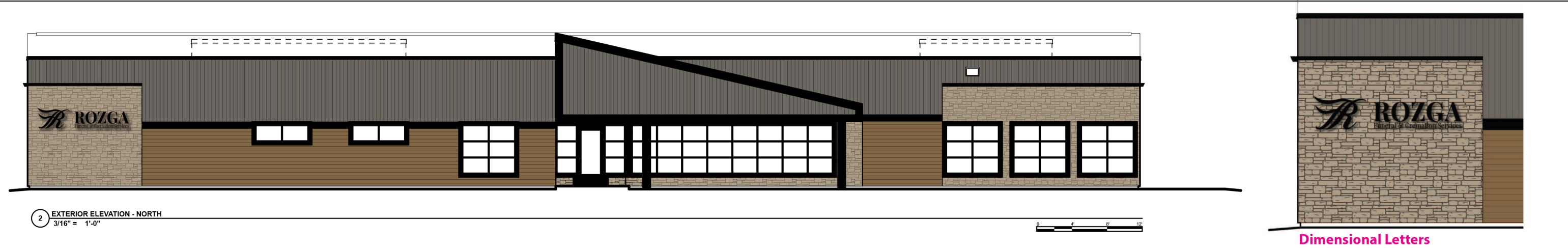
Drawn By: EP

Date: 12/5/2023

Scale: 1" = 12 0"

| #         | Date | Comments |
|-----------|------|----------|
| Revisions |      |          |





Early Signage Concepts - Final Scale/Design to be Discussed

ARTWORK CHARGE — With your drawing/estimate, you are allowed one artwork revision. There will be an artwork charge for any additional drawings DESIGN LAYOUTS ARE COPYRIGHT © 2023.

**ARTWORK APPROVAL**  
**-PLEASE PROOFREAD CAREFULLY-**

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

X \_\_\_\_\_  
APPROVE - SIGNATURE

- Spelling
- Copy Content
- Placement

UNIT # N/A  
USDOT # N/A  
DRAWN BY: Jo Amos  
DATE: 11.22.2023  
FILE NAME: Rozga Funeral Services - Mukwonago Location - Architectural Drawings.pdf

\_\_\_\_\_  
DATE

MATERIALS USED  
\_\_\_\_\_  
Dimensional Letters, Dibond,  
Monument Sign  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROZGA FUNERAL SERVICES/MUKWONAGO LOCATION # 56378 57

**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

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**PC RESOLUTION NO. 2023-12**

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR ROZGA  
FUNERAL HOME AND CREMATION SERVICES (HUMAN & PET), AT 225 EAGLE LAKE  
AVE,  
PARCEL NUMBER MUKV 1974-009**

---

**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 John Rozga (Future Owner),

**WHEREAS**, the use is a conditional use within the B-1 Neighborhood Business District – in which the subject property is located, and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the modifications at 225 Eagle Lake Ave, based upon the 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 site modifications as submitted and as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, 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.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six 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 project 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. The applicant shall apply for permits and receive approval for all new signage on the tenant location from Village Staff according to Chapter 64 of the Municipal Code. Signage shall be turned off during non-business hours.
10. All lighting shall be permitted and installed according to the plan submitted.
11. The dumpster enclosure shall be installed according to the plan submitted.
12. Any future exterior modification to the tenant space (doors, windows, canopies, painting) shall require Site Plan and Architectural Review.
13. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

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

Approved and Adopted this 12<sup>th</sup> day of December, 2023 by the Plan Commission of the Village of Mukwonago, Wisconsin.

ATTESTATION:

APPROVED:

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Fred H. Winchowky, Village President

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Linda Gourdoux, WCMC  
Deputy Clerk-Treasurer

Date: December 5, 2023

To: Village of Mukwonago Plan Commission  
Erin Sharf, Community Planner/Zoning Administrator

From: Tim Schwecke

Subject: Village of Mukwonago Zoning/Sign Code Rewrite  
Memo #6



Please find attached Appendix A (Land Use Table) and Appendix B (Land Use Summary).

The Land Use Table shows where the different land uses are allowed and what reviews may be required. Given the number of zoning districts, the Land Use Table is divided into two parts – residential and non-residential.

The Land Use Summary describes each of the uses and includes details about parking requirements and recommendations for bicycle spaces. We are still working on the supplemental standards – they will be included in future drafts. By way of example, below shows what supplemental standards can look like.

The proposed zoning map is also attached. The interactive version (with parcel lines) can be viewed online at [https://proposed\\_villageofmukwonago.zoninghub.com/zoningmap.aspx](https://proposed_villageofmukwonago.zoninghub.com/zoningmap.aspx).

#### 4.02 Craft brewery, winery, distillery (new)

**Description:** An establishment where beer, malt beverages, wine, meade, and/or spirits are made in small batches and then sold onsite and distributed off-site. This use may also include a restaurant.

Temporary note: Description from consultant

**Vehicle Parking:** 1 space for each 3 patron seats or 1 space for each 350 square feet of floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

##### **Supplemental Standards:**

**(A) Other licenses/approvals.** Prior to establishment of this use, the property owner must obtain all required alcohol licenses/permits from the Village and all necessary permits and approvals from the state of Wisconsin as may be required and maintain the permits for the life of the use or until the issuing entity no longer requires the permit.<sup>[1]</sup>

**(B) Limitations on production area.** When located in a commercial district, the production area, including storage of raw materials and finished products, is limited to 60 percent of the floor area. When located in an industrial district, there is no limitation on the production area.

**(C) Location of entrance.** A customer entrance to a craft brewery, winery, distillery that is located on the side or rear of the building must be located at least 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses as the predominant land use.



[1] The Village can only issue a certain number of alcohol licenses. Please contact the Village Clerk to determine if there are any available.

Temporary note: Provisions from consultant

#### **Attachments:**

- Appendix A, dated December 4, 2023
- Appendix B, dated December 4, 2023
- Zoning Map, dated December 4, 2023



## Appendix B

### Residential Use Table (Draft December 4, 2023)

|        |                                                      | Residential |     |     |      |     |      |      |                  |
|--------|------------------------------------------------------|-------------|-----|-----|------|-----|------|------|------------------|
| Series | Land Use                                             | R-1         | R-2 | R-3 | R-3B | R-5 | R-10 | R-15 | Secondary Review |
| 1      | Residential                                          |             |     |     |      |     |      |      |                  |
| 1.01   | Manufactured home park                               |             |     |     |      | P   |      |      | SPAR,ZP          |
| 1.02   | Mixed-use housing (new)                              |             |     |     |      |     |      |      | SPAR,ZP          |
| 1.03   | Multi-family, 2 units                                |             |     |     |      | P   | C    | C    | ZP               |
| 1.04   | Multi-family, 3 to 8 units                           |             |     |     |      |     | P    | P    | SPAR,ZP          |
| 1.05   | Multi-family, 9 to 15 units                          |             |     |     |      |     | C    | C    | SPAR,ZP          |
| 1.06   | Multi-family, more than 15 units                     |             |     |     |      |     | C    | C    | SPAR,ZP          |
| 1.07   | Single-family dwelling                               | P           | P   | P   |      | P   | P    | P    | ZP               |
| 1.08   | Townhouse, 2 units                                   |             |     |     |      |     | P    | P    | ZP               |
| 1.09   | Townhouse, 3 to 8 units                              |             |     |     |      |     | P    | P    | SPAR,ZP          |
| 1.10   | Townhouse, 9 to 15 units                             |             |     |     |      |     | C    | P    | SPAR,ZP          |
| 1.11   | Townhouse, more than 15 units                        |             |     |     |      |     |      | C    | SPAR,ZP          |
| 2      | Special Care Facilities                              |             |     |     |      |     |      |      |                  |
| 2.01   | Adult care facility, assisted living                 |             |     |     |      | P   | P    | P    | SPAR,ZP          |
| 2.02   | Adult care facility, continuum of care               |             |     |     |      | C   | C    | C    | SPAR,ZP          |
| 2.03   | Adult care facility, nursing home                    |             |     |     |      | C   | C    | C    | SPAR,ZP          |
| 2.04   | Adult family home                                    |             |     |     |      | C   | C    | C    | ZP               |
| 2.05   | Community living arrangement, 8 or fewer residents   | P           | P   | P   |      | P   | P    | P    | ZP               |
| 2.06   | Community living arrangement, 9 to 15 residents      | C           | C   | C   |      | P   | P    | P    | ZP               |
| 2.07   | Community living arrangement, more than 15 residents | C           | C   | C   |      | C   | C    | C    | SPAR,ZP          |
| 2.08   | Foster home and treatment foster home                | P           | P   | P   |      | P   | P    | P    | ZP               |
| 2.09   | Group day care center                                |             |     |     |      |     |      |      | SPAR,ZP          |
| 2.10   | Group day care center, company (new)                 |             |     |     |      |     |      |      | SPAR,ZP          |
| 2.11   | Hospice care center (new)                            | C           | C   | C   |      | C   |      |      | SPAR,ZP          |
| 2.12   | Temporary residential shelter                        |             |     |     |      | C   | C    | C    | SPAR,ZP          |
| 3      | General Accommodations                               |             |     |     |      |     |      |      |                  |
| 3.01   | Boarding house                                       |             |     |     |      |     | C    | C    | SPAR,ZP          |
| 3.02   | Overnight lodging                                    |             |     |     |      |     |      |      | SPAR,ZP          |
| 4      | Food & Beverage Services                             |             |     |     |      |     |      |      |                  |
| 4.01   | Banquet hall                                         |             |     |     |      |     |      |      | SPAR,ZP          |
| 4.02   | Craft brewery, winery, distillery (new)              |             |     |     |      |     |      |      | SPAR,ZP          |
| 4.03   | Food pantry (new)                                    |             |     |     |      |     |      |      | SPAR,ZP          |
| 4.04   | Restaurant, fast-food                                |             |     |     |      |     |      |      | SPAR,ZP          |
| 4.05   | Restaurant, standard                                 |             |     |     |      |     |      |      | SPAR,ZP          |
| 4.06   | Tavern                                               |             |     |     |      |     |      |      | SPAR,ZP          |



| Series | Land Use                                           | Residential |     |     |      |     |      |      | Secondary Review |
|--------|----------------------------------------------------|-------------|-----|-----|------|-----|------|------|------------------|
|        |                                                    | R-1         | R-2 | R-3 | R-3B | R-5 | R-10 | R-15 |                  |
| 5      | Vehicle Rental, Sales, & Service                   |             |     |     |      |     |      |      |                  |
| 5.01   | Heavy vehicle sales and service                    |             |     |     |      |     |      |      | SPAR,ZP          |
| 5.02   | Truck stop (new)                                   |             |     |     |      |     |      |      | SPAR,ZP          |
| 5.03   | Truck-trailer rental establishment                 |             |     |     |      |     |      |      | SPAR,ZP          |
| 5.04   | Vehicle fuel station                               |             |     |     |      |     |      |      | SPAR,ZP          |
| 5.05   | Vehicle repair shop                                |             |     |     |      |     |      |      | SPAR,ZP          |
| 5.06   | Vehicle sales and service                          |             |     |     |      |     |      |      | SPAR,ZP          |
| 5.07   | Vehicle service shop                               |             |     |     |      |     |      |      | SPAR,ZP          |
| 6      | General Sales & Services                           |             |     |     |      |     |      |      |                  |
| 6.01   | Administrative services                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.02   | Adult-oriented establishment                       |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.03   | Body-piercing establishment (new)                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.04   | Business incubator (new)                           |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.05   | Commercial kennel                                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.06   | Equipment rental, large                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.07   | Equipment rental, small                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.08   | Financial services                                 |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.09   | Funeral establishment                              |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.10   | Garden or landscaping center                       |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.11   | General office                                     |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.12   | General repair                                     |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.13   | General retail, 15,000 square feet or less (new)   |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.14   | General retail, more than 15,000 square feet (new) |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.15   | General services                                   |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.16   | Instructional studio                               |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.17   | Landscape business                                 |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.18   | Shared-use kitchen (new)                           |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.19   | Tattoo establishment (new)                         |             |     |     |      |     |      |      | SPAR,ZP          |
| 6.20   | Veterinary clinic                                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 7      | Recreation & Entertainment                         |             |     |     |      |     |      |      |                  |
| 7.01   | Golf course                                        |             |     |     |      |     |      |      | SPAR,ZP          |
| 7.02   | Indoor entertainment                               |             |     |     |      |     |      |      | SPAR,ZP          |
| 7.03   | Indoor recreation                                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 7.04   | Indoor shooting range (new)                        |             |     |     |      |     |      |      | SPAR,ZP          |
| 7.05   | Park, community                                    |             |     |     |      |     |      |      |                  |
| 7.06   | Park, neighborhood                                 | P           | P   | P   |      | P   | P    | P    |                  |
| 8      | Government & Community Services                    |             |     |     |      |     |      |      |                  |

|        |                                                 | Residential |     |     |      |     |      |      |                  |
|--------|-------------------------------------------------|-------------|-----|-----|------|-----|------|------|------------------|
| Series | Land Use                                        | R-1         | R-2 | R-3 | R-3B | R-5 | R-10 | R-15 | Secondary Review |
| 8.01   | Animal shelter                                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.02   | Administrative government center                |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.03   | Cemetery                                        |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.04   | Community center                                |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.05   | Community cultural facility                     |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.06   | Community garden (new)                          | C           | C   | C   |      | C   | C    | C    | SPAR,ZP          |
| 8.07   | Conference - exposition center (new)            |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.08   | Delivery/pickup hub (new)                       |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.09   | Health care center                              |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.10   | Health care clinic                              |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.11   | Municipal garage                                |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.12   | Public safety facility                          |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.13   | Recreation trail (new)                          | P           | P   | P   |      | P   | P    | P    | ZP               |
| 8.14   | School, K-12                                    |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.15   | School, post-secondary                          |             |     |     |      |     |      |      | SPAR,ZP          |
| 8.16   | Worship facility                                |             |     |     |      |     |      |      | SPAR,ZP          |
| 9      | Telecommunications & Utilities                  |             |     |     |      |     |      |      |                  |
| 9.01   | Public utility office and yard                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 9.02   | Solar power plant                               |             |     |     |      |     |      |      | SPAR,ZP          |
| 9.03   | Stormwater management facility                  | P           | P   | P   |      | P   | P    | P    | SPAR             |
| 9.04   | Telecommunication tower and Class 1 collocation | TFR         | TFR | TFR |      | TFR | TFR  | TFR  | SPAR,ZP          |
| 9.05   | Telecommunication, Class 2 collocation          | P           | P   | P   |      | P   | P    | P    | ZP               |
| 9.06   | Utility installation, major                     |             |     |     |      |     |      |      | SPAR,ZP          |
| 9.07   | Utility installation, minor                     | P           | P   | P   |      | P   | P    | P    | ZP               |
| 10     | Transportation                                  |             |     |     |      |     |      |      |                  |
| 10.01  | Park-and-ride lot (new)                         |             |     |     |      |     |      |      | SPAR,ZP          |
| 10.02  | Passenger terminal                              |             |     |     |      |     |      |      | SPAR,ZP          |
| 10.03  | Railroad (new)                                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 11     | Storage & Wholesale Trade                       |             |     |     |      |     |      |      |                  |
| 11.01  | Bus storage facility (new)                      |             |     |     |      |     |      |      | SPAR,ZP          |
| 11.02  | Multipurpose storage                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 11.03  | Personal storage facility                       |             |     |     |      |     |      |      | SPAR,ZP          |
| 11.04  | Truck terminal (new)                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 11.05  | Vehicle storage yard                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 11.06  | Warehouse                                       |             |     |     |      |     |      |      | SPAR,ZP          |
| 12     | Industrial & Manufacturing                      |             |     |     |      |     |      |      |                  |
| 12.01  | Artisan shop                                    |             |     |     |      |     |      |      | SPAR,ZP          |

| Series                                   | Land Use                                          | Residential |     |     |      |     |      |      | Secondary Review |
|------------------------------------------|---------------------------------------------------|-------------|-----|-----|------|-----|------|------|------------------|
|                                          |                                                   | R-1         | R-2 | R-3 | R-3B | R-5 | R-10 | R-15 |                  |
| 12.02                                    | Construction equipment sales and service (new)    |             |     |     |      |     |      |      | SPAR,ZP          |
| 12.03                                    | Contractor yard                                   |             |     |     |      |     |      |      | SPAR,ZP          |
| 12.04                                    | Makers space                                      |             |     |     |      |     |      |      |                  |
| 12.05                                    | Manufacturing                                     |             |     |     |      |     |      |      | SPAR,ZP          |
| 13 Solid Waste                           |                                                   |             |     |     |      |     |      |      |                  |
| 13.01                                    | Composting facility (new)                         |             |     |     |      |     |      |      | SPAR,ZP          |
| 13.02                                    | Recycling center (new)                            |             |     |     |      |     |      |      | SPAR,ZP          |
| 13.03                                    | Solid waste transfer station (new)                |             |     |     |      |     |      |      | SPAR,ZP          |
| 14 Resource-Based Uses                   |                                                   |             |     |     |      |     |      |      |                  |
| 14.01                                    | General cultivation                               |             |     |     |      |     |      |      |                  |
| 14.02                                    | Open land (new)                                   | P           | P   | P   |      | P   | P    | P    |                  |
| 15 Accessory Uses for All Principal Uses |                                                   |             |     |     |      |     |      |      |                  |
| 15.01                                    | Amateur radio and/or citizens band antenna        | P           | P   | P   |      | P   | P    | P    | ZP               |
| 15.02                                    | Exterior communication device (new)               | P           | P   | P   |      | P   | P    | P    |                  |
| 15.03                                    | EV charging facility, 1 to 4 stations (new)       |             |     |     |      |     |      |      | SPAR,ZP          |
| 15.04                                    | EV charging facility, 5 or more stations (new)    |             |     |     |      |     |      |      | SPAR,ZP          |
| 15.05                                    | Fence, perimeter                                  | P           | P   | P   |      | P   | P    | P    | ZP               |
| 15.06                                    | Little free library                               | P           | P   | P   |      | P   | P    | P    |                  |
| 15.07                                    | Rain garden                                       | P           | P   | P   |      | P   | P    | P    |                  |
| 15.08                                    | Solar energy system, building-mounted             | P           | P   | P   |      | P   | P    | P    |                  |
| 15.09                                    | Solar energy system, ground-mounted               | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16 Accessory Uses for Residential Uses   |                                                   |             |     |     |      |     |      |      |                  |
| 16.01                                    | Accessory building, residential (new)             | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.02                                    | Accessory dwelling unit (new)                     | P           | P   | P   |      | P   |      |      | ZP               |
| 16.03                                    | Adult family home (accessory) (new)               | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.04                                    | Backyard chickens                                 | P           | P   | P   |      | P   |      |      | ZP               |
| 16.05                                    | Bed and breakfast                                 | P           | P   | P   |      | P   |      |      | ZP               |
| 16.06                                    | Bee keeping (new)                                 | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.07                                    | Boat dock                                         | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.08                                    | Boathouse                                         | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.09                                    | Family day care home                              | P           | P   | P   |      | P   | P    | P    |                  |
| 16.10                                    | Fence, privacy                                    | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.11                                    | Fence, security                                   |             |     |     |      |     |      |      | ZP               |
| 16.12                                    | Fence, sport court                                | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.13                                    | Foster home and treatment foster home (accessory) | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.14                                    | Gardening                                         | P           | P   | P   |      | P   | P    | P    |                  |
| 16.15                                    | Home occupation                                   | P           | P   | P   |      | P   | P    | P    | ZP               |

| Series                                     | Land Use                                     | Residential |     |     |      |     |      |      | Secondary Review |
|--------------------------------------------|----------------------------------------------|-------------|-----|-----|------|-----|------|------|------------------|
|                                            |                                              | R-1         | R-2 | R-3 | R-3B | R-5 | R-10 | R-15 |                  |
| 16.16                                      | In-family suite (previously secondary suite) | P           | P   | P   |      | P   |      |      | ZP               |
| 16.17                                      | Kennel, hobby                                | C           | C   | C   |      | C   |      |      | ZP               |
| 16.18                                      | Kennel, private                              | P           | P   | P   |      | P   | P    | P    |                  |
| 16.19                                      | Outdoor fireplace (new)                      | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.20                                      | Patio                                        | P           | P   | P   |      | P   | P    | P    |                  |
| 16.21                                      | Pergola                                      | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.22                                      | Play structure (new)                         | P           | P   | P   |      | P   | P    | P    |                  |
| 16.23                                      | Sport court (new)                            | P           | P   | P   |      | P   | P    | P    | ZP               |
| 16.24                                      | Swimming pool                                | P           | P   | P   |      | P   | P    | P    | ZP               |
| 17 Accessory Uses for Other Principal Uses |                                              |             |     |     |      |     |      |      |                  |
| 17.01                                      | Accessory building, non-residential          |             |     |     |      |     |      |      | SPAR,ZP          |
| 17.02                                      | Donation drop box (new)                      |             |     |     |      |     |      |      | ZP               |
| 17.03                                      | Drive-up service window (new)                |             |     |     |      |     |      |      | SPAR,ZP          |
| 17.04                                      | Outdoor food and beverage service            |             |     |     |      |     |      |      | SPAR,ZP          |
| 17.05                                      | Parking lot (on-site)                        |             |     |     |      |     |      |      | SPAR             |
| 17.06                                      | Sales incidental to industrial use (new)     |             |     |     |      |     |      |      | SPAR,ZP          |
| 18 Temporary                               |                                              |             |     |     |      |     |      |      |                  |
| 18.01                                      | Farmers market                               |             |     |     |      |     |      |      | SPAR,ZP          |
| 18.02                                      | Flea market                                  |             |     |     |      |     |      |      | SPAR,ZP          |
| 18.03                                      | Food truck (new)                             |             |     |     |      |     |      |      | ZP               |
| 18.04                                      | Model home (new)                             | C           | C   | C   |      | C   | C    | C    | ZP               |
| 18.05                                      | Off-site construction yard (new)             |             |     |     |      |     |      |      | SPAR,ZP          |
| 18.06                                      | Party tent (new)                             | P           | P   | P   |      | P   | P    | P    |                  |
| 18.07                                      | Portable storage container (new)             | P           | P   | P   |      | P   | P    | P    |                  |
| 18.08                                      | Roadside stand                               | P           | P   | P   |      | P   |      |      | ZP               |
| 18.09                                      | Sale of vehicles/recreational equipment      | P           | P   | P   |      | P   | P    | P    |                  |
| 18.10                                      | Seasonal product sales                       |             |     |     |      |     |      |      | ZP               |
| 18.11                                      | Sidewalk cafe (new)                          |             |     |     |      |     |      |      | ZP               |
| 18.12                                      | Wind test tower (new)                        | P           | P   | P   |      | P   | P    | P    | ZP               |
| 18.13                                      | Yard sale                                    | P           | P   | P   |      | P   | P    | P    |                  |
| 19 Msc                                     |                                              |             |     |     |      |     |      |      |                  |
| 19.01                                      | Common area amenity (new)                    | P           | P   | P   |      | P   | P    | P    | SPAR,ZP          |

**Key for Zoning Districts**

**R-1** Single-Family Medium Lot Residential

**R-2** Single-Family Historical Lot Residential

**R-3** Single-Family Small Lot Residential

**R-5** Low Density Multi-Family Residential

**R-10** Medium Density Multi-Family Residential

**R-15** High Density Multi-Family Residential

**B-1** Neighborhood Business

**B-6** General Commercial

**B-7** Planned Business Center  
**B-8** Planned Business Center -Satellite Lots  
**VC-1** Village Center Retail  
**VC-2** Village Center Multi-Purpose Perimeter  
**VC-3** Village Center Residential Perimeter  
**A-1** Rural Residential  
**P-1** Public and Semi-Public  
**SP-1** Railroad

**Key for Primary Reviews**

**P** Permitted subject to any secondary review procedures.

**C** Conditional use subject to any secondary review procedures. See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel.

**TFR** This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements).

**Key for Secondary Reviews**

**AR** Architectural review (**SPAR**)

**SP** Site Plan review (**SPAR**)

**ZP** Zoning permit

**Special Reviews for Certain Conditional Uses**

**(1)** In the event a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Village Board's decision made under this chapter.

**(2)** In the event a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Village Board's decision made under this chapter.

**(3)** In the event a lot has an approved conditional use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Village Board's decision made under this chapter.

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**Notes:**

- Any use that is not listed is prohibited, as set forth more fully in § 102.\_\_\_\_\_.
- The Village will consider amendments to this appendix (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).



## Appendix B

### Non-Residential Use Table (Draft December 4, 2023)

|                            |                                                      | Business |     |     |     | Village Center |      |      | Industrial |     |     | Special Purpose |     |      | Secondary Review |
|----------------------------|------------------------------------------------------|----------|-----|-----|-----|----------------|------|------|------------|-----|-----|-----------------|-----|------|------------------|
|                            |                                                      | B-1      | B-6 | B-7 | B-8 | VC-1           | VC-2 | VC-3 | M-1        | M-2 | M-4 | A-1             | P-1 | SP-1 |                  |
| Series                     | Land Use                                             |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 1 Residential              |                                                      |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 1.01                       | Manufactured home park                               |          |     |     |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 1.02                       | Mixed-use housing (new)                              | C        | P   | P   | P   | P              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 1.03                       | Multi-family, 2 units                                |          |     |     |     |                | P    | C    |            |     |     |                 |     |      | ZP               |
| 1.04                       | Multi-family, 3 to 8 units                           |          |     |     |     |                | C    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 1.05                       | Multi-family, 9 to 15 units                          |          |     |     |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 1.06                       | Multi-family, more than 15 units                     |          |     |     |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 1.07                       | Single-family dwelling                               | P        |     |     |     | P              | P    | P    |            |     |     | P               |     |      | ZP               |
| 1.08                       | Townhouse, 2 units                                   |          |     |     |     |                | C    | C    |            |     |     |                 |     |      | ZP               |
| 1.09                       | Townhouse, 3 to 8 units                              |          |     |     |     |                | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 1.10                       | Townhouse, 9 to 15 units                             |          |     |     |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 1.11                       | Townhouse, more than 15 units                        |          |     |     |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 2 Special Care Facilities  |                                                      |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 2.01                       | Adult care facility, assisted living                 |          |     |     |     | P              | P    | P    |            |     |     |                 |     |      | SPAR,ZP          |
| 2.02                       | Adult care facility, continuum of care               |          | P   | P   | P   | P              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 2.03                       | Adult care facility, nursing home                    |          | P   | P   | P   | P              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 2.04                       | Adult family home                                    |          |     |     |     |                | P    | P    |            |     |     | C               |     |      | ZP               |
| 2.05                       | Community living arrangement, 8 or fewer residents   |          |     |     |     |                | P    | P    |            |     |     | P               |     |      | ZP               |
| 2.06                       | Community living arrangement, 9 to 15 residents      |          |     |     |     |                | C    | C    |            |     |     | C               |     |      | ZP               |
| 2.07                       | Community living arrangement, more than 15 residents | C        | C   |     | C   | C              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 2.08                       | Foster home and treatment foster home                |          |     |     |     |                | P    | P    |            |     |     | P               |     |      | ZP               |
| 2.09                       | Group day care center                                | C        | P   | C   | P   | P              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 2.10                       | Group day care center, company (new)                 |          |     | C   |     |                |      |      | C          | C   | C   |                 |     |      | SPAR,ZP          |
| 2.11                       | Hospice care center (new)                            | C        | P   |     | C   | C              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 2.12                       | Temporary residential shelter                        |          |     |     |     | C              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 3 General Accommodations   |                                                      |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 3.01                       | Boarding house                                       |          |     |     |     |                | C    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 3.02                       | Overnight lodging                                    |          | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 4 Food & Beverage Services |                                                      |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 4.01                       | Banquet hall                                         | C        | P   | P   | P   | C              |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 4.02                       | Craft brewery, winery, distillery (new)              |          | C   | C   | C   | C              | C    |      | C          | C   | C   |                 |     |      | SPAR,ZP          |
| 4.03                       | Food pantry (new)                                    | C        | C   |     |     | C              | C    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 4.04                       | Restaurant, fast-food                                |          | P   | P   | P   | C              |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 4.05                       | Restaurant, standard                                 | P        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR,ZP          |

| Series                             | Land Use                                           | Business |     |     |     | Village Center |      |      | Industrial |     |     | Special Purpose |     |      | Secondary Review |
|------------------------------------|----------------------------------------------------|----------|-----|-----|-----|----------------|------|------|------------|-----|-----|-----------------|-----|------|------------------|
|                                    |                                                    | B-1      | B-6 | B-7 | B-8 | VC-1           | VC-2 | VC-3 | M-1        | M-2 | M-4 | A-1             | P-1 | SP-1 |                  |
| 4.06                               | Tavern                                             |          | P   | C   | P   | C              |      |      |            |     |     |                 |     |      | SPAR_ZP          |
| 5 Vehicle Rental, Sales, & Service |                                                    |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 5.01                               | Heavy vehicle sales and service                    |          | C   | C   | C   |                |      |      | C          | C   | C   |                 |     |      | SPAR_ZP          |
| 5.02                               | Truck stop (new)                                   |          |     | C   | C   |                |      |      |            |     |     |                 |     |      | SPAR_ZP          |
| 5.03                               | Truck-trailer rental establishment                 |          |     |     |     |                |      |      | P          | C   | C   |                 |     |      | SPAR_ZP          |
| 5.04                               | Vehicle fuel station                               |          | P   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 5.05                               | Vehicle repair shop                                |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR_ZP          |
| 5.06                               | Vehicle sales and service                          |          | C   | C   | C   |                |      |      |            |     |     |                 |     |      | SPAR_ZP          |
| 5.07                               | Vehicle service shop                               |          | P   | P   | P   |                |      |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6 General Sales & Services         |                                                    |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 6.01                               | Administrative services                            | C        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.02                               | Adult-oriented establishment                       |          |     |     |     |                |      |      |            |     | C   |                 |     |      | SPAR_ZP          |
| 6.03                               | Body-piercing establishment (new)                  | C        | P   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.04                               | Business incubator (new)                           |          | P   |     | C   | C              | C    |      | C          | C   | C   |                 | C   |      | SPAR_ZP          |
| 6.05                               | Commercial kennel                                  |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR_ZP          |
| 6.06                               | Equipment rental, large                            |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR_ZP          |
| 6.07                               | Equipment rental, small                            | C        | P   | P   | P   | C              |      |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.08                               | Financial services                                 | C        | P   | P   | P   | P              | P    | C    |            |     |     |                 |     |      | SPAR_ZP          |
| 6.09                               | Funeral establishment                              | C        | P   | P   | P   |                | C    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.10                               | Garden or landscaping center                       |          | C   | C   | C   |                |      |      | C          | C   |     |                 |     |      | SPAR_ZP          |
| 6.11                               | General office                                     | C        | P   | P   | P   | P              | P    | C    |            |     |     |                 |     |      | SPAR_ZP          |
| 6.12                               | General repair                                     | C        | P   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.13                               | General retail, 15,000 square feet or less (new)   | C        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.14                               | General retail, more than 15,000 square feet (new) |          | C   | P   | P   |                |      |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.15                               | General services                                   | C        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.16                               | Instructional studio                               | C        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.17                               | Landscape business                                 |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR_ZP          |
| 6.18                               | Shared-use kitchen (new)                           | C        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.19                               | Tattoo establishment (new)                         | C        | P   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 6.20                               | Veterinary clinic                                  | C        | P   | P   | P   |                | C    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 7 Recreation & Entertainment       |                                                    |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 7.01                               | Golf course                                        |          |     |     |     |                |      |      |            |     |     | C               | C   |      | SPAR_ZP          |
| 7.02                               | Indoor entertainment                               |          | P   | P   | P   | C              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 7.03                               | Indoor recreation                                  |          | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR_ZP          |
| 7.04                               | Indoor shooting range (new)                        |          | P   | P   | P   |                |      |      | C          | C   | C   |                 |     |      | SPAR_ZP          |
| 7.05                               | Park, community                                    |          | C   | C   | C   | P              | P    | P    |            |     |     | C               | P   | P    |                  |

| Series                            | Land Use                                        | Business |     |     |     | Village Center |      |      | Industrial |     |     | Special Purpose |     |      | Secondary Review |
|-----------------------------------|-------------------------------------------------|----------|-----|-----|-----|----------------|------|------|------------|-----|-----|-----------------|-----|------|------------------|
|                                   |                                                 | B-1      | B-6 | B-7 | B-8 | VC-1           | VC-2 | VC-3 | M-1        | M-2 | M-4 | A-1             | P-1 | SP-1 |                  |
| 7.06                              | Park, neighborhood                              | P        | P   | P   | P   | P              | P    | P    |            |     |     | P               | P   |      |                  |
| 8 Government & Community Services |                                                 |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 8.01                              | Animal shelter                                  |          |     |     |     |                |      |      | C          | C   | C   |                 | C   |      | SPAR,ZP          |
| 8.02                              | Administrative government center                | C        | P   | P   | P   | P              | P    |      | P          |     |     |                 | P   |      | SPAR,ZP          |
| 8.03                              | Cemetery                                        |          |     |     |     |                |      |      |            |     |     |                 | C   |      | SPAR,ZP          |
| 8.04                              | Community center                                | C        | C   |     | C   | P              | P    |      |            |     |     |                 | P   |      | SPAR,ZP          |
| 8.05                              | Community cultural facility                     | C        | P   | P   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 8.06                              | Community garden (new)                          | C        | C   | C   | C   |                | C    | C    |            |     |     | C               | C   |      | SPAR,ZP          |
| 8.07                              | Conference - exposition center (new)            |          |     | C   |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 8.08                              | Delivery/pickup hub (new)                       | C        | C   | C   | C   |                |      |      | C          | C   |     |                 | C   |      | SPAR,ZP          |
| 8.09                              | Health care center                              |          | P   | P   | P   |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 8.10                              | Health care clinic                              | C        | P   | C   | P   | P              | P    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 8.11                              | Municipal garage                                |          |     |     |     |                |      |      | C          | C   | C   |                 | C   |      | SPAR,ZP          |
| 8.12                              | Public safety facility                          |          | C   |     | C   |                | C    |      | C          | C   | C   |                 | C   |      | SPAR,ZP          |
| 8.13                              | Recreation trail (new)                          | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    | ZP               |
| 8.14                              | School, K-12                                    |          | C   | C   |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 8.15                              | School, post-secondary                          |          | C   | P   |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 8.16                              | Worship facility                                | C        | P   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 9 Telecommunications & Utilities  |                                                 |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 9.01                              | Public utility office and yard                  |          |     |     |     |                |      |      | C          | C   | C   |                 | C   |      | SPAR,ZP          |
| 9.02                              | Solar power plant                               |          |     |     |     |                |      |      | C          | C   | C   | C               | C   |      | SPAR,ZP          |
| 9.03                              | Stormwater management facility                  | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    | SPAR             |
| 9.04                              | Telecommunication tower and Class 1 collocation | TFR      | TFR | TFR | TFR | TFR            | TFR  | TFR  | TFR        | TFR | TFR | TFR             | TFR | TFR  | SPAR,ZP          |
| 9.05                              | Telecommunication, Class 2 collocation          | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    | ZP               |
| 9.06                              | Utility installation, major                     |          | C   |     |     |                |      |      | C          | C   | C   | C               | C   |      | SPAR,ZP          |
| 9.07                              | Utility installation, minor                     | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    | ZP               |
| 10 Transportation                 |                                                 |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 10.01                             | Park-and-ride lot (new)                         |          |     |     |     |                |      |      | C          | C   | C   | C               | C   |      | SPAR,ZP          |
| 10.02                             | Passenger terminal                              |          | C   |     | C   | C              | C    |      |            |     |     |                 | C   |      | SPAR,ZP          |
| 10.03                             | Railroad (new)                                  |          |     |     |     |                |      |      |            |     |     |                 |     | P    | SPAR,ZP          |
| 11 Storage & Wholesale Trade      |                                                 |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 11.01                             | Bus storage facility (new)                      |          |     |     |     |                |      |      | C          | C   | C   |                 | C   |      | SPAR,ZP          |
| 11.02                             | Multipurpose storage                            |          | C   |     |     |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 11.03                             | Personal storage facility                       |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR,ZP          |
| 11.04                             | Truck terminal (new)                            |          |     |     |     |                |      |      | P          | P   | P   |                 |     |      | SPAR,ZP          |
| 11.05                             | Vehicle storage yard                            |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR,ZP          |

| Series                                   | Land Use                                       | Business |     |     |     | Village Center |      |      | Industrial |     |     | Special Purpose |     |      | Secondary Review |
|------------------------------------------|------------------------------------------------|----------|-----|-----|-----|----------------|------|------|------------|-----|-----|-----------------|-----|------|------------------|
|                                          |                                                | B-1      | B-6 | B-7 | B-8 | VC-1           | VC-2 | VC-3 | M-1        | M-2 | M-4 | A-1             | P-1 | SP-1 |                  |
| 11.06                                    | Warehouse                                      |          |     |     |     |                |      |      | P          | P   | P   |                 |     |      | SPAR,ZP          |
| 12 Industrial & Manufacturing            |                                                |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 12.01                                    | Artisan shop                                   | C        |     |     |     | P              | C    | C    |            |     |     |                 |     |      | SPAR,ZP          |
| 12.02                                    | Construction equipment sales and service (new) |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR,ZP          |
| 12.03                                    | Contractor yard                                |          |     |     |     |                |      |      | P          | P   | C   |                 |     |      | SPAR,ZP          |
| 12.04                                    | Makers space                                   |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 12.05                                    | Manufacturing                                  |          |     |     |     |                |      |      | P          | P   | P   |                 |     |      | SPAR,ZP          |
| 13 Solid Waste                           |                                                |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 13.01                                    | Composting facility (new)                      |          |     |     |     |                |      |      | C          | C   | C   | C               |     |      | SPAR,ZP          |
| 13.02                                    | Recycling center (new)                         |          |     |     |     |                |      |      | C          | C   | C   |                 |     |      | SPAR,ZP          |
| 13.03                                    | Solid waste transfer station (new)             |          |     |     |     |                |      |      | C          | C   | P   |                 |     |      | SPAR,ZP          |
| 14 Resource-Based Uses                   |                                                |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 14.01                                    | General cultivation                            |          |     |     |     |                |      |      |            |     |     | P               |     |      |                  |
| 14.02                                    | Open land (new)                                | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    |                  |
| 15 Accessory Uses for All Principal Uses |                                                |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 15.01                                    | Amateur radio and/or citizens band antenna     | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   |      | ZP               |
| 15.02                                    | Exterior communication device (new)            | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    |                  |
| 15.03                                    | EV charging facility, 1 to 4 stations (new)    | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   |                 | P   |      | SPAR,ZP          |
| 15.04                                    | EV charging facility, 5 or more stations (new) | C        | C   | C   | C   | C              | C    |      | P          | P   | P   |                 | P   |      | SPAR,ZP          |
| 15.05                                    | Fence, perimeter                               | P        | P   | P   | P   |                | P    | P    | P          | P   | P   | P               | P   |      | ZP               |
| 15.06                                    | Little free library                            | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   |      |                  |
| 15.07                                    | Rain garden                                    | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    |                  |
| 15.08                                    | Solar energy system, building-mounted          | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    |                  |
| 15.09                                    | Solar energy system, ground-mounted            | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   |      | ZP               |
| 16 Accessory Uses for Residential Uses   |                                                |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 16.01                                    | Accessory building, residential (new)          |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.02                                    | Accessory dwelling unit (new)                  |          |     |     |     | C              | C    | C    |            |     |     |                 |     |      | ZP               |
| 16.03                                    | Adult family home (accessory) (new)            |          |     |     |     | P              | P    | P    |            |     |     | P               |     |      | ZP               |
| 16.04                                    | Backyard chickens                              |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.05                                    | Bed and breakfast                              |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.06                                    | Bee keeping (new)                              | P        | P   | P   | P   |                | P    | P    | P          | P   | P   | P               | P   |      | ZP               |
| 16.07                                    | Boat dock                                      | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    | ZP               |
| 16.08                                    | Boathouse                                      |          |     |     |     |                |      | P    |            |     |     | P               |     |      | ZP               |
| 16.09                                    | Family day care home                           |          |     |     |     | P              | P    | P    |            |     |     | P               |     |      |                  |
| 16.10                                    | Fence, privacy                                 |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.11                                    | Fence, security                                |          | C   | C   | C   |                |      |      | P          | P   | P   |                 |     |      | ZP               |

| Series | Land Use                                          | Business |     |     |     | Village Center |      |      | Industrial |     |     | Special Purpose |     |      | Secondary Review |
|--------|---------------------------------------------------|----------|-----|-----|-----|----------------|------|------|------------|-----|-----|-----------------|-----|------|------------------|
|        |                                                   | B-1      | B-6 | B-7 | B-8 | VC-1           | VC-2 | VC-3 | M-1        | M-2 | M-4 | A-1             | P-1 | SP-1 |                  |
| 16.12  | Fence, sport court                                |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.13  | Foster home and treatment foster home (accessory) |          |     |     |     | P              | P    | P    |            |     |     | P               |     |      | ZP               |
| 16.14  | Gardening                                         | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    |                  |
| 16.15  | Home occupation                                   |          |     |     |     | P              | P    | P    |            |     |     | P               |     |      | ZP               |
| 16.16  | In-family suite (previously secondary suite)      |          |     |     |     | P              | P    | P    |            |     |     | P               |     |      | ZP               |
| 16.17  | Kennel, hobby                                     |          |     |     |     |                |      |      |            |     |     |                 |     |      | ZP               |
| 16.18  | Kennel, private                                   |          |     |     |     | P              | P    | P    |            |     |     | P               |     |      |                  |
| 16.19  | Outdoor fireplace (new)                           |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.20  | Patio                                             |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 16.21  | Pergola                                           | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   |      | ZP               |
| 16.22  | Play structure (new)                              |          |     |     |     |                | P    | P    |            |     |     | P               |     |      |                  |
| 16.23  | Sport court (new)                                 |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | ZP               |
| 16.24  | Swimming pool                                     |          |     |     |     |                | P    | P    |            |     |     | P               |     |      | ZP               |
| 17     | Accessory Uses for Other Principal Uses           |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 17.01  | Accessory building, non-residential               |          | P   | P   |     |                |      |      | P          | P   | P   |                 |     |      | SPAR,ZP          |
| 17.02  | Donation drop box (new)                           | C        | P   | P   | P   |                |      |      |            |     |     |                 |     |      | ZP               |
| 17.03  | Drive-up service window (new)                     | C        | P   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 17.04  | Outdoor food and beverage service                 | C        | C   | P   | P   | C              | C    |      |            |     |     |                 |     |      | SPAR,ZP          |
| 17.05  | Parking lot (on-site)                             | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   |                 |     |      | SPAR             |
| 17.06  | Sales incidental to industrial use (new)          |          |     |     |     |                |      |      | P          | P   | P   |                 |     |      | SPAR,ZP          |
| 18     | Temporary                                         |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 18.01  | Farmers market                                    |          | P   | P   | P   | P              |      |      |            |     |     |                 | P   |      | SPAR,ZP          |
| 18.02  | Flea market                                       |          | P   | P   | P   |                |      |      |            |     |     |                 |     |      | SPAR,ZP          |
| 18.03  | Food truck (new)                                  | C        | P   | P   | P   | P              | P    |      | P          | P   | P   |                 | P   |      | ZP               |
| 18.04  | Model home (new)                                  |          |     |     |     |                |      |      |            |     |     |                 |     |      | ZP               |
| 18.05  | Off-site construction yard (new)                  |          |     |     |     |                |      |      | C          | C   | C   |                 | C   |      | SPAR,ZP          |
| 18.06  | Party tent (new)                                  | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   |      |                  |
| 18.07  | Portable storage container (new)                  | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   |      |                  |
| 18.08  | Roadside stand                                    | P        | P   | P   | P   |                |      |      |            |     |     | P               |     |      | ZP               |
| 18.09  | Sale of vehicles/recreational equipment           |          |     |     |     |                | P    | P    |            |     |     | P               |     |      |                  |
| 18.10  | Seasonal product sales                            | C        | P   |     | P   | C              | C    |      |            |     |     | P               |     |      | ZP               |
| 18.11  | Sidewalk cafe (new)                               |          | C   |     |     | C              |      |      |            |     |     |                 |     |      | ZP               |
| 18.12  | Wind test tower (new)                             | P        | P   | P   | P   | P              | P    | P    | P          | P   | P   | P               | P   | P    | ZP               |
| 18.13  | Yard sale                                         |          |     |     |     |                | P    | P    |            |     |     | P               |     |      |                  |
| 19     | Misc                                              |          |     |     |     |                |      |      |            |     |     |                 |     |      |                  |
| 19.01  | Common area amenity (new)                         |          |     |     |     |                | P    | P    |            |     |     |                 |     |      | SPAR,ZP          |

**Key for Zoning Districts**

**R-1** Single-Family Medium Lot Residential  
**R-2** Single-Family Historical Lot Residential  
**R-3** Single-Family Small Lot Residential  
**R-5** Low Density Multi-Family Residential  
**R-10** Medium Density Multi-Family Residential  
**R-15** High Density Multi-Family Residential  
**B-1** Neighborhood Business  
**B-6** General Commercial  
**B-7** Planned Business Center  
**B-8** Planned Business Center -Satellite Lots  
**VC-1** Village Center Retail  
**VC-2** Village Center Multi-Purpose Perimeter  
**VC-3** Village Center Residential Perimeter  
**A-1** Rural Residential  
**P-1** Public and Semi-Public  
**SP-1** Railroad

**Key for Primary Reviews**

**P** Permitted subject to any secondary review procedures.

**C** Conditional use subject to any secondary review procedures. See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel.

**TFR** This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements).

**Key for Secondary Reviews**

**AR** Architectural review (**SPAR**)

**SP** Site Plan review (**SPAR**)

**ZP** Zoning permit

**Special Reviews for Certain Conditional Uses**

(1) In the event a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Village Board's decision made under this chapter.

(2) In the event a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Village Board's decision made under this chapter.

(3) In the event a lot has an approved conditional use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Village Board's decision made under this chapter.

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**Notes:**

- Any use that is not listed is prohibited, as set forth more fully in § 102. [REDACTED]
- The Village will consider amendments to this appendix (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).



## Appendix B Land Use Summary

Draft 12-04-2023

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| Series | Land Use |
|--------|----------|
|--------|----------|

---

|   |             |
|---|-------------|
| 1 | Residential |
|---|-------------|

---

### 1.01 Manufactured home park

**Description:** A place with 2 or more designated pads (i.e., lots) for lease or rent to the general public for the placement of a mobile home or a manufactured home.

*Temporary note: This definition is new*

**Vehicle Parking:** 2 spaces for each dwelling unit



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### 1.02 Mixed-use housing (new)

**Description:** One or more dwelling units situated within a commercial building.

*Temporary note: From consultant*

**Vehicle Parking:** 2 spaces for each dwelling unit



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### 1.03 Multi-family, 2 units

**Description:** A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular, panelized, pre-cut, and site-built.

*Note:* Also known as duplex or two-family.

**Vehicle Parking:** 2 spaces for each dwelling unit



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---

### 1.04 Multi-family, 3 to 8 units

**Description:** A building containing 3 to 8 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium.

**Vehicle Parking:** 1 garage space for each dwelling unit; plus 1.2 spaces for each dwelling unit that may be garaged or outdoor spaces, although at least 0.2 spaces shall be outdoors to provide for guest parking. The Plan Commission may require additional parking pursuant to the design and type of multifamily dwellings.

**Bicycle Parking:** Recommended - 4 spaces

---

### 1.05 Multi-family, 9 to 15 units

**Description:** A building containing 9 to 15 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium.

**Vehicle Parking:** 1 garage space for each dwelling unit; plus 1.2 spaces for each dwelling unit that may be garaged or outdoor spaces, although at least 0.2 spaces shall be outdoors to provide for guest parking. The Plan Commission may require additional parking pursuant to the design and type of multifamily dwellings.

**Bicycle Parking:** Recommended - 6 spaces



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### 1.06 Multi-family, more than 15 units

**Description:** A building containing more than 15 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium.

**Vehicle Parking:** 1 garage space for each dwelling unit; plus 1.2 spaces for each dwelling unit that may be garaged or outdoor spaces, although at least 0.2 spaces shall be outdoors to provide for guest parking. The Plan Commission may require additional parking pursuant to the design and type of multifamily dwellings.

---

### 1.07 Single-family dwelling

**Description:** A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site-built. The term does not include mobile homes.

Temporary note: This is a new definition.



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**Vehicle Parking:** 2 garaged spaces and two additional spaces

---

### 1.08 Townhouse, 2 units

**Description:** A building containing 2 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes.

Note: Also known as single-family attached, zero-lot-line duplex, or twin-home.

Temporary note: Description from consultant

**Vehicle Parking:** 2 spaces for each dwelling unit

---

### 1.09 Townhouse, 3 to 8 units

**Description:** A building containing 3 to 8 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance.

Note: Also known as single-family attached or rowhouse.

**Vehicle Parking:** 2 spaces for each dwelling unit

---

### 1.10 Townhouse, 9 to 15 units

**Description:** A building containing 9 to 15 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance.

Note: Also known as single-family attached or rowhouse.

**Vehicle Parking:** 2 spaces for each dwelling unit



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---

### 1.11 Townhouse, more than 15 units

**Description:** A building containing more than 15 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance.

Note: Also known as single-family attached or rowhouse.

**Vehicle Parking:** 2 spaces for each dwelling unit

---

## 2 Special Care Facilities

### 2.01 Adult care facility, assisted living

**Description:** A place where individuals, generally 62 years of age or older, may occupy independent dwelling units. The units may be rented or owned as in a condominium. This use may include common areas for dining and entertainment and limited on-site commercial and medical facilities for the exclusive use of residents.

Temporary note: From consultant

**Vehicle Parking:** 0.5 space for each dwelling unit; plus 1 space for each employee on the largest work shift

---

### 2.02 Adult care facility, continuum of care

**Description:** A facility consisting of both nursing home care and assisted living as described in this part.

**Vehicle Parking:** For the nursing home component, 1 space for each 3 beds, plus 1 space for each employee on the largest work shift; for the assisted living component, 0.5 space for each dwelling unit, plus 1 space for each employee on the largest work shift

---

### 2.03 Adult care facility, nursing home

**Description:** A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law.

Note: See § 50.01 (3), Wis. Stats.

Temporary note: Modified

**Vehicle Parking:** 1 space for each 4 beds; plus 1 space for each employee on the largest work shift

---

## 2.04 Adult family home

**Description:** A place licensed by the state under § 50.033 (1m), Wis. Stats.

Note: An adult family home can either be a principal use or an accessory use. If the operator does not live in the residence with the adults, it is considered a principal use.

**Vehicle Parking:** 1 space for each 4 adults the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift

---

## 2.05 Community living arrangement, 8 or fewer residents

**Description:** Any one of the following with 8 or fewer residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

**Vehicle Parking:** 2 spaces

---

## 2.06 Community living arrangement, 9 to 15 residents

**Description:** Any one of the following with more than 8 but fewer than 16 residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

**Vehicle Parking:** 4 spaces

---

## 2.07 Community living arrangement, more than 15 residents

**Description:** Any one of the following with 16 or more residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

**Vehicle Parking:** 1 space for each 3 residents

---

## 2.08 Foster home and treatment foster home

**Description:** A place licensed by the state for the care of foster children and which is operated by a corporation, child welfare agency, church, or other such entity.

Note: See § 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use.

**Vehicle Parking:** 1 space for each employee on the largest work shift

---

## 2.09 Group day care center

**Description:** A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.

Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 15.



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**Vehicle Parking:** 1 space for each 3 children the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift

---

## 2.10 Group day care center, company (new)

**Description:** A place licensed as a day care by the state where care is provided for 9 or more children and which is intended for families working at the business. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.

Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 15.

**Vehicle Parking:** 1 space for each employee on the largest work shift

---

## 2.11 Hospice care center (new)

**Description:** A place licensed by the state that provides palliative and supportive care and a place of residence to individuals with terminal illness and provides or arranges for short-term inpatient care as needed.

Note: See § 50.90 (1), Wis. Stats.

**Vehicle Parking:** 1 space for each 2 residents at capacity; plus 1 space for each employee on the largest work shift

---

## 2.12 Temporary residential shelter

**Description:** A place where individuals and families live on a temporary basis and support services including counseling may be provided. Residents typically receive housing at little or no cost, unrelated residents may share sleeping rooms, meals may or may not be provided, and unrelated residents may or may not share bathroom facilities.

Temporary note: Referred to as "emergency residential shelter" in current code.

**Vehicle Parking:** 0.5 space for each adult resident at capacity, plus 1 space for each employee on the largest work shift

---

# 3 General Accommodations

## 3.01 Boarding house

**Description:** A place where lodging is furnished by pre-arrangement for compensation for 4 or more persons, not members of a family, but not exceeding 12 persons and not open to transient customers.

Temporary note: Definition modified

**Vehicle Parking:** 1 space for each room that is offered for rent; plus other parking requirements for principal residents

**Bicycle Parking:** Recommended - 1 space for each 4 rooms

---

## 3.02 Overnight lodging

**Description:** A place where individual guest rooms with private bathrooms are offered to transient guests for rent. This use may also include (1) recreational/fitness rooms and a food service area for the exclusive use of guests and (2) banquet facilities for meetings and other gatherings. The term includes hotels and motels, but does not include bed and breakfasts or short-term rentals.

**Vehicle Parking:** 1 space for each guest room and 1 space for each employee on the largest work shift; plus any required parking for other uses such as restaurants or banquet facilities

---

# 4 Food & Beverage Services

## 4.01 Banquet hall

**Description:** An establishment that consists of an enclosed building, or portion of an enclosed building, regularly available for the purpose of hosting group gatherings, seminars, business events, weddings, or other similar activity or events. The facility may have a kitchen for food preparation and a bar for serving liquor. By definition this use is generally not open for regular food or beverage service.

**Vehicle Parking:** 1 space for each 3 patron seats or 1 space for each 350 square feet of floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

---

#### 4.02 Craft brewery, winery, distillery (new)

**Description:** An establishment where beer, malt beverages, wine, meade, and/or spirits are made in small batches and then sold onsite and distributed off-site. This use may also include a restaurant.

Temporary note: Description from consultant



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**Vehicle Parking:** 1 space for each 3 patron seats or 1 space for each 350 square feet of floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

---

#### 4.03 Food pantry (new)

**Description:** A place where stocks of food, typically basic provisions, are stored and supplied free of charge to people in need, by a nonprofit or charitable organization. A food pantry is not typically open to the public for extended periods like a grocery store, but operates on a limited basis (e.g., days per week and/or hours per day). A food pantry may include ancillary office space related to this use. This use may also be referred to as a food bank.

Temporary note: This is a new use

**Vehicle Parking:** 1 space per 700 square feet of service area, plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 2 spaces

---

#### 4.04 Restaurant, fast-food

**Description:** A restaurant where (1) customers order food at a service counter and/or driveup window, (2) payment is made at the time the food and drink is received, and/or (3) food is predominantly served in disposable containers or receptacles. (In contrast see restaurant, standard)

Temporary note: This is a new definition - none before

**Vehicle Parking:** 1 space for every 3 seats (1 seat is equal to 10 square feet of dining floor area); plus 1 space for each employee on the largest work shift

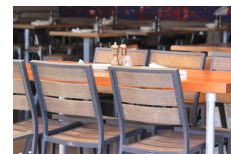
**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

---

#### 4.05 Restaurant, standard

**Description:** A restaurant where (1) an employee of the restaurant takes food orders and/or serves the food while customers are seated at a table, (2) payment is made after the food and drink has been consumed, and/or (3) food is predominantly served on non-disposable containers or receptacles. A standard restaurant may include take out service so long as this use is clearly subordinate to the overall character of the restaurant. (In contrast see restaurant, fast-food)

Temporary note: This is a new definition - none before



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**Vehicle Parking:** 1 space for every 3 seats (1 seat is equal to 10 square feet of dining floor area); plus 1 space for each employee on the largest work shift; plus 2 dedicated spaces for customer pick-up if offered

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

---

#### 4.06 Tavern

**Description:** A place where fermented malt beverages, wine, or liquor are offered for retail sale for on-site consumption and where food consumption, if any, is clearly secondary and subordinate to the sale of alcoholic beverages. The term includes bar, drinking establishment, pub, lounge and sports bar.

Temporary note: This is a new definition - none before



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**Vehicle Parking:** 1 space for every 3 seats (1 seat is equal to 10 square feet of dining/service floor area); plus 1 space for each employee on the largest work shift

---

### 5 Vehicle Rental, Sales, & Service

#### 5.01 Heavy vehicle sales and service

**Description:** A place where new and used large vehicles, such as recreational vehicles and campers, personal watercraft, and heavy trucks, are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use to the extent deemed appropriate by the Plan Commission.



**Vehicle Parking:** 1 space for each 350 square feet of retail floor area; plus 1 space for each employee on the largest work shift

---

## 5.02 Truck stop (new)

**Description:** A place where fuels primarily for tractor trucks are offered for retail sale. Ancillary uses are limited to retail sale of motor vehicle fuel for cars, motorcycles, and light trucks; retail sale of food and beverages; a restaurant; sleeping quarters; overnight parking; a truck wash; truck scales; tire repair and sales; light maintenance activities, such as engine tune-ups, lubrication, and minor repairs; and other incidental uses customarily associated with a truck stop. The term does not include transferring or off-loading of goods, or long-term storage or parking of vehicles.

Temporary note: Definition from consultant

**Vehicle Parking:** 1 space for each 300 square feet of floor area for retail sales

---

## 5.03 Truck-trailer rental establishment

**Description:** A place where trucks, utility trailers, and related items are kept and rented out, generally to those moving their personal and household belongings. Servicing of vehicles and trailers stored on site is allowed provided such use is clearly incidental as may be established by the Plan Commission.

Temporary note: From consultant

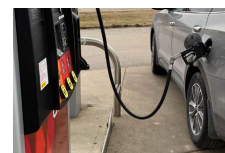


**Vehicle Parking:** 1 space for each employee on the largest work shift; plus 1 space for each 7 trucks and trailers stored on site.

---

## 5.04 Vehicle fuel station

**Description:** A place where fuels for cars, motorcycles, and light trucks are offered for retail sale. Ancillary uses are limited to the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops or similar uses.

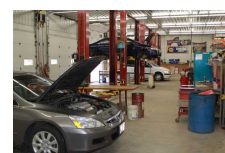


**Vehicle Parking:** 1 space for each 250 square feet of floor area for retail sales; plus 1 space for each employee on the largest work shift

---

## 5.05 Vehicle repair shop

**Description:** A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, body work and painting, vehicle upholstery, engine repair and overhauls, and similar activities.



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**Vehicle Parking:** 0.5 space for each service bay; plus 1 space for each employee on the largest work shift

---

## 5.06 Vehicle sales and service

**Description:** A place where new and used cars, light trucks, motorcycles, mopeds, snowmobiles, and all-terrain vehicles (ATVs) are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use to the extent deemed appropriate by the Plan Commission.



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**Vehicle Parking:** 1 space for each 400 square feet of showroom floor area; plus 1 space for each employee on the largest work shift

---

## 5.07 Vehicle service shop

**Description:** A place where motor vehicles, such as cars, motorcycles, and light trucks, are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, car washes, and vehicle detailing.

Temporary note: From consultant



**Vehicle Parking:** 1 space for each employee on the largest work shift



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## 6 General Sales & Services

### 6.01 Administrative services

**Description:** A place where employees primarily perform administrative functions and where customers are infrequent. The term includes data processing centers, customer service centers via telecommunications, architectural firms, and engineering firms.

Temporary note: From consultant.



**Vehicle Parking:** 1 space for each 350 square feet of floor area

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 4

### 6.02 Adult-oriented establishment

**Description:** A place where no more than one of the following are located: adult arcade, adult bath house, adult body painting studio, adult book/video store, adult cabaret, adult massage parlor, adult modeling studio, or adult theater.

Temporary note: Modified definition

**Vehicle Parking:** 1 space for each 300 square feet of floor area

### 6.03 Body-piercing establishment (new)

**Description:** A place where a body piercer performs body piercing.

**Vehicle Parking:** 1 space for each 350 square feet of floor area

**Bicycle Parking:** Bicycle Parking Requirements: Recommended - 7 percent of required vehicle parking spaces, but not less than 2

### 6.04 Business incubator (new)

**Description:** A place where multiple start-up companies can operate within a single building for a defined period of time not exceeding two years. While each of the participating companies may have their own defined space, a business incubator will often have office space for the operator and common areas for the start-up companies including conference rooms, co-work areas, an employee lounge, copying and computer services, 3D printers, light machinery, and the like. In addition to a physical space, a business incubator provides access to business resources such as mentors, networking opportunities, training and educational programs, and other forms of material support. A business incubator can be operated by a university or other secondary school, governmental agency, non-profit organization, or private company.

Temporary note: Description from consultant

### 6.05 Commercial kennel

**Description:** A place not qualifying as a private kennel or a hobby kennel where dogs, cats, or other domesticated animals over 6 months of age are housed for the purpose of boarding, breeding, training, or sale. The term includes animal day care, boarding kennels, dog motels, and dog training centers. The term does not include animal hospitals, animal grooming parlors, or pet shops.



**Vehicle Parking:** 1 space for each 350 square feet of floor area

### 6.06 Equipment rental, large

**Description:** A place where large equipment that is normally stored out of doors is offered for rent or lease. Typical items include modular buildings, trucks and trailers, vertical lifts, skid loaders, forklifts, backhoes, excavators, and other types of heavy equipment.

**Vehicle Parking:** 1 space for each 8,000 square feet of outdoor display area; plus 1 space for each employee on the largest work shift

### 6.07 Equipment rental, small

**Description:** A place where equipment is offered for rent and related supplies are offered for retail sale or rent. Items for rent or sale are predominantly stored indoors and may include hand tools, party equipment, and lawn and yard equipment.

**Vehicle Parking:** 1 space for each 450 square feet of floor area; plus 1 space for each employee on the largest work shift

---

## 6.08 Financial services

**Description:** A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses.

Temporary note: This is a new definition - none before

**Vehicle Parking:** 1 space for each 250 square feet of floor area

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

---

## 6.09 Funeral establishment

**Description:** A place where the deceased may be prepared for burial or cremation and people may gather for visitation or funeral ceremonies. The indoor display of funeral equipment may also occur. The term includes mortuaries.

Temporary note: This is a new definition - none before

**Vehicle Parking:** 1 space for each 3 patron seats at the maximum capacity; plus 1 space for each employee on the largest work shift

---

## 6.10 Garden or landscaping center

**Description:** An establishment where landscape and garden plants, sod, and related supplies are sold at retail. The term includes loading and unloading of bulk rock, mulch, soil, or similar materials utilizing heavy equipment. The term does not include the sale or rental of any large machinery a landscape contractor may use.

Temporary note: This is a new definition - from consultant

**Vehicle Parking:** 1 space for each 500 square feet of indoor floor area for retail sales; plus 1 space for each 3,000 square feet of outdoor display area; plus 1 space for each employee on the largest work shift

---

## 6.11 General office

**Description:** A place where employees primarily perform administrative functions and where customers are infrequent. Examples include real estate, insurance, accounting, architecture, engineering, and similar.

**Vehicle Parking:** 1 space for each 350 square feet of floor area

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces



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## 6.12 General repair

**Description:** A place where consumer goods such as shoes, bicycles, furniture, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment.

**Vehicle Parking:** 1 space for each 450 square feet of floor area



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## 6.13 General retail, 15,000 square feet or less (new)

**Description:** One or more establishments providing retail services in a single building with a floor area of 15,000 square feet or less. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores. The term does not include adult-oriented establishments or any other retail use defined in Appendix B.

**Vehicle Parking:** 1 space for each 350 square feet of floor area for retail sales; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 4

---

#### 6.14 General retail, more than 15,000 square feet (new)

**Description:** One or more establishments providing retail services in a single building with a floor area of more than 15,000 square feet. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores. The term does not include adult-oriented establishments or any other retail use defined in Appendix B.

**Vehicle Parking:** 1 space for each 350 square feet of floor area for retail sales; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 4

---

#### 6.15 General services

**Description:** A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, beauty shops, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services.

**Vehicle Parking:** 1 space for each 300 square feet of floor area

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

---

#### 6.16 Instructional studio

**Description:** A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts.

**Vehicle Parking:** 1 space for each student during the largest period of attendance; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 6

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#### 6.17 Landscape business

**Description:** A place where a landscape contractor may establish a base of operation, which may include one or more of the following: retail sale of plant and landscape materials; office space; indoor and outdoor storage of materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator. On site retail sales are specifically prohibited.

**Vehicle Parking:** 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

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#### 6.18 Shared-use kitchen (new)

**Description:** A commercial-grade kitchen that is open to community groups and local food entrepreneurs who produce food products for sale to restaurants, food stores, and other outlets that will sell the product to the ultimate consumer. A shared-use can be operated by a university or other secondary school, governmental agency, non-profit organization, or private company.

Temporary note: Description from consultant

**Vehicle Parking:** 1 space for each 400 square feet

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#### 6.19 Tattoo establishment (new)

**Description:** A place where a tattooist applies a tattoo to another individual.

**Vehicle Parking:** 1 space for each 350 square feet of floor area

**Bicycle Parking:** Bicycle Parking Requirements: Recommended - 7 percent of required vehicle parking spaces, but not less than 2



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#### 6.20 Veterinary clinic

**Description:** A place where medical services for small household animals are offered. This use may include office space, medical labs, appurtenant facilities, and indoor enclosures for animals under the immediate medical care of a veterinarian. The term includes pet clinics, dog and cat hospitals, and animal hospitals.



**Vehicle Parking:** 1 space for each 400 square feet of floor area

## 7 Recreation & Entertainment

### 7.01 Golf course

**Description:** A place where individuals, for a fee or other consideration, play golf outdoors. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, game room with snack bar, and buildings for housing maintenance equipment, supplies, and related materials.



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**Vehicle Parking:** 36 spaces for each 9 holes of golf, or fraction thereof; plus 1 space for each employee on the largest work shift. If a tavern or restaurant is also part of the golf course facility, the parking requirements of such use shall be 50 percent of the requirement.

### 7.02 Indoor entertainment

**Description:** A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, dance halls, and theaters for performing arts. The term does not include adult-oriented establishments.

**Vehicle Parking:** 1 space for each 3 patron seats; plus 1 for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 4

### 7.03 Indoor recreation

**Description:** A place where recreational activities are offered within an enclosed building. The term includes bowling alleys, skating rinks, billiard and pool halls, and arcades.

**Vehicle Parking:** 1 space for each 300 square feet of area devoted to patron services

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

### 7.04 Indoor shooting range (new)

**Description:** An indoor area where patrons shoot guns and bow and arrows for target practice.

**Vehicle Parking:** 1 space for each shooting station; plus 1 space for each employee on the largest work shift



### 7.05 Park, community

**Description:** A place set aside for active and passive recreation and leisure facilities and activities. Examples of features in a park include playgrounds, pavilions, community recreation centers, picnic areas with open-sided shelters, multi-purpose trails, ball and racquet fields and courts, indoor and outdoor swimming pools, beaches, boat launches, sledding hills, and ice-skating. A community park is operated by a public entity for the benefit of the general public.

Temporary note: Description from consultant



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**Vehicle Parking:** Determined on a case-by-case basis by the reviewing authority

### 7.06 Park, neighborhood

**Description:** A place set aside for passive recreation and other low-impact leisure activities. Examples of features include playgrounds, open play fields, picnic areas with open-sided shelters, multi-purpose trails, sledding hills, and ice-skating. A neighborhood park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members.

Temporary note: Description from consultant



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**Vehicle Parking:** Determined on a case-by-case basis by the reviewing authority

## 8 Government & Community Services

### 8.01 Animal shelter

**Description:** A place where stray or unwanted cats and dogs are temporarily housed.

**Vehicle Parking:** 1 space for each 800 square feet of floor area; plus 1 space for each employee on the largest work shift

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## 8.02 Administrative government center

**Description:** A place where government employees perform administrative functions on behalf of the public. The term includes administrative offices, post offices, and courthouses.

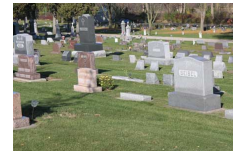
**Vehicle Parking:** 1 space for each 300 square feet of floor area

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

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## 8.03 Cemetery

**Description:** A place where human remains may be buried or interned. Accessory uses may include columbariums, mausoleums, crematories, and mortuaries when operated in conjunction with and within the boundaries of such area. The sale of cemetery merchandise, including monuments, markers, nameplates, vases and urns, and any services that are associated with supplying or delivering those goods or with the burial of human remains is allowed when accessory to the principal use.



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Temporary note: From consultant

**Vehicle Parking:** 1 space for each 3 patron seats at the maximum capacity for a funeral home; plus 1 space for each employee on the largest work shift

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## 8.04 Community center

**Description:** A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges; and union halls.

**Vehicle Parking:** 1 space for each 250 square feet of floor area or 1 space for each 3 patrons at design capacity, whichever is greater; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 6

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## 8.05 Community cultural facility

**Description:** A place where people may gather for studying, reading, personal education, or viewing the visual arts. The term includes libraries, museums, art galleries, and observatories. The term does not include performing arts.

**Vehicle Parking:** 1 space for each 250 square feet of floor area or 1 space for each 3 patrons at design capacity, whichever is greater; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 4

---

## 8.06 Community garden (new)

**Description:** A place where a group of unrelated individuals grow vegetables, fruits, and flowers for their personal use. A community garden can be divided into individual plots of land for the exclusive use of the person assigned each plot, or the entire garden may be a cooperative effort of any number of people, or a combination thereof.



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**Vehicle Parking:** 1 space for each 10,000 square feet of land available for production, if on-street parking is not readily available as determined by the zoning administrator

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 4

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## 8.07 Conference - exposition center (new)

**Description:** A place specially designed for trade shows, conferences, and expositions, but does not include any rooms to house attendees.

**Vehicle Parking:** 1 space for each 3 patron seats or 1 space for each 350 square feet of floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

**Bicycle Parking:** Recommended - 9 percent of required vehicle parking spaces, but not less than 8

---

## 8.08 Delivery/pickup hub (new)

**Description:** A facility where deliveries can be dropped off in a secure lockbox and receipts can pick up their deliveries. Delivery/pickup depots are located in or near high-density residential developments and commercial centers or collocated with a park and ride lot or another commercial business.

Temporary note: Description from consultant

---

## 8.09 Health care center

**Description:** A place where medical treatment, or nursing, rehabilitative, or preventative care is offered. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, and rehabilitation facilities.

Temporary note: This is a new definition - none before.



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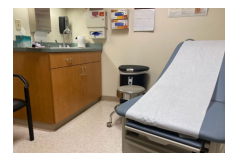
**Vehicle Parking:** 1 space for each 3 patient beds; plus 1 space for each staff member on the largest work shift

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces, but not less than 8

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## 8.10 Health care clinic

**Description:** A place where medical services are offered and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.



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**Vehicle Parking:** 1 space for each 250 square feet of floor area

**Bicycle Parking:** Recommended - 7 percent of required vehicle parking spaces, but not less than 4

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## 8.11 Municipal garage

**Description:** A place where a municipal government maintains administrative offices, equipment, and supplies necessary for maintaining public roadways, parks, and other types of public facilities.

**Vehicle Parking:** 1 space for each employee on the largest work shift

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## 8.12 Public safety facility

**Description:** A place where public safety services are offered. The term includes ambulance services, fire stations, police stations, and jails. The term does not include correctional facilities.

**Vehicle Parking:** 1 space for each 500 square feet of office area; plus 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces, but not less than 6

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## 8.13 Recreation trail (new)

**Description:** A linear path, not otherwise part of a public park, that is dedicated to a single recreational use or multiple uses. Examples include hiking trails, bike trails, cross-country ski trails, and horse trails.



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## 8.14 School, K-12

**Description:** A place where primary and secondary educational opportunities are offered. The term includes preschools, elementary schools, junior high schools, and high schools.



**Vehicle Parking:** 0.5 space for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 11 percent of required vehicle parking spaces, but not less than 20



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## 8.15 School, post-secondary

**Description:** A place where post-secondary educational opportunities are offered. The term includes colleges, universities, community colleges, and vocational schools.

**Vehicle Parking:** 0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 11 percent of required vehicle parking spaces, but not less than 12

## 8.16 Worship facility

**Description:** A place where people can regularly assemble for religious worship and associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as a fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, any living arrangement (e.g., convents, rectories, dormitories, parsonages), private educational facilities, emergency shelters, and health care facilities.

Temporary note: From consultant - none in current code.



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**Vehicle Parking:** 1 space for each 4 patrons at design capacity; plus 1 space for each employee on the largest work shift

# 9 Telecommunications & Utilities

## 9.01 Public utility office and yard

**Description:** A place where a public or private entity maintains administrative offices, equipment, and supplies necessary for maintaining the infrastructure it provides.

**Vehicle Parking:** 1 space for each employee on the largest work shift

## 9.02 Solar power plant

**Description:** A utility-scale commercial facility that converts sunlight into electricity with the primary purpose of wholesale or retail sales of generated electricity.

**Vehicle Parking:** 1 space for each employee on the largest work shift



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## 9.03 Stormwater management facility

**Description:** A natural or manmade feature that collects, conveys, channels, holds, inhibits, or diverts the movement of stormwater.



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## 9.04 Telecommunication tower and Class 1 collocation

**Description:** A free-standing tower with or without an equipment compound that is intended for the placement of one or more mobile service facilities or the placement of a new mobile service facility on an existing support structure which constitutes a substantial modification.

Note: This definition is based on the corresponding definitions in § 66.0404, Wis. Stats.

**Vehicle Parking:** 1 space

## 9.05 Telecommunication, Class 2 collocation

**Description:** The placement of a new mobile service facility on an existing support structure which does not constitute a substantial modification.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

**Vehicle Parking:** No additional parking is required if there is 1 space for an existing tower



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## 9.06 Utility installation, major

**Description:** A place, building and/or structure, or portion thereof, whether public or private, used or is intended for providing basic infrastructure or utility services and which could potentially have a moderate to high impact on neighboring property. The term includes pipeline pumping stations, sewage treatment plants, electric substations, water towers, electric transmission lines with a design capacity of 110kV or more, and underground pipelines.



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**Vehicle Parking:** 1 space for each on-site employee on the largest work shift

## 9.07 Utility installation, minor

**Description:** A utility installation generally having low impact on neighboring property. The term includes public water system wells, without a tower; below ground sewer lift stations; and stormwater pumping stations. The term does not include utility cabinets, which are classified as an accessory use (Series 15).

**Vehicle Parking:** 1 space, although the zoning administrator may grant a waiver

# 10 Transportation

## 10.01 Park-and-ride lot (new)

**Description:** A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.

**Bicycle Parking:** Recommended - 7 percent of vehicle parking spaces, but not less than 6



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## 10.02 Passenger terminal

**Description:** A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.

**Vehicle Parking:** 1 space for each 100 square feet of floor area devoted to a passenger waiting area; plus 1 space for each 350 square feet of floor area devoted to offices

## 10.03 Railroad (new)

**Description:** A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows that is used to transfer commodities and/or passengers over long distances. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and switchyards.

Temporary note: From consultant



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# 11 Storage & Wholesale Trade

## 11.01 Bus storage facility (new)

**Description:** A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.

Temporary note: Definition from consultant

**Vehicle Parking:** 1 space for each employee on the largest work shift



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## 11.02 Multipurpose storage

**Description:** A place primarily oriented to those businesses that require an office/reception/display area and a larger storage area for stock goods, materials, equipment, and supplies. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of potential businesses include plumbing or electrical contractor, product sales representative, and small-scale warehousing.

**Vehicle Parking:** One parking space per 800 square feet of gross floor area and 2 parking spaces for each fleet vehicle kept on the premises (i.e., one space for the fleet vehicle and one for the employee's vehicle)

### 11.03 Personal storage facility

**Description:** A place where individual storage units are offered for rent, lease, sale, or other arrangement.

Temporary note: This is a new definition - none before

**Vehicle Parking:** 1 space for each 30 storage units when an office is provided; plus 1 space for each employee on the largest work shift



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### 11.04 Truck terminal (new)

**Description:** A facility for truck-based freight service and operations, including local pickup, local sorting and terminal operations, line-haul loading and unloading, destination sorting and terminal operations and local delivery.

Temporary note: From consultant

**Vehicle Parking:** 1 space for each employee on the largest work shift



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### 11.05 Vehicle storage yard

**Description:** A place where impounded motor vehicles are temporarily stored or where damaged motor vehicles are temporarily stored before taken to a repair shop or while waiting for an insurance adjustment to occur. The salvaging of motor vehicle parts or the repair of motor vehicles is prohibited.

**Vehicle Parking:** 1 space for each employee on the largest work shift

### 11.06 Warehouse

**Description:** A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.

**Vehicle Parking:** 1 space for each 250 square feet of floor area or 1 space for each employee on the largest work shift, whichever is greater; plus 1 space for each fleet vehicle parked on site

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces, but not less than 4



## 12 Industrial & Manufacturing

### 12.01 Artisan shop

**Description:** A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small furniture and other similar wooden items, candles, soaps, and lotions.

Temporary note: New definition

**Vehicle Parking:** 1 space for each 350 square feet of display area; plus 1 space for each employee on the largest work shift

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces, but not less than 4



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### 12.02 Construction equipment sales and service (new)

**Description:** A place where new and used construction equipment, such as dump trucks, excavators, graders, and scrapers, are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such equipment.

Temporary note: Definition from consultant

**Vehicle Parking:** 1 space for each 5,000 square feet of display area; plus 1 space for each employee on the largest work shift



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### 12.03 Contractor yard

**Description:** A place where a contractor or builder may establish a base of operation, which may include one or more of the following: office space; indoor and outdoor storage of construction materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.

**Vehicle Parking:** 1 space for each employee working on site; plus 1 space for each fleet vehicle parked on site

---

### 12.04 Makers space

**Description:** A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.

**Vehicle Parking:** 1 space for each 250 square feet of floor area or 1 space for each employee on the largest work shift, whichever is greater; plus 1 space for each fleet vehicle parked on site

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces, but not less than 4

---

### 12.05 Manufacturing

**Description:** A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.

**Vehicle Parking:** 1 space for each 250 square feet of floor area or 1 space for each employee on the largest work shift, whichever is greater; plus 1 space for each fleet vehicle parked on site

**Bicycle Parking:** Recommended - 5 percent of required vehicle parking spaces, but not less than 4

---

## 13 Solid Waste

### 13.01 Composting facility (new)

**Description:** A place where vegetation (but not food wastes) may be collected and composted. The term includes the storage and manipulation of materials prior to, during, and following composting.

**Vehicle Parking:** 1 space for each employee on the largest work shift

---

### 13.02 Recycling center (new)

**Description:** A place where recoverable materials, which have been removed from the waste stream, may be stored prior to shipment to others who use those materials to manufacture new products. Typical recoverable materials include glass, paper, metal, and plastic. The term does not include salvage yard.

**Vehicle Parking:** 1 space for each employee on the largest work shift

---

### 13.03 Solid waste transfer station (new)

**Description:** A place where solid waste may be temporarily stored prior to transport to a processing plant or to final disposal.

**Vehicle Parking:** 1 space for each employee on the largest work shift

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## 14 Resource-Based Uses

### 14.01 General cultivation

**Description:** A place where nursery stock, trees, sod, fruit, vegetables, flowers, agricultural crops and forage, and other plants typically grown by agricultural operations in the region are grown. The term does not include domestic gardens.



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## 14.02 Open land (new)

**Description:** Land generally not in forestry or in agricultural production and may include wetland complexes, and land kept undeveloped for conservation purposes. Land may be enrolled in a federal agricultural commodity payment program or in a state or federal agricultural land conservation payment program, or a similar program.

## 15 Accessory Uses for All Principal Uses

### 15.01 Amateur radio and/or citizens band antenna

**Description:** An antenna and related support structure used to send and receive telecommunications for noncommercial purposes.

### 15.02 Exterior communication device (new)

**Description:** An antenna used to capture wireless telecommunication signals.



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### 15.03 EV charging facility, 1 to 4 stations (new)

**Description:** Parking spaces, but not more than 4, in a surface parking lot associated with a commercial, institutional, industrial, or multifamily use that are served by a dedicated electric vehicle charger. These charging stations are offered for the convenience of residents, customers, and employees that come to the site. The term does not include charging stations that are used exclusively for fleet vehicles associated with the use, if otherwise allowed.

Temporary note: Description from consultant

### 15.04 EV charging facility, 5 or more stations (new)

**Description:** Five or more parking spaces in a surface parking lot associated with a commercial, institutional, industrial, or multifamily use that are served by a dedicated electric vehicle charger. These charging stations are offered for the convenience of residents, customers, and employees that come to the site but given their location on the site may be used by the traveling public (not otherwise going to the site as a destination). The term does not include charging stations that are used exclusively for fleet vehicles associated with the use, if otherwise allowed.

Temporary note: Description from consultant

### 15.05 Fence, perimeter

**Description:** A fence placed around the perimeter of a lot.

### 15.06 Little free library

**Description:** A small structure used to house reading materials offered to the public without charge.



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### 15.07 Rain garden

**Description:** An excavated area that is back-filled with a prepared or amended soil mixture, which may or may not be covered with a mulch layer and planted with a variety of woody and/or herbaceous vegetation, to which stormwater is directed to promote infiltration or evapotranspiration.

Temporary note: Description from consultant (based on Bayfield)

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## 15.08 Solar energy system, building-mounted

**Description:** An installation that is mounted on a building and uses sunlight to produce electricity or provide heat or hot water to a building.



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## 15.09 Solar energy system, ground-mounted

**Description:** An installation that is mounted on the ground and uses sunlight to produce electricity or provide heat or hot water to a building.



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# 16 Accessory Uses for Residential Uses

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## 16.01 Accessory building, residential (new)

**Description:** A detached building customarily found with a residential use as an accessory use. The term includes greenhouses (noncommercial), detached garages, sheds, gazebos, pool cabanas, and the like.



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## 16.02 Accessory dwelling unit (new)

**Description:** An accessory dwelling unit established in conjunction with, and clearly subordinate to, the principal dwelling unit on a single-family zoned lot.

Temporary note: Description from the consultant



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## 16.03 Adult family home (accessory) (new)

**Description:** A private residence licensed by the state under § 50.032 (1m), Wis. Stats.

Note: An adult family home can either be a principal use or an accessory use. If the operator lives in the residence with the adults, it is considered an accessory use.

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## 16.04 Backyard chickens

**Description:** The keeping of chickens pursuant to the requirements set forth in Chapter 14, Article VI of the municipal code.



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## 16.05 Bed and breakfast

**Description:** A single-family residence that offers overnight accommodations for a daily charge and that also serves as a primary residence of the operator or owner.

Temporary note: This is a new definition - none in current code

**Vehicle Parking:** 1 space for each room or suite



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## 16.06 Bee keeping (new)

**Description:** The keeping of bees for production of honey and pollination of plants.

Temporary note: Description from consultant





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## 16.07 Boat dock

**Description:** A pier or wharf.



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## 16.08 Boathouse

**Description:** A building placed above or near a waterbody that is used for the noncommercial storage of one or more watercraft and related equipment.



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## 16.09 Family day care home

**Description:** A private residence licensed as a day care center by the state where care is provided for 4 to 8 children.

Note: See § 66.1017, Wis. Stats. A group day care (9 or more children) is considered a principal use and is therefore listed as a special care facility (See Series 4).

Temporary note: This is a new definition.

**Vehicle Parking:** Additional parking not required

## 16.10 Fence, privacy

**Description:** A solid or partially solid fence placed around an outdoor patio or other private area in the rear yard.

## 16.11 Fence, security

**Description:** A fence placed around an outdoor storage area or similar activity area associated with a commercial or industrial use.

## 16.12 Fence, sport court

**Description:** A fence placed on one or more sides of a sport court.

## 16.13 Foster home and treatment foster home (accessory)

**Description:** A facility licensed by the state for the care of foster children and which is operated by a foster parent who lives with the children.

Note: See § 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use.

**Vehicle Parking:** Additional parking not required

## 16.14 Gardening

**Description:** The cultivation of food or ornamental crops.

Temporary note: Description from consultant



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## 16.15 Home occupation

**Description:** An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which by their nature, appearance, and inherent operational activities and characteristics, are compatible in a residential setting.



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### 16.16 In-family suite (previously secondary suite)

**Description:** An arrangement and use of rooms within a single-family dwelling that allows for one or two family members to reside separate from the single housekeeping entity while remaining part of and having nonlockable direct interior access to the entire single-family dwelling. The arrangement of rooms may contain a kitchenette with associated living areas, bedrooms, and a bathroom.

Note: Also known as in-law dwelling unit, granny flat, or secondary suite.

Temporary note: From current code

**Vehicle Parking:** 1 space (in addition to other required parking)

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### 16.17 Kennel, hobby

**Description:** A place where 4 or more dogs and/or cats, but less than 9 adult dogs or other pet animals are kept for the occupant's private, non-commercial purposes. The term also includes the sale and training of up to 2 litters in a calendar year.



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### 16.18 Kennel, private

**Description:** A place where no more than 8 dogs and/or cats are kept for the occupant's private, non-commercial purposes.

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### 16.19 Outdoor fireplace (new)

**Description:** A free-standing fireplace (with a chimney) that is located out of doors. An outdoor fireplace may be located within or next to a deck or patio.

Temporary note: Description from consultant



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### 16.20 Patio

**Description:** A hard-surfaced area used for outdoor living such as dining and lounging.

Temporary note: Description from consultant



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### 16.21 Pergola

**Description:** A structure with columns that support a grid of beams and perpendicular rafters (i.e., dimensional lumber placed on edge). A pergola may be free-standing or attached to an exterior wall of a building. By definition, a pergola does not have a roof.

Temporary note: Description from consultant



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### 16.22 Play structure (new)

**Description:** A playhouse and recreational equipment, such as swings, slides, and jungle gyms, normally found in a residential setting or with a group day care center.



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### 16.23 Sport court (new)

**Description:** A hard-surfaced area located out of doors used exclusively for basketball, tennis, or other similar sports-related activity. This term does not include any portion of a private driveway that is also used for a sport-related use.



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## 16.24 Swimming pool

**Description:** An outdoor structure placed on the ground or below ground that is filled with water for swimming. The term does not include those pools with a maximum diameter of 15 feet and a maximum wall height of 15 inches and which are taken down and stored in the off-season.



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## 17 Accessory Uses for Other Principal Uses

### 17.01 Accessory building, non-residential

**Description:** An accessory building intended to house motor vehicles, yard equipment, and/or items related to the principal use of the premises. The term includes detached garages, storage sheds, and the like.

### 17.02 Donation drop box (new)

**Description:** A fully enclosed receptacle where household items may be placed for pickup by the entity receiving the donation.



### 17.03 Drive-up service window (new)

**Description:** An opening in a building through which patrons are served while remaining in a motor vehicle.



### 17.04 Outdoor food and beverage service

**Description:** An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers can eat and drink.



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### 17.05 Parking lot (on-site)

**Description:** Surface parking spaces for five or more light motor vehicles, adjacent access drives and aisles, where the parking spaces are not located in a structure and the parking of motor vehicles is not the principal use of the premises. This term does not include commercial parking operations, which shall be considered a principal use, or the parking of heavy motor vehicles.

*Temporary note: this is from current code.*

### 17.06 Sales incidental to industrial use (new)

**Description:** A place where items manufactured on site are offered for sale as a subordinate use to the manufacturing operation.

**Vehicle Parking:** 1 space for each 300 square feet of retail sales area

## 18 Temporary

### 18.01 Farmers market

**Description:** An outdoor area where agricultural producers gather on a regular basis to offer their agricultural products directly to retail consumers. The term does not include indoor markets or those held at a public park.

**Vehicle Parking:** 1.5 space for each vendor space when sufficient on street parking is not available



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## 18.02 Flea market

**Description:** A outdoor area where new and used household goods, personal effects, tools, art work, small household appliances and similar merchandise, equipment or objects, are sold at retail in small quantities, in broken lots or parcels, (i.e., not in bulk). The term does not include indoor markets or those held at a public park. Rummage sales are not considered to be flea markets.

Based on current definition, with minor revisions.

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## 18.03 Food truck (new)

**Description:** A motorized vehicle in which ready-to-eat food is prepared and sold at retail on private property. The term does not include a food truck operating within a public park with approval.

**Vehicle Parking:** Determined on a case-by-case basis by the reviewing authority



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## 18.04 Model home (new)

**Description:** A residential dwelling in a residential development temporarily used as a sales office for other on-site and off-site residential dwellings and properties.

**Vehicle Parking:** Determined on a case-by-case basis by the reviewing authority



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## 18.05 Off-site construction yard (new)

**Description:** A place where construction materials and equipment may be stored, prepped, or staged for an off-site construction project (e.g., highway reconstruction project or construction of an electric transmission line or pipeline).

Temporary note: From consultant

**Vehicle Parking:** 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

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## 18.06 Party tent (new)

**Description:** A nonpermanent tent that is associated with a temporary event that is permitted under the zoning code.



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## 18.07 Portable storage container (new)

**Description:** An enclosed metal container that is used to temporarily store household items and similar goods.



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## 18.08 Roadside stand

**Description:** A place where agricultural products produced exclusively on the premises are offered for sale at retail.

**Vehicle Parking:** Determined on a case-by-case basis by the reviewing authority



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## 18.09 Sale of vehicles/recreational equipment

**Description:** The intermittent sale of automobiles, trucks, vans, motorcycles, boats, snowmobiles, personal watercraft, self-contained motorized campers, and camping trailers as an accessory use to a principal use. The sale of such items is limited to those that have been titled and registered to the individual living on the property and had been operated for personal use.



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## 18.10 Seasonal product sales

**Description:** An outdoor area where merchandise typically associated with a seasonal holiday or festival is displayed and offered for sale at retail immediately before the event. Examples of such merchandise include Christmas trees and wreaths for Christmas and pumpkins for Halloween. The sale of fireworks is specifically prohibited.



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## 18.11 Sidewalk cafe (new)

**Description:** An outdoor dining area located on public property, typically a sidewalk, and operated as an integral part of an adjacent restaurant where food and beverages are sold or served primarily for consumption on the premises.

Temporary note: Description from consultant



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**Vehicle Parking:** 1 space for every 3 seats

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## 18.12 Wind test tower (new)

**Description:** A tower on which equipment is attached that measures parameters needed to assess the site's suitability for a wind energy system.

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## 18.13 Yard sale

**Description:** A temporary event where used household items are offered for retail sale. A flea market is not a yard sale.

Note: Also known as garage sale or rummage sale.

Temporary note: Definition modified.



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# 19 Msc

## 19.01 Common area amenity (new)

**Description:** Any buildings or other structures located within an outlot of a residential subdivision as approved by the Village as part of the land division process or within a multi-family development project as approved by the Village as part of the site plan process. Examples of such common amenities include clubhouse, picnic shelter, equestrian facilities, and swimming pool and pool cabana.

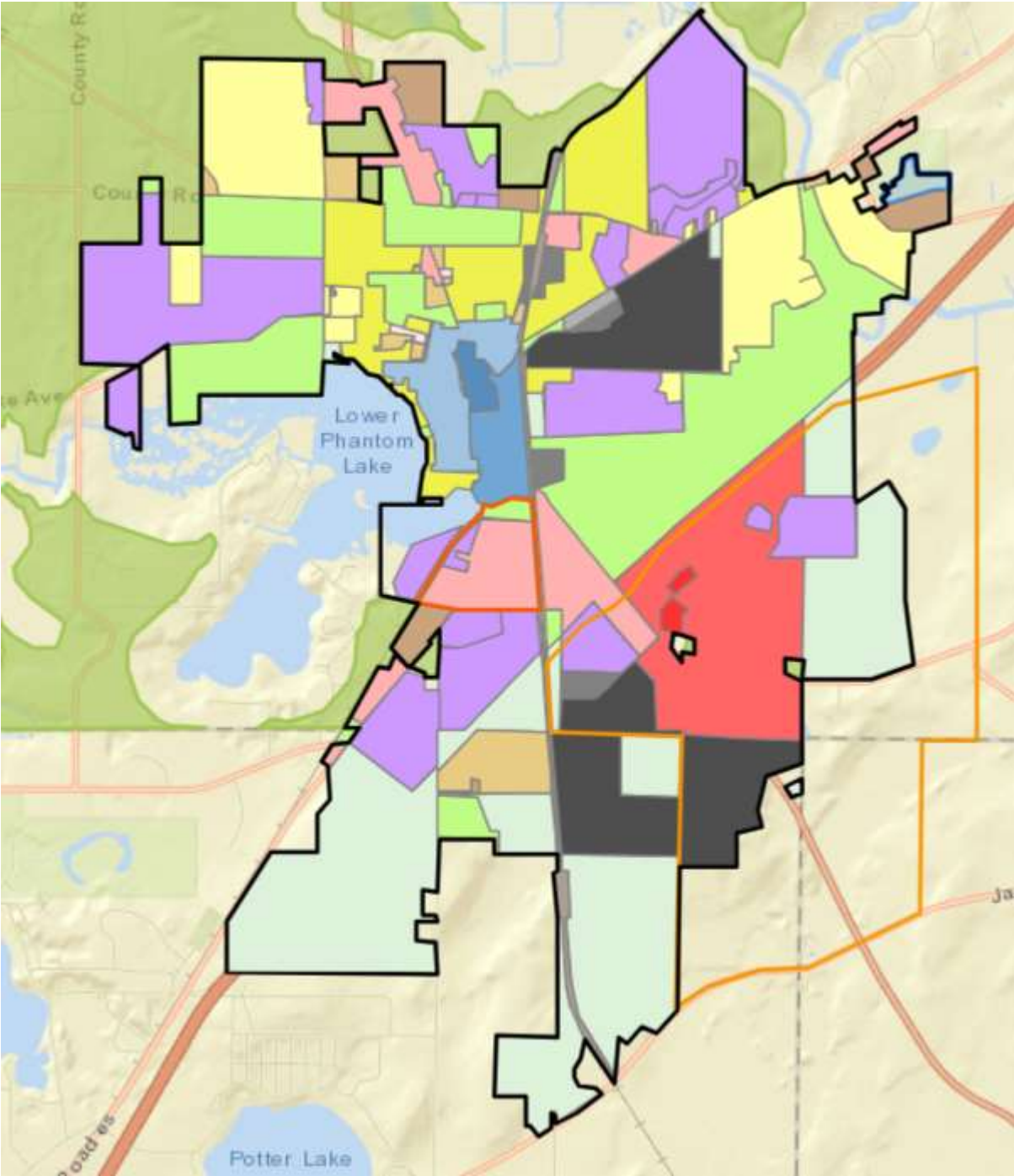
Temporary note: This is a new land use.

**Vehicle Parking:** Determined on a case-by-case basis by the reviewing authority

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Draft Zoning Map (December 4, 2023)



**Business**

- B-1 Neighborhood Business
- B-6 General Commercial
- B-7 Planned Business Center
- B-8 Planned Business Center - Satellite Lots

**Industrial**

- M-1 Limited Industrial
- M-2 Light Industrial
- M-4 General Industrial

**Special Purpose**

- A-1 Rural Residential
- P-1 Public and Semi-Public
- SP-1 Railroad

**Village Center**

- VC-1 Village Center Retail
- VC-2 Village Center Multi-Purpose Perimeter
- VC-3 Village Center Residential Perimeter

**Residential**

- R-1 Single-Family Medium Lot Residential
- R-10 Medium Density Multi-Family Residential
- R-15 High Density Multi-Family Residential
- R-2 Single-Family Historical Lot Residential
- R-3 Single-family Small Lot Residential
- R-3B Single-Family Small Lot Residential
- R-5 Low Density Multi-Family Residential

PDD: Planned Development District