

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, June 10, 2025

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 Discussion and possible approval of Planning Commission minutes from May 13, 2025

[Plan Commission DRAFT Minutes 5-13-2025.docx](#)

5. New Business

Discussion and Possible Action on the Following Items

5.1 Discussion and possible recommendation to approve **Resolution 2025-15** for a CSM for Mukwonago Food Pantry located at 305 and 325 Eagle Lake Avenue, Parcel MUKV 1974921 and MUKV 1974922

[Staff Report-20250605-Mukwonago Food Pantry - CSM.pdf](#)

[RESOLUTION 2025-15 - Mukwonago Food Pantry - CSM.docx](#)

5.2 Discussion and possible approval for **PC Resolution 2025-13** for a Site Plan and Architectural Review for the Mukwonago Food Pantry Located at 325 Eagle Lake Avenue, Parcel Number MUKV 1974921

[Staff Report-20250605-Mukwonago Food Pantry - SPAR.pdf](#)

[PC RESOLUTION 2025-13 - Mukwonago Food Pantry - SPAR.docx](#)

5.3 Discussion and possible approval for **PC Resolution 2025-14** for Site Plan and Architectural Review for Semper-FI Roofing and Exteriors at 820 Swan Dr. Parcel MUKV1970987

[Staff Report-20250605-SemperFi-SPAR](#)
[PC RESOLUTION 2025-14 - Semper-Fi SPAR.docx](#)

- 5.4 Discussion and possible approval or **PC Resolution 2025-15** for Site Plan and Architectural Review for 108 Main Street LLC located at 108 Main Street, Parcel MUKV 1976111

[Staff Report-20250605-108 Main Street - SPAR.pdf](#)
[PC RESOLUTION 2025-15 - 108 Main Street - SPAR.docx](#)

- 5.5 Discussion and possible approval of **PC Resolution 2025-12** for the extension of the approval of a Site Plan and Architectural Review for L'Bri Pure N' Natural located at 909 Perkins Drive, Parcel Number MUKV 1969-996-005 and MUKV 1969-996-006

[LBri Expansion - Approval Extension Request - 20250517](#)
[PC RESOLUTION 2025-12 LBri Expansion SPAR - Approval Extension](#)

6. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, Fred Winchowky, VACANT SEAT, and Village Planner (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.

Village of Mukwonago
Notice of Meeting and Agenda
PLAN COMMISSION MEETING
Tuesday, May 13, 2025

Time: **6:30 pm**

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

Call to Order

President Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Present: Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, and President Fred Winchowky

Also Present: Diana Dykstra-Administrator, Peter Gesch-Planner, and Lana Kropf-Clerk

Absent: None

Comments from the Public

None

Approval of Minutes

Discussion and possible approval of Planning Commission minutes from April 8, 2025

Motion by Meiners to approve, second by Brill. No discussion. Motion carried 6-0.

Public Hearings

Public hearing on Conditional Use Permit for an expansion and modifications to Park View Middle School, located at 930 N Rochester St, Parcel MUKV1964992, applicant (Mukwonago Area School District)

None.

New Business

Discussion and possible recommendation to approve **Resolution 2025-09** for a Conditional Use Permit for an expansion and modifications to Park View Middle School, located at 930 N Rochester St, Parcel MUKV1964992, applicant (Mukwonago Area School District)

Planner Gesch gave an overview of the Conditional Use Permit as presented. Gesch noted that there were several items added to the resolution that included: Any modifications to the site, buildings, site improvements shall require the conditional use application being updated, 25-FT pavement setback shall be maintained on all perimeters, and max principal structure height shall not exceed 46-FT. Chris Eger; Bray Architects; Explained that a parking variance is being requested and that some RTU's will be used on the roof which may extend the 46' height. Then reviewed the site plan as presented.

Motion by Meiners to recommend approval of Resolution 2025-09, second by Rutenbeck. Motion carried 6-0.

Discussion and possible approval **PC Resolution 2025-10** for a Site Plan and Architectural Review (SPAR) for the Park View Middle School, located at 930 N Rochester St, Parcel MUKV1964992, applicant (Mukwonago Area School District)

Motion by Meiners to approve PC Resolution 2025-10, second by Brill. No discussion. Motion carried 6-0.

Discussion and possible approval of **PC Resolution 2025- 09** for a Site Plan and Architectural Review (SPAR) for the Historical Society Log Cabin Trading Post located at 103 Main Street, Parcel MUKV1976100

Planner Gesch reviewed the Site Plan as outlined in the packet.

Motion by Meiners to approve PC Resolution 2025-09, second by Rutenbeck. Motion carried 6-0.

Discussion and possible approval of **PC-Resolution 2025-11** for a Site Plan and Architectural Review (SPAR) for a revised site plan approval for Tsunami Car Wash, Parcel MUKV 2013-995-001

Planner Gesch reviewed the site plan as outlined in the packet and gave an overview of the item's history.

Motion by Meiners to approve PC Resolution 2025-11, second by Brill. Motion carried 6-0.

Discussion and review of a conceptual plan for St James Church for possible rezoning and improvements

Planner Gesch gave an overview of the conceptual plan as presented in the packet. For the Village Board to approve this project the Comprehensive Plan would need to be amended and a CSM would need to parcel off land before any rezoning occur. This item was before the Plan Commission to educate and raise questions. No action taken.

Status update on Zoning Code

No discussion. Postponed until a later meeting.

Adjournment

Meeting adjourned at 7:54 p.m.

Lana Kropf
Clerk

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: June 5, 2025
 MEETING DATE: June 10, 2025, 6:30 P.M.
 SUBJECT: Mukwonago Food Pantry – CSM Review

BASIC INFORMATION	
Project:	Mukwonago Food Pantry CSM
Applicant:	Mukwonago Food Pantry
Professional Land Surveyor:	Terrance E. Pisarek (S1930)
Request:	CSM Application Approval
Staff Recommendation:	Approve subject to addressing comments

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1974921 and MUKV1974922
Existing Acreage:	0.77 Acres and 1.03 Acres, respectively
Current Use:	Business
Proposed Use:	Business
Reason for Request:	CSM Approval
Land Use Classification:	Business
Zoning Classification:	B-1 – Neighborhood Business District

Project Summary & Overview

The Mukwonago Food Pantry owns both properties at 305 and 325 Eagle Lake Avenue. They have developed a CSM to adjust the center lot line between the two parcels so that their proposed building expansion at 325 Eagle Lake Avenue will meet the required set-backs in the B-1 zoning district.

By adjusting the center lot line, both lots will still meet the minimum lot size requirements and impervious surface requirements of the B-1 zoning district.

Ruekert & Mielke Professional Land Surveyor has reviewed the proposed CSM for conformance with Village Code Chapter 45, Article IV and has prepared the attached comments that should be addressed prior to recording of the CSM.

Staff Report – CSM
Mukwonago Food Pantry
June 5, 2025
Page 2

Staff Review

Engineering:	See attached CSM review comments from R/M Professional Land Surveyor
Public Works	No comments.
Utilities	No comments.
Police	No comments.
Fire:	No comments.
Building Inspection	No comments.
Planning	No comments.

Recommended Action

Staff recommends the Village Board approve the CSM as outlined in the attached resolution.

Attachments

1. Ruekert & Mielke CSM Review Comments
2. CSM Application
3. Proposed CSM

CSM Review Notes for Food Pantry CSM in the Village of Mukwonago

6/04/2025 by B. Rozite, *reviewer's notes in italics*

Per Ch. 236 Wis. Stats. And Ch. A-E7, Wis. Admin. Code:

No comments

Per Ch. 45 Village of Mukwonago Municipal Code:

45-94 (a) In addition to the information required by W.S.A., § 236.34, the map shall correctly show the following information on its face:

(6) The setbacks or building lines required by the planning commission;

No setbacks are shown on the CSM.

General Comments:

1. *On Sheet 1, "May" has been misspelled under the surveyor's signature line.*
2. *On Sheet 2 in the Owners Certificate, we recommend the following wording and punctuation: "I, Hannah Hazelberg, as an authorized Representative for Mukwonago Food Pantry, owner, do hereby certify.....to be surveyed, divided, and mapped..."*
3. *We note that no easements have been shown on the CSM.*
4. *Signature lines for the Village President and Village Clerk shall be added under the section for Village Board Approval.*



VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
 Application Fee: Below

Date Submitted: 5/14/2025

FEES

(Please check one)

- Minor Site Plan (No Building): \$160.00
- Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft.
- Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- Other (See Current Fee Schedule) CSM

CONTACTS

Building Department

Contact: Supervisor of Inspections
 Tim Rutenbeck
 Phone: (262) 363-6419 Option 1
 Fax: (262) 363-6425
 Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner
 Peter Gesch
 Phone: (262) 542-5733
 Fax: (262) 363-6425
 Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX, Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
 440 River Crest Ct
 Mukwonago, WI 53149

Deliver to: Village Clerk's Office
 440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: Hannah Hazelberg - Executive Director

Company: Mukwonago Food Pantry

Address: 305 Eagle Lake Ave. City: Mukwonago State: WI Zip: 53149

Daytime Phone: 262-363-3452 Fax: _____

E-Mail: mukwonagofoodpantry@yahoo.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Travis Wenke
Company: Wenke Construction, LLC
Address: 211 N. Rochetser St. Ste B City: Mukwonago State: WI Zip: 53149
Daytime Phone: 920-815-7620 Fax: _____
E-Mail: twenke@wenkeconstructionllc.com

ARCHITECT

Name: Alex Imhoff
Company: LEX Design Group, LLC
Address: 407 N. Main St. City: Thiensville State: WI Zip: 53029
Daytime Phone: 715-571-3110 Fax: _____
E-Mail: alex@lexdesigngroup.com

PROFESSIONAL ENGINEER

Name: SAME AS ARCHITECT - Stamped Engineered calcs separate
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

Name: Terry Pisarek
Company: Kettle Moraine Surveying Inc.
Address: P.O. Box 357 City: Eagle State: WI Zip: 53119
Daytime Phone: 262-594-3484 Fax: _____
E-Mail: kettlemorainesurvey.com

CONTRACTOR

Name: Travis Wenke - Builder
Company: Wenke Construction, LLC
Address: 211 N. Rochester St. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 920-815-7620 Fax: _____
E-Mail: twenke@wenkeconstructionllc.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Same as Applicant

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

Present Zoning: B-1 Tax Key No(s): MUKV1974921 LOT LINE ADJUST. MUKV1974922

Location/Address: 305 Eagle Lake Ave. Mukwonago, WI 53149

Present Use: Non-Profit Food Pantry/Storage Intended Use: Storage

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- Completed application form including the procedural checklist.
- Application fee: See page 1.
- Agreement for Reimbursable Services (separate application).

Other Documents:

- One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
 - Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
 - Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov .
 - Any additional information as determined by Village staff.
-
- **Upon receipt of a complete submittal, staff review will be conducted within ten business days.**
 - **All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.**

CERTIFICATION

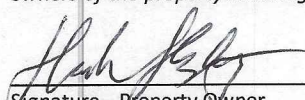
Applicant hereby certifies that:

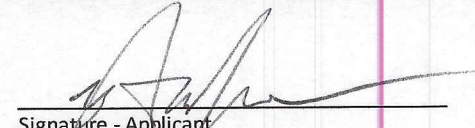
1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).


 Signature - Property Owner
Hannah Hazelberg, Executive Director
 Name & Title (PRINT)
2/19/25
 Date


 Signature - Applicant
Travis Wenke - Builder
 Name & Title (PRINT)
4/22/25 + 5/14/25 CSM Du
 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date

 Signature - Applicant's Representative

 Name & Title (PRINT)

 Date

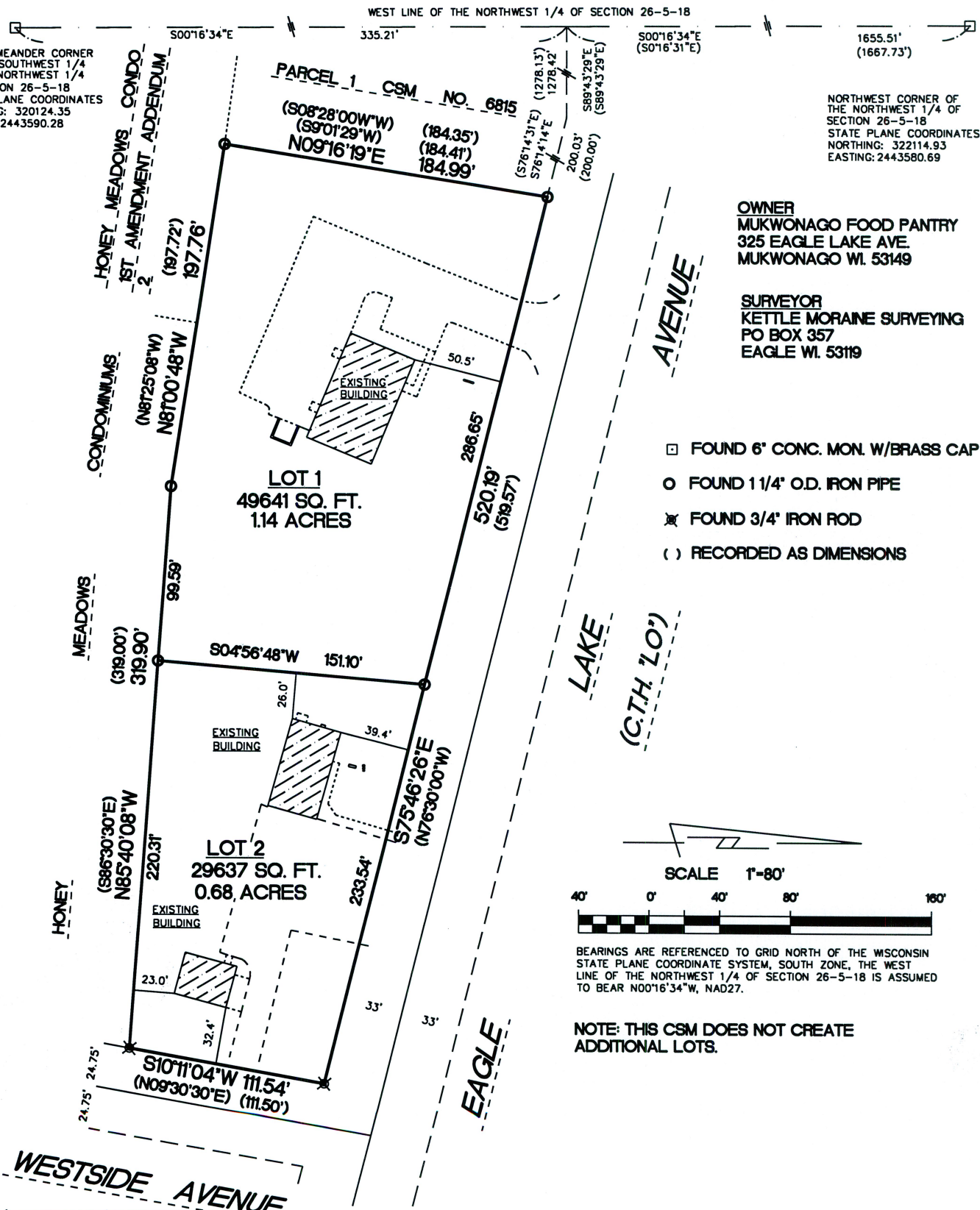
FOR OFFICE USE ONLY	
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

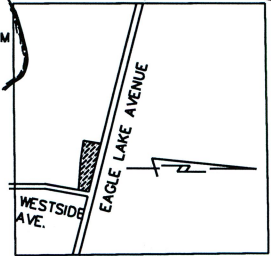
NORTH MEANDER CORNER OF THE SOUTHWEST 1/4 OF SECTION 26-5-18
STATE PLANE COORDINATES
NORTHING: 320124.35
EASTING: 2443590.28

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 26-5-18
STATE PLANE COORDINATES
NORTHING: 322114.93
EASTING: 2443580.69



OWNER
MUKWONAGO FOOD PANTRY
325 EAGLE LAKE AVE.
MUKWONAGO WI. 53149

SURVEYOR
KETTLE MORAIN SURVEYING
PO BOX 357
EAGLE WI. 53119



TERRANCE E. PISAREK S1930
DATED THIS 8TH DAY OF MAT, 2025

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast ¼ of the Northwest ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being a part of the Southeast ¼ of the Northwest ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows:

Commencing at Northwest corner of the Northwest ¼ of said Section 26; thence South 00°16'34" East along the West line of the Northwest ¼ of said Section 26, 1655.51 feet; thence S89°43'29" East, 1278.42 feet to a point on the Southerly line of Eagle Lake Avenue; thence S76°14'14" East along said Southerly line, 200.03 feet to the Northeast corner of Parcel 1 of Certified Survey Map No. 6815 and the Point of Beginning; thence continuing South 75°46'26" East along said Southerly line, 520.19 feet to the Westerly line of Westside Avenue; thence South 10°11'04" West along said Westerly line, 111.54 feet; thence North 85°40'08" West, 319.90 feet; thence North 81°00'48" West, 197.76 feet to the Easterly line of Parcel 1 of Certified Survey Map No. 6815; thence North 09°16'19" East, along said Easterly line, 184.99 feet to the Point of Beginning. Containing 1.82 acres of land

That I have made such survey, land division and map by the direction of Mukwonago Food Pantry, Owner of said Land.

That such map is a true and correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes, the ordinances of the Village of Mukwonago in surveying, dividing and mapping the same.

Dated this 8th Day of May, 2025

Terrance E. Pisarek S-1930

OWNERS CERTIFICATE

I, Hannah Hazelberg as an authorized Representative for Mukwonago Food Pantry, owner, does hereby certify that I have caused the land described to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of: Chapter 236 of the Wisconsin State Statutes and the Village of Mukwonago Land Division Ordinance.

Date: _____, 20____

Hannah Hazelberg, Representative

**State of Wisconsin)
County of Waukesha)**

Personally came before me this _____ day of _____, 20____ the above named person, to me be known to be the person who signed the foregoing Instrument and acknowledged that she executed the same.

My commission expires _____

Notary Public

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

VILLAGE OF MUKWONAGO, VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Mukwonago on the _____ Day of _____, 2025.

Dated this 8th Day of May, 2025

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2025-15

**A RESOLUTION FOR A CSM REVIEW FOR THE MUKWONAGO FOOD PANTRY LOCATED
AT 305 AND 325 EAGLE LAKE AVENUE, PARCEL NUMBERS MUKV1974921 AND
MUKV1974922**

WHEREAS, pursuant to Section 45, Article IV of the Mukwonago Code of Ordinances, an application for a CSM Review has been submitted, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Mukwonago Food Pantry, and

WHEREAS, the applicant desires to adjust the center dividing lot line between the two parcels that they own to facilitate an expansion of the existing building at MUKV1974921, and

WHEREAS, the adjusted lots meet the requirements for lot size, setbacks, and impervious area for the B-1 zoning district.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the CSM for the Mukwonago Food Pantry, based upon the plans submitted to the Village, subject to the conditions listed below:

1. All comments in the review letter by B. Rozite dated 06/04/2025 shall be addressed prior to recording.
2. The CSM shall be recorded with the Waukesha County Register of Deeds within 30 days of its approval.

Passed and adopted by the Village of Mukwonago Village Board this 18th day of June, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: June 5, 2025
 MEETING DATE: June 10, 2025, 6:30 P.M.
 SUBJECT: Mukwonago Food Pantry Site Plan & Architectural Review

BASIC INFORMATION	
Project:	Mukwonago Food Pantry Addition
Applicant:	Mukwonago Food Pantry
Consulting Architect:	LEX Design Group
Request:	Site Plan & Architectural Review – Building Addition
Staff Recommendation:	Approve w/ conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1974921
Acreage:	0.7692 Acres
Current Use:	Business
Proposed Use:	Business
Reason for Request:	Building Addition
Land Use Classification:	Business
Zoning Classification:	B-1 – Neighborhood Business District

Project Summary & Overview

The Mukwonago Food Pantry located at 325 Eagle Lake Avenue is proposing to add a 987.50 Square Foot addition to the east side of their existing building. The proposed building addition is to assist with on-site storage.

The applicant proposes to match existing building materials and colors of the existing building. No lighting improvements are proposed for the building addition. The on-site parking remains adequate with the additional square footage of the building and no improvements are required.

The proposed improvements are less than 3,000 square feet and no erosion control or civil site plans are required.

Staff Report – SPAR
Mukwonago Food Pantry
June 5, 2025
Page 2

If the Village Board approves the CSM, the new addition will meet the setback requirements of the B-1 district.

Staff Review

Engineering:	No comments.
Public Works	No comments.
Utilities	No comments.
Police	No comments.
Fire:	Verify suppression and detection requirements, if applicable, with Fire Chief.
Building Inspection	No comments.
Planning	No comments.

Recommended Action

Staff recommends the Planning Commission approve the application as outlined in the attached resolution for the building addition at 325 Eagle Lake Avenue, contingent on the approval of the CSM by the Village Board.

Attachments

1. Application
2. Site Survey
3. Building Drawings
4. Building Computations



5
VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
 Application Fee: Below

Date Submitted: 4/23/2025

FEES

(Please check one)

- Minor Site Plan (No Building): \$160.00
- Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft.
- Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- Other (See Current Fee Schedule) _____

475 + 19.75 = 494.75
 CHK # 2177

CONTACTS

Building Department

Contact: Supervisor of Inspections
 Tim Rutenbeck
 Phone: (262) 363-6419 Option 1
 Fax: (262) 363-6425
 Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner
 Peter Gesch
 Phone: (262) 542-5733
 Fax: (262) 363-6425
 Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
 440 River Crest Ct
 Mukwonago, WI 53149

Deliver to: Village Clerk's Office
 440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: Hannah Hazelberg - Executive Director

Company: Mukwonago Food Pantry

Address: 305 Eagle Lake Ave. City: Mukwonago State: WI Zip: 53149

Daytime Phone: 262-363-3452 Fax: _____

E-Mail: mukwonagofoodpantry@yahoo.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Travis Wenke
Company: Wenke Construction, LLC
Address: 211 N. Rochetser St. Ste B City: Mukwonago State: WI Zip: 53149
Daytime Phone: 920-815-7620 Fax: _____
E-Mail: twenke@wenkeconstructionllc.com

ARCHITECT

Name: Alex Imhoff
Company: LEX Design Group, LLC
Address: 407 N. Main St. City: Thiensville State: WI Zip: 53029
Daytime Phone: 715-571-3110 Fax: _____
E-Mail: alex@lexdesigngroup.com

PROFESSIONAL ENGINEER

Name: SAME AS ARCHITECT - Stamped Engineered calcs separate
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

Name: Terry Pisarek
Company: Kettle Moraine Surveying Inc.
Address: P.O. Box 357 City: Eagle State: WI Zip: 53119
Daytime Phone: 262-594-3484 Fax: _____
E-Mail: kettlemorainesurvey.com

CONTRACTOR

Name: Travis Wenke - Builder
Company: Wenke Construction, LLC
Address: 211 N. Rochester St. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 920-815-7620 Fax: _____
E-Mail: twenke@wenkeconstructionllc.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Same as Applicant

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

Present Zoning: B-1 Tax Key No(s): MUKV1974921 LOT LINE ADJUST. MUKV1974922

Location/Address: 305 Eagle Lake Ave. Mukwonago, WI 53149

Present Use: Non-Profit Food Pantry/Storage Intended Use: Storage

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- Completed application form including the procedural checklist.
- Application fee: See page 1.
- Agreement for Reimbursable Services (separate application).

Other Documents:

- One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
- Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
- Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov .
- Any additional information as determined by Village staff.

- **Upon receipt of a complete submittal, staff review will be conducted within ten business days.**
- **All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.**

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).


 Signature - Property Owner
Hannah Hazelberg, Executive Director
 Name & Title (PRINT)
2/19/25
 Date


 Signature - Applicant
Travis Wenke - Builder
 Name & Title (PRINT)
4/22/25
 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date

 Signature - Applicant's Representative

 Name & Title (PRINT)

 Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 26-5-18

(S076°31'E) 500.16/34'E

(1667.73') 1655.51'

(S89°43'29"E) (1278.13')
S89°43'29"E 1278.42' (S76°14'31"E) (200.00')
S76°14'31"E 200.03'

(S076°31'E) 500.16/34'E

(S82°18'00"E) (N82°10'31"W)
N81°57'54"W (88.50')
N81°57'54"W 88.15'

(S22.85') 335.21'

NORTH MEANDER CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26-5-18

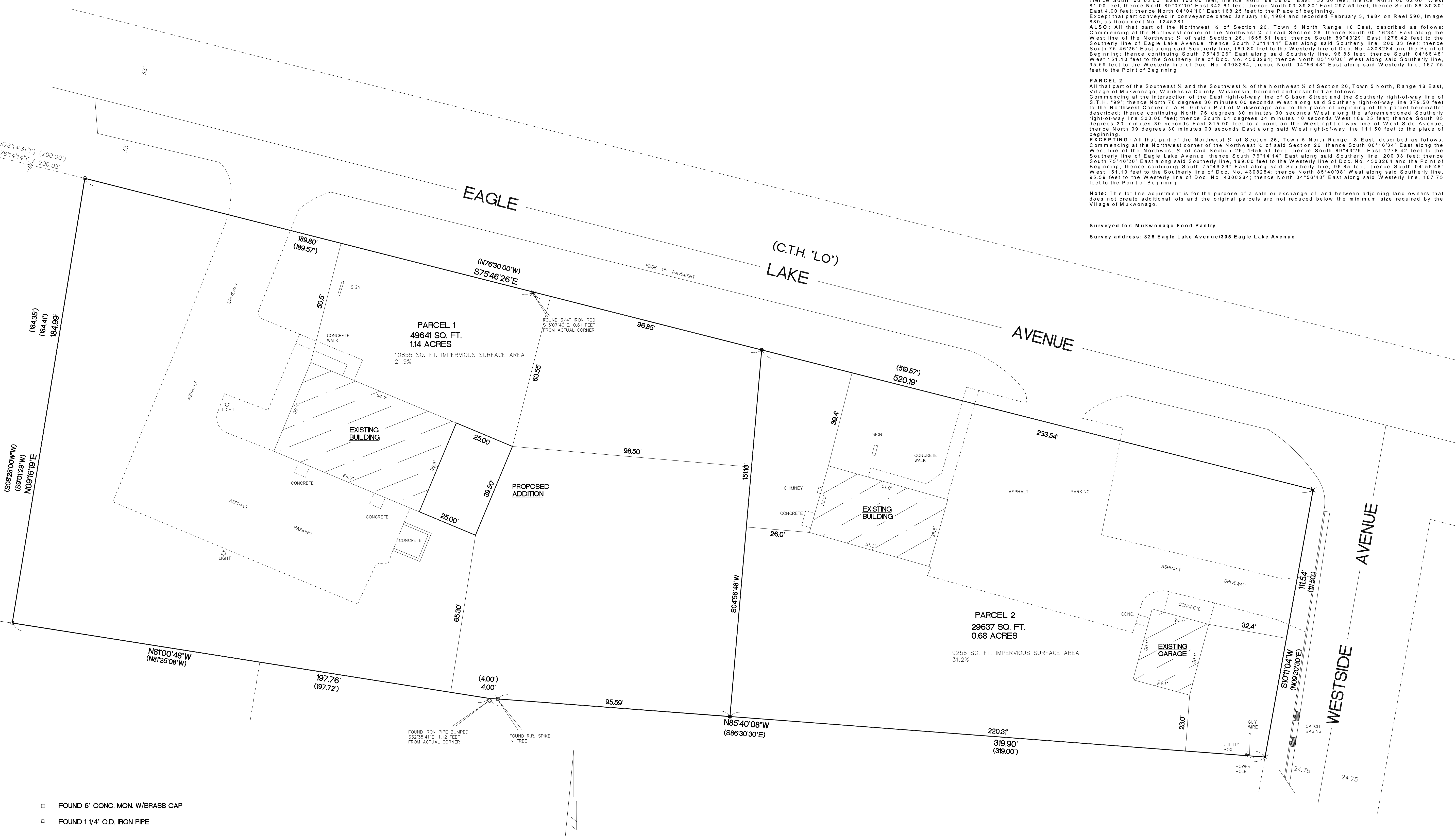
Plat of Survey (Lot line adjustment)

PARCEL 1
All that part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 26, in Township 5 North, Range 18 East in the Town (now Village) of Mukwonago, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the intersection of the East right-of-way line of Gibson Street and the Southerly right-of-way line of S.T.H. '89"; thence North 76°30'00" West along said right-of-way line 709.50 feet to the Place of Beginning of the parcel hereinafter described; thence continuing North 76°30'00" West along the aforementioned Southerly right-of-way line 189.57 feet; thence South 08°28'00" West 181.25 feet; thence North 82°18'00" West 144.16 feet; thence South 88°24'00" West 23.40 feet; thence South 00°02'00" East 331.43 feet; thence South 89°58'00" West 132.00 feet; thence South 00°02'00" East 100.00 feet; thence North 89°58'00" East 122.00 feet; thence North 00°02'00" West 81.00 feet; thence North 89°07'00" East 342.61 feet; thence North 03°39'30" East 297.59 feet; thence South 88°30'30" East 4.00 feet; thence North 04°04'10" East 168.25 feet to the Place of Beginning.
Except that part conveyed in conveyance dated January 19, 1984 and recorded February 3, 1984 on Reel 590, Image 880, as Document No. 1245381.
ALSO: All that part of the Northwest 1/4 of Section 26, Town 5 North Range 18 East, described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 26; thence South 00°16'34" East along the West line of the Northwest 1/4 of said Section 26, 1655.51 feet; thence South 89°43'29" East 1278.42 feet to the Southerly line of Eagle Lake Avenue; thence South 76°14'14" East along said Southerly line, 200.03 feet; thence South 75°46'26" East along said Southerly line, 199.80 feet to the Westerly line of Doc. No. 4308284 and the Point of Beginning; thence continuing South 75°46'26" East along said Southerly line, 96.85 feet; thence South 04°56'48" West 151.10 feet to the Southerly line of Doc. No. 4308284; thence North 85°40'08" West along said Southerly line, 95.59 feet to the Westerly line of Doc. No. 4308284; thence North 04°56'48" East along said Westerly line, 167.75 feet to the Point of Beginning.

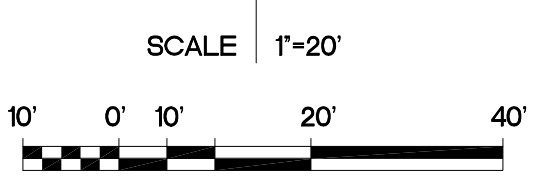
PARCEL 2
All that part of the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 26, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the intersection of the East right-of-way line of Gibson Street and the Southerly right-of-way line of S.T.H. '89"; thence North 76 degrees 30 minutes 00 seconds West along said Southerly right-of-way line 379.50 feet to the Northwest Corner of A.H. Gibson Plat of Mukwonago and to the place of beginning of the parcel hereinafter described; thence continuing North 76 degrees 30 minutes 00 seconds West along the aforementioned Southerly right-of-way line 330.00 feet; thence South 04 degrees 04 minutes 10 seconds West 168.25 feet; thence South 85 degrees 30 minutes 30 seconds East 315.00 feet to a point on the West right-of-way line of West Side Avenue; thence North 09 degrees 30 minutes 00 seconds East along said West right-of-way line 111.50 feet to the place of beginning.
EXCEPTING: All that part of the Northwest 1/4 of Section 26, Town 5 North Range 18 East, described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 26; thence South 00°16'34" East along the West line of the Northwest 1/4 of said Section 26, 1655.51 feet; thence South 89°43'29" East 1278.42 feet to the Southerly line of Eagle Lake Avenue; thence South 76°14'14" East along said Southerly line, 200.03 feet; thence South 75°46'26" East along said Southerly line, 199.80 feet to the Westerly line of Doc. No. 4308284 and the Point of Beginning; thence continuing South 75°46'26" East along said Southerly line, 96.85 feet; thence South 04°56'48" West 151.10 feet to the Southerly line of Doc. No. 4308284; thence North 85°40'08" West along said Southerly line, 95.59 feet to the Westerly line of Doc. No. 4308284; thence North 04°56'48" East along said Westerly line, 167.75 feet to the Point of Beginning.

Note: This lot line adjustment is for the purpose of a sale or exchange of land between adjoining land owners that does not create additional lots and the original parcels are not reduced below the minimum size required by the Village of Mukwonago.

Surveyed for: Mukwonago Food Pantry
Survey address: 325 Eagle Lake Avenue/305 Eagle Lake Avenue



- FOUND 6" CONC. MON. W/BRASS CAP
- FOUND 1 1/4" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- ✕ FOUND 3/4" IRON ROD
- ⊗ FOUND R.R. SPIKE
- SET 1 1/4" O.D. IRON PIPE
- () RECORDED AS DIMENSIONS



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 26-5-18 AND IS ASSUMED TO BEAR N00°16'34"W, (NAD27).

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI 53119
(262)594-3484
kettlemorainesurveying.com

"I hereby certify that I have surveyed the above property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fence, apparent easements, roadways and encroachments if any."
"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."
REV. 4/25/2008
REV. 11/15/2022
9/23/2022

THIS IS NOT AN ORIGINAL SURVEY UNLESS SHOWN OTHERWISE

TERRANCE E. PISAREK S-1930 EAGLE WISCONSIN LAND SURVEYOR

DATE	FIELD WORK BY	TEP	DRAWN BY	JOB NUMBER

MUKWONAGO FOOD PANTRY ADDITION



GENERAL NOTES

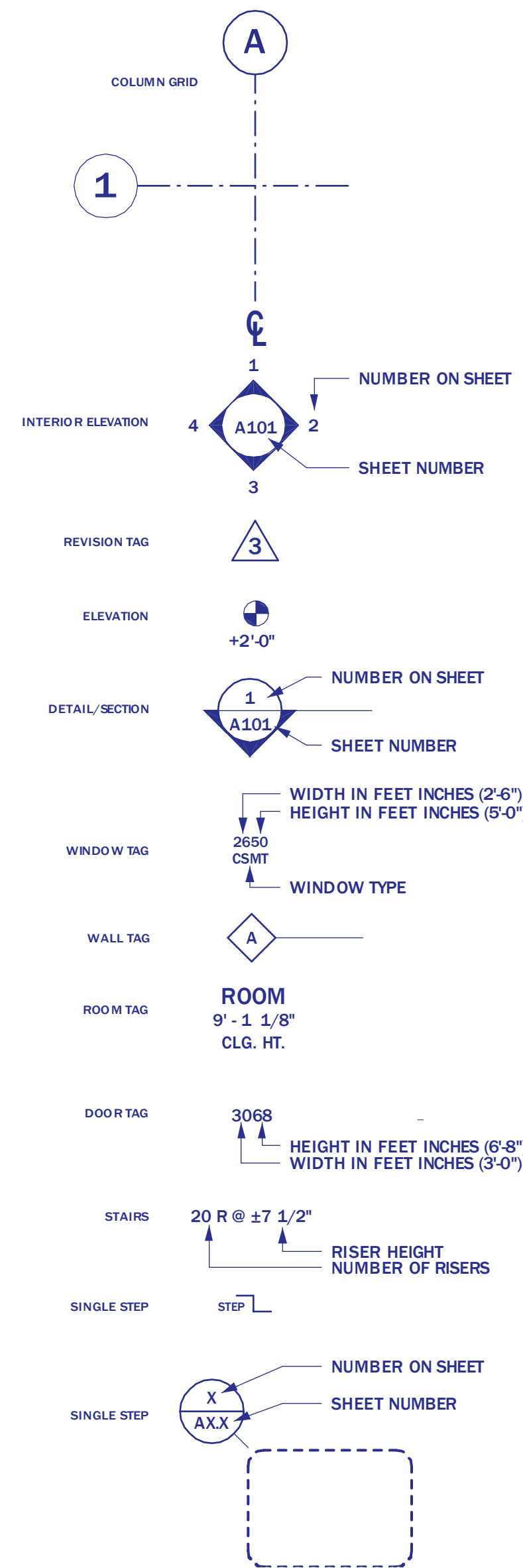
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.
- EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.
- MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED, SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF LEX DESIGN GROUP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.
- LEX DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS & OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO ENSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION.
- EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL.
- ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM AND INTERIOR & EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY LEX DESIGN GROUP.
- DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN THE PLAN AND REPORT ERROR(S) TO LEX DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR THE SAME.
- THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF LEX DESIGN GROUP AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEX DESIGN GROUP.

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE CODES. THE TRUSS MANUFACTURER SHALL SUBMIT A SET OF SEALED SHOP DRAWINGS TO CORNERSTONE DEVELOPMENT FOR APPROVAL OF THE ROOF TRUSSES PRIOR TO FABRICATION. IF MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS ARE REQUIRED, LEX DESIGN GROUP SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADERS AND BEAMS SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE CODES. WALL PANEL MANUFACTURER SHALL SUBMIT A SET OF SEALED SHOP DRAWINGS TO LEX DESIGN GROUP FOR APPROVAL OF THE WALL PANELS PRIOR TO FABRICATION. IF MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS ARE REQUIRED, LEX DESIGN GROUP SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/ SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATION, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE FLOOR JOIST SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE CODES. IN ADDITION THE FLOOR JOIST MUST BE SIZED FOR A LIVE LOAD MAXIMUM DEFLECTION OF 0.4". THE FLOOR JOIST MANUFACTURER/ SUPPLIER SHALL SUBMIT A SET OF SEALED SHOP DRAWINGS TO CORNERSTONE DEVELOPMENT FOR APPROVAL OF THE FLOOR JOIST PRIOR TO FABRICATION. IF MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS ARE REQUIRED, LEX DESIGN GROUP SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

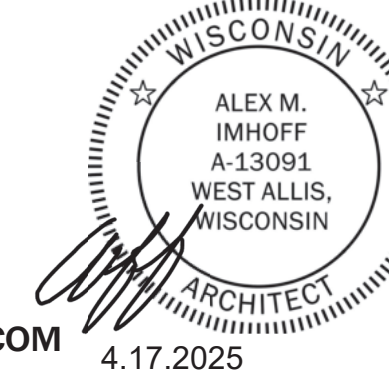
ANNOTATIONS



CONTACTS

ARCHITECT:

LEX DESIGN GROUP
ALEX IMHOFF
C. 715.571.3110
O. 262.236.9481
ALEX@LEXDESIGNGROUP.COM
407 N. MAIN ST.
THIENSVILLE, WI 53092

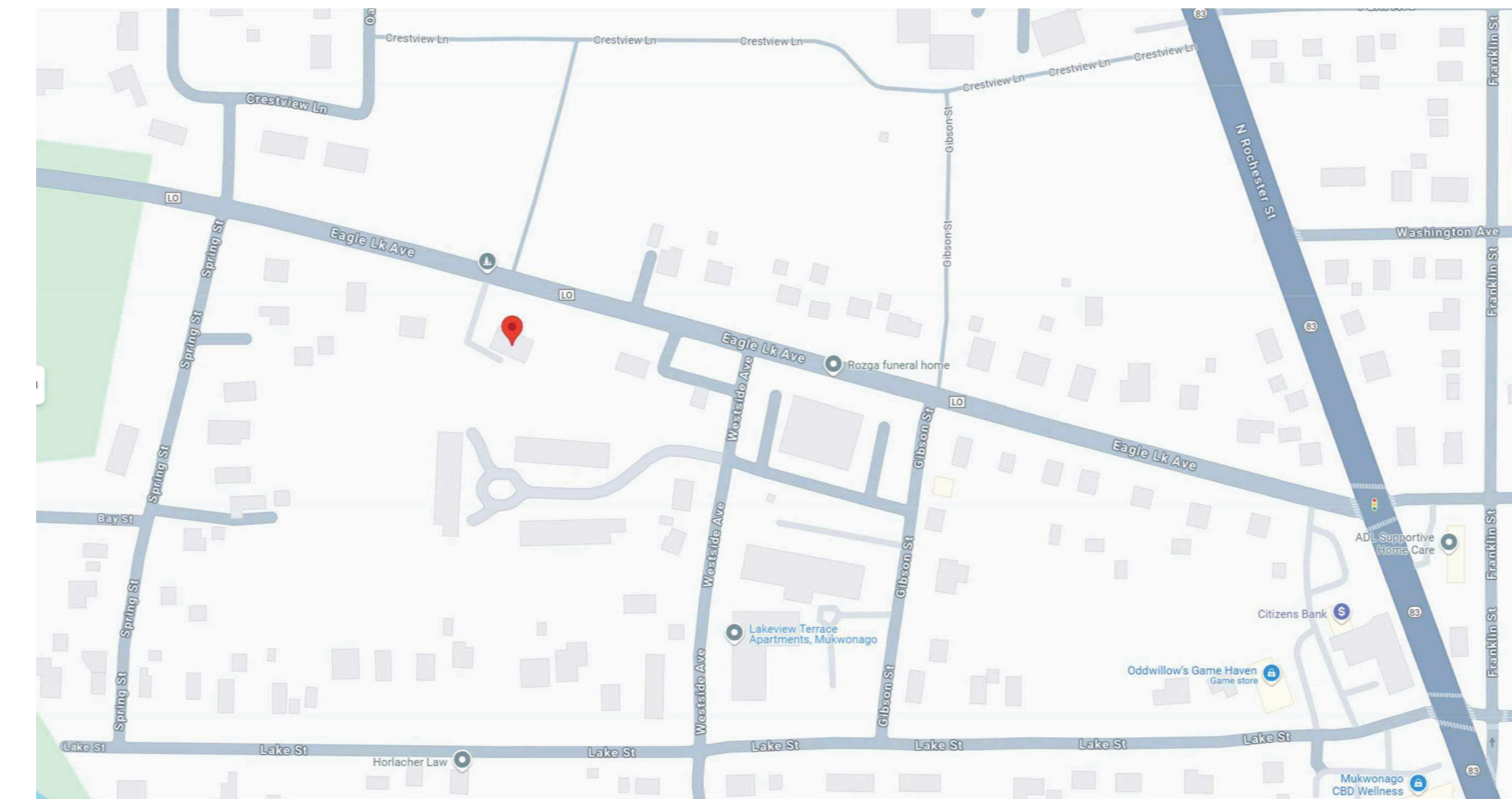


GENERAL CONTRACTOR:

WENKE CONSTRUCTION
TRAVIS WENKE
920.815.7620
twenke@wenkeconstructionllc.com
211 N Rochester St. Suite B
Mukwonago, WI 53149

SITE LOCATION

325 EAGLE LAKE AVE.
MUKWONAGO, WI 53149



LEX DESIGN GROUP ©2025
WWW.LEXDESIGNGROUP.COM
ALEX@LEXDESIGNGROUP.COM
715-671-3110

© LEX DESIGN GROUP LLC
ALL RIGHTS RESERVED
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS
AND DESIGN INCORPORATED
HEREIN, AS AN INSTRUMENT OF
PROFESSIONAL SERVICE, IS THE
SOLE PROPERTY OF LEX DESIGN
GROUP LLC AND IS NOT TO BE USED
IN WHOLE OR IN PART FOR ANY
OTHER PROJECT OR PURPOSE
WITHOUT THE EXPRESSED WRITTEN
AUTHORIZATION OF LEX DESIGN
GROUP LLC.

PROJECT:
MUKWONAGO FOOD
PANTRY ADDITION

325 EAGLE LAKE AVE.
MUKWONAGO, WI
53149

PROJECT NO

REVISION	DATE
PERMIT SET	4.17.2025
01	

NOTES:
ALTHOUGH EVERY EFFORT HAS
BEEN MADE IN PREPARING THESE
CONTRACT DOCUMENTS AND
CHECKING THEM FOR ACCURACY,
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AND THAT THE CONTRACTORS
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QUALIFIED SUBCONTRACTORS,
DESIGN AND BUILD THE FREE
DESIGN AND DESIGN-BUILD
PORTIONS OF THE WORK. THE
CLIENT IS DIRECTLY CONTRACTING
WITH THE CONTRACTORS AND
THEREFORE THE CLIENT AND THE
CONTRACTORS ARE ASSUMING THE
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FOR THE FREE DESIGN AND
DESIGN-BUILD PORTIONS OF THE
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NOT RESPONSIBLE FOR INSPECTING
ANY ASPECT OF THE CONTRACTORS
WORK, OR FOR OBSERVATION OF
THE CONTRACTORS WORK FOR
COMPLIANCE WITH THE CONTRACT
DOCUMENTS.

SHEET LIST

GENERAL	
Sheet Number	Sheet Name
G000	COVER SHEET
G001	LIFE SAFETY

ARCHITECTURAL	
Sheet Number	Sheet Name
A101	EXISTING & DEMO - PLAN AND ELEVATION
A102	NEW FOUNDATION PLAN & SECTION
A103	NEW FIRST FLOOR PLAN
A106	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A901	EXTERIOR 3D VIEWS

CODE INFO

- BUILDING CODE:
 - 2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS SPS 382)
 - 2015 INTERNATIONAL EXISTING BUILDING CODE (WITH WISCONSIN AMENDMENTS SPS 386)
- ACCESSIBILITY CODE:
 - 2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS SPS 382)
 - 2008 ICCANS A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- MECHANICAL CODE:
 - 2015 INTERNATIONAL MECHANICAL CODE (WITH WISCONSIN AMENDMENTS SPS 384)
- PLUMBING CODE:
 - WISCONSIN PLUMBING CODE SPS 380-387
- ELECTRICAL CODE:
 - 2015 NFPA 70 NATIONAL ELECTRICAL CODE (WITH WISCONSIN AMENDMENTS SPS 316)
- ENERGY CODE:
 - 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE (WITH WISCONSIN AMENDMENTS SPS 383)
- FIRE CODE:
 - 2015 INTERNATIONAL FIRE CODE (WITH WISCONSIN AMENDMENTS SPS 314)

BUILDING INFO

PROJECT TYPE:	ADDITION
BUILDING & WORK AREA:	EXISTING S2+ 2,513 S.F. ADDITION S2+ 975 S.F. TOTAL 3,488 S.F.
OCCUPANCY GROUP:	S-2 (STORAGE OF NON-COMBUSTIBLE MATERIALS)
CONSTRUCTION TYPE:	VB (UNPROTECTED WOOD FRAME)
SPRINKLERED:	NO
BUILDING HEIGHT:	S-2 ALLOWED: 40' ACTUAL: 18' - 6"
BUILDING AREA:	S-2 ALLOWED: 13,500 S.F. ACTUAL: 3,488 S.F.
NUMBER OF STORIES ABOVE GRADE:	ALLOWED: 2 ACTUAL: 1
OCCUPANCY LOAD (STORAGE, STOCK, SHIPPING AREAS):	300 GROSS S.F. PER OCCUPANT ADDITION: 1,600 SF/500 = 4 NEW BUILDING TOTAL: 3,488 SF/300 = 12
EGRESS WIDTH:	REQUIRED: 0.2 x 12 = 2.4' PROVIDED: 34'
EXITS:	REQUIRED FOR ADDITION: 1 (OCCUPANT LOAD <30) PROVIDED: REQUIRED FOR BUILDING: 2 (OCCUPANT LOAD 1-500) PROVIDED: 1
COMMON PATH OF EGRESS TRAVEL DISTANCE:	ALLOWED: 100' (OCCUPANT LOAD <30) ACTUAL: 67'-5"
EXIT ACCESS TRAVEL DISTANCE:	ALLOWED: 300' ACTUAL: 59'
EMERGENCY EGRESS LIGHT:	NOT REQUIRED
EXIT SIGNS:	REQUIRED
INTERIOR FINISHES:	EXIT PASSAGEWAYS & CORRIDORS: CLASS B ROOMS AND ENCLOSED SPACES: CLASS C FLOOR: CLASS 1
FIRE RATINGS	
STRUCTURAL FRAME:	0 HR
BEARING WALLS EXTERIOR:	0 HR BUILDING SEPARATION GREATER THAN 10'
BEARING WALLS INTERIOR:	0 HR
NON-BEARING WALL EXTERIOR:	0 HR BUILDING SEPARATION GREATER THAN 10'
NON-BEARING WALL INTERIOR:	0 HR
ROOF:	0 HR
ENERGY CONSERVATION	
CLIMATE ZONE:	6A
FIXED FENESTRATION U-FACTOR:	0.28
OPERABLE FENESTRATION U-FACTOR:	0.43
SHGC:	0.20
SHGC:	0.53
ENTRANCE DOOR U-FACTOR:	0.77
CEILING R-VALUE:	R-49
WOOD FRAMED WALL R-VALUE:	R-13 + R-7.50 OR R-20 + R-3.80
FLOOR (UNHEATED SLAB) R-VALUE:	R-10 FOR 24" BELOW

FOR CONSTRUCTION

COVER SHEET

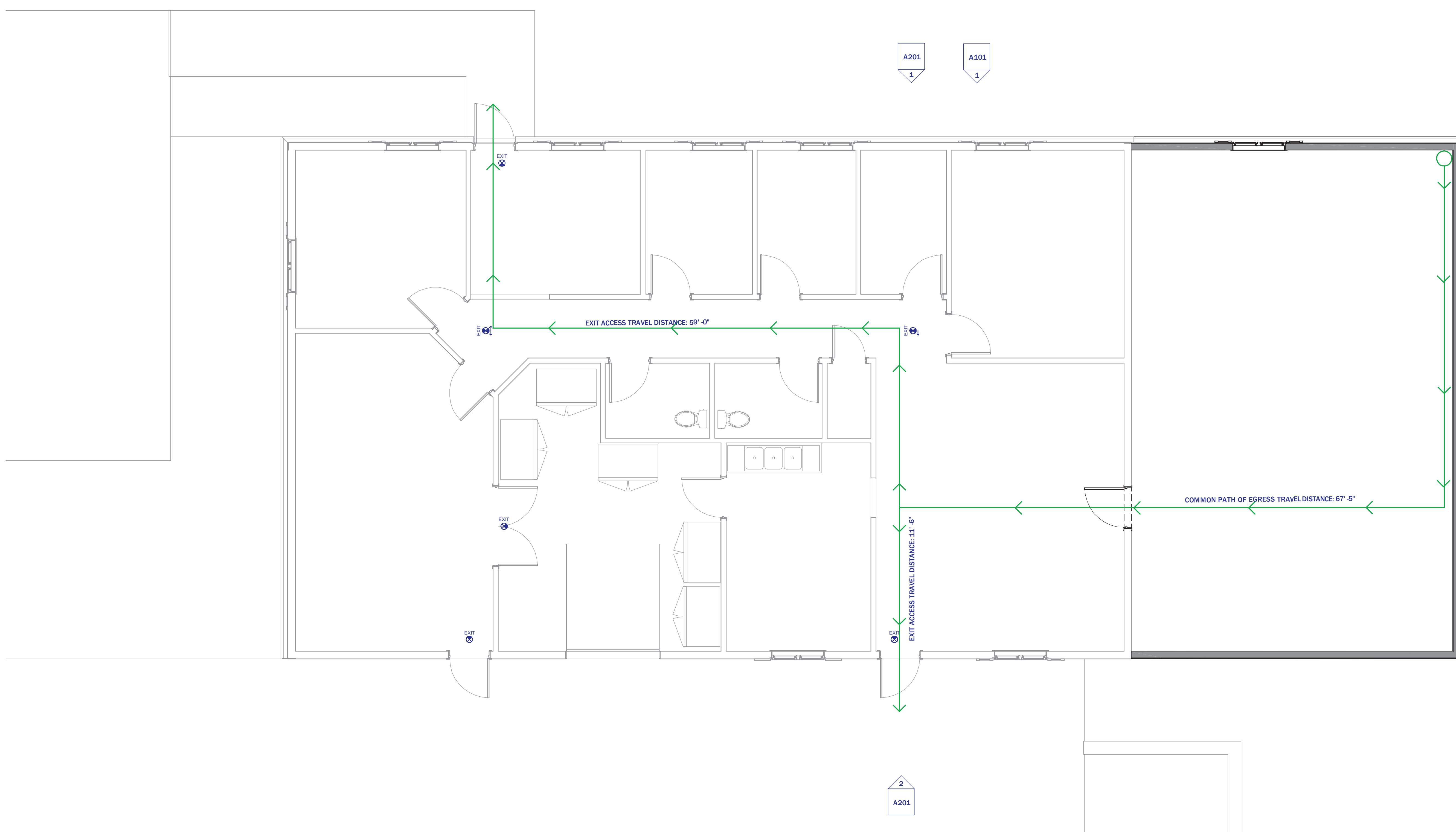
SCALE: 1/4" = 1'-0"

G000

REVISION	DATE

NOTES:
 ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN-BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC, DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS TO BE COMPLETED ON A DESIGN-BUILD BASIS. * THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN-BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE, THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN-BUILD PORTIONS OF THE PROJECT. LEX DESIGN GROUP LLC IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS WORK, OR FOR OBSERVATION OF THE CONTRACTORS WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

3 A201



A201
1

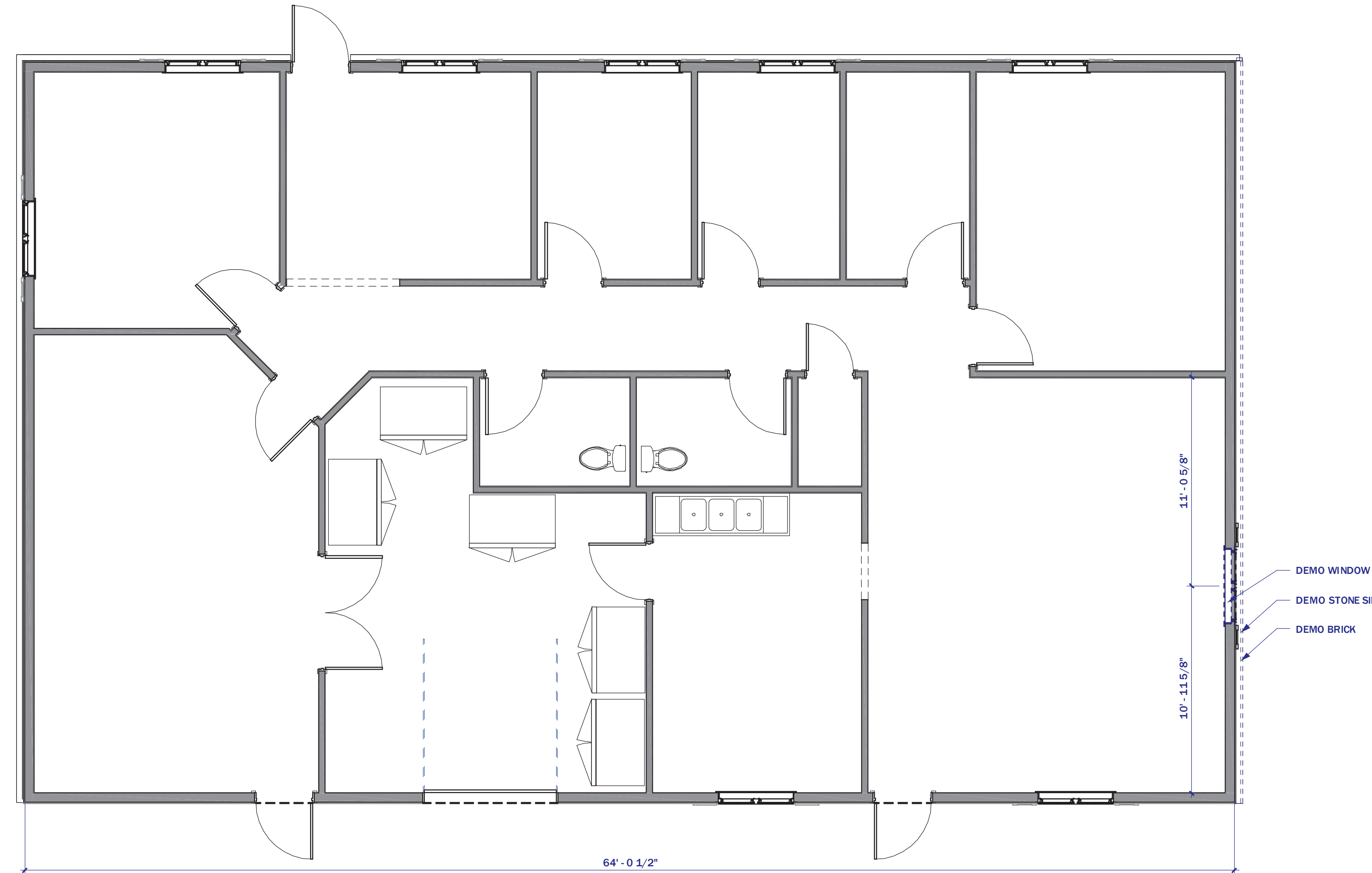
A101
1

2
A201

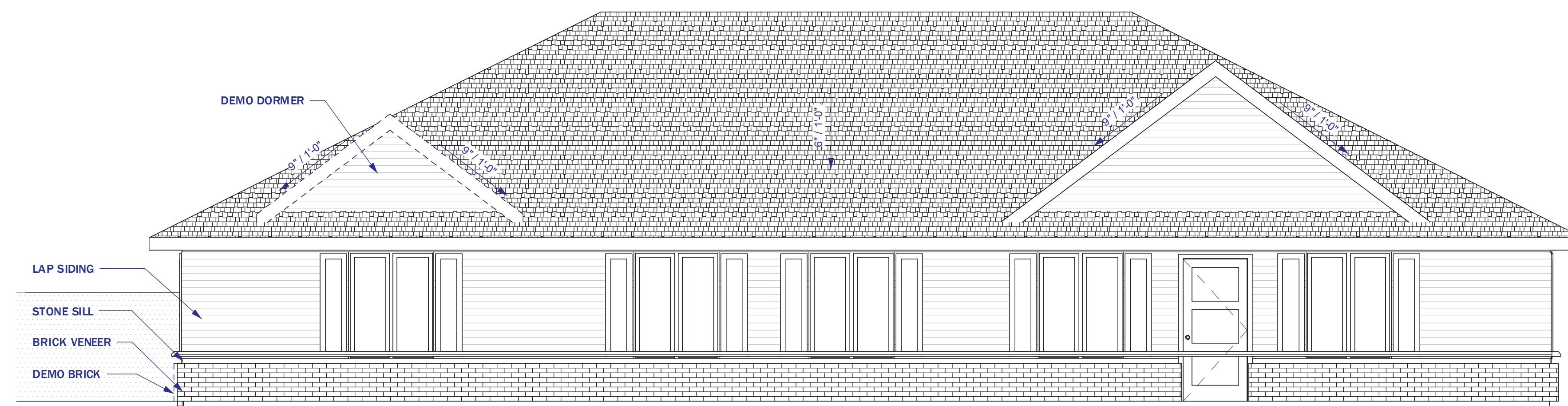
1 **EGRESS PATH**
 SCALE: 1/4" = 1'-0"

REVISION	DATE

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 WORK, OR FOR OBSERVATION OF
 THE CONTRACTORS WORK FOR
 COMPLIANCE WITH THE CONTRACT
 DOCUMENTS.



2 **EXISTING & DEMO PLAN**
 SCALE: 1/4" = 1'-0"



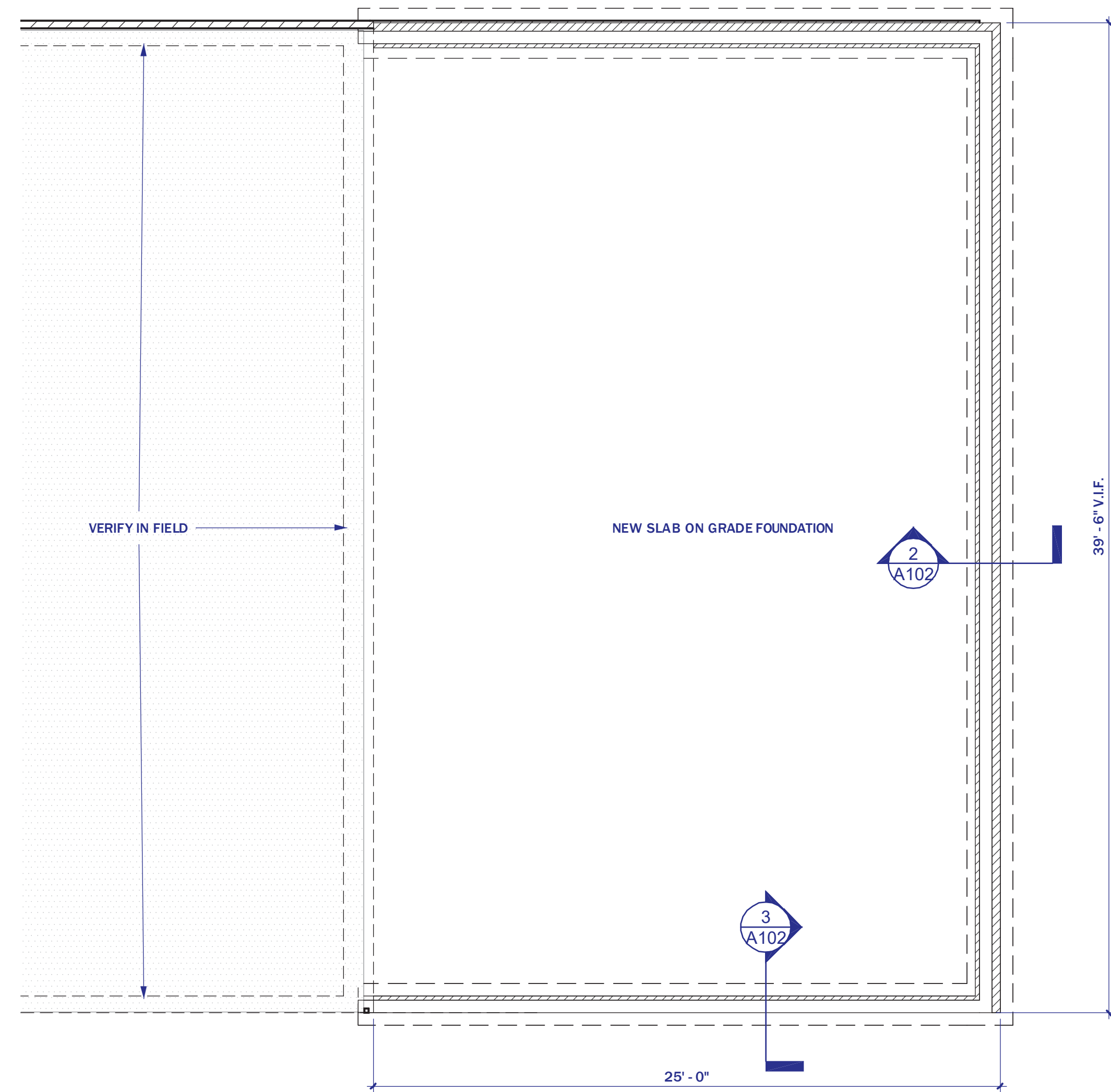
1 **EXISTING ELEVATION**
 SCALE: 1/4" = 1'-0"

FOR CONSTRUCTION

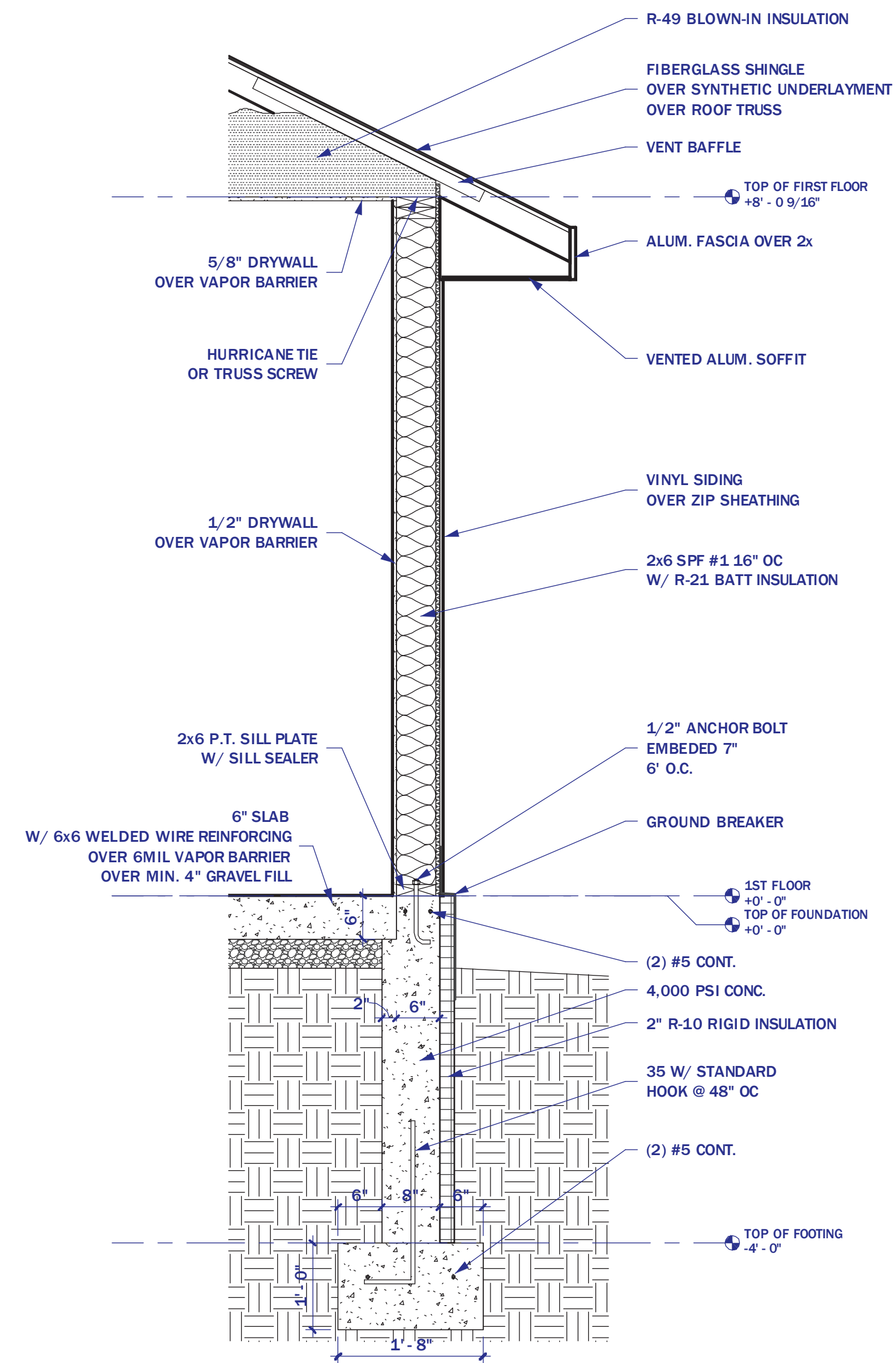
EXISTING
& DEMO -
PLAN AND
ELEVATION

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

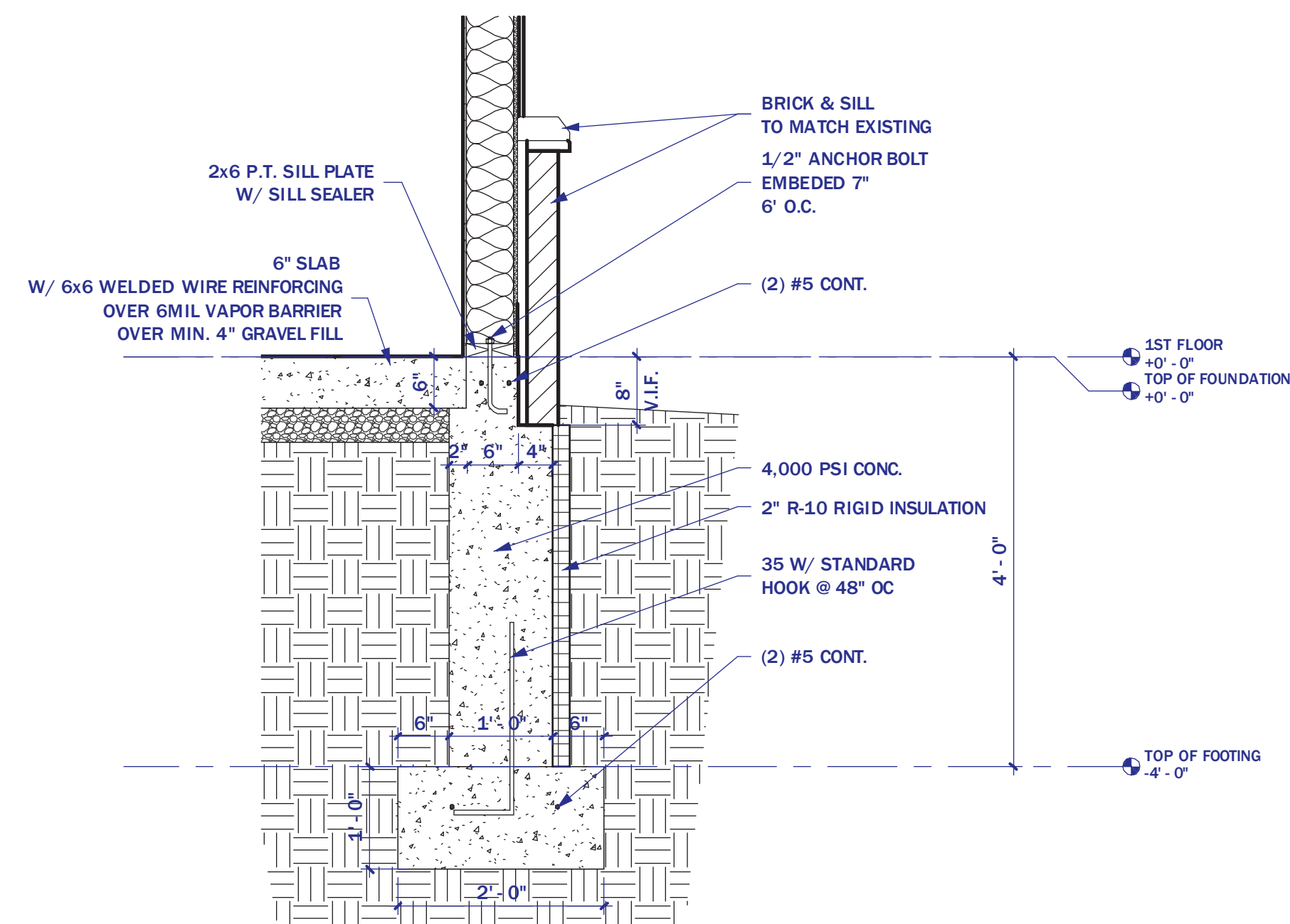
A101



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



3 WALL SECTION
 SCALE: 3/4" = 1'-0"



2 FOUNDATION WITH BRICK
 SCALE: 3/4" = 1'-0"

FOR CONSTRUCTION

NEW
FOUNDATION
PLAN &
SECTION

SCALE: As indicated

A102

NOTES:

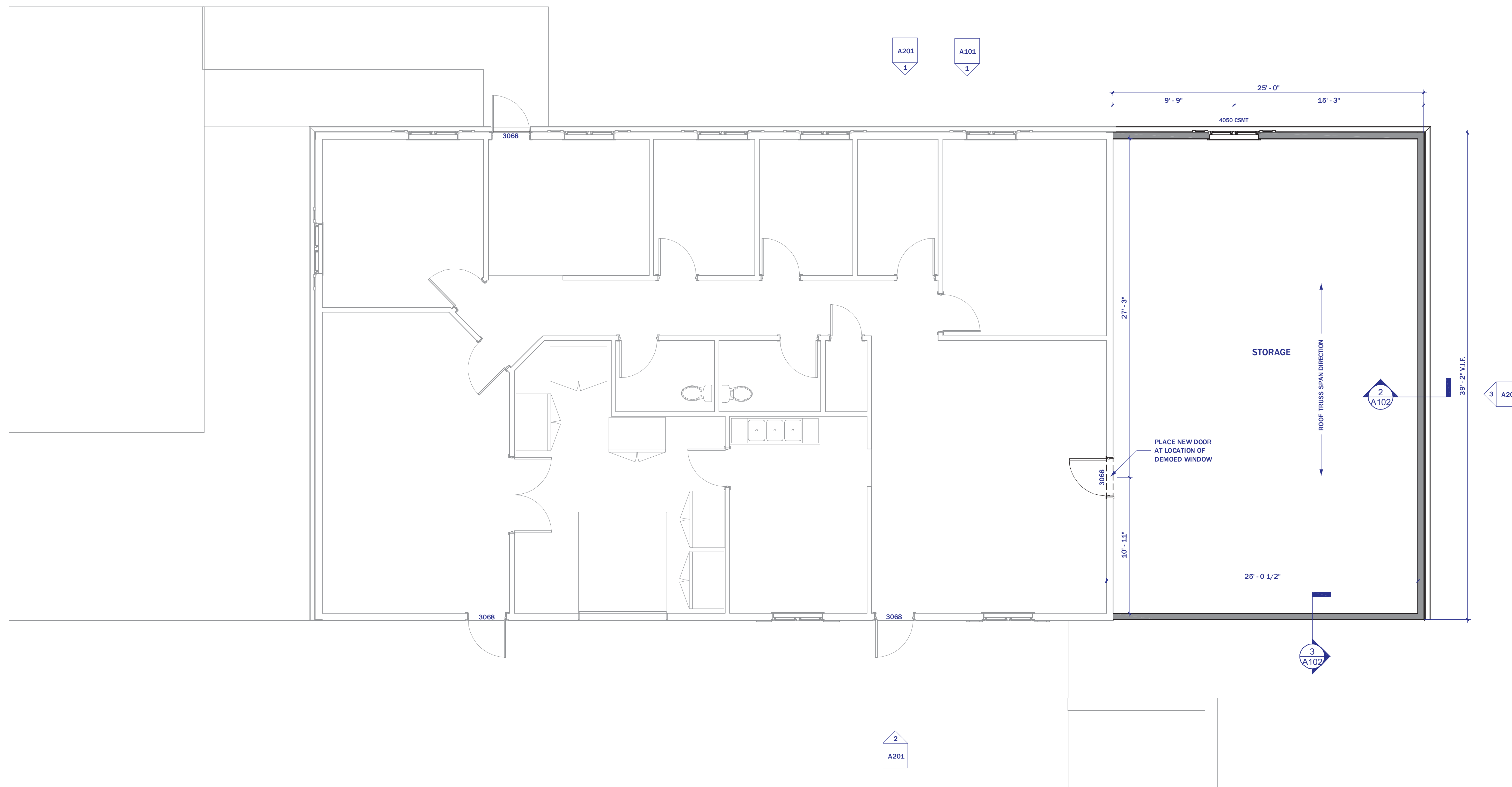
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FOR CONSTRUCTION

NEW
FIRST
FLOOR
PLAN

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

A103



1 NEW FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISION	DATE

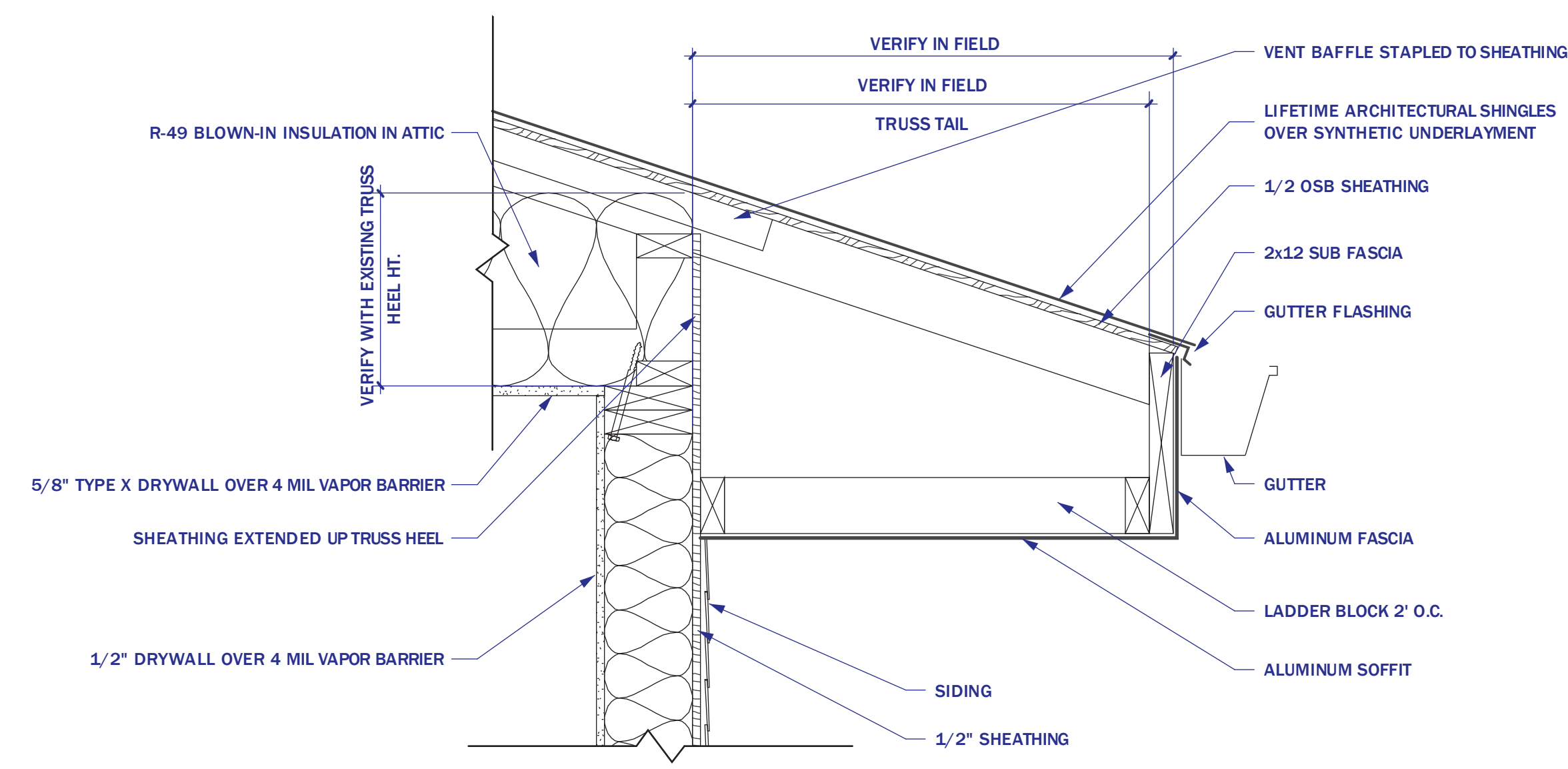
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FOR CONSTRUCTION

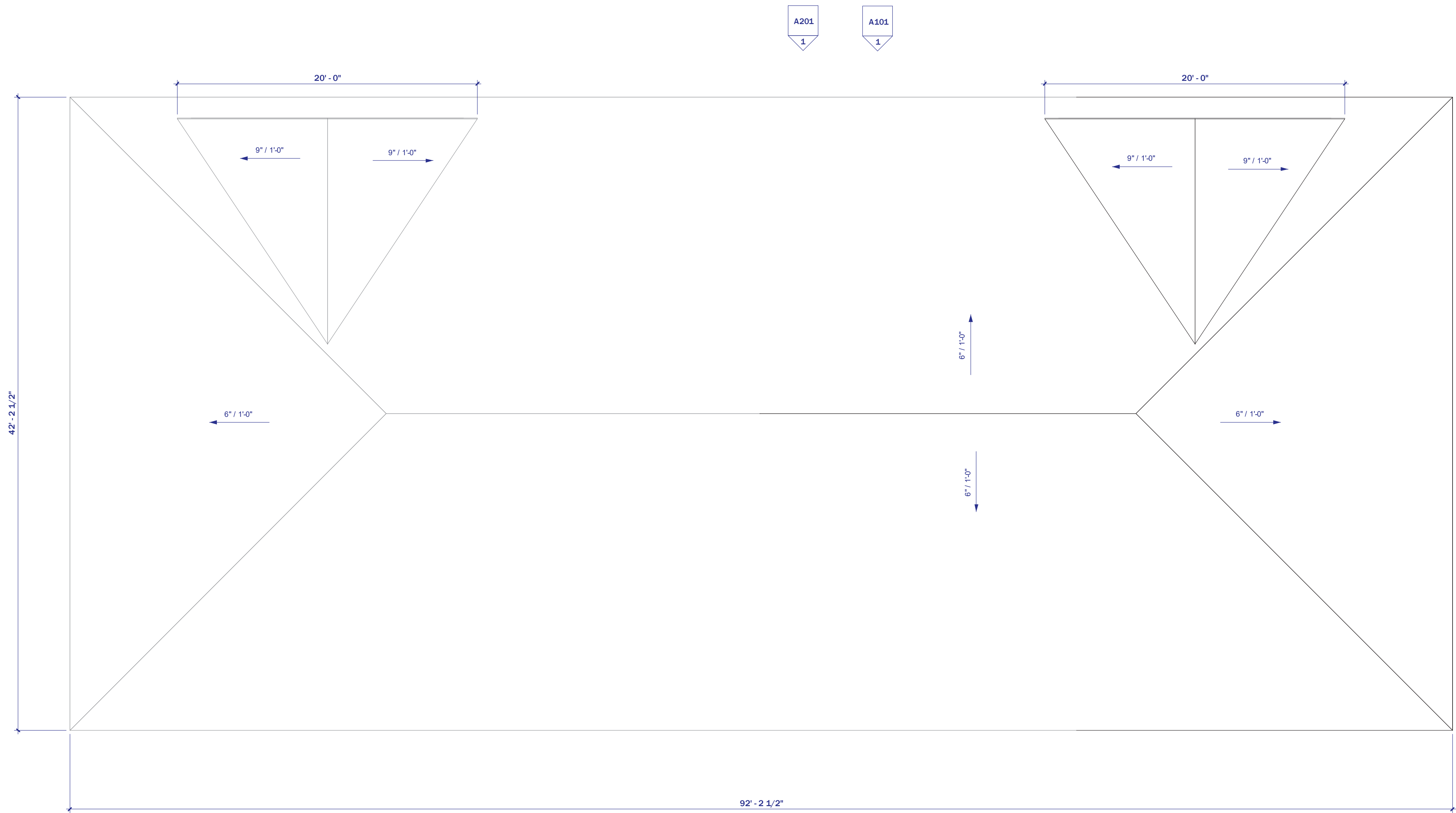
**ROOF
 PLAN**

SCALE: As indicated

A106



2 EAVE DETAIL
 SCALE: 1 1/2" = 1'-0"



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

2
 A201

REVISION	DATE

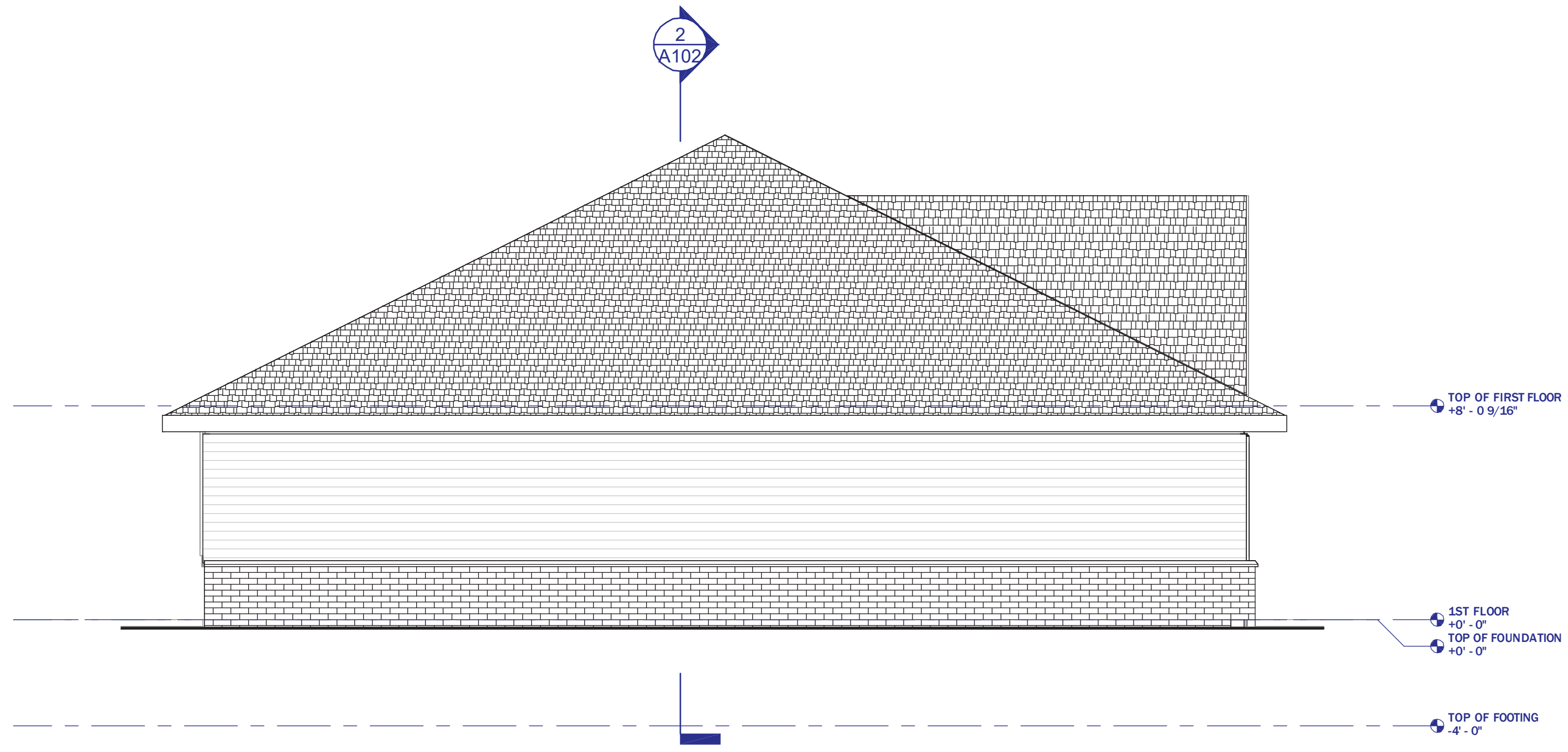
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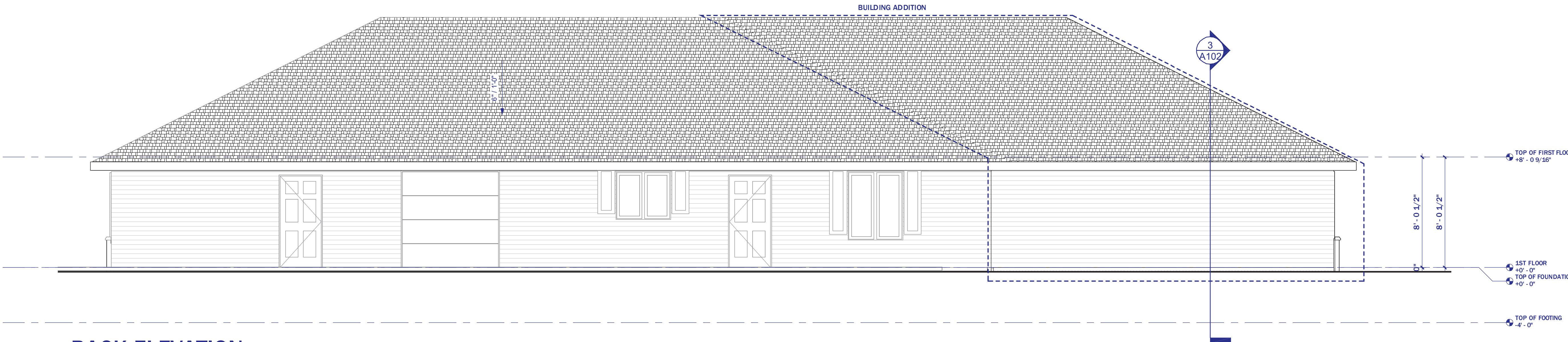
**EXTERIOR
 ELEVATIONS**

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

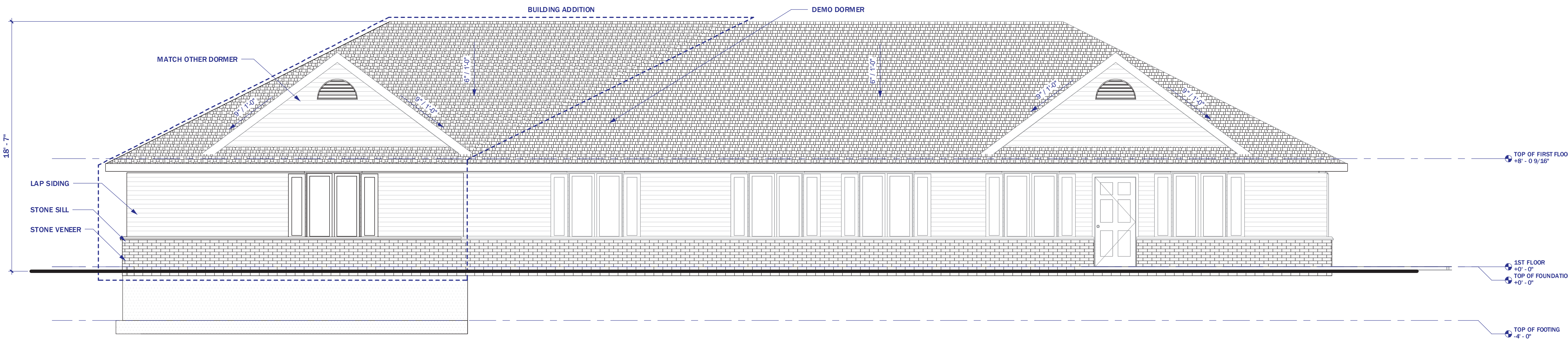
A201



3 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



2 BACK ELEVATION
 SCALE: 1/4" = 1'-0"



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

PROJECT:
MUKWONAGO
FOOD
PANTRY
ADDITION
 325 EAGLE LAKE AVE.
 MUKWONAGO, WI
 53149

PROJECT NO

REVISION **DATE**

REVISION	DATE

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FOR CONSTRUCTION

EXTERIOR
3D VIEWS

SCALE:

A901

Client: Wenke Construction	Author: Alex Imhoff	Date: Apr 17, 2025
Project: Mukwonago Food Pantry Addition		Job #:
Address: 325 Eagle Lake Avenue, Mukwonago, WI, USA		Subject: Member Schedule

	Calculation	Member	Quantity	Comments
87%	Roof Load	2 - 1-3/4x20 SolidStart LVL 2.0E-2900Fb	39 ft	
54%	Window Header	3 - 2x10 S-P-F No. 1 / No. 2	4.5 ft	

Client: Wenke Construction	Author: Alex Imhoff	Date: Apr 17, 2025
Project: Mukwonago Food Pantry Addition		Job #:
Address: 325 Eagle Lake Avenue, Mukwonago, WI, USA		Subject: Project Defaults

Custom Distributed Loads for Linking

Custom Distributed Loads

$$w_{custom} =$$

Label	Load Magnitudes w
Floor Load	D: 10 psf, L: 40 psf

Default Roof Loads

Roof Live Load Selection

Roofs: Ordinary Flat, Pitched, and Curved Roofs (that are not occupiable)

IBC 2018, Table 1607.1 and ASCE 7-16, Table 4.3-1

Notes for Selected Roof Live Load

$$Lr =$$

Default Roof Loads

$$loads_{roof} =$$

Superimposed Dead Load w_D (psf)	Roof Live Load w_{Lr} (psf)	Alternative Minimum Live Load P_{Lr2} (lb)	Snow Load w_S (psf)	Ultimate Wind Uplift (C&C) w_{Wu} (psf)	Ultimate Wind Downward (C&C) w_{Wd} (psf)
15	20	300	30	30	30

Default Ceiling Loads

Ceiling Live Load Selection

Residential: One- and Two-Family Dwellings: Uninhabitable Attics with Storage

IBC 2018, Table 1607.1 and ASCE 7-16, Table 4.3-1

Uninhabitable attics with storage are those where the maximum clear height between the joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where both of the following conditions are met: i. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches. ii. The slopes of the joists or truss bottom chords are not greater than two units vertical in 12 units horizontal. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

Notes for Selected Ceiling Live Load

$$LC =$$

Default Ceiling Loads

$$loads_{ceiling} =$$

Superimposed Dead Load w_D (psf)	Live Load w_L (psf)	Alternative Minimum Live Load P_{L2} (lb)
5	20	0

Default Floor Loads

Live Load Selection

Residential: One- and Two-Family Dwellings: All Other Areas (except stairs)

IBC 2018, Table 1607.1 and ASCE 7-16, Table 4.3-1

Notes for Selected Live Load

$$L =$$

Default Floor Loads

$$loads_{floor} =$$

Superimposed Dead Load w_D (psf)	Live Load w_L (psf)	Alternative Minimum Live Load P_{L2} (lb)
10	40	0

Default Wall & Window Loads

Weight of Exterior Wall $w_{D,EW} = 15$ psf

Default Ultimate Wall & Window Wind Loads $w_{W,wall+window} =$

Ultimate Inward Wind Load (C&C) $w_{W,i}$ (psf)	Ultimate Outward Wind Load (C&C) $w_{W,o}$ (psf)
30	30

Custom Load Combinations

Exclude L2 from Load Linking? Yes

Comments

Building Site Maps and Contours

Map

Wind Speed Contours Map $V_{contours} = 106$ mi/hr

Building Code

Design Code for Load Combinations & Criteria International Building Code (IBC)

IBC Code Edition IBC 2015

Design Code Full Name $code =$ International Building Code (IBC) 2015

Design Code Short Name $code =$ IBC 2015

Building Risk Category II - Regular Building ASCE 7-16, Table 1.5-2 and ASCE 7-22, Table 1.5-2

Site Parameters - Wind & Snow

Custom Basic Wind Speed $V_{input} = 100$ mi/hr ASCE 7-16

Basic Wind Speed $V = 100$ mi/hr ASCE 7-16, Figures 26.5-1 A to D

Ground Elevation Above Sea Level $z_{ground} = 822$ ft, 2.1 in

Exposure Category B: Urban/wooded areas with many obstructions ASCE 7-16, CI 26.6

Ground Snow Load $p_g = 30$ psf ASCE 7-16, CI 7.2

Site Parameters - Seismic

Site Class D - Default ASCE 7-16, CI 11.4.3, CI 11.4.8, Table 11.4-1 and 11.4-2, ASCE 7-16 Supp. 3, CI 11.4.8.2 and ASCE 7-22, CI 11.4.2, CI 11.4.8, Chp 20

Seismic Parameters $S_{params,input} =$

Short-Period Spectral Acceleration S_s	Long-Period Spectral Acceleration S_1	Long-Period Transition Period T_L (s)
0	0	0

Design Short-Period Spectral Acceleration $S_{DS,input} = 0$ ASCE 7-16 CI.11.4.5 and ASCE 7-22 CI.11.4.4

Seismic Design Parameters

Short-Period Spectral Acceleration $S_s = 0$ ASCE 7-16, Chp 22 and ASCE 7-22, CI 11.4.3, Chp 22

Long-Period Spectral Acceleration $S_1 = 0$ ASCE 7-16, Chp 22 and ASCE 7-22, CI 11.4.3, Chp 22

Long-Period Transition Period $T_L = 0$ s ASCE 7-16, Chp 22 and ASCE 7-22, CI 11.4.3, Chp 22

Design Short-Period Spectral Acceleration $S_{DS} = 0$ ASCE 7-16 CI.11.4.5 and ASCE 7-22 CI.11.4.4

Special Criteria

Load Duration Factor for Snow $C_{D,snow} = 1.15$ NDS 2018, CI 2.3.2

Deflection Criteria

Additionally Include Simplified DL+(LL or SL) Service Load Combination?

No

Special Building Type: Farm Building or Greenhouse?

No - Normal Building

IBC 2009-2021, Table 1604.3

Does Roof Support Ceiling?

No

IBC 2009-2021, Table 1604.3 and IRC 2009-2021, Table R301.7

Ceiling Type

Non-Plaster

IBC 2009-2021, Table 1604.3 and IRC 2009-2021, Table R301.7

Wall Finish Type

Other Brittle Finishes

IBC 2009-2021, Table 1604.3 and IRC 2009-2021, Table R301.7

Deflection Span Limits

$$\Delta_{span} =$$

Member Type <i>type</i>	Short-Term (L, Lr, S, or W) D_{ST} (L/)	Long-Term (kD+L) D_{LT} (L/)
Roof	180	120
Ceiling	240	180
Floor	360	240
Wall	240	1

Absolute Deflection Limit

$$\Delta_{lim} = 1 \text{ in}$$

Building Geometry

Number of Stories

$$n_{story} = 2$$

Roof Slope

$$\alpha = 6 : 12$$

Default Bearing Length

$$l_b = 3 \text{ in}$$

Default Member Spacings

$$spacings =$$

Rafters s_{raft} (in)	Joists s_{joist} (in)	Wall Studs s_{studs} (in)
16	16	16

Top Floor Height Dimensions

$$h_{top.floor} =$$

Story Height (Floor to Eave) h_{story} (ft)	Headroom (Floor to Ceiling) h_{head} (ft)	Window Height (Floor to Top of Window) h_{window} (ft)
8	8	8

Lower Floors Height Dimensions

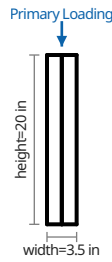
$$h_{lower.floors} =$$

Story Height (Floor to Floor) h_{story} (ft)	Headroom (Floor to Ceiling) h_{head} (ft)	Window Height (Floor to Top of Window) h_{window} (ft)
8	8	8

Assumptions

Client: Wenke Construction	Author: Alex Imhoff	Date: Apr 17, 2025
Project: Mukwonago Food Pantry Addition		Job #:
Address: 325 Eagle Lake Avenue, Mukwonago, WI, USA		Subject: Roof Load PASS
References: NDS 2018 (ASD)		

| Summary |



32%

Moment Utilization

$$M/M' = 20\,178 \text{ lbft} / 62\,690 \text{ lbft}$$

Governing Axial Load

$$P = 0 \text{ lb}$$

Allowable Axial Load

$$P' = \text{Not Checked}$$

14%

Shear Utilization

$$V/V' = 2070 \text{ lb} / 15\,295 \text{ lb}$$

17%

Bearing Utilization

$$R/R' = 2416 \text{ lb} / 14\,437 \text{ lb}$$

Minimum Bearing Length (End Supports)

$$\ell_{b,min,end} = 0.92 \text{ in}$$

Maximum Vertical Reaction

$$R_{vertical} = 2416 \text{ lb}$$

Maximum Horizontal Reaction

$$R_{horizontal} = 0 \text{ lb}$$

69%

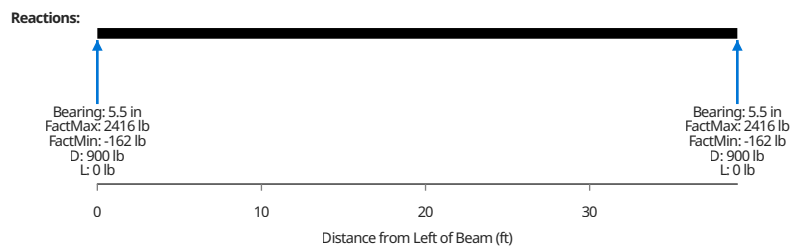
Governing Live / Short-Term Deflection

$$\delta_{ST} = -0.694 \text{ in (L/675)}$$

87%

Governing Long-Term Deflection

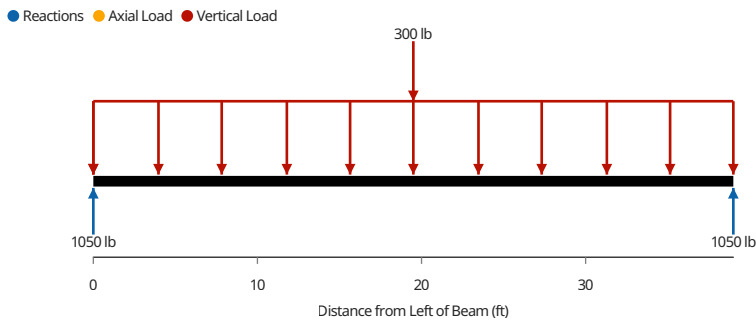
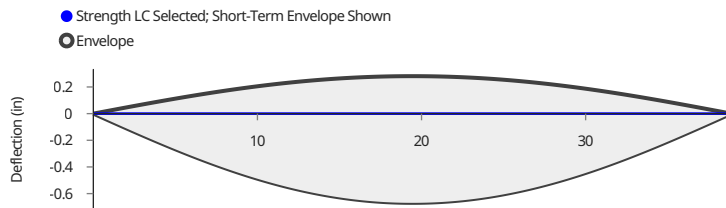
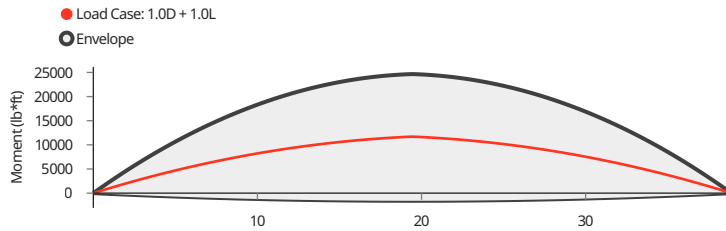
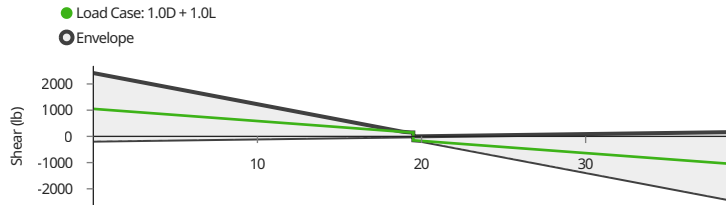
$$\delta_{LT} = -0.865 \text{ in (L/541)}$$



| Diagrams |

Graphed Load Combination

D + L



Key Properties

Section Type

Standard Sections Database

Size and Grade

1-3/4x20 SolidStart LVL 2.0E-2900Fb

Number of Plies

$$n_{\text{plies}} = 2$$

Beam Plan Length

$$L_X = 39 \text{ ft}$$

Incline Pitch

$$\alpha = 0 : 12$$

Enter Support and Load Locations Based on Plan or Inclined length?

Plan

Supports and Braces

$$r =$$

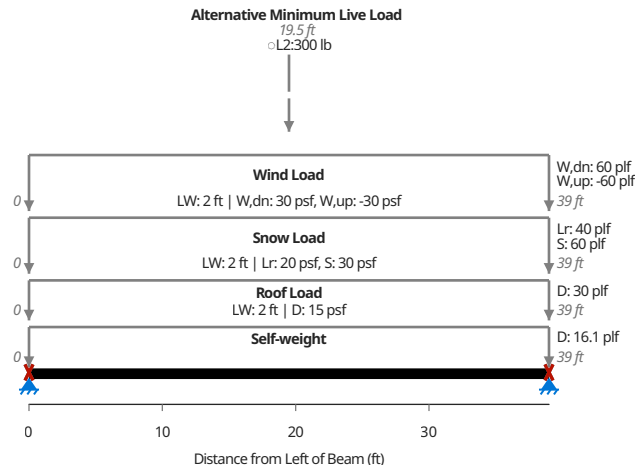
Support/Brace Type	Position From Left x (ft)	Bearing Length ℓ_b (in)
Pinned	0	5.5
Pinned	39	5.5

Continuous Bracing for Lateral Torsional Buckling

Top Braced

Add Fitch Plates?

No



Center-to-Center Spacing (= tributary width)

$$s = 24 \text{ in}$$

Distributed Loads

$$w =$$

Label	Start Location x_s (ft)	End Location x_e (ft)	Total Start Trib. Width TW_s (ft)	Total End Trib. Width TW_e (ft)	Orientation <i>orient</i>	Load Magnitudes <i>w</i>
Roof Load	0	39	2	2	Gravity - Inclined	D: 15 psf
Snow Load	0	39	2	2	Gravity - Plan	S: 30 psf, Lr: 20 psf
Wind Load	0	39	2	2	Aligned	W,dn: 30 psf, W,up: -30 psf

Point & Moment Loads

$$P, M =$$

Label	Location x (ft)	Orientation <i>orient</i>	Load Magnitudes P, M
Alternative Minimum Live Load	19.5	Gravity	L2: 300 lb, 0 lb ft

Enable Automatic Live Load Patterning? (BETA)

No

Brace at Point Loads?

No

Include Self-weight

Yes

Live Load Type

Occupancy

Design Conditions

International Building Code (IBC) 2015

Design Standard Edition Note

Note that this calculation is using a newer edition of the wood design standard (AWC NDS 2018, while the code only requires the AWC NDS 2015 edition)

Beam Incline

Simple Slope

Total Material Length

$$L = 39 \text{ ft}, 0 \text{ in}$$

Member Orientation

Strong (X-X)

Repeating Member?

Repeating

NDS 2018, CI 4.3.9

Service Condition

Dry

NDS 2018, CI 4.3.3

Temperature Range

$$T \leq 100^\circ\text{F}$$

NDS 2018, Table 2.3.3

Directly Consider Shear Deflection?

Yes

[APA TT-082, *True (Shear-Free) and Apparent Moduli of Elasticity*](https://www.apawood.org/publication-search?q=tt-082&tid=1)

Deflection Limit Absolute Limit

$$\Delta_{max} = 1 \text{ in}$$

Live / Short-term Deflection Limit $(L/)_{ST} = 180$
 Long Term Deflection Limit $(L/)_{LT} = 120$
 Double L/ Deflection Limits for Cantilevers? Yes

IBC, Table 1604.3

[International Building Code 2018, Table 1604.3](https://codes.iccsafe.org/content/IBC2018/chapter-16-structural-design)

Advanced Design Criteria

Adjusted Allowable Bending Stress Limit $F'_{b,max} = 0$ psi
 Adjusted Allowable Shear Stress Limit $F'_{v,max} = 0$ psi

Member Properties

Base Allowable Shear Stress $F_v = 285$ psi

NDS 2018 Supplement

Load Combination Analysis

Snow Load Duration Factor $C_{D,snow} = 1.15$
 Strength Load Combinations $LC_{str} =$

NDS 2018, Table 2.3.2

Load Combination	Duration Factor C_D	Total Load ΣR (lb)	Shear V (lb)	Pos. Moment M^+ (lb · ft)	Neg. Moment M^- (lb · ft)	Max Reaction R (lb)
1.0D	0.9	1799	900	8771	0	900
1.0D + 1.0L	1	2099	1050	11 696	0	1050
1.0D + 1.0Lr	1.25	3359	1680	16 376	0	1680
1.0D + 1.0S	1.15	4139	2070	20 178	0	2070
1.0D + 1.0R	1.15	1799	900	8771	0	900
1.0D + 0.75L + 0.75Lr	1.25	3194	1597	16 668	0	1597
1.0D + 0.75L + 0.75S	1.15	3779	1890	19 520	0	1890
1.0D + 0.75L + 0.75R	1.15	2024	1012	10 965	0	1012
1.0D + 0.6W,dn	1.6	3203	1602	15 615	0	1602
1.0D + 0.7Ev + 0.7Eh	1.6	1799	900	8771	0	900
1.0D + 0.75L + 0.75Lr + 0.45W,dn	1.6	4247	2124	21 802	0	2124
1.0D + 0.75L + 0.75S + 0.45W,dn	1.6	4832	2416	24 654	0	2416
1.0D + 0.75L + 0.75R + 0.45W,dn	1.6	3077	1539	16 098	0	1539
1.0D + 0.75L + 0.75S + 0.525Ev + 0.525Eh	1.6	3779	1890	19 520	0	1890
0.6D + 0.6W,up	1.6	1079	540	5262	-1582	540
0.6D + -0.7Ev + 0.7Eh	1.6	1079	540	5262	0	540

Short-term Serviceability Load Combinations

$LC_{servST} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0L	300	-0.137
1.0Lr	1560	-0.446
1.0S	2340	-0.669
0.42W,dn	983	-0.281
0.42W,up	-983	0.281

Long-term Serviceability Load Combinations

$LC_{servLT} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0(0.5D) + 1.0L + 1.0Lr	2760	-0.841

Unfactored Load Analysis

Unfactored Loads

Load Type	Total Load ΣR (lb)	Shear V (lb)	Moment M (lb · ft)	Max Reaction R (lb)	Deflection δ (in)
D	1799	-900	8771	900	-0.515
Lr	1560	780	7605	780	-0.446
S	2340	-1170	11 407	1170	-0.669
W _{,dn}	2340	-1170	11 407	1170	-0.669
W _{,up}	-2340	1170	-11 407	-1170	0.669
L2	300	-150	2925	150	-0.137

Governing Load Combination Determination

Governing Bending Moment $M = 20\,178 \text{ lb} \cdot \text{ft}$
 Governing Shear Force $V = 2070 \text{ lb}$

Elastic Modulus (NDS 2018 2.3)

Wet Service Factor $C_{M,E} = 1$ NDS 2018 Supplement
 Temperature Factor $C_{t,E} = 1$ NDS 2018, Table 2.3.3
 Adjusted Modulus of Elasticity $E' = 2.00 \times 10^6 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
 Adjusted Minimum Modulus of Elasticity $E'_{min} = 1.00 \times 10^6 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
 Adjusted Shear Modulus $G' = 125\,000 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
 Adjusted Flexural Stiffness $E'I = 32.4 \times 10^6 \text{ lb} \cdot \text{ft}^2$

Section Bending (NDS 2018 2.3)

Load Applied on Compression Side? **Yes** AWC TR14, CI 2.1.3.4
 Wet Service Factor $C_{M,b} = 1$ NDS 2018 Supplement (Tables 4A and 5A)
 Temperature Factor $C_{t,b} = 1$ NDS 2018, Table 2.3.3
 Repeating Member Factor $C_r = 1.04$ NDS 2018 4.3.9
 Volume Factor $C_V = 0.93$ NDS 2018, CI 5.3.6

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending $C_{D,b}^+ = 1.15$ NDS 2018, CI 2.3.2
 Governing Beam Stability Factor - Positive Bending $C_L^+ = 1$ AWC TR14, CI 2.1.3.4
 Adjusted Bending Strength - Positive Bending $F_b^{'+} = 3224 \text{ psi}$ NDS 2018, Table 4.3.1

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending $C_{D,b}^- = 1.6$ NDS 2018, CI 2.3.2
 Governing Buckling Moment Calculation - Negative Bending $M_{crTable}^- =$ k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^-/C_L (lb · ft)
468	Int	1.72	0.909	17 086	0.18	-8783

Governing Beam Stability Factor - Negative Bending $C_L^- = 0.18$ AWC TR14, CI 2.1.3.4
 Adjusted Bending Strength - Negative Bending $F_b^{-'} = 869 \text{ psi}$ NDS 2018, Table 4.3.1

Shear Design (NDS 2018 3.4)

Governing Duration Factor	$C_D = 1.15$	NDS 2018, Table 2.3.2
Wet Service Factor	$C_{M,v} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,v} = 1$	NDS 2018, Table 2.3.3
Adjusted Shear Strength	$F'_v = 328$ psi	NDS 2018, Table 4.3.1

Bearing (NDS 2018 3.10)

Wet Service Factor	$C_{M,\perp} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,\perp} = 1$	NDS 2018, Table 2.3.3
Base Bearing Strength	$F'_{c\perp}/C_b = 750$ psi	NDS 2018, Table 4.3.1
Linear Base Bearing Resistance	$R_{\perp}/C_b\ell_b = 2625$ lbf/in	
Bearing Strength per Support	$BR =$	NDS 2018, CI 3.10.4

Location (ft)	Bearing Length ℓ_b (in)	Bearing Area Factor C_b	Allowable Bearing Load R' (lb)	Governing Reaction R (lb)	Utilization	Min Bearing Length (in)	Type
0	5.5	1	14 437	2416	0.167	0.92	Ext
39	5.5	1	14 437	2416	0.167	0.92	Ext

Deflections

Live / short-term deflections per span $\delta_{TableST} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
39	Int	-0.694	1	0.694	675

Long-term Deflections per Span $\delta_{TableLT} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
39	Int	-0.865	1	0.865	541

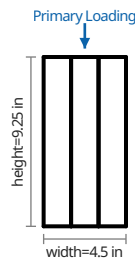
Comments

Assumptions

1. Axial load is assumed to be negligible. This is a particularly important point for inclined beams, in which axial load is by definition non-zero; it is left to the engineer to verify that the axial load is, in fact, negligible.
2. Shear is conservatively taken at the absolute highest location, instead of distance d as allowed per code.
3. Members are straight, prismatic (not-tapered) and not notched
4. For impact live loads, the wood is conservatively assumed to be treated ($C_d = 1.6$)
5. When flitch plates are used: shear and bearing are assumed 100% carried by wood, flitch plates don't affect C_L calculation, and steel is conservatively assumed to creep the same as wood for long term deflection
6. I-Joists are fully braced and all holes are within manufacturer limits.
7. Bearing is not considered at point loads.
8. All glulam beams are assumed to include at least four laminations, and if there are multiple pieces across the width, these are edge-bonded.
9. When shear deflections are explicitly considered, we make use of an approximation as defined here: <https://support.clearcalcs.com/article/198-shear-deflection-in-us-and-canada-wood-beam-calculators>
10. In weak axis multi-ply beam bending, the plies are assumed to act non-compositely.
11. Two-ply I-joists are assumed to meet all detailing requirements and blocking is to be added where required.

Client: Wenke Construction	Author: Alex Imhoff	Date: Apr 17, 2025
Project: Mukwonago Food Pantry Addition		Job #:
Address: 325 Eagle Lake Avenue, Mukwonago, WI, USA		Subject: Window Header PASS
References: NDS 2018 (ASD)		

| Summary |



39%

Moment Utilization

$$M/M' = 2640 \text{ lbft} / 6761 \text{ lbft}$$

54%

Shear Utilization

$$V/V' = 2347 \text{ lb} / 4308 \text{ lb}$$

47%

Bearing Utilization

$$R/R' = 2722 \text{ lb} / 5737 \text{ lb}$$

Minimum Bearing Length (End Supports) $\ell_{b,min,end} = 1.42 \text{ in}$

4%

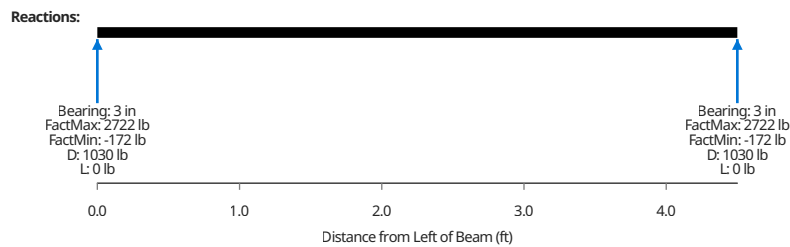
Governing Live / Short-Term Deflection

$$\delta_{ST} = -0.013 \text{ in} (L/4157)$$

4%

Governing Long-Term Deflection

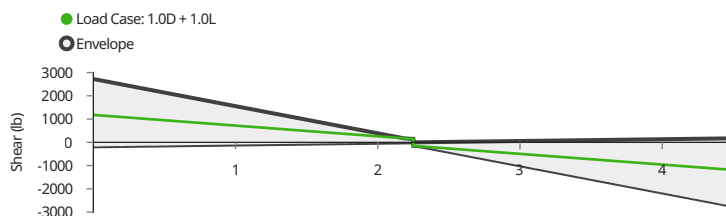
$$\delta_{LT} = -0.0161 \text{ in} (L/3352)$$

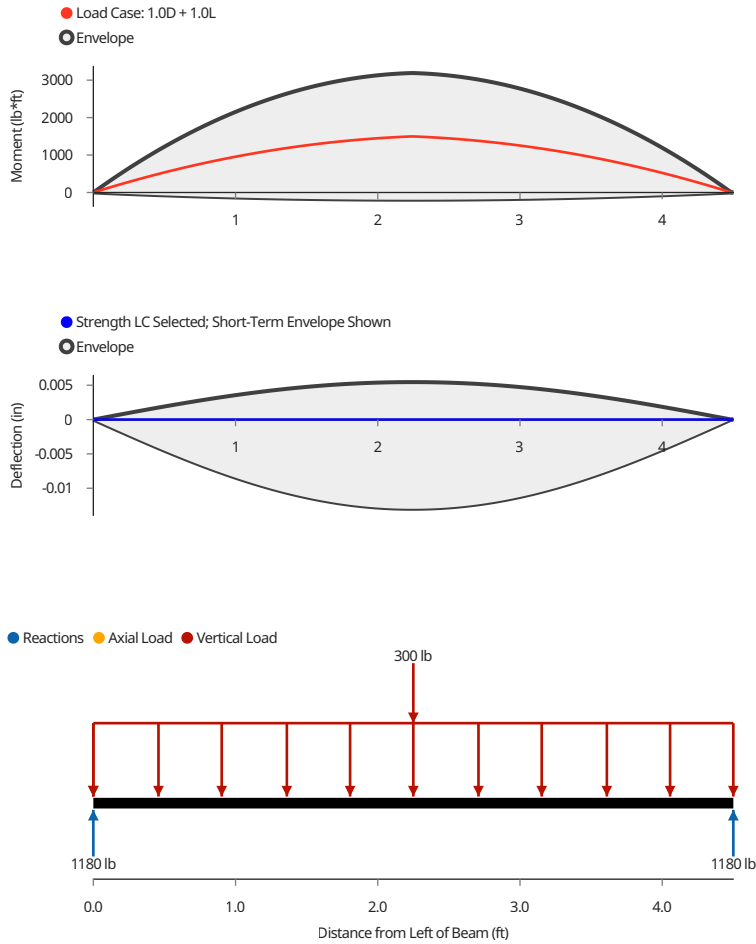


| Diagrams |

Graphed Load Combination

D + L





Key Properties

Section Type

Standard Sections Database

Size and Grade

2x10 S-P-F No. 1 / No. 2

Number of Plies

$$n_{\text{plies}} = 3$$

Beam Plan Length

$$L_X = 4.5 \text{ ft}$$

Supports and Braces

$$r =$$

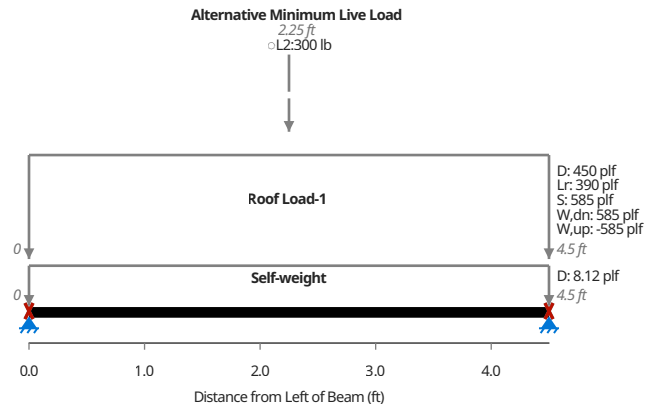
Support/Brace Type	Position From Left x (ft)	Bearing Length ℓ_b (in)
Pinned	0	3
Pinned	4.5	3

Continuous Bracing for Lateral Torsional Buckling

No Continuous Bracing

Add Fitch Plates?

No



Line Loads

$$w_{line} =$$

Label	Start Location x_{start} (ft)	End Location x_{end} (ft)	Load Magnitudes w_{line}
Roof Load-1	0	4.5	D, S, Lr, W,dn, W,up

Point & Moment Loads

$$P, M =$$

Label	Location x (ft)	Load Magnitudes P, M
Alternative Minimum Live Load	2.25	L2: 300 lb, 0 lb ft

- Enable Automatic Live Load Patterning? (BETA) No
- Brace at Point Loads? No
- Include Self-weight Yes
- Live Load Type Occupancy

International Building Code (IBC) 2015

Design Standard Edition Note

Note that this calculation is using a newer edition of the wood design standard (AWC NDS 2018, while the code only requires the AWC NDS 2015 edition)

Beam Incline	Horizontal	
Total Material Length	$L = 4 \text{ ft}, 6 \text{ in}$	
Member Orientation	Strong (X-X)	
Repeating Member?	Repeating	NDS 2018, CI 4.3.9
Service Condition	Dry	NDS 2018, CI 4.3.3
Temperature Range	$T \leq 100^\circ\text{F}$	NDS 2018, Table 2.3.3
Incised?	No	NDS 2018, CI 4.3.8
Directly Consider Shear Deflection?	No	[APA TT-082, *True (Shear-Free) and Apparent Moduli of Elasticity*](https://www.apawood.org/publication-search?q=tt-082&tid=1)
Deflection Limit Absolute Limit	$\Delta_{max} = 1 \text{ in}$	
Live / Short-term Deflection Limit	$(L/)_ST = 180$	IBC, Table 1604.3
Long Term Deflection Limit	$(L/)_LT = 120$	
Double L/ Deflection Limits for Cantilevers?	Yes	[International Building Code 2018, Table 1604.3](https://codes.iccsafe.org/content/IBC2018/chapter-16-structural-design)

Advanced Design Criteria

Adjusted Allowable Bending Stress Limit $F'_{b,max} = 0$ psi
 Adjusted Allowable Shear Stress Limit $F'_{v,max} = 0$ psi

Member Properties

Base Allowable Shear Stress $F_v = 135$ psi NDS 2018 Supplement

Load Combination Analysis

Snow Load Duration Factor $C_{D,snow} = 1.15$ NDS 2018, Table 2.3.2
 Strength Load Combinations $LC_{str} =$

Load Combination	Duration Factor C_D	Total Load ΣR (lb)	Shear V (lb)	Pos. Moment M^+ (lb-ft)	Neg. Moment M^- (lb-ft)	Max Reaction R (lb)
1.0D	0.9	2061	1030	1159	0	1030
1.0D + 1.0L	1	2361	1180	1497	0	1180
1.0D + 1.0Lr	1.25	3816	1908	2146	0	1908
1.0D + 1.0S	1.15	4693	2347	2640	0	2347
1.0D + 1.0R	1.15	2061	1030	1159	0	1030
1.0D + 0.75L + 0.75Lr	1.25	3602	1801	2153	0	1801
1.0D + 0.75L + 0.75S	1.15	4260	2130	2523	0	2130
1.0D + 0.75L + 0.75R	1.15	2286	1143	1412	0	1143
1.0D + 0.6W,dn	1.6	3640	1820	2048	0	1820
1.0D + 0.7Ev + 0.7Eh	1.6	2061	1030	1159	0	1030
1.0D + 0.75L + 0.75Lr + 0.45W,dn	1.6	4786	2393	2819	0	2393
1.0D + 0.75L + 0.75S + 0.45W,dn	1.6	5445	2722	3189	0	2722
1.0D + 0.75L + 0.75R + 0.45W,dn	1.6	3470	1735	2079	0	1735
1.0D + 0.75L + 0.75S + 0.525Ev + 0.525Eh	1.6	4260	2130	2523	0	2130
0.6D + 0.6W,up	1.6	1236	618	695	-193	618
0.6D + -0.7Ev + 0.7Eh	1.6	1236	618	695	0	618

Short-term Serviceability Load Combinations

$LC_{servST} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0L	300	-0.00237
1.0Lr	1755	-0.00866
1.0S	2632	-0.013
0.42W,dn	1106	-0.00546
0.42W,up	-1106	0.00546

Long-term Serviceability Load Combinations

$LC_{servLT} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0(0.5D) + 1.0L + 1.0Lr	3085	-0.0161

Unfactored Load Analysis

Unfactored Loads

Load Type	Total Load ΣR (lb)	Shear V (lb)	Moment M (lb · ft)	Max Reaction R (lb)	Deflection δ (in)
D	2061	-1030	1159	1030	-0.0102
Lr	1755	-877	987	877	-0.00866
S	2632	-1316	1481	1316	-0.013
W _{l,dn}	2632	-1316	1481	1316	-0.013
W _{l,up}	-2632	1316	-1481	-1316	0.013
L2	300	-150	337	150	-0.00237

Governing Load Combination Determination

Governing Bending Moment $M = 2640 \text{ lb} \cdot \text{ft}$
 Governing Shear Force $V = 2347 \text{ lb}$

Elastic Modulus (NDS 2018 2.3)

Wet Service Factor $C_{M,E} = 1$ NDS 2018 Supplement
 Temperature Factor $C_{t,E} = 1$ NDS 2018, Table 2.3.3
 Incising Factor $C_{i,E} = 1$ NDS 2018, CI 4.3.8
 Buckling Stiffness Factor $C_T = 1$ NDS 2018, CI 4.4.2
 Adjusted Modulus of Elasticity $E' = 1.40 \times 10^6 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
 Adjusted Minimum Modulus of Elasticity $E'_{min} = 510\,000 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
 Adjusted Flexural Stiffness $E'I = 2.89 \times 10^6 \text{ lb} \cdot \text{ft}^2$

Section Bending (NDS 2018 2.3)

Load Applied on Compression Side? **Yes** AWC TR14, CI 2.1.3.4
 Wet Service Factor $C_{M,b} = 1$ NDS 2018 Supplement (Tables 4A and 5A)
 Temperature Factor $C_{t,b} = 1$ NDS 2018, Table 2.3.3
 Size Factor $C_{F,b} = 1.1$ NDS 2018, CI 4.3.6
 Flat Use Factor $C_{fu,b} = 1$ NDS 2018 4.3.7 for lumber and 5.3.7 for glulam
 Incising Factor $C_{i,b} = 1$ NDS 2018, CI 4.3.8
 Repeating Member Factor $C_r = 1.15$ NDS 2018 4.3.9

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending $C_{D,b}^+ = 1.15$ NDS 2018, CI 2.3.2
 Governing Buckling Moment Calculation - Positive Bending $M_{crTable}^+ =$ k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^+/C_L (lb · ft)
54	Int	1.72	0.688	56 173	0.993	2658

Governing Beam Stability Factor - Positive Bending $C_L^+ = 0.993$ AWC TR14, CI 2.1.3.4
 Adjusted Bending Strength - Positive Bending $F_b^+ = 1264 \text{ psi}$ NDS 2018, Table 4.3.1

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending $C_{D,b}^- = 1.6$ NDS 2018, CI 2.3.2

Governing Buckling Moment Calculation - Negative Bending $M_{crTable}^- =$

k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^-/C_L (lb · ft)
54	Int	1.72	0.688	56 173	0.99	-195

Governing Beam Stability Factor - Negative Bending $C_L^- = 0.99$

AWC TR14, CI 2.1.3.4

Adjusted Bending Strength - Negative Bending $F_b' = 1753$ psi

NDS 2018, Table 4.3.1

Shear Design (NDS 2018 3.4)

Governing Duration Factor $C_D = 1.15$

NDS 2018, Table 2.3.2

Wet Service Factor $C_{M,v} = 1$

NDS 2018 Supplement

Temperature Factor $C_{t,v} = 1$

NDS 2018, Table 2.3.3

Incising Factor $C_{i,v} = 1$

NDS 2018, CI 4.3.8

Adjusted Shear Strength $F_v' = 155$ psi

NDS 2018, Table 4.3.1

Bearing (NDS 2018 3.10)

Wet Service Factor $C_{M,\perp} = 1$

NDS 2018 Supplement

Temperature Factor $C_{t,\perp} = 1$

NDS 2018, Table 2.3.3

Incising Factor $C_{i,\perp} = 1$

NDS 2018, CI 4.3.8

Base Bearing Strength $F_{c\perp}'/C_b = 425$ psi

NDS 2018, Table 4.3.1

Linear Base Bearing Resistance $R_{\perp}/C_b\ell_b = 1912$ lbf/in

Bearing Strength per Support $BR =$

NDS 2018, CI 3.10.4

Location (ft)	Bearing Length ℓ_b (in)	Bearing Area Factor C_b	Allowable Bearing Load R' (lb)	Governing Reaction R (lb)	Utilization	Min Bearing Length (in)	Type
0	3	1	5737	2722	0.474	1.42	Ext
4.5	3	1	5737	2722	0.474	1.42	Ext

Deflections

Live / short-term deflections per span $\delta_{TableST} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio L/δ
4.5	Int	-0.013	0.3	0.0433	4157

Long-term Deflections per Span $\delta_{TableLT} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio L/δ
4.5	Int	-0.0161	0.45	0.0358	3352

Comments

Assumptions

1. Axial load is assumed to be negligible. This is a particularly important point for inclined beams, in which axial load is by definition non-zero; it is left to the engineer to verify that the axial load is, in fact, negligible.
2. Shear is conservatively taken at the absolute highest location, instead of distance d as allowed per code.
3. Members are straight, prismatic (not-tapered) and not notched
4. For impact live loads, the wood is conservatively assumed to be treated ($C_d = 1.6$)
5. When flitch plates are used: shear and bearing are assumed 100% carried by wood, flitch plates don't affect C_L calculation, and steel is conservatively assumed to creep the same as wood for long term deflection
6. I-Joists are fully braced and all holes are within manufacturer limits.
7. Bearing is not considered at point loads.
8. All glulam beams are assumed to include at least four laminations, and if there are multiple pieces across the width, these are edge-bonded.
9. When shear deflections are explicitly considered, we make use of an approximation as defined here: <https://support.clearcalcs.com/article/198-shear-deflection-in-us-and-canada-wood-beam-calculators>

10. In weak axis multi-ply beam bending, the plies are assumed to act non-compositely.
11. Two-ply I-joists are assumed to meet all detailing requirements and blocking is to be added where required.



COMcheck Software Version COMcheckWeb Envelope Compliance Certificate

Project Information

Energy Code: 2015 IECC
 Project Title: Mukwonago Food Pantry Addition
 Location: Mukwonago, Wisconsin
 Climate Zone: 6a
 Project Type: Addition
 Vertical Glazing / Wall Area: 3%

Construction Site:
 325 Eagle Lake Ave
 Mukwonago, Wisconsin 53149

Owner/Agent:
 Mukwonago Food Pantry
 Wisconsin

Designer/Contractor:
 Lex Design Group LLC
 407 N. Main St.
 Thiensville, Wisconsin 53092
 2622369481
 alex@lexdesigngroup.com

Building Area

Floor Area

1-Warehouse : Nonresidential

975

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Warehouse]	975	49.0	0.0	0.021	0.021
Floor: Unheated Slab-On-Grade, Vertical 4 ft., [Bldg. Use 1 - Warehouse] (c)	89	---	10.0	0.480	0.540
NORTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Warehouse]	177	21.0	0.0	0.062	0.051
EAST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Warehouse]	316	21.0	0.0	0.062	0.051
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID AND-N-84, SHGC 0.28, PF 0.30, [Bldg. Use 1 - Warehouse] (b)	20	---	---	0.280	0.430
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Warehouse]	177	21.0	0.0	0.062	0.051

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: Mukwonago Food Pantry Addition
 Data filename:

Report date: 04/17/25
 Page 1 of 8

Name - Title

Signature

Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR10] ¹	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR11] ¹	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4] ²	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [FO6] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C104 [FO3] ²	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [FO12] ³	Radiant heating systems panels insulated to $\geq R-3.5$ on face opposite space being heated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] ²	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1.3 [FR13] ¹	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.3 [FR10] ¹	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.4.3, C402.4.3.4 [FR8] ¹	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.5.1 [FR16] ¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.2, C402.5.4 [FR18] ³	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4.3 [ME3] ³	Stair and elevator shaft vents have motorized dampers that automatically close.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.5, C403.2.4.3 [ME58] ³	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is ≤3 in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [IN14] ²	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.1 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C104 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C104 [IN8] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.2.6 [IN18] ³	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C104 [IN2] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.5.1.1 [IN1] ¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.3 [FI51] ³	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.8 [FI26] ³	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-13

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
MUKWONAGO FOOD PANTRY LOCATED AT 325 EAGLE LAKE AVENUE, PARCEL
NUMBER MUKV1974921**

WHEREAS, pursuant to Section 100-601 and 100-206 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of a building addition at 325 Eagle Lake Avenue, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Mukwonago Food Pantry, and

WHEREAS, the applicant desires to add a 987.50 square foot addition to the east side of the existing structure, matching all existing exterior architectural features, and

WHEREAS, no other site modifications are proposed or required as part of the improvements, and

WHEREAS, the proposed building addition meets all the requirements of the B-1 district if the proposed CSM is approved by the Village Board.

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 building addition at 325 Eagle Lake Avenue, based upon the plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED the approval is contingent on the proposed CSM being approved by the Mukwonago Village Board and recorded with the Waukesha County Register of Deeds, and the following items:

1. The applicant must obtain all required building permits within six months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
2. All work related to this project must comply with all project plans approved by the Village.
3. The developer must comply with all requirements related to impact fees imposed by the Village, if applicable.
4. The developer shall comply with all parts of the Municipal Code as it relates to this project.
5. 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 Building Inspectors 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.
6. The applicant shall coordinate verify with Fire Chief and Building Inspector that all fire safety items related to suppression and detection are addressed.
7. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of June, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: June 5, 2025
 MEETING DATE: June 10, 2025, 6:30 P.M.
 SUBJECT: Semper-Fi Roofing & Exteriors Site Plan & Architectural Review

BASIC INFORMATION	
Project:	Semper-Fi Roofing & Exteriors
Applicant:	Semper-Fi Roofing & Exteriors
Consulting Engineer:	N/A
Request:	Site Plan & Architectural Review – Exterior Building Painting
Staff Recommendation:	Approve w/ conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1970987
Acreage:	6.614 Acres
Current Use:	Industrial
Proposed Use:	Industrial
Reason for Request:	Exterior Building Painting
Land Use Classification:	Industrial
Zoning Classification:	M-4 – Medium-Heavy Industrial

Project Summary & Overview

Semper-Fi Roofing and Exteriors plans to repaint the exterior of their building as shown in the application packet. No changes are being proposed except for the repainting of the exterior. The application packet shows a proposed painted wall sign. Per Village Ordinance 64-13(h), painted wall signs are prohibited. A condition is provided in the resolution that if the applicant wishes to add a sign to the side of their building, they will need to apply for a sign permit and submit drawings for the proposed signage meeting the requirements of the Village Ordinance.

This change in exterior color warrants a review by the Plan Commission for approval of the exterior architectural change.

Staff Report – SPAR
Semper-Fi Roofing & Exteriors
June 5, 2025
Page 2

Staff have reviewed the application and have no comments or objections to the exterior paint color change, except for the painted wall sign.

Staff Review

Engineering:	No comments.
Public Works	No comments.
Utilities	No comments.
Police	No comments.
Fire:	No comments.
Building Inspection	No comments.
Planning	Painted wall signs are prohibited, applicant can continue paint pattern through proposed signage on drawing or submit for an allowable sign.

Recommended Action

Staff recommends the Planning Commission approve the application as outlined in the attached resolution for the exterior painting of the existing building for Semper-Fi Roofing & Exteriors.

Attachments

1. Existing exterior photos.
2. Application w/ Proposed Paint Colors

Process Details: PZ25-0012

Property Address: 820 SWAN DR, Mukwonago, WI 53149 | Parcel: [MUKV1970987](#)

Property Owner: SEMPER FI ROOFING INC

Summary Information

> 18 Process Step(s) Found > 0 Inspection(s) Found

This Site Plan was created from an application. [Click here to view the application.](#)

Amount Due

Process - Site Plan **\$0.00**
Total

Process Information

Filed As	Site Plan	Application Date	05/14/2025
Process Name	Site Plan	Date Process Started	No Data to Display
Process Number	PZ25-0012	Date Completed	No Data to Display
Status	Preprocess - Ready	Last Status Change	05/15/2025
Scope Of Work	paint exterior building grey, with a darker gray and red line wrapped around building. Additionally paint semper fi logo as in photo.		
Conditions	No Data to Display		

Process Step Information

Step Number	Step Display Name	Status	Date Step Started	Date Step Completed	Date Step Due	
1	Review Application for Completeness	Not Started				View
2	Staff Review	Not Started				View
3	CIVIL DRAWINGS	Not Started				View
4	STORMWATER MGT PLAN	Not Started				View
5	LIGHTING PLAN	Not Started				View
6	LANDSCAPE PLAN	Not Started				View
7	EROSION CONTROL PLAN	Not Started				View
8	PRE CON ESCROW TO DEPUTY CLERK \$5K	Not Started				View
9	Post PC Agenda	Not Started				View
10	PC Review and Decision	Not Started				View
11	VILLAGE BOARD NOTIFICATION ONLY	Not Started				View
12	Owner and Applicant Notified	Not Started				View
13	LETTER OF CREDIT - IF INFRASTRUCTURE VILLAGE RESPONSIBILITY	Not Started				View
14	STORM WATER MAINT AGMT	Not Started				View
15	DEVELOPER AGMT	Not Started				View
16	PRE CON MTG	Not Started				View
17	POST APPROVAL CONSTR ESCROW \$10K	Not Started				View

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Step Number	Step Display Name	Status	Date Step Started	Date Step Completed	Date Step Due
18	LETTER OF COMPLETENESS/ ZONING PERMIT ISSUANCE	Not Started			

[View](#)

Document Summary

Document Title					
CIVIL DRAWINGS [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	CIVIL DRAWINGS	Not Started			No Attachment
EROSION CONTROL PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	EROSION CONTROL PLAN	Not Started			No Attachment
Exterior Building Painting [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	Exterior Building Painting	Not Started	5/5/2025		View Document
1	Exterior Building Painting	Not Started	5/5/2025		View Document
LANDSCAPE PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	LANDSCAPE PLAN	Not Started			No Attachment
LIGHTING PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	LIGHTING PLAN	Not Started			No Attachment
SITE PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	SITE PLAN	Not Started			No Attachment
STORMWATER MGT PLAN [Expand All]					

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Document Title					
Version	Document Title	Review Status	Received	Completed	
1	STORMWATER MGT PLAN	Not Started			No Attachment

SUBMITTAL ESCROW \$5K					
Version	Document Title	Review Status	Received	Completed	
1	SUBMITTAL ESCROW \$5K	Not Started			No Attachment

[Expand All]

[Collapse All]

Review Comments/Concerns

Title	Type	Comment Type	Corrected	Date Found	Date Corrected	Process Step	Review
No records to display.							

Inspection Information

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
No records to display.					

Fees & Payments

Date	Action	Qty	Description	Billed	Paid
5/14/2025	Invoice Item	1.00	PZE Fees: Site Plan - Minor (Invoice Number: 00006459)	\$400.00	
5/15/2025	Transaction		Transaction Number: 00007305		\$400.00

Applicant Information

Address Vito Schwartz
820 SWAN DR
MUKWONAGO, WI 53149

Phone No Data to Display **Fax** No Data to Display

Mobile No Data to Display **Other Phone** No Data to Display

Parcel/Land Details

Notes No Data to Display

Zoning/Rezoning and Usage

Dimensional Information

Notes No Data to Display

Utility Details

Miscellaneous Fields

Parking Details

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**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-14

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR SEMPER-FI
ROOFING & EXTERIORS AT 820 SWAN DRIVE, PARCEL NUMBER MUKV1970987**

WHEREAS, pursuant to Section 100-601 and 100-206 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for exterior repainting, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Semper-Fi Roofing Inc., and

WHEREAS, the applicant desires to repaint the exterior of the existing building, and

WHEREAS, no other building modifications or site changes are proposed, and

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 exterior painting at 820 Swan Drive, based upon the plans submitted to the Village, subject to the conditions listed below:

1. Painted wall signs are prohibited. The applicant can continue the proposed paint pattern through the area of the proposed painted wall sign or can submit a sign application for a proposed sign that meets the Village Code in lieu of the proposed painted wall sign.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of June, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: June 5, 2025
 MEETING DATE: June 10, 2025, 6:30 P.M.
 SUBJECT: 108 Main Street Site Plan & Architectural Review

BASIC INFORMATION	
Project:	108 Main Street Exterior Improvements
Applicant:	108 Main Street LLC
Consulting Engineer:	N/A
Request:	Site Plan & Architectural Review – Exterior Remodel
Staff Recommendation:	Approve

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1976111
Acreage:	0.042 Acres
Current Use:	Business
Proposed Use:	Business
Reason for Request:	Exterior Building Remodel
Land Use Classification:	Business
Zoning Classification:	B-2 – General Business District (Village Retail Center Overlay)

Project Summary & Overview

108 Main Street LLC wishes to remodel the exterior of their building for a new tenant, Shorewest Realtors. The proposed improvements include the painting of the existing wood siding and trim, new windows and doors on the front of the building, and new doors at the rear of the building.

Staff have reviewed the proposed improvements and find that they comply with the requirements of the zoning district and applicable overlay districts.

Staff Report – SPAR
108 Main Street
June 5, 2025
Page 2

Staff Review

Engineering:	No comments.
Public Works	No comments.
Utilities	No comments.
Police	No comments.
Fire:	No comments.
Building Inspection	No comments.
Planning	No comments.

Recommended Action

Staff recommends the Planning Commission approve the application as outlined in the attached resolution for the exterior remodel for 108 Main Street.

Attachments

1. Application w/ Proposed Improvements

Process Details: PZ25-0014

Property Address: 108 MAIN ST, Mukwonago, WI 53149 | Parcel: [MUKV1976111](#)

Property Owner: 108 MAIN STREET LLC

Summary Information

> 18 Process Step(s) Found > 0 Inspection(s) Found

This Site Plan was created from an application. [Click here to view the application.](#)

Amount Due	
Process - Site Plan	\$0.00
Total	

Process Information

Filed As	Site Plan	Application Date	05/30/2025
Process Name	Site Plan	Date Process Started	No Data to Display
Process Number	PZ25-0014	Date Completed	No Data to Display
Status	Preprocess - Ready	Last Status Change	05/30/2025
Scope Of Work	Facade update and interior alteration with a new business occupancy		
Conditions	No Data to Display		

Process Step Information

Step Number	Step Display Name	Status	Date Step Started	Date Step Completed	Date Step Due	
1	Review Application for Completeness	Not Started				View
2	Staff Review	Not Started				View
3	CIVIL DRAWINGS	Not Started				View
4	STORMWATER MGT PLAN	Not Started				View
5	LIGHTING PLAN	Not Started				View
6	LANDSCAPE PLAN	Not Started				View
7	EROSION CONTROL PLAN	Not Started				View
8	PRE CON ESCROW TO DEPUTY CLERK \$5K	Not Started				View
9	Post PC Agenda	Not Started				View
10	PC Review and Decision	Not Started				View
11	VILLAGE BOARD NOTIFICATION ONLY	Not Started				View
12	Owner and Applicant Notified	Not Started				View
13	LETTER OF CREDIT - IF INFRASTRUCTURE VILLAGE RESPONSIBILITY	Not Started				View
14	STORM WATER MAINT AGMT	Not Started				View
15	DEVELOPER AGMT	Not Started				View
16	PRE CON MTG	Not Started				View
17	POST APPROVAL CONSTR ESCROW \$10K	Not Started				View
		Not Started				View

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Document Summary

Document Title					
250529 Plan Commission Submission Shorewest Mukwonago [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	250529 Plan Commission Submission Shorewest Mukwonago	Not Started	5/29/2025		View Document
1	250529 Plan Commission Submission Shorewest Mukwonago	Not Started	5/29/2025		View Document
CIVIL DRAWINGS [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	CIVIL DRAWINGS	Not Started			No Attachment
EROSION CONTROL PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	EROSION CONTROL PLAN	Not Started			No Attachment
LANDSCAPE PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	LANDSCAPE PLAN	Not Started			No Attachment
LIGHTING PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	LIGHTING PLAN	Not Started			No Attachment
SITE PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	SITE PLAN	Not Started			No Attachment
STORMWATER MGT PLAN [Expand All]					
Version	Document Title	Review Status	Received	Completed	
1	STORMWATER MGT PLAN	Not Started			No Attachment

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Document Title				
SUBMITTAL ESCROW \$5K				
[Expand All]				
Version	Document Title	Review Status	Received	Completed
1	SUBMITTAL ESCROW \$5K	Not Started		No Attachment

Review Comments/Concerns

Show All							
Title	Type	Comment Type	Corrected	Date Found	Date Corrected	Process Step	Review
No records to display.							

Inspection Information

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
No records to display.					

Fees & Payments

Date	Action	Qty	Description	Billed	Paid
5/30/2025	Invoice Item	1.00	PZE Fees: Site Plan - Minor (Invoice Number: 00006536)	\$400.00	
5/30/2025	Transaction		Transaction Number: 00007390		\$400.00

Applicant Information

Address Perspective Design, Inc.
11525 West North Avenue
Wauwatosa, WI 53226-____

Phone No Data to Display **Fax** No Data to Display
Mobile No Data to Display **Other Phone** No Data to Display

Parcel/Land Details

Notes The parcel will remain "as is".

Zoning/Rezoning and Usage

Dimensional Information

Notes The dimensions of the site will remain "as is".

Utility Details

Setback Details

Parking Details

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ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCES AND THE NATIONAL BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

NOT USED SCALE: N/A	16	EXISTING EAST BUILDING PHOTO SCALE: 3/16" = 1'-0"	13	EAST BUILDING PHOTO SCALE: 3/16" = 1'-0"	9	EAST BUILDING ELEVATION SCALE: 3/16" = 1'-0"	6	EAST BUILDING ELEVATION NOTES SCALE: N/A	2
NOT USED SCALE: N/A	15	EXISTING WEST BUILDING PHOTO SCALE: 3/16" = 1'-0"	12	WEST BUILDING PHOTO SCALE: 3/16" = 1'-0"	8	WEST BUILDING ELEVATION SCALE: 3/16" = 1'-0"	5	BUILDING ELEVATION NOTES SCALE: N/A	1
NOT USED SCALE: N/A	14	EXISTING WEST BUILDING ELEVATION SCALE: 3/16" = 1'-0"	10	EXISTING EAST BUILDING ELEVATION SCALE: 3/16" = 1'-0"	11	WEST DEMOLITION BUILDING ELEVATION SCALE: 3/16" = 1'-0"	4	BUILDING ELEVATION DEMOLITION NOTES SCALE: N/A	3
NOT USED SCALE: N/A	17	EXISTING WEST BUILDING PHOTO SCALE: 3/16" = 1'-0"	14	WEST BUILDING PHOTO SCALE: 3/16" = 1'-0"	13	WEST BUILDING ELEVATION SCALE: 3/16" = 1'-0"	6	BUILDING ELEVATION NOTES SCALE: N/A	2

DO NOT SCALE THESE DRAWINGS - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

<p>PROJECT</p> <p>A Tenant Improvement For: Shorewest Realtors 108 Main Street Milwaukee, WI 53204</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. NO.	DATE	DESCRIPTION												
REV. NO.	DATE	DESCRIPTION														
<p>DRAWING TITLE: BUILDING ELEVATIONS</p> <p>DATE: 05/29/25</p> <p>SCALE: AS NOTED</p> <p>DRAWN BY: WHC</p> <p>CHECKED BY: 25-030</p> <p style="font-size: 24pt; font-weight: bold;">A21</p>																

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-15

A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR 108 MAIN STREET LLC LOCATED AT 108 MAIN STREET, PARCEL NUMBER MUKV1976111

WHEREAS, pursuant to Section 100-601 and 100-206 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an exterior remodel, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by 108 Main Street LLC., and

WHEREAS, the applicant desires to repaint the exterior of the existing building and replace windows and doors for a new tenant, and

WHEREAS, no other building modifications or site changes are proposed, and

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 exterior remodel at 108 Main Street, based upon the plans submitted to the Village, subject to the conditions listed below:

1. Any future signage for tenants will require a sign permit application and approval by the Building Inspection Department.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of June, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer



Subject: Request for 18-Month Extension – L'BRI Building Project

Dear Members of the Mukwonago Plan Commission,

I hope this message finds you well.

On behalf of L'BRI PURE n' NATURAL, I am writing to formally request an 18-month extension on the building project currently under approval by the Village of Mukwonago. We remain fully committed to completing the project as planned but have encountered unforeseen circumstances that necessitate additional time for responsible execution and continued alignment with our long-term business goals.

We appreciate the Commission's ongoing support and understanding and are confident that this extension will allow us to deliver a high-quality development that aligns with the vision of both L'BRI and the Village of Mukwonago.

Please let us know if any additional documentation or a formal appearance before the Commission is required to facilitate this request. We are happy to provide any necessary updates or information.

Thank you for your time and consideration.

Warm regards,

Brian Kaminski

L'BRI PURE n' NATURAL

262-527-1754

brian@lbri.com

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-12

A RESOLUTION FOR THE EXTENSION OF THE APPROVAL OF A SITE PLAN AND ARCHITECTURAL REVIEW FOR L'BRI PURE N' NATURAL LOCATED AT 909 PERKINS DRIVE, PARCEL NUMBER MUKV1969996005 AND MUKV1969996006

WHEREAS, the applicant, L'Bri Pure N' Natural, submitted an application for a site plan and architectural review (SPAR) for consideration at the October 8, 2024 Plan Commission Meeting and received approval of the SPAR via PC-RESOLUTION 2024-12, and

WHEREAS, the approving resolution required that the applicant obtain land disturbance permits within six months of approval and building permits within nine months of approval, and

WHEREAS, the applicant has indicated that their project has been delayed in beginning construction but no changes are planned to the approved plans and they have submitted a request to extend the deadline to obtain permits by 18 months, and

WHEREAS, the applicant is committed to completing the project as planned and approved by the Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the extension of the site plan and architectural review approval for the addition at 909 Perkins Drive, based upon the request submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED the site plan and architectural review approval shall be subject to all conditions enumerated in PC-RESOLUTION 2024-12 and the following:

1. The applicant shall give notice to the Village Engineer and Building Inspections Department of start date.
2. The applicant must obtain all required land disturbance and building permits within twelve months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
3. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of June 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer