PLAN COMMISSION
MEETING
Mukwonago Municipal Building / Board Room
440 River Crest Court, Mukwonago, WI 53149
December 9, 2025 at 6:30 PM

AGENDA

1. **Call to Order**

2. **Roll Call**

3. **Comments from the Public**

   Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. **Approval of Minutes**

   4.1 Approval of November 11, 2025 Plan Commission Minutes as prepared and distributed

5. **Public Hearings**

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

   5.1 Comprehensive Plan 2035 Amendment for the future land use for the property located at S93 W30740 CTH NN from Government and Institutional to Medium Lot Single Family II, parcel MUKV 1959-988-010, applicant (Jon and Audrey Sinnett)

   5.2 Zoning Map Amendment to rezone the property located at S93W30740

Highway NN from P-1 Public and Semipublic District to R-1 Single Family Medium Lot Residential District, Parcel MUKV 1959-988-010, applicant (Jon and Audrey Sinnett).

5.3 Conditional Use Permit for a drive-through facility associated with the construction of a new restaurant building at 1090 N. Rochester Street, Culver's, Parcel MUKV 1963-999-049 applicant (Darlene Landon, property owner).

6. New Business

6.1 Discussion and possible recommendation to Village Board to approve **Ordinance No. 1038** to amend the "Village of Mukwonago Comprehensive Plan 2035" for property located at S93W30740 Hwy NN: Parcel: MUKV 1959-988-010

6.2 Discussion and possible recommendation to Village Board to approve **Ordinance No. 1037** to amend the The Village of Mukwonago Zoning Map for the property located at S93W30740 Hwy NN: Parcel: MUKV 1959-988-010

6.3 Discussion and possible recommendation to Village Board to approve **Resolution 2025-53** for a Conditional Use and Prescribing Conditions for a site drive-thru facility (Culver's) on MUKV 1963-999-049

6.4 Discussion and possible approval of **PC Resolution 2025-22** for a Site Plan and Architectural Review for Culver's, Parcel MUKV1963-999-049

6.5 Discussion and possible recommendation to the Village Board to approve **Resolution 2025-54** approving the Final Plat for Phase 3 Addition No. 2 of Champman Farms Residential Subdivision, Bielinski Homes, Applicant.

6.6 Discussion status report on the Zoning Code Update.

7. Adjournment

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

MINUTES OF THE PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 11, 2025

Time: **6:30 PM**
Place: **Mukwonago Municipal Building / Board Room**
440 River Crest Court, Mukwonago, WI 53149

Call to Order

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 Shay Zerfas-Deputy Clerk

Absent: None

Comments from the Public
No Comments from the Public Closed 6:31pm

Approval of Minutes

Discussion and possible approval of Plan Commission Minutes from September 9 2025 meeting.
Meiners/Rutenbeck motioned to approve minutes from September 9, 2025, regular meeting.
Unanimously carried

New Business

Discussion and possible approval of **PC Resolution 2025-21** for a Site Plan and Architectural Review for an accessory structure on the property owned by Mukwonago Food Pantry located at MUKV 1974-921-001
Planner Gesch provided an overview of SPAR. Explained that all items meet the building requirements, except the current location of the greenhouse, which the Food Pantry is aware of. Gesch recommended approval with the understanding that village employees (Planner and/or Building Inspector) would approve a corrected location for the greenhouse that would meet requirements.

Meiners/Brill motioned to approve **PC Resolution 2025-21** for a SPAR for an accessory structure for Mukwonago Food Pantry, with the understanding that Village employees need to approve a new location for greenhouse on the back of the property.
Unanimously carried.

Adjournment
Meeting adjourned at 6:38pm

DRAFT

NOTICE OF PUBLIC HEARING

VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, December 9, 2025, for the following:

> Comprehensive Plan 2035 Amendment for the future land use for the property located at S93 W30740 CTH NN from Government and Institutional to Medium Lot Single Family II, parcel MUKV1959988010, applicant (Jon and Audrey Sinnett)

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

For information regarding this public hearing, contact the Village Planner at planner@villageofmukwonago.gov or 262-363-6420 during regular office hours. All interested parties will be heard.

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

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, please contact Lana Kropf, at 262-363-6420.

> VILLAGE OF MUKWONAGO
> Lana Kropf, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on November 7, 2025.

NOTICE OF PUBLIC HEARING

VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, December 9, 2025, for all of the following:

1. Conditional Use Permit for a drive-through facility associated with the construction of a new restaurant building at 1090 N Rochester Street, Culver's, Parcel MUKV1963999049 applicant (Darlene Landon, property owner).
2. Zoning Map Amendment to rezone the property located at S93W30740 HIGHWAY NN from P-1 Public and Semipublic District to R-1 Single-Family Medium Lot Residential District, Parcel MUKV1959988010, applicant (Jon and Audrey Sinnett).

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

For information regarding this public hearing, contact the Village Planner at planner@villageofmukwonago.gov or 262-363-6420 during regular office hours. All interested parties will be heard.

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

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, please contact Shay Zerfas, at 262-363-6420.

VILLAGE OF MUKWONAGO
Shay Zerfas, Deputy Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on November 25, 2025 and December 2, 2025.

NOTICE OF PUBLIC HEARING

VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, December 9, 2025, for all of the following:

1. Conditional Use Permit for a drive-through facility associated with the construction of a new restaurant building at 1090 N Rochester Street, Culver's, Parcel MUKV1963999049 applicant (Darlene Landon, property owner).
2. Zoning Map Amendment to rezone the property located at S93W30740 HIGHWAY NN from P-1 Public and Semipublic District to R-1 Single-Family Medium Lot Residential District, Parcel MUKV1959988010, applicant (Jon and Audrey Sinnett).

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

For information regarding this public hearing, contact the Village Planner at planner@villageofmukwonago.gov or 262-363-6420 during regular office hours. All interested parties will be heard.

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

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, please contact Shay Zerfas, at 262-363-6420.

VILLAGE OF MUKWONAGO
Shay Zerfas, Deputy Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on November 25, 2025 and December 2, 2025.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: December 1, 2025

MEETING DATE: December 9, 2025, 6:30 P.M.

SUBJECT: Comprehensive Plan 2035 Amendment

PARCEL DATA/CHARACTERISTICS	
Applicant:	Jon and Audrey Sinnett
Location:	S93 W30740 HWY NN, Mukwonago, WI
Tax Key:	MUKV1959988010
Acreage:	3.00 Acres
Current Use:	Vacant Religious Assembly
Proposed Use:	Single Family Residential
Reason for Request:	Changing to Single Family Residential
Current Land Use Classification:	Government and Institutional
Proposed Land Use Classification:	Medium Lot Single Family II

Project Summary & Overview

The applicant is petitioning to amend the 2035 Land Use for the parcel identified above from the proposed future land use of Government and Institutional to Medium Lot Single Family II. The applicant has purchased the property of the former and now vacant Mukwonago United Church of Christ and desires to transform the property into a single family residential property.

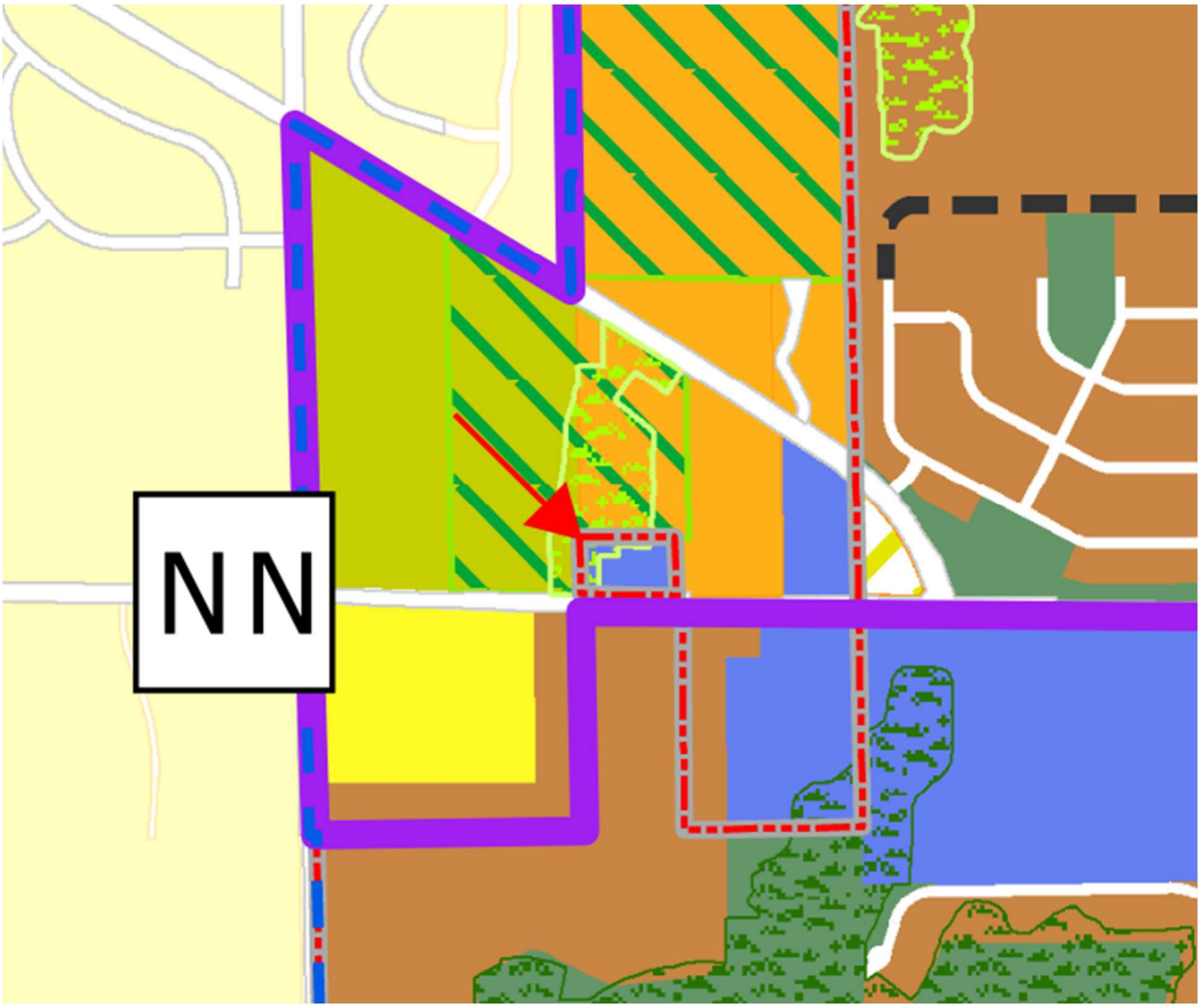
The proposed amendment to the land use classification aligns with surrounding parcels and single family residential subdivision land. Future land use that is currently in the Town of Mukwonago that is subject to attachment to the Village in the future, per the adopted Boundary Agreement, is complimentary to the proposed land use change.

Recommended Action

Staff recommends that the Village Board approve the amendment to the Comprehensive Plan 2035 changing the land use designation for the subject parcel from Government and Institutional to Medium Lot Single Family II as set forth in the provided Ordinance (as drafted OR as amended).

Attachments

1. Map
2. Draft Ordinance
3. Application Materials


N

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

ORDINANCE NO. 1038

AN ORDINANCE TO AMEND THE "COMPREHENSIVE PLAN 2035" FOR THE VILLAGE OF MUKWONAGO

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.101(2), Wis. Stats.; and

WHEREAS, the Village Board, upon recommendation of the Village Plan Commission, adopted a comprehensive plan on October 6, 2009 and amended/adopted on November 29, 2016; and

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

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

WHEREAS, the applicant (Jon and Audrey Sinnett) submitted a petition to the Village to amend the future land use map (Map 9) of the adopted comprehensive plan by changing the classification of the property located at S93 W30740 HWY NN (MUKV1959988010) from Government and Institutional to Medium Lot Single Family II; and

WHEREAS, the petitioner's request constitutes a minor amendment as set forth in the adopted public participation plan; and

WHEREAS, the Village Plan Commission at their meeting on December 9, 2025 determined that additional opportunities for public participation (aside from the public hearing conducted by the Plan Commission) are not needed for this minor amendment owing to the limited nature of the request; and

WHEREAS, the Village Plan Commission conducted a public hearing on December 9, 2025 and reviewed the petitioner's request and found it to be a desirable changed, recommending approval of the same; and

WHEREAS, the Village Plan Commission determined that the adopted comprehensive plan, with the proposed amendment, contains all required elements as required in Section 66.1001 (2) of Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, the Village of Mukwonago Village Board does ordain as follows:

Section 1

The designation of the property located at S93 W30740 HWY NN (MUKV1959988010) on the future land use map (Map 9) is changed from Government and Institutional to Medium Lot Single Family II.

Section 2

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

Section 3

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the other portions of the Ordinance.

Section 4

This Ordinance shall take effect upon passaged and publication as approved by law.
PASSED AND ADOPTED by the Village of Mukwonago Village Board this 17th day of December, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk

VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: _____

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) Comprehensive Plan Amendment

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: Jon Sinnett and Audrey Sinnett _____

Company: None _____

Address: W306 S9225 County Road EE _____ **City:** Mukwonago ____ **State:** WI __ **Zip:**53149

Daytime Phone: 262-352-1246 _____ **Fax:** N/A _____

E-Mail: JONS@IDEWI.COM

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name: Attorney Gregory A. Kotsonis

Company: Storm, Balgeman & Klippel, S.C.

Address: 1011 N. Mayfair Road, Suite 20 City: Wauwatosa State: WI Zip: 53226

Daytime Phone: 414-453-8500 Fax: 414-453-0604

E-Mail: gkotsonis@tosalawyers.com

ARCHITECT

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

PROFESSIONAL ENGINEER

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

REGISTERED SURVEYOR

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

CONTRACTOR

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

PROPERTY INFORMATION

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

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

Present Zoning: P 1 _____ Tax Key No(s).: MUKV1959-988-010

Location/Address: S 93 W 30740 Hwy. NN, Mukwonago, WI 53149

Present Use: Governmental/Institutional Intended Use: Single Family

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 m ore than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Jon Sinnett
Name & Title (PRINT)

10/30/25
Date

Signature - Applicant

Name & Title (PRINT)

Date

Signature - Property Owner

Audrey Sinnett
Name & Title (PRINT)

10/30/25
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? ☐ Yes ☐No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

VILLAGE OF MUKWONAGO
ZONING DISTRICT CHANGE APPLICATION
Application Fee: $320

Date Submitted: _____

CONTACTS

Zoning and Planning Department
Contact: Peter Gesch
Phone: (262) 542-5733
Fax: (262) 363-6425
Email: pgesch@ruekert-mielke.com

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

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.

Zoning District change applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior** to the meeting of the Planning Commission at which action is desired.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article XIII and other pertinent sections of Village ordinances, WI Stats. 236.34, 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
ATTN: Rezoning
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: Jon Sinnett and Audrey Sinnett

Company: None

Address: W306 S9225 County Road EE **City:** Mukwonago **State:** WI **Zip:** 53149

Daytime Phone: 262-352-1246 **Fax:** N/A

E-Mail: jons@idewi.com

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name: Attorney Gregory A. Kotsonis

Company: Storm, Balgeman & Klippel, S.C.

Address: 1011 N. Mayfair Road, Suite 200 City: Wauwatosa State: WI Zip: 53226

Daytime Phone: 414-453-8500 Fax: 414-453-0604

E-Mail: gkotsonis@tosalawyers.com

PROPERTY INFORMATION

Property Owner (s) *(if different from applicant)*: same as applicant

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

Location/Address: S93 W30740 Hwy. NN, Mukwonago, WI 53149

Name of Development: N/A

Tax Key No.: MUKV1959-988-010 Anticipated Date of Construction: TBD

Present Zoning: P1 Requested Zoning: R1

Present Use: Governmental/Institutional Intended Use: Single Family

PROCEDURAL CHECKLIST FOR CHANGE OF ZONING REVIEW AND APPROVAL

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.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

Application:

- [x] Completed application form including the procedural checklist.
- [x] Application fee: $320
- [ ] Agreement for Reimbursable Services (separate application).

Other Documents:

- [x] A Plat of Survey.
- [x] A picture/map of the property in relation to the general vicinity.
- [x] A full legal description. This must be in a digital file capable of being copied into Microsoft Word.
- [ ] Overview of the adjoining lots (including list of parcel identification numbers and names and mailing addresses of the current owners for all properties within 300 feet of the subject property)
- [x] Please attach a statement detailing the reasons and background for this request.- SEE COVER LETTER
- [ ] **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.

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
Jon Sinnett

Name & Title (PRINT)

10/30/2025
Date

Signature - Property Owner
Audrey Sinnett

Name & Title (PRINT)

10/30/2025
Date

Signature - Applicant

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? ☐ Yes ☐ No	**Escrow Amount**
Plan Commission Disposition	
Village Board Disposition	

October 30, 2025

Village Planner
ATTN: Rezoning
440 River Crest Court
Mukwonago, WI, 53149

Re: Real Property located at: S93 W30740 HWY NN, Mukwonago, WI ("Property")

Dear Village of Mukwonago,

Our names are Jon and Audrey Sinnett, and we have lived in Mukwonago since 1986. In May of 2025, we purchased the above referenced Property, which is adjacent to property that we already own. It is our goal to have the Property rezoned from P1 to R1, and to sell the property to one of our 3 children that were born and raised in Mukwonago. Since the Property is in very good condition, it is our and our son's intention to perform minor structural and/or cosmetic changes to the Property and to keep it in its natural habitat. For your review and consideration, we are hereby forwarding to you the following:

1. Site Plan, Architectural, and Planned Unit Development (PUD) Application-Comprehensive Plan Amendment,
2. Zoning District Change Application, and
3. Check payable to Village of Mukwonago in the amount of $645.00 for the two application fees.

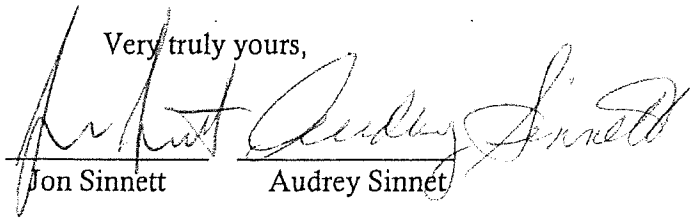
Furthermore, the Property is currently serviced by a septic system. Recently we had the Property's septic system inspected and serviced. For your review, we are also hereby forwarding to you the following documents:

1. October 13, 2025, Septic System Inspection Report of Martens Plumbing & Heating, Inc., and
2. October 29, 2025, receipt from McDonough Septic for the service on the Property's septic system.

Finally, we understand and accept that if the enclosed applications are approved, then we would be required to connect the Property to the Village of Mukwonago's water. However, we would like some additional time and are also hereby requesting that we be provided 5 years after the approval of the enclosed applications to connect the Property to the Village of Mukwonago's water.

Please review this matter and contact us if you have any questions or concerns regarding either the completeness or content of the Applications and requests contained herein. If you do not, then please schedule these matters before the Planning Commission and/or the Village Board at the earliest possible date. Thank you for your consideration of this matter and take care.

Very truly yours,



Jon Sinnett Audrey Sinnett


United States · WI · Waukesha Co. · Mukwonago
Hillside Community Church
Unitarian Universalist Church of Mukwonago
NN
NN
NN

Unitarian Universalist
Church of Mukwonago
W307S40
United States · WI · Waukesha Co. · Mukw

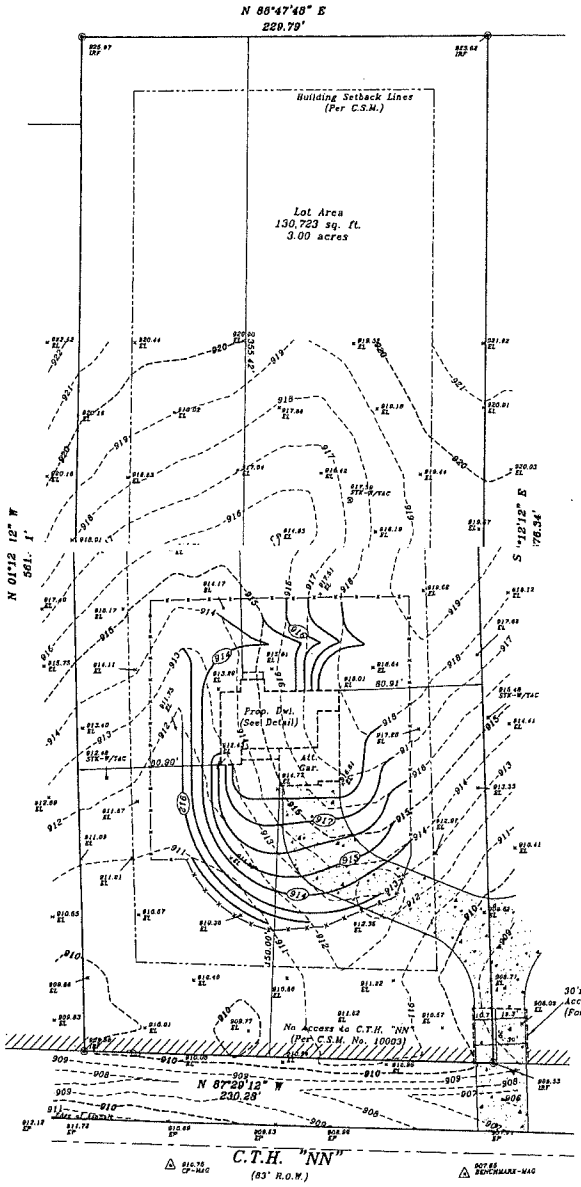
PLAT OF SURVEY

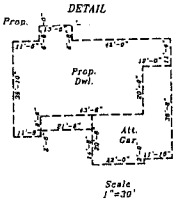
LOCATION: C.T.H. "NN", Mukwonago, Wisconsin

LEGAL DESCRIPTION:
Lot 2 of **CERTIFIED SURVEY MAP NO.** _____, being a redivision of Lot 1 in **CERTIFIED SURVEY MAP NO. 10003**, being part of the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 Section 22, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

December 12, 2022 (Drawing Only)
December 21, 2022 Staked Proposed Dwelling & Topography Added
January 13, 2023 Added Proposed Grading Plan

Survey No. 114004-S





915 Denotes Existing Contour
915 Denotes Proposed Contour

op. Slab 1.67

Prop. T.O.W. 919.00

Prop. Fin. Yd. Gr. 914.33 918.33 (Per Builder)

osed finished yard, 1st floor
op of foundation grade shown
his drawing is a suggested
e and should be verified by
owner, builder or municipality

TROPOLITAN SURVEY SERVICE, INC.
ROFESSIONAL LAND SURVEYORS
3 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5360
survey@metropolitansurvey.com

GRAPHIC SCALE

WISCONSIN DENNIS C. SAUER S-2421 Franklin, WI LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED 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 FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: December 1, 2025

MEETING DATE: December 9, 2025, 6:30 P.M.

SUBJECT: Zoning Map Amendment

PARCEL DATA/CHARACTERISTICS	
Applicant:	Jon and Audrey Sinnett
Location:	S93 W30740 HWY NN, Mukwonago, WI
Tax Key:	MUKV1959988010
Acreage:	3.00 Acres
Current Use:	Vacant Religious Assembly
Proposed Use:	Single Family Residential
Reason for Request:	Changing to Single Family Residential
Current Zoning Classification:	P-1 Public and Semi-Public
Proposed Zoning Classification:	R-1 Single-Family Medium Lot Residential

Project Summary & Overview

The applicant is has petitioned to amend the Comprehensive Plan 2035 to support single family residential at the subject parcel. If the Village Board approves the amendment to the Comprehensive Plan, the applicant is petitioning to amend the Village Zoning Map to change the zoning classification for the subject parcel from P-1 Public and Semi-Public to R-1 Single-Family Medium Lot Residential.

The applicant has purchased the subject parcel and desires to change transform the vacant church into a single family residence for their immediate family. The applicant has indicated that they are desirous of keeping the property as a single family residence within their family as they own adjacent properties in the Town.

The applicant is working with staff to meet all requirements related to public utility connections and building code compliance for a single family residence within the Village's corporate boundaries.

Recommended Action

Staff recommends that the Village Board approve the amendment to the Village Zoning Map zoning classification from P-1 Public and Semi-Public to R-1 Single-Family Medium Lot Residential as set forth in the provided Ordinance (as drafted OR as amended).

Attachments

1. Map
2. Draft Ordinance
3. Application Materials



VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

ORDINANCE NO. 1037

AN ORDINANCE TO AMEND THE ZONING MAP OF THE VILLAGE OF MUKWONAGO ON BEHALF OF THE VILLAGE OF MUKWONAGO FOR THE PROPERTY LOCATED AT S93 W30740 HWY NN: PARCEL: MUKV1959988010

THE VILLAGE BOARD of the Village of Mukwonago, Waukesha and Walworth Counties, Wisconsin, do ordain as follows:

SECTION I. Pursuant to the provision of Article XIII and Section 100.856 of the Municipal Code of the Village of Mukwonago, having received the recommendation of the Village Plan Commission, and after a public hearing duly called and held on the 9th day of December, 2025, the following properties are amended on the Village of Mukwonago Zoning District Map from P-1 Public and Semi-Public district to R-1 Single-family Medium Lot Residential district.

LOT 1 CSM #9046 VOL 81/198 REC AS DOC #2589806 PT SW1/4 SEC 22 T5N R18E

#MUKV 1959988010

SECTION II: The above referenced parcels are graphically shown within the provided map.

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

SECTION IV. Severability. If any portion of this Ordinance is invalid or unconstitutional, or the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

SECTION V. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

The reminder of this page left intentionally blank.

Passed and adopted by the Village of Mukwonago Village Board this 17th day of December, 2025

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk

VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: _____

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) Comprehensive Plan Amendment

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: Jon Sinnett and Audrey Sinnett _____

Company: None _____

Address: [redacted] **City:** Mukwonago **State:** WI **Zip:** 53149

Daytime Phone: [redacted] **Fax:** N / A _____

E-Mail: [redacted]

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name: Attorney Gregory A. Kotsonis

Company: Storm, Balgeman & Klippel, S.C.

Address: 1011 N. Mayfair Road, Suite 20 City: Wauwatosa State: WI Zip: 53226

Daytime Phone: 414-453-8500 Fax: 414-453-0604

E-Mail: gkotsonis@tosalawyers.com

ARCHITECT

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

PROFESSIONAL ENGINEER

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

REGISTERED SURVEYOR

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

CONTRACTOR

Name: N / A

Company:

Address: City: State: Zip:

Daytime Phone: Fax:

E-Mail:

PROPERTY INFORMATION

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

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

Present Zoning: P 1 _____ Tax Key No(s).: MUKV1959-988-010

Location/Address: S 93 W 30740 Hwy. NN, Mukwonago, WI 53149

Present Use: Governmental/Institutional Intended Use: Single Family

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 m ore than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Jon Sinnett
Name & Title (PRINT)

10/30/25
Date

Signature - Applicant

Name & Title (PRINT)

Date

Signature - Property Owner

Audrey Sinnett
Name & Title (PRINT)

10/30/25
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? ☐ Yes ☐No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

VILLAGE OF MUKWONAGO
ZONING DISTRICT CHANGE APPLICATION
Application Fee: $320

Date Submitted: _____

CONTACTS

Zoning and Planning Department
Contact: Peter Gesch
Phone: (262) 542-5733
Fax: (262) 363-6425
Email: pgesch@ruekert-mielke.com

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

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.

Zoning District change applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior** to the meeting of the Planning Commission at which action is desired.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article XIII and other pertinent sections of Village ordinances, WI Stats. 236.34, 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
ATTN: Rezoning
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: Jon Sinnett and Audrey Sinnett

Company: None

Address: [redacted] **City:** Mukwonago **State:** WI **Zip:** 53149

Daytime Phone: [redacted] **Fax:** N/A

E-Mail: [redacted]

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name: Attorney Gregory A. Kotsonis

Company: Storm, Balgeman & Klippel, S.C.

Address: 1011 N. Mayfair Road, Suite 200 City: Wauwatosa State: WI Zip: 53226

Daytime Phone: 414-453-8500 Fax: 414-453-0604

E-Mail: gkotsonis@tosalawyers.com

PROPERTY INFORMATION

Property Owner (s) *(if different from applicant)*: same as applicant

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

Location/Address: S93 W30740 Hwy. NN, Mukwonago, WI 53149

Name of Development: N/A

Tax Key No.: MUKV1959-988-010 Anticipated Date of Construction: TBD

Present Zoning: P1 Requested Zoning: R1

Present Use: Governmental/Institutional Intended Use: Single Family

PROCEDURAL CHECKLIST FOR CHANGE OF ZONING REVIEW AND APPROVAL

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.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

Application:

- [x] Completed application form including the procedural checklist.
- [x] Application fee: $320
- [ ] Agreement for Reimbursable Services (separate application).

Other Documents:

- [x] A Plat of Survey.
- [x] A picture/map of the property in relation to the general vicinity.
- [x] A full legal description. This must be in a digital file capable of being copied into Microsoft Word.
- [ ] Overview of the adjoining lots (including list of parcel identification numbers and names and mailing addresses of the current owners for all properties within 300 feet of the subject property)
- [x] Please attach a statement detailing the reasons and background for this request.- SEE COVER LETTER
- [ ] **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.

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
Jon Sinnett

Name & Title (PRINT)

10/30/2025
Date

Signature - Property Owner
Audrey Sinnett

Name & Title (PRINT)

10/30/2025
Date

Signature - Applicant

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? ☐ Yes ☐ No	**Escrow Amount**
Plan Commission Disposition	
Village Board Disposition	

October 30, 2025

Village Planner
ATTN: Rezoning
440 River Crest Court
Mukwonago, WI, 53149

Re: Real Property located at: S93 W30740 HWY NN, Mukwonago, WI ("Property")

Dear Village of Mukwonago,

Our names are Jon and Audrey Sinnett, and we have lived in Mukwonago since 1986. In May of 2025, we purchased the above referenced Property, which is adjacent to property that we already own. It is our goal to have the Property rezoned from P1 to R1, and to sell the property to one of our 3 children that were born and raised in Mukwonago. Since the Property is in very good condition, it is our and our son's intention to perform minor structural and/or cosmetic changes to the Property and to keep it in its natural habitat. For your review and consideration, we are hereby forwarding to you the following:

1. Site Plan, Architectural, and Planned Unit Development (PUD) Application-Comprehensive Plan Amendment,
2. Zoning District Change Application, and
3. Check payable to Village of Mukwonago in the amount of $645.00 for the two application fees.

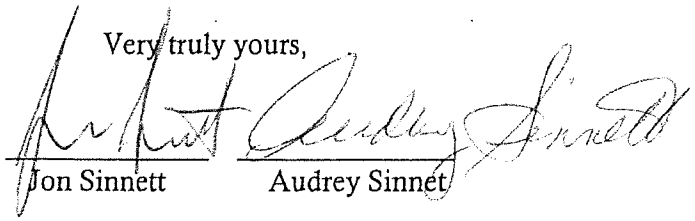
Furthermore, the Property is currently serviced by a septic system. Recently we had the Property's septic system inspected and serviced. For your review, we are also hereby forwarding to you the following documents:

1. October 13, 2025, Septic System Inspection Report of Martens Plumbing & Heating, Inc., and
2. October 29, 2025, receipt from McDonough Septic for the service on the Property's septic system.

Finally, we understand and accept that if the enclosed applications are approved, then we would be required to connect the Property to the Village of Mukwonago's water. However, we would like some additional time and are also hereby requesting that we be provided 5 years after the approval of the enclosed applications to connect the Property to the Village of Mukwonago's water.

Please review this matter and contact us if you have any questions or concerns regarding either the completeness or content of the Applications and requests contained herein. If you do not, then please schedule these matters before the Planning Commission and/or the Village Board at the earliest possible date. Thank you for your consideration of this matter and take care.

Very truly yours,



Jon Sinnett Audrey Sinnett


United States · WI · Waukesha Co. · Mukwonago
Hillside Community Church
Unitarian Universalist Church of Mukwonago
NN
NN
NN

Unitarian Universalist
Church of Mukwonago
W307S40
United States · WI · Waukesha Co. · Mukw

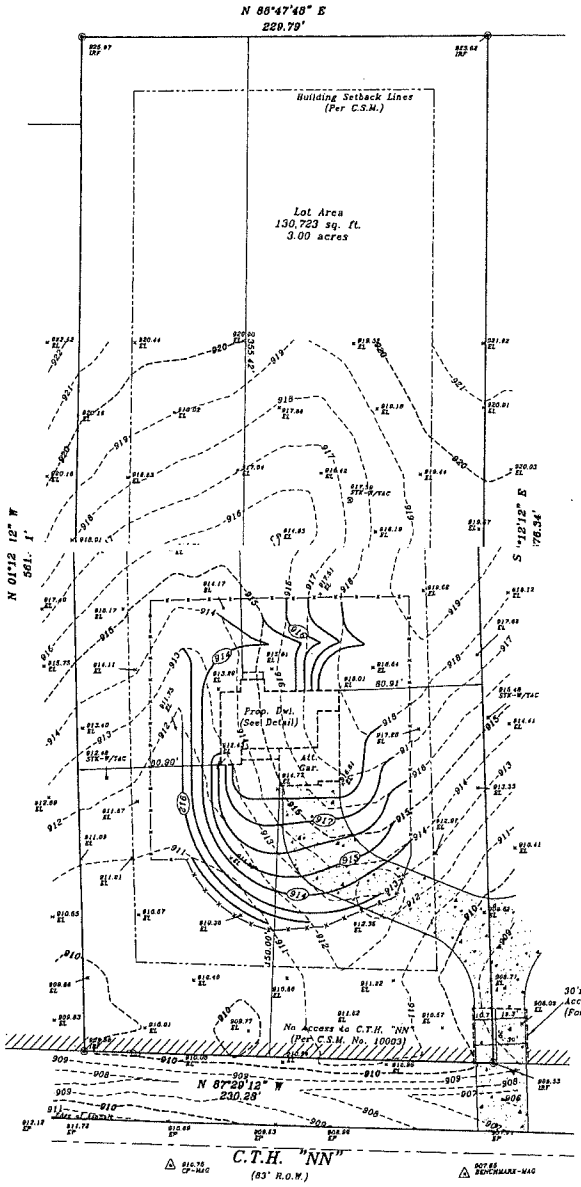
PLAT OF SURVEY

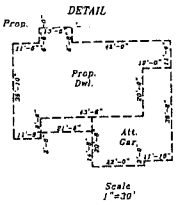
LOCATION: C.T.H. "NN", Mukwonago, Wisconsin

LEGAL DESCRIPTION:
Lot 2 of **CERTIFIED SURVEY MAP NO.** _____, being a redivision of Lot 1 in **CERTIFIED SURVEY MAP NO. 10003**, being part of the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 Section 22, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

December 12, 2022 (Drawing Only)
December 21, 2022 Staked Proposed Dwelling & Topography Added
January 13, 2023 Added Proposed Grading Plan

Survey No. 114004-S





915 Denotes Existing Contour
915 Denotes Proposed Contour

op. Slab 1.67

Prop. T.O.W. 919.00

Prop. Fin. Yd. Gr. 914.33 918.33 (Per Builder)

osed finished yard, 1st floor
op of foundation grade shown
his drawing is a suggested
e and should be verified by
owner, builder or municipality

TROPOLITAN SURVEY SERVICE, INC.
ROFESSIONAL LAND SURVEYORS
West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5360
survey@metropolitansurvey.com

GRAPHIC SCALE

WISCONSIN DENNIS C. SAUER S-2421 Franklin, WI LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED 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 FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: December 3, 2025

MEETING DATE: December 9, 2025, 6:30 P.M.

SUBJECT: Culver's – Site Plan & Architectural Review & Conditional Use

BASIC INFORMATION	
Project:	Culver's Redevelopment
Applicant:	Darlene Landon (Property Owner)
Consulting Engineer:	Kimley-Horn and Associates, Inc.
Consulting Architect:	Ollmann Ernest Martin
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1963999049
Acreage:	2.25 Acres
Current Use:	Restaurant, Fast-Food/Carry-Out w/ Drive-Thru
Proposed Use:	Restaurant, Fast-Food/Carry-Out w/ Drive-Thru
Reason for Request:	Construction of New Facility
Land Use Classification:	Business
Zoning Classification:	B-2 General Business District

Project Summary & Overview

The existing Culver's restaurant located at 1090 N Rochester Street is seeking approval to construct a new and larger restaurant on the northern half of the existing parcel. The applicant has provided a plan for construction of the new facility while maintaining and operating the existing facility until the new facility is complete and in operation. After completion of the new facility, the applicant will raze the existing restaurant and complete the remainder of their site improvements for parking lot space.

Access for the new construction will be provided off the existing cul-de-sac for Marsh View Drive while maintaining existing access for their current facility off STH 83 and the private portion road to the east. Upon the completion of the site improvements and the reconstruction and extension of Marsh View Drive

to the south, access will be provided off STH 83 and Marsh View Drive to facilitate proper access for customers and emergency services.

The applicant currently operates a similar restaurant on the property with a drive-thru facility and proposing to continue the restaurant operations in a new and larger facility with a drive-thru facility.

The proposed restaurant with dine-in and carry-out options is permitted in the B-2 district. All drive-thru facilities, accessory to the principal use, require conditional use approval subject to the specific review requirements as identified below. The applicant has provided the necessary application documentation and conditional use justification answers to the required questions in the application documents.

Conditional Use Request

Attached to this staff report is the justification questions for a Conditional Use Permit that have been answered by the applicant. The Planning Commission shall take these into consideration when making their decisions and recommendations.

Conditional Use Process / Findings

The established review procedures are that the Plan Commission shall hold a public hearing and make a recommendation to the Village Board whom makes the final decision.

Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts. In making this determination, the Plan Commission and Village Board must determine whether the petitioner has demonstrated there are no adverse effects on surrounding properties or that potentially adverse effects have been eliminated or reduced to an acceptable level. Approaches that could be employed to mitigate potentially adverse effects will depend on the particular circumstances but may include:
    a. Adjusting the location of the use, or parts thereof, on the subject property;
    b. Limiting hours of operation;
    c. Limiting the size or scope of the use, or parts thereof;
    d. Controlling how the use is managed on an ongoing basis;
    e. Providing additional landscaping;
    f. Providing additional screening; and
    g. Limiting operations conducted out-of-doors, if otherwise allowed

4. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
5. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
6. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for specified use.

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

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

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

Staff Review

Engineering:

- Final civil plans will need to be provided and approved by staff prior to issuance of Building permits, including an erosion control plan.
- Access off of Marsh View Drive existing cul-de-sac should be used for construction traffic only during Phase 1 Construction and eliminated once the future building is put into operation to avoid conflict with drive-thru stacking.
- Village Ordinance requires that parking stalls are a minimum of 180 SF. Applicant shall revise site plans to address this requirement.
- Final site plan review comments will be provided at the time of final Civil Plan submittals.

Public Works No comments at this time.

Utilities

- Sampling manhole shall be provided at the sewer easement line connection line.

- If Fire Suppression will be installed throughout the building, the applicant shall coordinate with the Utilities Director and Fire Chief for proper lateral size and location in coordination with the future Marsh View Drive improvements.
-

Police

The Police Department supports the on-site for entrances and the layout for the drive-thru traffic lanes.

Fire

- No exterior access is currently shown to the fire sprinkler room. Exterior access must be provided per Ordinance requirements.

Building Inspection

No comments at this time.

Planning

- The proposed photometric lighting plan shows footcandles exceeding 0.0 footcandles beyond the property line. The applicant shall review the photometric lighting plan and adjust to meet the requirement of zero footcandles at the property lines or provide justification as to why they cannot meet the Ordinance requirement.
- Flat roofs are only permitted by Plan Commission approval. The Architect is proposing a flat roof with a parapet wall to screen roof-top mechanical units. Staff is okay with this design proposal. Adjacent properties in this Zoning District have similar roof styles.
- All setback and building height requirements are met with the proposed design.
- Drive-Thru stacking requirements are met.
- Architectural design standard requirements are met.
- Landscaping requirements are met.

Recommended Action

Conditional Use Permit
Staff recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in the provided resolution.

To – Grant a Conditional Use Permit for a Drive-Thru facility with the following on-going conditions deemed necessary to protect the health, safety, and welfare:

1. Ongoing conditions of approval. The following conditions shall constitute an ongoing obligation:
    a. Any modifications to the site, buildings, site improvements, shall require the conditional use application being updated.
2. The following conditions are also true and are consistent with Section 100-354 of Mukwonago's zoning regulations:
    a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
    b. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

c. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts.
d. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
e. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
a. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

Site Plan and Architectural Review
Staff Recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution with the included conditions.

Attachments

1. Application and Development Information
2. Plans and Site Drawings

RESOLUTION 2025-53

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a site drive-thru facility (Culver's) on MUKV1963999049, Mukwonago, WI

WHEREAS, DARLENE LANDON, (hereinafter "property owner") as the current owner and operator of the Culver's Restaurant Facility, owns the property identified as parcel MUKV1963999049, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

LOT 1 CERT SURV 10574 VOL 101/204 REC AS DOC# 3589889 PT NW1/4 & SW1/4 SEC 23 T5N R18E :: EX PARCEL 5 TRANSPORTATION PROJECT PLAT 1330-12-20 4.02 :: DOC# 3430777 & DOC# 3519148

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for a drive-thru facility at the Culver's Restaurant per Section 100-251, and

WHEREAS, upon receipt of the petition submitted by the property owner and future purchaser, the Village Clerk properly referred such petition to the Plan Commission; and

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on December 9, 2025, to consider the petitioner's request; and

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

Return to:
Lana Kropf, Clerk-Treasurer
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Parcel Number: MUKV1963999049

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

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.

2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.

5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

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

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

1. **Authorized uses**. Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized to construct a Drive-Thru Facility – Culver's Restaurant.

2. **Issuance of permit required**. The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.

3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:

   a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.

   b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period, and the Village Clerk may approve an extension with good cause.

   c. This order must be recorded against the subject property in the Waukesha County or Walworth County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

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

4. **Ongoing conditions of approval**. The following conditions shall constitute an ongoing obligation:

   a. Any modifications to the site, buildings, and site improvements shall require the conditional use application being updated.

5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

6. **Modification of property boundary lines**. The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

7. **Plans and related matters**. Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new conditional use approval and all procedures in place at the time must be followed.

8. **Inspection**. The property owner shall allow Village of Mukwonago staff, officials, and other authorized

agents to inspect the subject property, at any reasonable time and for any proper purpose related to compliance with this conditional use order.

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

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

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

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

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

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

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

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

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

18. **Acceptance.** GRANTEES hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. GRANTEES acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village. GRANTEES also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the property. This Covenant shall run with the land and shall be binding on the GRANTEES and all persons claiming any estate or interest in the Premises by, through or under the GRANTEES, as long as the said Premises are used as described in the Conditional Use Grant

The remainder of this page intentionally left blank.

Approved this 17th day of December, 2025.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

_____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk-Treasurer

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this ____ day of _____ 2025, the persons described above, Fred Winchowky, Village President, and Lana Kropf, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the ____ day of _____, 2025.

_____
NOTARY PUBLIC

_____
My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Property Owner

I, _____ verify that I am an authorized agent for DARLENE LANDON, Owner and Operator of Culver's, accepts the terms stated herein.

Dated this _____ day of _____, 2025

_____
_____, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2025, the above-named person, _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
NOTARY PUBLIC

_____
My Commission Expires:

Drafted by Peter Gesch, Contracted Village Planner at the direction of the Mukwonago Village Board.

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO
CONDITIONAL USE PERMIT APPLICATION
Application Fee: $475

Date Submitted: _____ Complete, accurate and specific information must be entered. Please Print.

CONTACTS

Village Building
Contact: Tim Rutenbeck, Supervisor of Inspection
Email: trutenbeck@villageofmukwonago.gov
Phone: (262) 363-6419 option 1

Zoning and Planning Department
Contact: Peter Gesch, Planner
Email: pgesch@ruekert-mielke.com
Phone: (262) 542-5733

APPLICATION INFORMATION

Request: 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.

Meeting Dates: Plan Commission meets on the second Tuesday of each month at 6:30 p.m. A schedule of meeting dates can be found at our www.villageofmukwonago.gov

Application Deadlines: Applications deadlines are approximately 5 weeks prior to the scheduled meeting.

Public Hearing: Conditional use applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted on the application deadline to allow staff time to process and meet newspaper deadlines.

Application Completeness: Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice.

Pre-Application Meetings: 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.

Application Submission: Applications must be submitted Electronically through the Village on-line permit system. The system may be accessed through this link. Once you arrive to the site you will need to apply for a "Planning, Zoning, or Engineering Process". This link can be found on the left side of the screen under Building Department. The program will allow you search by the address, apply for a conditional use, input various information and upload documents.

Fees: Fees may be paid in one of three ways.

1. You may pay your fee online. After the application is submitted staff has received and reviewed the application an email will be sent to the applicant (email that is provided) letting you know that you can pay the fee online. There is a credit card fee associated with this option.
2. You may pay with cash or a check by mailing or brining the check to Village Hall. There is not a transaction fee associated with this option.
3. You may pay with a credit card at Village Hall during normal hours and in person. There is a transaction fee association with this option.

Paper Copies: Any Application that involves larger format copies (larger than 8 ½ x 11) shall have two copies of the application provided to the Village in printed form.
Paper Copies can be sent to: Village Planner, ATTN: Conditional Use Permits, 440 River Crest Ct Mukwonago, WI 53149

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name: Joseph Mayer
Company: Kimley-Horn and Associates, Inc.
Address: 111 West Jackson Blvd, Ste 1320 City: Chicago State: IL Zip: 60604
Daytime Phone: (630) 487-5563 Fax:
E-Mail: joe.mayer@kimley-horn.com

ARCHITECT

Name: Jennifer Deuth Fritts
Company: Ollmann Ernest Martin
Address: 200 S State St City: Belvidere State: IL Zip: 61008
Daytime Phone: (815) 544-7790 Fax:
E-Mail: jdeuthfritts@oaarch.com

PROFESSIONAL ENGINEER

Name: Joseph Mayer
Company: Kimley-Horn and Associates, Inc.
Address: 111 West Jackson Blvd, Ste 1320 City: Chicago State: IL Zip: 60604
Daytime Phone: (630) 487-5563 Fax:
E-Mail: joe.mayer@kimley-horn.com

REGISTERED SURVEYOR

Name: Donald C. Chaput
Company: Chaput Land Surveys
Address: 234 W. Florida Street Ste 306 City: Milwaukee State: WI Zip: 53204
Daytime Phone: (414) 292-1311 Fax:
E-Mail: don@chaputlandsurveys.com

CONTRACTOR

Name: Chris McGuire
Company: McCON Building Corporation
Address: 1209 Joseph Street City: Dodgeville State: WI Zip: 53533
Daytime Phone: (608) 930-7011 Fax:
E-Mail: cmcguire@mccon.net

PROPERTY AND PROJECT INFORMATION

Present Zoning: B-2 Tax Key No(s).: MUKV1963999049

Address/Location: 1090 N Rochester St, Mukwonago, WI 53149

A. I/We request a conditional use permit for:
Drive-Thru use associated with the construction of a Proposed Culver's restaurant

B. The property is presently used as:

Existing Culver's restaurant with associated Drive-Thru and parking

C. Name of Architect, Professional Engineer, or Contractor: Joseph Mayer

D. Project Timetable: Start Date: Spring 2026 Completion Date: Fall 2026

E. All of the Proposed Use(s) of the property will be:

Principal Use Quick serve restaurant

Secondary Use

Accessory Use

F. I/We represent that I/we have a vested interest in this property in the following manner:

■ Owner

❑ Leasehold. Length of Lease: _____

❑ Contractual. Nature of contract: _____

❑ Other. Please explain

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

This form is designed to be a guide for submitting a complete application for a conditional use.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

Application:
- Completed application form including the procedural checklist and justification of the proposed conditional use.
- Application fee: $475
- Agreement for Reimbursable Services (separate application)

Required site drawings:
- Survey of the property
- Landscape plan
- Parking plan (including parking computations)
- Lighting plan (including photo metrics)
- Proposed location and connection to the sanitary sewer and water mains
- Drainage plan (if applicable)
- All building elevations
- Floor plans

Other Documents:
- Plan of operation/proposal
- Overview of the adjoining lots (including list of parcel identification numbers and names and mailing addresses of the current owners for all properties within 300 feet of the subject property)
- 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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

The Plan Commission and Village Board of the Village of Mukwonago will base their decisions on the category standards listed below. It is in the best interest of the applicant to base their presentation on the same applicable set of standards when presenting their petition. Applicant: Please fill out ALL of the questions. Use additional sheets of paper if needed.

A. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The proposed conditional use is consistent with the existing land use. The Culver's operating on-site utilizes a Drive-Thru. Additionally, the proposed conditional use is aligned with the intent of the original Black Bear Business Center overall development. Finally, the proposed conditional use is situated among similar land uses along the Rochester Street commercial corridor.

B. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The proposed conditional use is consistent with the existing land use. The Culver's operating on-site utilizes a Drive-Thru. Additionally, the proposed conditional use is aligned with the intent of the original Black Bear Business Center overall development. Finally, the proposed conditional use is situated among similar land uses along the Rochester Street commercial corridor.

C. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 100-354 (a), (b), and (c)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

No the proposed conditional use does not result in any substantial or adverse impacts to surrounding properties or the public. The subject property currently operates with a Drive-Thru, and in the proposed condition will operate with an improved Drive-Thru allowing additional drive-thru stacking and parking. The proposed Site Plan has been designed with pedestrian foot traffic and optimized vehicular traffic flow in mind.

D. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The proposed conditional use is identical to the existing land use and will not disrupt the harmony of land uses/intensities/impacts in relation to the environs of the subject property.

E. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The proposed conditional use is identical to the existing land use and will therefore not impose an undue burden on any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

F. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Sections 100-354 (e)(1) and (2)), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

The proposed conditional use benefits will outweigh potential adverse impacts. The proposed conditional use will promote pedestrian safety, improved vehicular traffic flow, and streamlined business operations.

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

Darlene K Landon

Name & Title (PRINT)

11/3/2025

Date

Signature - Applicant

Joseph Mayer

Name & Title (PRINT)

11/05/2025

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? ☐ Yes ☐ No	**Escrow Amount**
Plan Commission Disposition	
Village Board Disposition	

PRELIMINARY ENGINEERING PLANS
CULVER'S DRIVE-THRU IMPROVEMENTS
PHASE 1
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

DIGGERS HOTLINE
CONTACT: 1-800-242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING AND ZONING
VILLAGE OF MUKWONAGO
809 NORTH BROADWAY, 2ND FLOOR
MILWAUKEE, WI 53202
TEL: (414) 286-5800
CONTACT: STEPHANIE BLOOMINGDALE

PUBLIC WORKS DEPARTMENT
VILLAGE OF MUKWONAGO
W320 S8315 BEULAH ROAD
MUKWONAGO, WI 53149
TEL: (262) 666-4415
CONTACT: JEFF YAEGER

ROADWAY AUTHORITY
WISCONSIN DEPARTMENT OF TRANSPORTATION
6150 W FOND DU LAC AVE
MILWAUKEE, WI 53218
TEL: (414) 266-1147

POWER COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

NATURAL GAS COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

PROJECT TEAM

OWNER
CULVER'S OF MUKWONAGO
1090 N ROCHESTER STREET
MUKWONAGO, WI 35149
CONTACT: ASHLEE UPP
EMAIL: LANDONAM09@GMAIL.COM

SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA ST
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: DONALD C. CHAPUT, P.L.S.

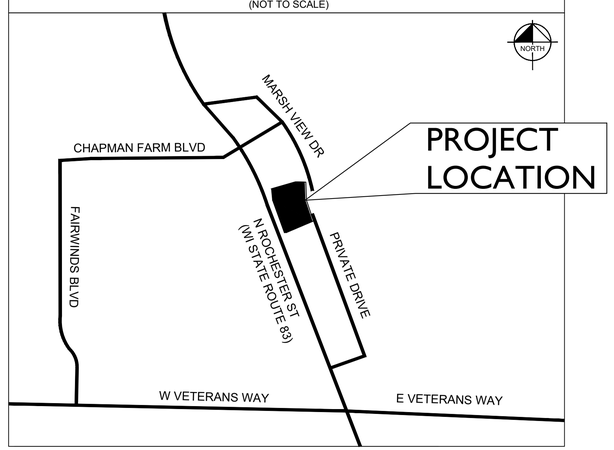
ARCHITECT
OLLMANN ERNEST MARTIN ARCHITECTS
200 S STATE ST
BELVIDERE, IL 61008
TEL: (815) 544-7790
CONTACT: JENNIFER DEUTH FRITTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: JOE COGSWELL, P.L.A.

GENERAL CONTRACTOR
MCCON BUILDING CORPORATION
1209 JOSEPH ST
DODGEVILLE, WI 53533
TEL: (608) 930-4545
CONTACT: CHRIS MCGUIRE

LOCATION MAP
(NOT TO SCALE)



BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S OF MUKWONAGO BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 4TH DAY OF NOVEMBER, A.D., 2025.

WI LICENSED PROFESSIONAL ENGINEER 101882-6
MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

WISCONSIN JOSEPH P MAYER E-101882-6 CHICAGO, IL PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-646-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

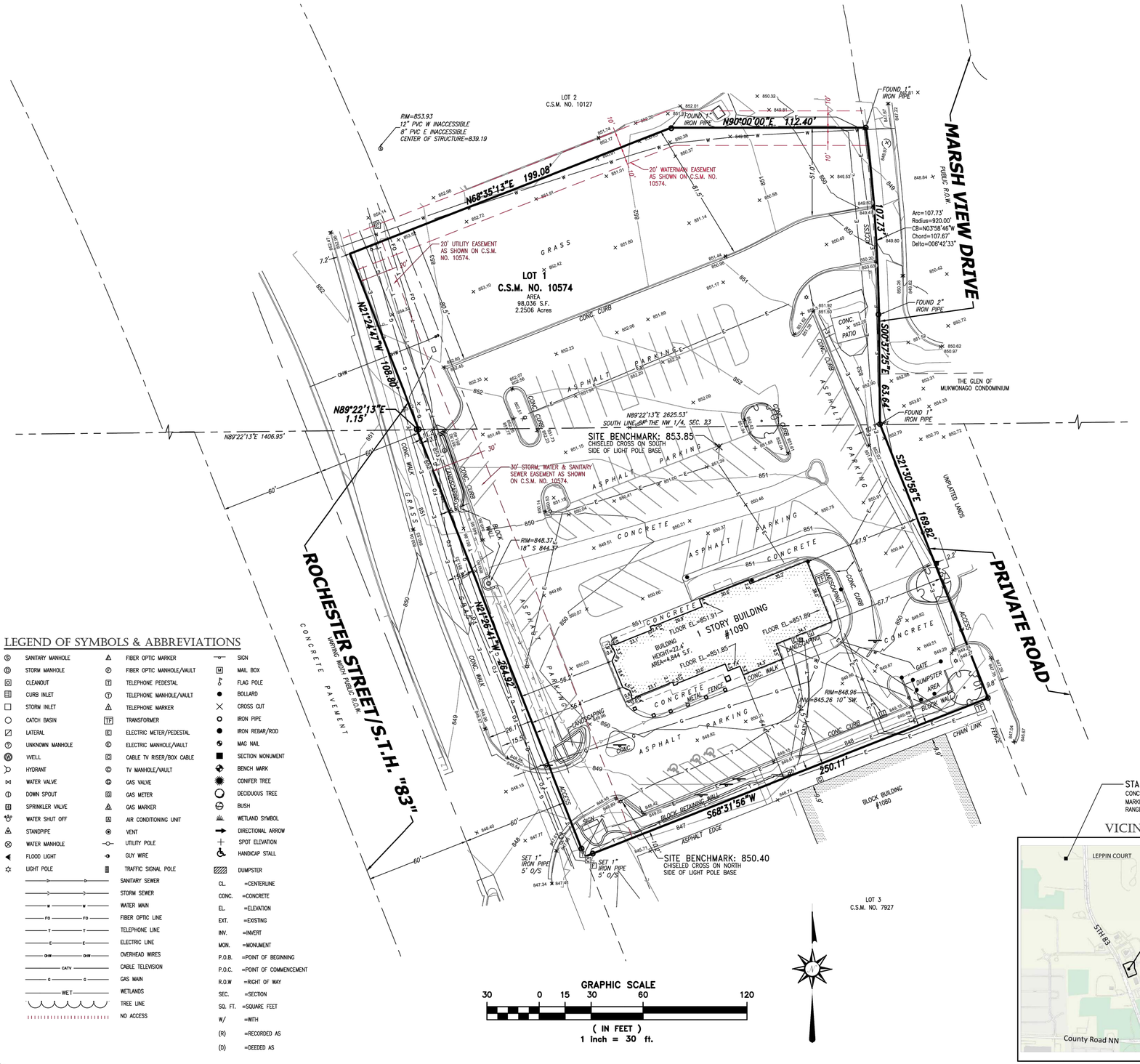
COVER SHEET

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 1\C0.0 - COVER SHEET.dwg COVER SHEET Nov 04, 2025 10:19pm by: Jordon.Tostad
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS
LAND TITLE SURVEY

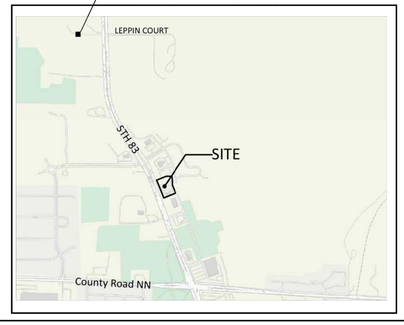


LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
CLEANOUT	TELEPHONE PEDESTAL	FLAG POLE	
CURB INLET	TELEPHONE MANHOLE/VAULT	BOLLARD	
STORM INLET	TELEPHONE MARKER	CROSS CUT	
CATCH BASIN	TRANSFORMER	IRON PIPE	
LATERAL	ELECTRIC METER/PEDESTAL	IRON REBAR/ROD	
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	MAG NAIL	
WELL	CABLE TV RISER/BOX CABLE	SECTION MONUMENT	
HYDRANT	TV MANHOLE/VAULT	BENCH MARK	
WATER VALVE	GAS VALVE	CONIFER TREE	
DOWN SPOUT	GAS METER	DECIDUOUS TREE	
SPRINKLER VALVE	GAS MARKER	BUSH	
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL	
STANDPIPE	VENT	DIRECTIONAL ARROW	
WATER MANHOLE	UTILITY POLE	SPOT ELEVATION	
FLOOD LIGHT	GUY WIRE	HANDICAP STALL	
LIGHT POLE	TRAFFIC SIGNAL POLE	DUMPSTER	
SANITARY SEWER		CL. =CENTERLINE	
STORM SEWER		CONC. =CONCRETE	
WATER MAIN		EL. =ELEVATION	
FIBER OPTIC LINE		EXT. =EXISTING	
TELEPHONE LINE		INV. =INVERT	
ELECTRIC LINE		MON. =MONUMENT	
OVERHEAD WIRES		P.O.B. =POINT OF BEGINNING	
CABLE TELEVISION		P.O.C. =POINT OF COMMENCEMENT	
GAS MAIN		R.O.W =RIGHT OF WAY	
WETLANDS		SEC. =SECTION	
TREE LINE		SQ. FT. =SQUARE FEET	
NO ACCESS		W/ =WITH	
		(R) =RECORDED AS	
		(D) =DEEDED AS	

STARTING BENCHMARK: 850.60
CONCRETE MONUMENT WITH BRASS CAP MARKING NW 1/4 OF SECTION 23, TOWN 5, RANGE 18 EAST.

VICINITY MAP



CLIENT
Kimley-Horn

SITE ADDRESS
1090 N Rochester St. Mukwonago, WI

LEGAL DESCRIPTION
Lot 1 of Certified Survey Map No. 10574, recorded July 29, 2008 in Volume 101 of Certified Survey Maps on Pages 204 to 207 as Document No. 3589889, being a part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD27), in which the South line of the NW 1 /4 bears N89°22'13"E.

VERTICAL DATUM
Vertical Datum is based on National Geodetic Vertical Datum of 1929

TABLE "A" ITEMS

3. According to the flood insurance rate map of the Village of Mukwonago, Community Panel No.55133C0314H, effective date of October 19, 2024, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 98,036 square feet or 2.2506 acres.

6(a)(b). A zoning report has not been provided.

9. There are 89 regular parking spaces and 3 handicap spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20244023196 and 20244023200. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

To: T.B.D.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b) 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 19 and 20(b) of Table A thereof. The field work was completed on October 22, 2024.

Date of Map: October 29, 2024

DRAFT

Allen J. Schneider
Professional Land Surveyor
Registration Number S-2194

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: JRT Drawing No. 4383.00

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   CHAPUT LAND SURVEYS
   234 W. FLORIDA ST
   MILWAUKEE, WI 53204
   TEL: (414) 224-8068

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "ROADWAY STANDARD SPECIFICATIONS, WISCONSIN DEPARTMENT OF TRANSPORTATION," AS PREPARED BY WISDOT, CURRENT EDITION AND ITS SUPPLEMENTS.

   B. "10 STATE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES", AS PUBLISHED BY HEALTH RESEARCH INC., LATEST EDITION.

   C. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF MUKWONAGO, UNLESS OTHERWISE NOTED ON THE PLANS.

   D. THE NATIONAL ELECTRIC CODE.

   E. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THESE PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISCREPANCY BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE VILLAGE OF MUKWONAGO, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF MUKWONAGO,AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE VILLAGE OF MUKWONAGO.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE VILLAGE OF MUKWONAGO'S OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WISDOT SECTION 202. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF MUKWONAGO.APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF MUKWONAGO PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-8511) AND THE VILLAGE OF MUKWONAGO FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE OF MUKWONAGO UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE. CRUSHED LIMESTONE SHALL BE PLACED IN ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SEDIMENT THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WISDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WISDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE VILLAGE OF MUKWONAGO OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES AS PREPARED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF MUKWONAGO, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT. ALL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

   TBD

1. TOPSOIL EXCAVATION INCLUDES:

   1.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   1.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   1.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   1.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   1.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION INCLUDES:

   2.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   2.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   2.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   2.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

   4.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

   5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS (REFERENCE ASTM D-1557 (MODIFIED PROCTOR)} SUBGRADE = 95%; SUBBASE = 95%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM DENSITY, PER WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF MUKWONAGO CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

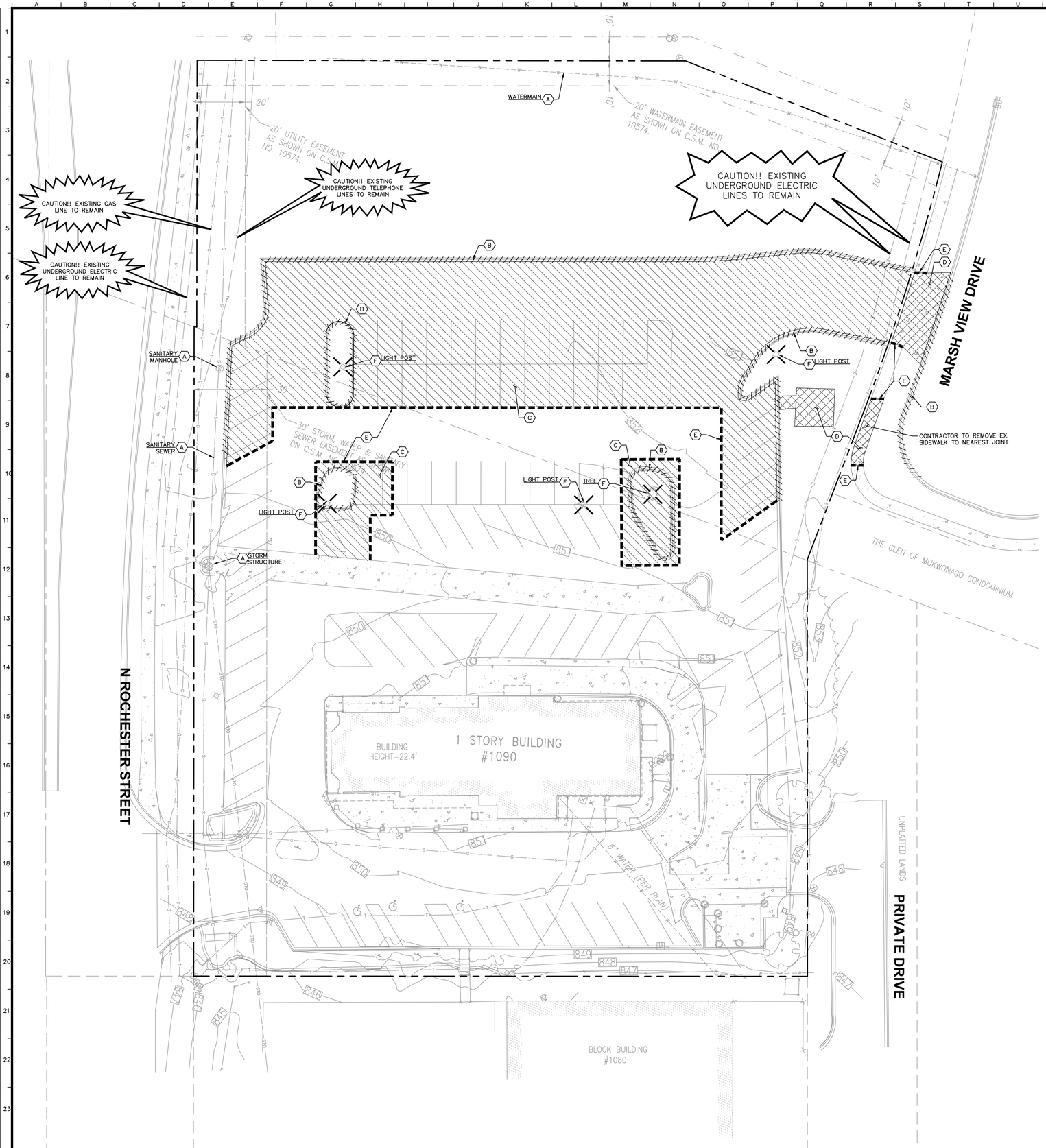
      2.2.1. SCARIFY, DISC, AND AERATE.

      2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

      2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

      2.2.4. USE OF GEOTEXTILE FABRIC.

      MAXIMUM DE



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WSDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
7. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
8. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
9. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
10. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL DIGGERS' (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
12. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
13. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WISDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (D) CONCRETE REMOVAL
- (E) SAWCUT LINE
- (F) ITEM TO BE REMOVED

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

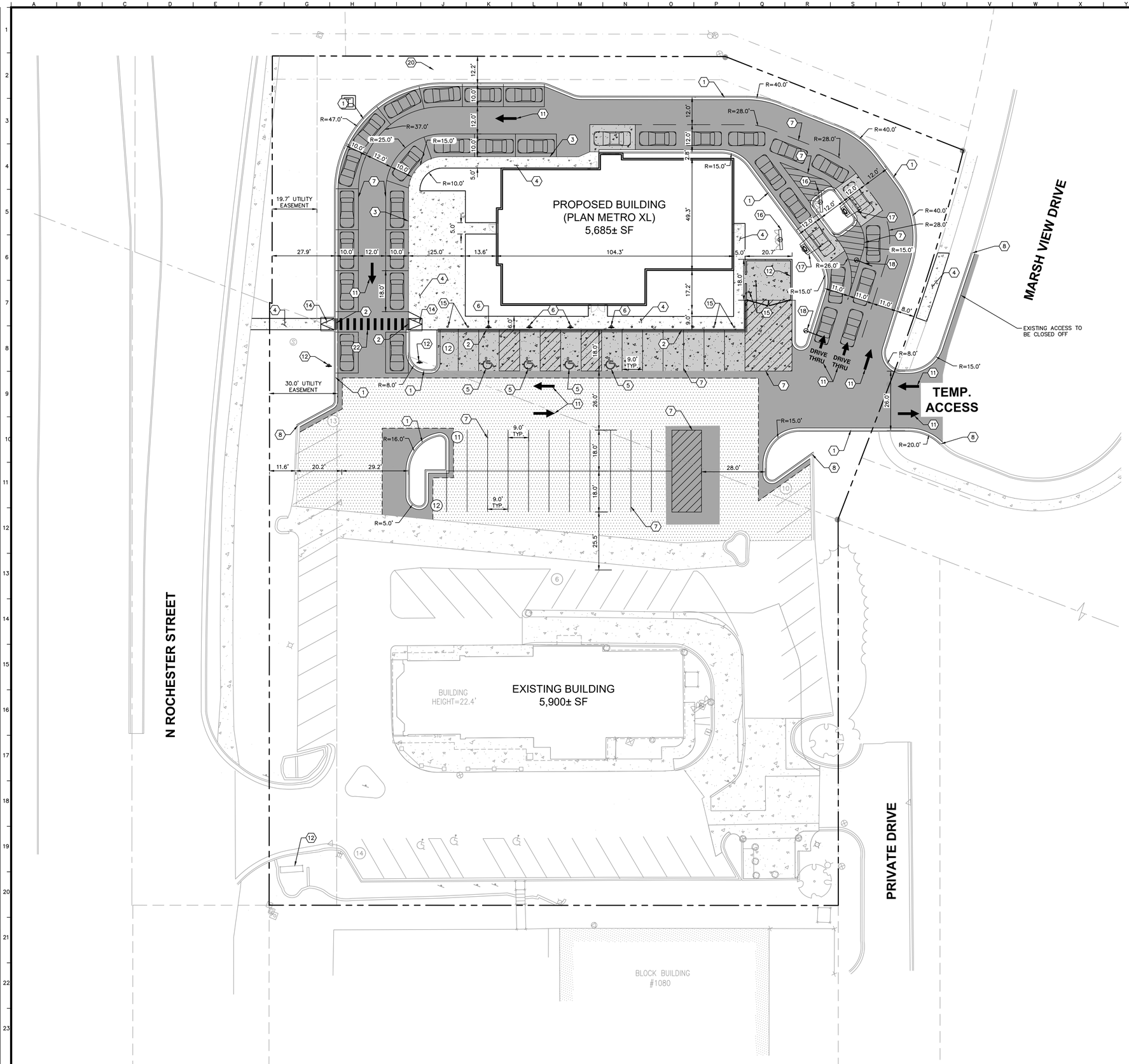
Culver's®

DEMOLITION PLAN

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
C2.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_wi\2 Design\CAD\PlanSheets\Phase 1\C2.0 - DEMOLITION PLAN.dwg DEMOLITION PLAN - PHASE 1 Nov 04, 2025 10:20pm by Jordan.Tasted
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55133C0314G, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

PAVING AND CURB LEGEND

- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- 3" MILL AND OVERLAY
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD PITCH CONCRETE CURB & GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

KEY NOTES

1. 6-INCH CONCRETE CURB & GUTTER, TYP.
2. DEPRESSED CURB
3. INTEGRAL CURB AND WALK (AROUND BUILDING)
4. CONCRETE SIDEWALK, TYP.
5. ACCESSIBLE PAVEMENT MARKINGS, TYP.
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
7. 4" WIDE PAINTED SOLID LINE, TYP.
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. 24" WIDE STOP BAR, TYP. (NOT USED)
10. "DO NOT ENTER" SIGN (SEE SIGNAGE PLANS FOR FOR DETAILS)
11. SITE DIRECTIONAL MARKINGS
12. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. EXISTING PYLON SIGN
14. ACCESSIBLE RAMP
15. 6" BOLLARD, TYP.
16. PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
17. PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
18. VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
19. 3-FT TRANSITION CURB, TYP
20. TRANSFORMER PAD (FOR REFERENCE ONLY)
21. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
22. 5-FT WIDE PAINTED CROSSWALK
23. PROPOSED FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

SITE PLAN

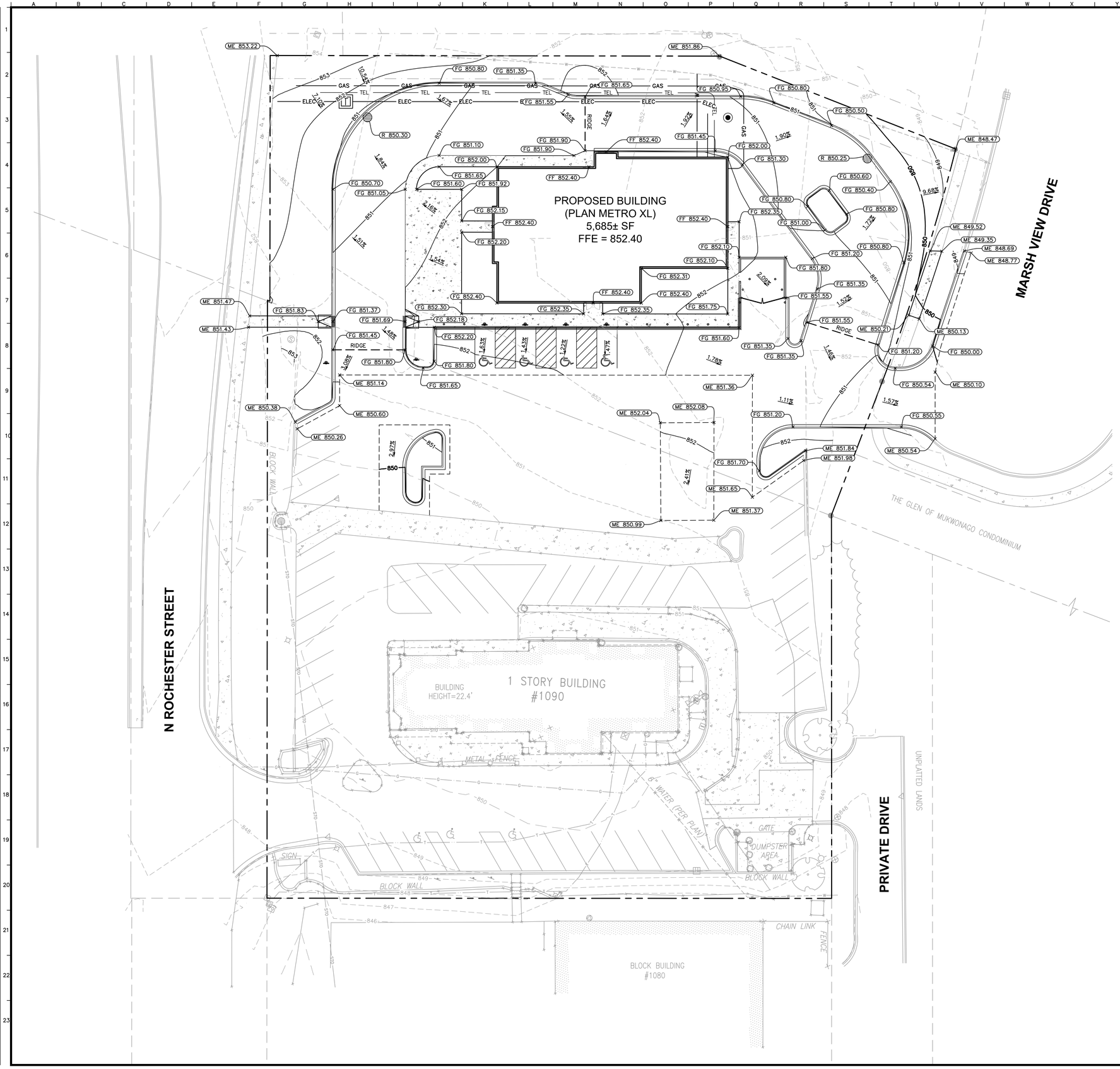
CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE:
11/04/2025

KHA PROJECT NO.
168971013

SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 1\C3.0 - SITE PLAN.dwg SITE PLAN PHASE 1 Nov 04, 2025 10:20pm by Jordan.Tastad
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
R = RIM ELEVATION
FG = FINISHED GRADE
ME = MATCH ELEVATION
TW = TOP OF WALL

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

- 950 — PROPOSED CONTOUR
- 950 — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (86.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-262-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's®

GRADING AND DRAINAGE PLAN

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_wi\2 Design\CAD\PlanSheets\Phase 1\C4.0 - GRADING AND EROSION CONTROL PLAN.dwg C4.0 Nov 04, 2025 10:21pm by: Jordan.Tastad
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROPOSED UNDERGROUND ELECTRIC SERVICE

PROPOSED UNDERGROUND TELEPHONE SERVICE

PROPOSED GAS SERVICE

PROPOSED CONNECTION TO EX. WATERMAIN

PROPOSED WATER SERVICE

PROPOSED STORM SEWER, TYP.

CONTRACTOR TO COORDINATE CONNECTION TO EXISTING GAS MAIN WITH FRANCHISE UTILITY PROVIDER

CONTRACTOR TO COORDINATE CONNECTION TO EXISTING UNDERGROUND TELEPHONE LINE WITH FRANCHISE UTILITY PROVIDER

CONTRACTOR TO COORDINATE CONNECTION TO EXISTING UNDERGROUND ELECTRIC LINE WITH FRANCHISE UTILITY PROVIDER

CONNECTION TO EX. 8" SANITARY SEWER MAIN

PROPOSED SANITARY SEWER SERVICE, TYP.

20' UTILITY EASEMENT AS SHOWN ON C.S.M. NO. 10574

20' WATER MAIN EASEMENT AS SHOWN ON C.S.M. NO. 10574

PROPOSED BUILDING
(PLAN METRO XL)
5,685± SF

EXISTING BUILDING
5,900± SF

BUILDING HEIGHT=22.4'

DRIVE THRU

DRIVE THRU

TEMP. ACCESS

MARSH VIEW DRIVE

N ROCHESTER STREET

PRIVATE DRIVE

30' STORM, WATER & SANITARY SEWER EASEMENT AS SHOWN ON C.S.M. NO. 10574

6" WATER (PER PLAN)

BLOCK BUILDING
#1080

60'

60'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE® Call Before You Dig
CONTACT: 1-800-242-8511
1-800-892-0123

UTILITY LEGEND

W W	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
S	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
STO	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
G G	EX. GAS LINE
	EX. GAS METER
E	EX. UNDERGROUND ELECTRIC LINE
T	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED COMBINATION CURB INLET
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W W	PROPOSED WATER LINE
	PROPOSED VALVE BOX
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

UTILITY PLAN

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

KHA PROJECT NO.
168971013

SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 1\C5.0 - UTILITY PLAN.dwg UTILITY PLAN Nov 04, 2025 10:21pm by: Jordan.Tastad
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY ENGINEERING PLANS
CULVER'S DRIVE-THRU IMPROVEMENTS
PHASE 2
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

DIGGERS HOTLINE
CONTACT: 1-800-242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING AND ZONING
VILLAGE OF MUKWONAGO
809 NORTH BROADWAY, 2ND FLOOR
MILWAUKEE, WI 53202
TEL: (414) 286-5800
CONTACT: STEPHANIE BLOOMINGDALE

PUBLIC WORKS DEPARTMENT
VILLAGE OF MUKWONAGO
W320 S8315 BEULAH ROAD
MUKWONAGO, WI 53149
TEL: (262) 666-4415
CONTACT: JEFF YAEGER

ROADWAY AUTHORITY
WISCONSIN DEPARTMENT OF TRANSPORTATION
6150 W FOND DU LAC AVE
MILWAUKEE, WI 53218
TEL: (414) 266-1147

POWER COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

NATURAL GAS COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

PROJECT TEAM

OWNER
CULVER'S OF MUKWONAGO
1090 N ROCHESTER STREET
MUKWONAGO, WI 35149
CONTACT: ASHLEE UPP
EMAIL: LANDONAM09@GMAIL.COM

SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA ST
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: DONALD C. CHAPUT, P.L.S.

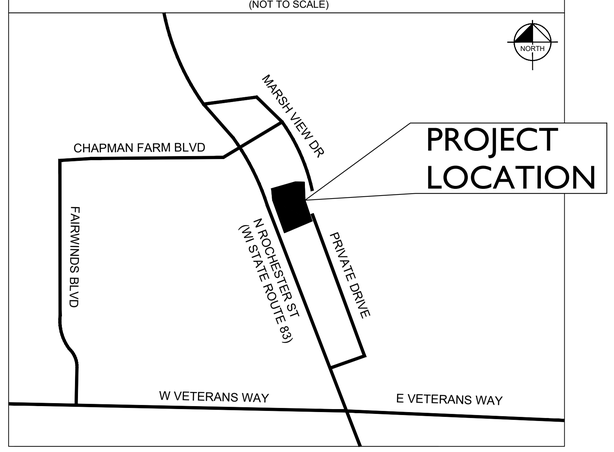
ARCHITECT
OLLMANN ERNEST MARTIN ARCHITECTS
200 S STATE ST
BELVIDERE, IL 61008
TEL: (815) 544-7790
CONTACT: JENNIFER DEUTH FRITTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: JOE COGSWELL, P.L.A.

GENERAL CONTRACTOR
MCCON BUILDING CORPORATION
1209 JOSEPH ST
DODGEVILLE, WI 53533
TEL: (608) 930-4545
CONTACT: CHRIS MCGUIRE

LOCATION MAP
(NOT TO SCALE)



BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S OF MUKWONAGO BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 4TH DAY OF NOVEMBER, A.D., 2025.

WI LICENSED PROFESSIONAL ENGINEER 101882-6
MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

WISCONSIN JOSEPH P MAYER E-101882-6 CHICAGO, IL PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-546-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

COVER SHEET

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 2\C0.0 - COVER SHEET.dwg COVER SHEET Nov 04, 2025 10:13pm by: Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS
LAND TITLE SURVEY



CLIENT
Kimley-Horn

SITE ADDRESS
1090 N Rochester St. Mukwonago, WI

LEGAL DESCRIPTION
Lot 1 of Certified Survey Map No. 10574, recorded July 29, 2008 in Volume 101 of Certified Survey Maps on Pages 204 to 207 as Document No. 3589889, being a part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 23, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD27), in which the South line of the NW 1 /4 bears N89°22'13"E.

VERTICAL DATUM
Vertical Datum is based on National Geodetic Vertical Datum of 1929

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
CLEANOUT	TELEPHONE PEDESTAL	FLAG POLE	
CURB INLET	TELEPHONE MANHOLE/VAULT	BOLLARD	
STORM INLET	TELEPHONE MARKER	CROSS CUT	
CATCH BASIN	TRANSFORMER	IRON PIPE	
LATERAL	ELECTRIC METER/PEDESTAL	IRON REBAR/ROD	
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	MAG NAIL	
WELL	CABLE TV RISER/BOX CABLE	SECTION MONUMENT	
HYDRANT	TV MANHOLE/VAULT	BENCH MARK	
WATER VALVE	GAS VALVE	CONIFER TREE	
DOWN SPOUT	GAS METER	DECIDUOUS TREE	
SPRINKLER VALVE	GAS MARKER	BUSH	
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL	
STANDPIPE	VENT	DIRECTIONAL ARROW	
WATER MANHOLE	UTILITY POLE	SPOT ELEVATION	
FLOOD LIGHT	GUY WIRE	HANDICAP STALL	
LIGHT POLE	TRAFFIC SIGNAL POLE	DUMPSTER	
SANITARY SEWER		CL. =CENTERLINE	
STORM SEWER		CONC. =CONCRETE	
WATER MAIN		EL. =ELEVATION	
FIBER OPTIC LINE		EXT. =EXISTING	
TELEPHONE LINE		INV. =INVERT	
ELECTRIC LINE		MON. =MONUMENT	
OVERHEAD WIRES		P.O.B. =POINT OF BEGINNING	
CABLE TELEVISION		P.O.C. =POINT OF COMMENCEMENT	
GAS MAIN		R.O.W =RIGHT OF WAY	
WETLANDS		SEC. =SECTION	
TREE LINE		SQ. FT. =SQUARE FEET	
NO ACCESS		W/ =WITH	
		(R) =RECORDED AS	
		(D) =DEEDED AS	

STARTING BENCHMARK: 850.60
CONCRETE MONUMENT WITH BRASS CAP MARKING NW 1/4 OF SECTION 23, TOWN 5, RANGE 18 EAST.

VICINITY MAP



TABLE "A" ITEMS

3. According to the flood insurance rate map of the Village of Mukwonago, Community Panel No.55133C0314H, effective date of October 19, 2024, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 98,036 square feet or 2.2506 acres.

6(a)(b). A zoning report has not been provided.

9. There are 89 regular parking spaces and 3 handicap spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20244023196 and 20244023200. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

To: T.B.D.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b) 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 19 and 20(b) of Table A thereof. The field work was completed on October 22, 2024.

Date of Map: October 29, 2024

DRAFT

Allen J. Schneider
Professional Land Surveyor
Registration Number S-2194

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: JRT Drawing No. 4383.00

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   CHAPUT LAND SURVEYS
   234 W. FLORIDA ST
   MILWAUKEE, WI 53204
   TEL: (414) 224-8068

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "ROADWAY STANDARD SPECIFICATIONS, WISCONSIN DEPARTMENT OF TRANSPORTATION," AS PREPARED BY WISDOT, CURRENT EDITION AND ITS SUPPLEMENTS.

   B. "10 STATE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES", AS PUBLISHED BY HEALTH RESEARCH INC., LATEST EDITION.

   C. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF MUKWONAGO, UNLESS OTHERWISE NOTED ON THE PLANS.

   D. THE NATIONAL ELECTRIC CODE.

   E. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THESE PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISCREPANCY BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE VILLAGE OF MUKWONAGO, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF MUKWONAGO,AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE VILLAGE OF MUKWONAGO.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE VILLAGE OF MUKWONAGO'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WISDOT SECTION 202. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF MUKWONAGO.APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF MUKWONAGO PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-8511) AND THE VILLAGE OF MUKWONAGO FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE OF MUKWONAGO UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR AND SHALL BE REPAIRED.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE, GRADING NO. 1. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SEDIMENT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WISDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WISDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE VILLAGE OF MUKWONAGO OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES AS DIRECTED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF MUKWONAGO, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT. ALL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

   TBD

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

   4.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

   5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS (REFERENCE ASTM D-1557 (MODIFIED PROCTOR)} SUBGRADE = 95%; SUBBASE = 95%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM DENSITY, PER WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF MUKWONAGO CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

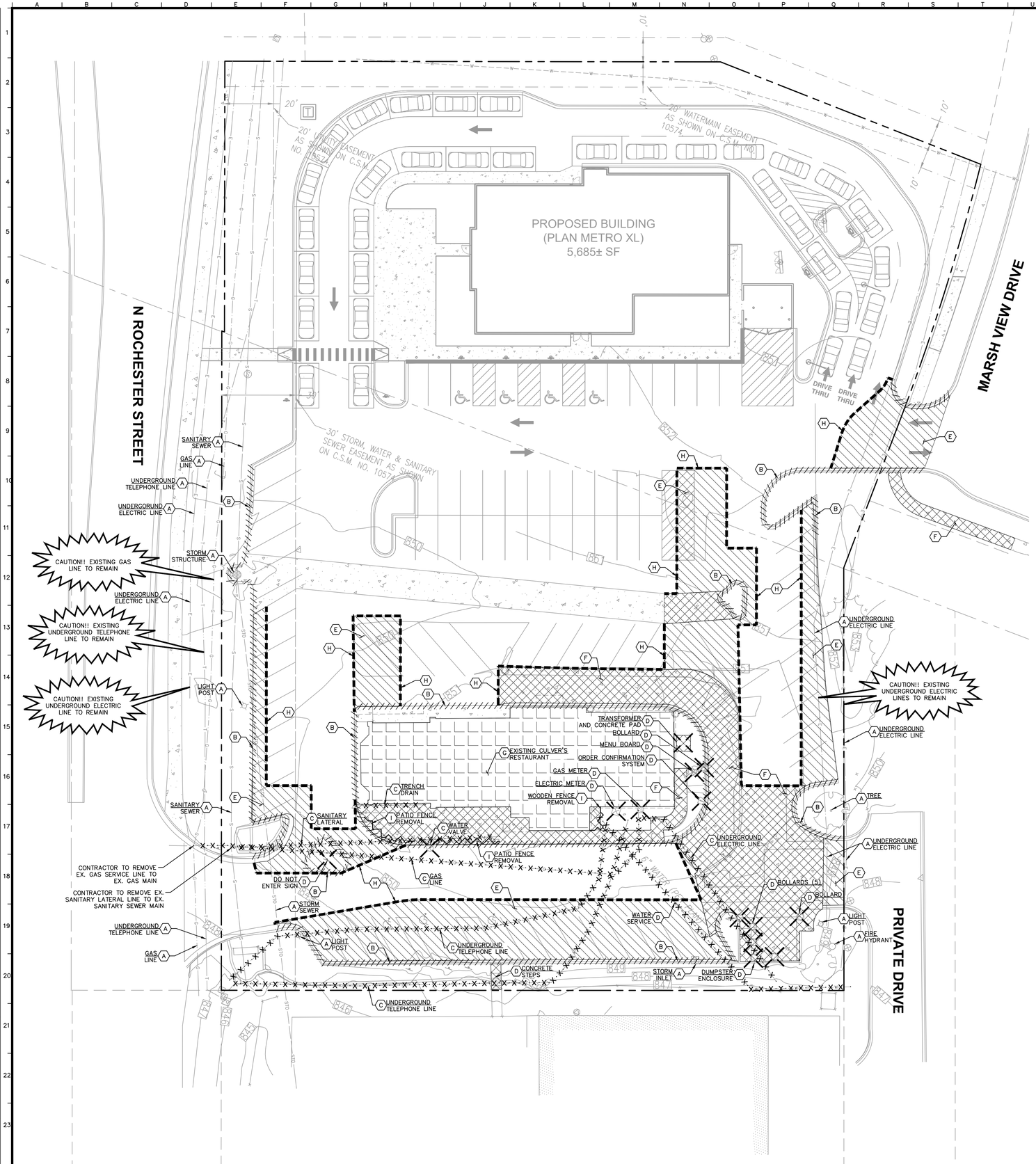
      2.2.1. SCARIFY, DISC, AND AERATE.

      2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

      2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

      2.2.4. USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY



DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WSDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
7. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
8. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
9. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
10. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "DIGGERS" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
12. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
13. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WSDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) SAWCUT LINE
- (I) FENCE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

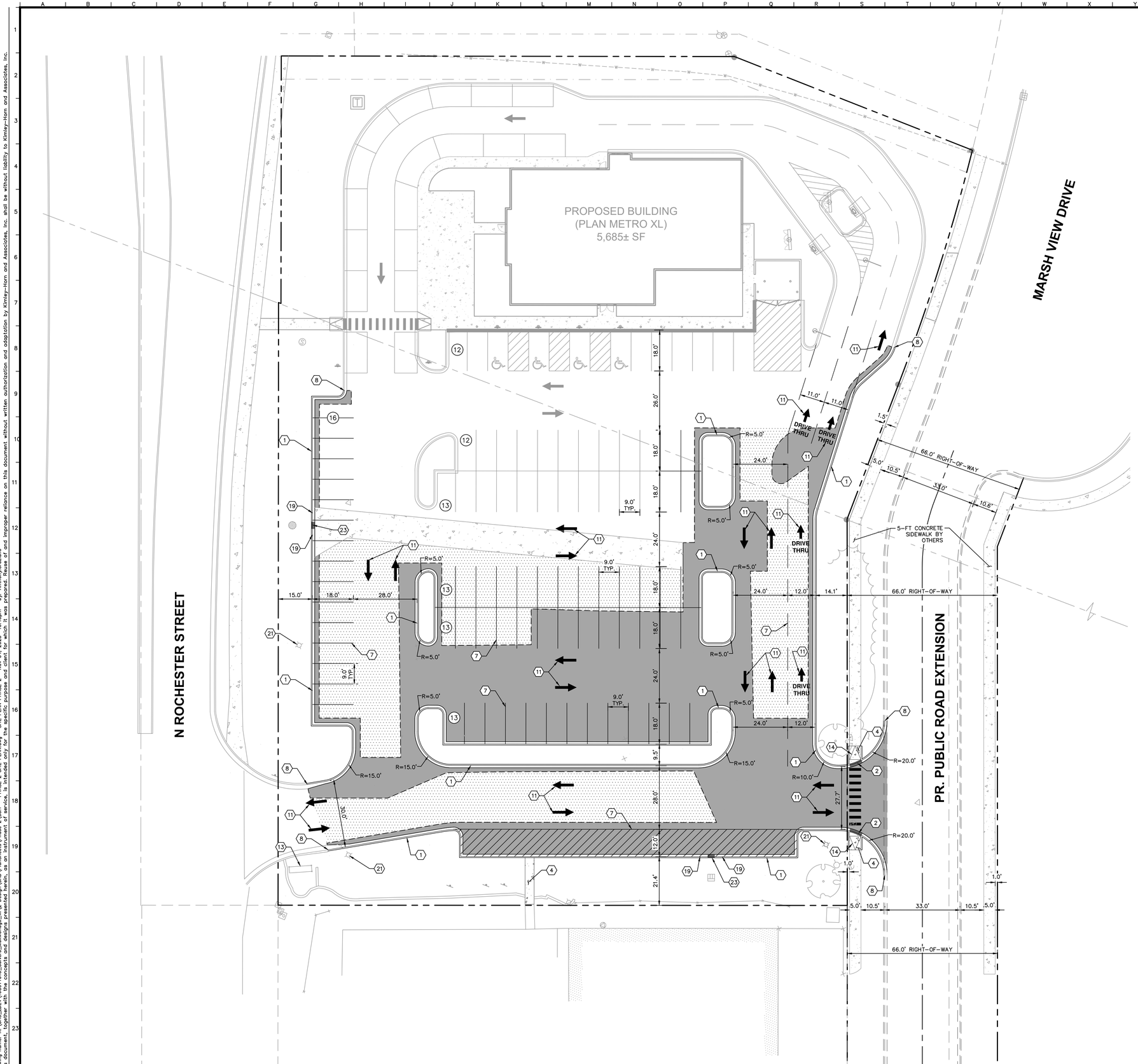
Culver's

DEMOLITION PLAN

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
C2.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 2\C2.0 - DEMOLITION PLAN.dwg DEMOLITION PLAN - PHASE 2 Nov 04, 2025 10:13pm by: AnthonyGrazioso
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55133C0314G, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

PAVING AND CURB LEGEND

- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- 3" MILL AND OVERLAY
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD PITCH CONCRETE CURB & GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

TOTAL PARKING SPACES REQUIRED (1 SPACES/250 SF)	=	24 SPACES
EXISTING STANDARD PARKING SPACES PROVIDED	=	89 SPACES
EXISTING ACCESSIBLE PARKING SPACES PROVIDED	=	4 SPACES
EXISTING ORDER WAITING SPACES PROVIDED	=	8 SPACES
EXISTING TOTAL PARKING SPACES PROVIDED	=	101 SPACES
PROPOSED STANDARD PARKING SPACES PROVIDED	=	88 SPACES
PROPOSED ACCESSIBLE PARKING SPACES PROVIDED	=	4 SPACES
PROPOSED ORDER WAITING SPACES PROVIDED	=	18 SPACES
PROPOSED TOTAL PARKING SPACES PROVIDED	=	110 SPACES

KEY NOTES

1. 6-INCH CONCRETE CURB & GUTTER, TYP.
2. DEPRESSED CURB
3. INTEGRAL CURB AND WALK (AROUND BUILDING)
4. CONCRETE SIDEWALK, TYP.
5. ACCESSIBLE PAVEMENT MARKINGS, TYP.
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
7. 4" WIDE PAINTED SOLID LINE, TYP.
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. 24" WIDE STOP BAR, TYP. (NOT USED)
10. "DO NOT ENTER" SIGN (SEE SIGNAGE PLANS FOR FOR DETAILS)
11. SITE DIRECTIONAL MARKINGS
12. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. EXISTING PYLON SIGN
14. ACCESSIBLE RAMP
15. 6" BOLLARD, TYP.
16. PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
17. PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
18. VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
19. 3-FT TRANSITION CURB, TYP
20. TRANSFORMER PAD (FOR REFERENCE ONLY)
21. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
22. 5-FT WIDE PAINTED CROSSWALK
23. 3-FT WIDE CRUB CUT

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's®

SITE PLAN

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE:
11/04/2025

KHA PROJECT NO.
168971013

SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 2\C3.1 - PHASE 2 SITE PLAN.dwg SITE PLAN PHASE 2 Nov 04, 2025 10:13pm by: AnthonyGrazioso
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 2\C4.0 – GRADING AND EROSION CONTROL PLAN.dwg Nov 04, 2025 10:13pm by: Anthony.Gradone
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROPOSED BUILDING
(PLAN METRO XL)
5,685± SF
FFE = 852.40

N ROCHESTER STREET

MARSH VIEW DRIVE

PR. PUBLIC ROAD EXTENSION

PROPOSED SWALE

PROPOSED SWALE

RIDGE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
R = RIM ELEVATION
FG = FINISHED GRADE
ME = MATCH ELEVATION
TW = TOP OF WALL

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

- 950 — PROPOSED CONTOUR
- 950 — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

GRADING AND DRAINAGE PLAN

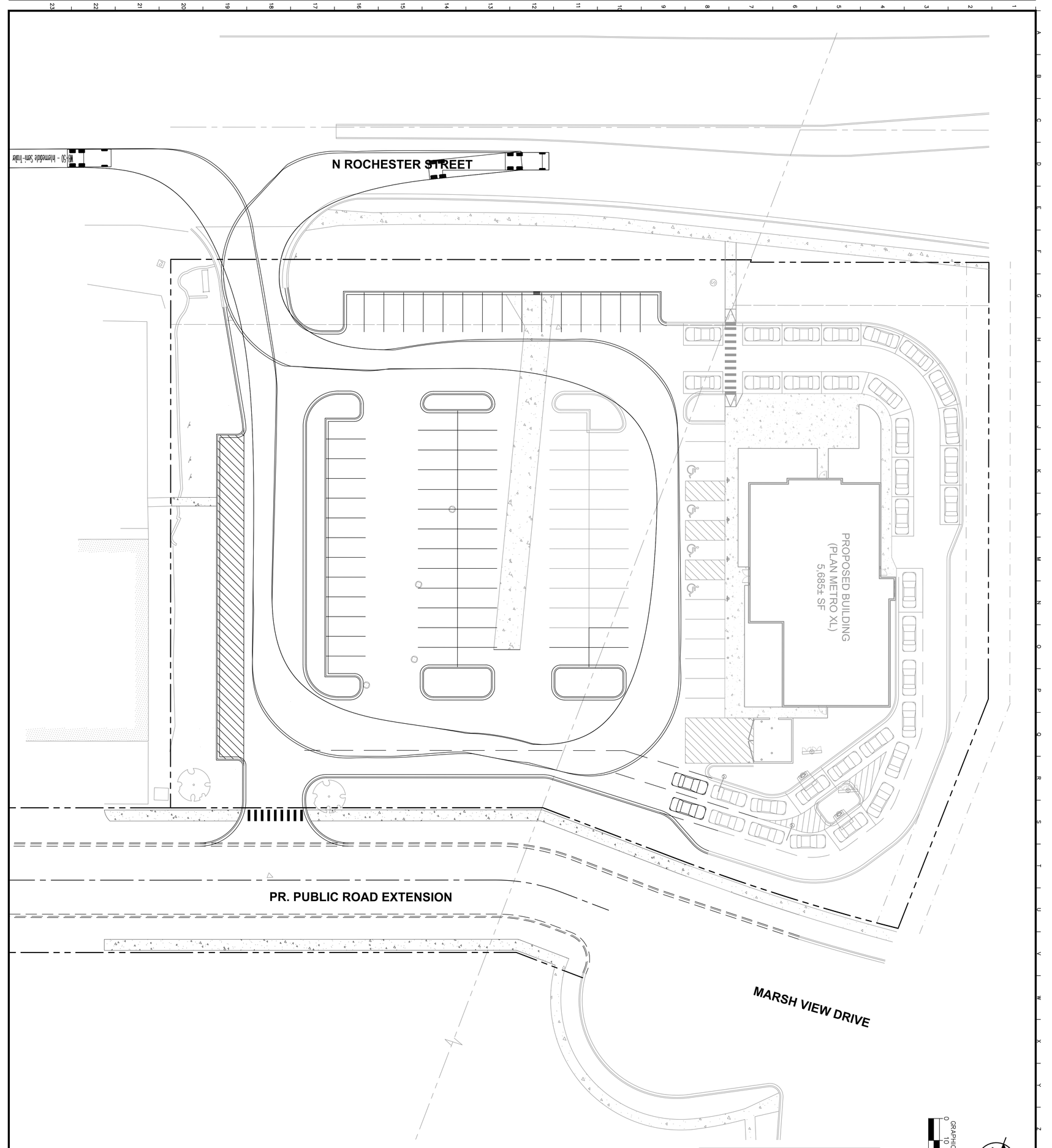
CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE:
11/04/2025

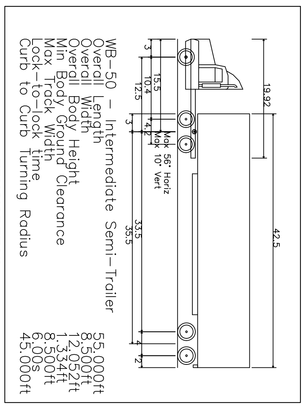
KHA PROJECT NO.
168971013

SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\C3.2 – Truck Turn Exhibit.dwg C3.2 Jul 10, 2025 9:10am by: Anthony.Graziano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TRUCK DETAIL
N.T.S.



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

SHEET NUMBER C3.2	KHA PROJECT NO. 168971013	DATE 07/10/2025	**CULVER'S** 1090 N ROCHESTER ST MUKWONAGO, WI 53149	TRUCK TURN EXHIBIT	Culver's®	SCALE: AS NOTED DESIGNED BY: AMG DRAWN BY: AMG CHECKED BY: JPM

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIP SCHEDULE
1	WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	24	OPEN NUMBER	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM	66	ICE MACHINE WITH BIN - ROUGH-IN ONLY	83	REACH IN REFRIGERATOR	113	BEVERAGE COUNTER
2	WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	27	SLANTING WALL SHELF	48	REFRIGERATED MEAT CART	66A	REMOTE ICE MAKER	88	DELIVERY SHELF	114	CONDIMENT COUNTER
3	WALK-IN COOLER RACKS	29	CLEAN PAN SHELVING	50	MOBILE WORKTABLE	67	WORKTABLE	90	FRONT SERVICE COUNTER	115	OPEN NUMBER
3A	THAWING RACKS - NOT INCLUDED	31	JANITOR'S SHELVING	51	GRILL AND STAND	68	WALL SHELF	92	CUP DISPENSERS	119	WASTE RECEPTACLES
4	WALK-IN COOLER DUNNAGE RACKS	34	REACH-IN FREEZER	52	TRANSFER STATION - ROUGH-IN ONLY	71	OPEN NUMBER	93	STAINLESS STEEL DRIVE-THRU COUNTER	120	HIGH TOP TABLES AND CHAIRS
4A	MOBILE CUSTARD MIX RACKS	35	OPEN NUMBER	53A	SANDWICH WRAP STATION LEFT	74	REFRIGERATED TOPPING TABLE	94	STAINLESS STEEL DRIVE-THRU COUNTER	121	DROP IN CUSTARD COLD PAN
5	WALK-IN FREEZER SHELVING	37	REFRIGERATED DRAWER BASE	53B	SANDWICH WRAP STATION RIGHT	75	CUSTARD DIPPING CABINET	95	CUP DISPENSERS	123	WORKTOP REFRIGERATOR
6	WALK-IN FREEZER DUNNAGE RACKS	38	DUAL FRY DISPENSER - NOT INCLUDED	53C	WALL SHELF	76	CAKE CONE DISPENSER	100	DISPLAY CABINET	124	CARBONATOR
7	WORKTABLE / SINK	39	OPEN NUMBER	54	ORDER BARS	77A	SUNDAE TOPPING DISPENSERS	101	TRAY / TRASH / RECYCLE CABINETS	125	MOBILE WORKTABLE
8	WALL SHELF	40	BREAD SHELF - NOT INCLUDED	57	STAINLESS STEEL REFRIGERATION CHASE COVER	77B	SUNDAE TOPPING WALL SHELF	102	TRAY / TRASH CABINET - NOT INCLUDED	126	SLANTING WALL SHELF
11	LOCKERS	41	REFRIGERATED WORKTABLES	58	FRY STATION HEAT LAMP - ROUGH-IN ONLY	78	DISH / CUP DISPENSERS	106	RETAIL FREEZER	127	OPEN NUMBER
14	STAINLESS STEEL WALL CORNER GUARDS, SHOWN: (14)	42	MOBILE WORKTABLE / OVERSHELF	60	FRYERS	79	WALL SHELVES	107	CONDIMENT CUP DISPENSERS	505	REFRIGERATION LINE SETS (SEE H6 / A105)
16	WIRE SHELVING	44	GRILL SIDE WARMER CART	61	CUSTOM FISH REFRIGERATOR	80	REFRIGERATED S/S BACKCOUNTER	108	TABLES / CHAIRS / BOOTHS		
20	DISHTABLES AND UTENSIL SINKS	45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	62	OPEN NUMBER	81	HEATED PASS-THRU UNIT	109	CONDIMENT DISPENSERS		
21	WALL SHELF	46	HEATED FRY BIN	65	MOBILE STAINLESS STEEL WORKTABLE	82	TOOL SHELF	110	NAPKIN DISPENSERS		

OWNER FURNISHED, VENDOR INSTALLED

NOTE: GC TO COORDINATE SOME ITEMS PLACED BY OWNER & NOT BY VENDOR - CONFIRM

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	84	COFFEE MAKER
12	WASTE OIL RECOVERY SYSTEM	85	POWER WASHER - NOT INCLUDED
15	BAG-IN-BOX SYSTEM	86	MENU BOARD / SIGNAGE PACKAGE
17	TRASH CANS / CART	87	WAFFLE CONE DISPENSER
18	BUN RACKS	89	FOOD LABEL MARKER
33	CHEMICAL DISPENSING SYSTEM	91	CASH REGISTER / POS SYSTEM
36	MICROWAVE OVEN	96	ICE AND SODA DISPENSER
43	BUN TOASTER	97	CARBONATOR
55	WRAP PAPER HOLDERS	98	ICED TEA BREWER / DISPENSER
56	HEATED BUN WARMER	103	ICE AND SODA DISPENSER
63	TRIPLE CUSTARD MACHINE	104	CARBONATOR
69	ASTRO BLENDERS	105	SELF SERVICE LID DISPENSER
70	MILKSHAKE MACHINE	111	STRAW DISPENSERS
72	HEATED SYRUP DISPENSERS	112	CONDIMENT PANS
73	LIQUID TOPPING DISPENSERS	116	MONITOR BRACKETS

CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

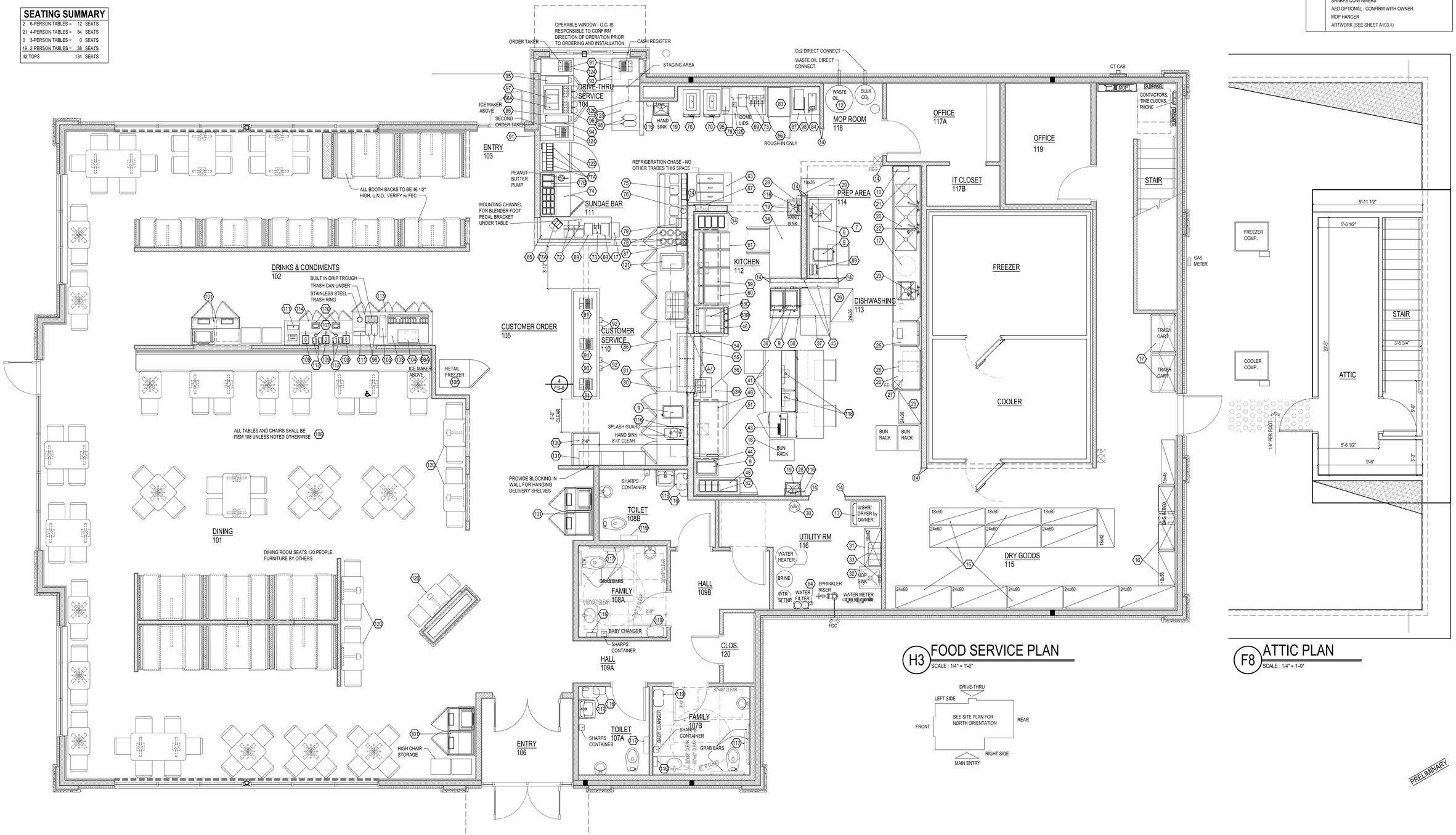
ITEM	EQUIPMENT SCHEDULE
25A	DISHWASHER CONDENSATE HOOD - NOT INCLUDED
28	FIRE SUPPRESSION SYSTEMS
32	MOP SINK
49	EXHAUST HOOD - GRIDDLE
59	EXHAUST HOOD - FRYERS

OWNER FURNISHED, CONTRACTOR INSTALLED

ITEM	EQUIPMENT SCHEDULE
10	KETCHUP VOL PAK DISPENSER
13	WASHER / DRYER
19	HAND SINK
22	PRE-RINSE SPRAY ASSEMBLY
23	PRE-RINSE SPRAY ASSEMBLY
25	DISHWASHER
26	BOOSTER HEATER
30	EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE)
64	WATER FILTER
116	HAND TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
300	TRIM PACKAGE (SEE H2 / A103)
	FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)
	SHARPS CONTAINERS
	AED OPTIONAL - CONFIRM WITH OWNER
	MOP HANGER
	ARTWORK (SEE SHEET A103.1)

SEATING SUMMARY

2	6-PERSON TABLES =	12	SEATS
21	4-PERSON TABLES =	84	SEATS
0	3-PERSON TABLES =	0	SEATS
19	2-PERSON TABLES =	38	SEATS
42	TOPS	134	SEATS



H3 FOOD SERVICE PLAN

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

F8 ATTIC PLAN

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

PRELIMINARY

© 2025

CULVER'S ADDITION / REMODEL
1090 N. Rochester Street
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
© OAA - All rights reserved; any copying, transmittal or disclosure subject to OAA written approval.

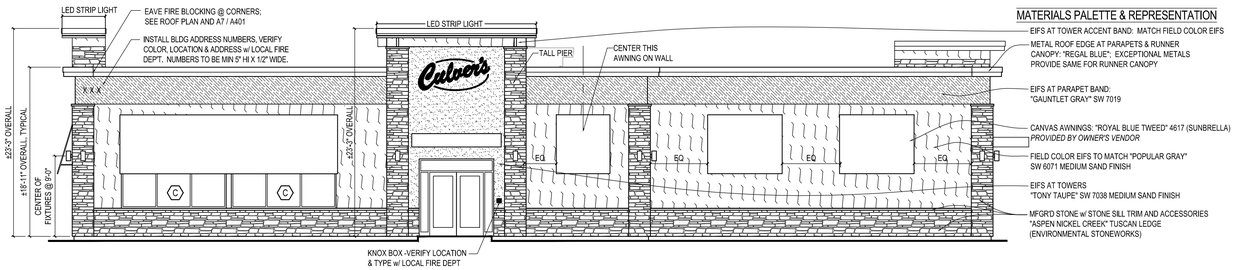
FOOD SERVICE PLAN

Revision:

Date: 11-03-2025

2024-060

FS-1



A7 MAIN ENTRY ELEVATION
SCALE : 1/8" = 1'-0"

B4 FRONT ELEVATION
SCALE : 1/8" = 1'-0"

B7 REAR ELEVATION
SCALE : 1/8" = 1'-0"

C7 DRIVE THRU ELEVATION
SCALE : 1/8" = 1'-0"

© 2025

CULVER'S ADDITION / REMODEL
1090 N. Rochester Street
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South Slate Street
Belvidere, Illinois 61008
815-544-7790 Phone
© OAA - All rights reserved; any copying, transmittal or disclosure subject to OAA written approval.

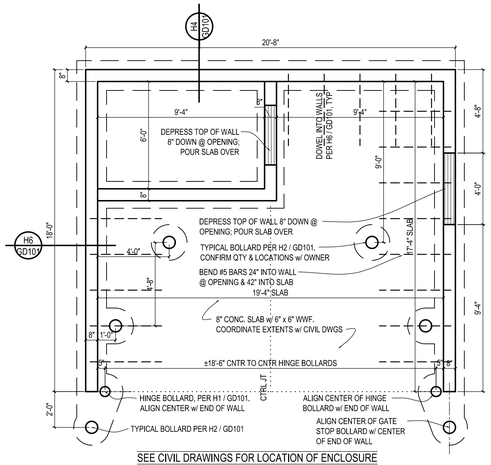
PRELIMINARY

EXTERIOR ELEVATIONS

Date: 11-03-2025
Revision:

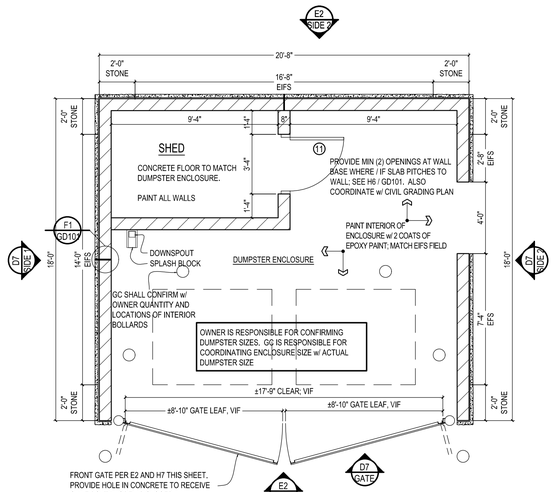
2024-060

A201

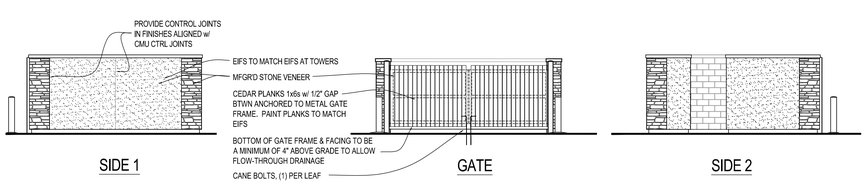


SEE CIVIL DRAWINGS FOR LOCATION OF ENCLOSURE

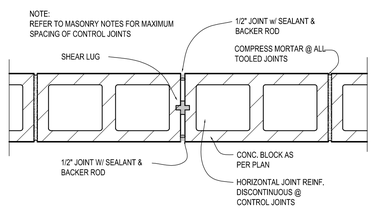
C2 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



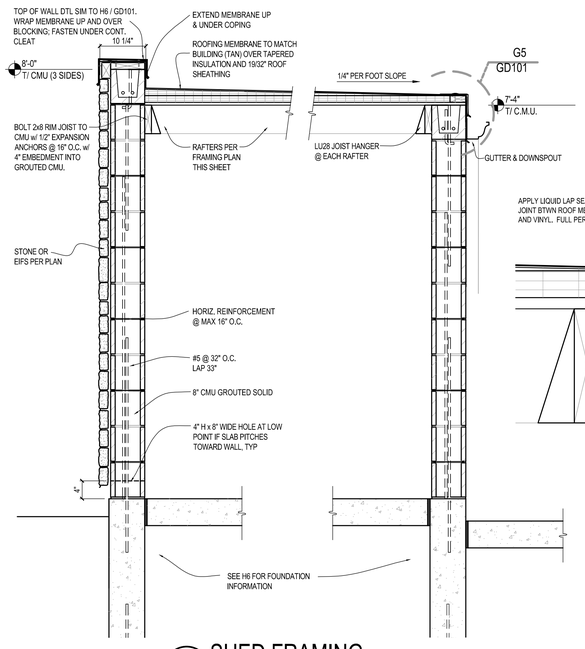
C3 FLOOR PLAN
SCALE : 1/4" = 1'-0"



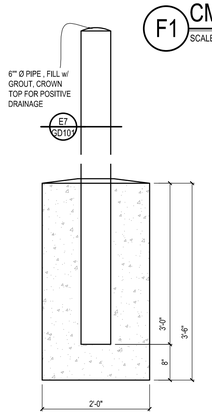
E2 ENCLOSURE ELEVATIONS
SCALE : 1/8" = 1'-0"



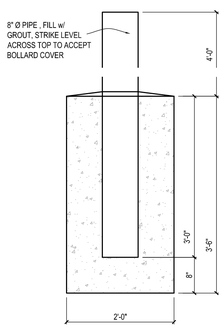
F1 CMU CONTROL JOINT
SCALE : 1 1/2" = 1'-0"



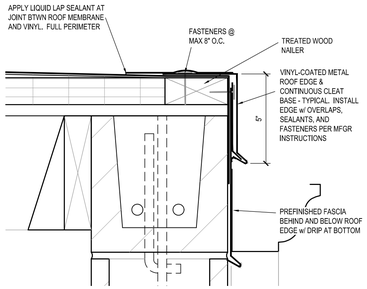
H4 SHED FRAMING
SCALE : 3/4" = 1'-0"



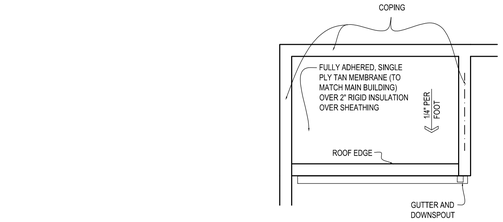
H1 HINGE BOLLARD
SCALE : 3/4" = 1'-0"



H2 BOLLARD
SCALE : 3/4" = 1'-0"



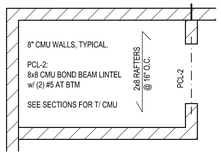
G5 FASCIA DETAIL
SCALE : 3/4" = 1'-0"



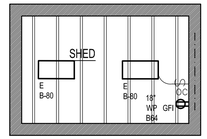
ROOF SHEATHING NOTES:
ROOF SHEATHING SHALL BE 19/32", APA RATED CDX PLYWD. INSTALL 8d NAILS PER DIAPHRAGM NAILING DIAGRAM C3 / S102.

WHERE TRUSSES ARE SPACED GREATER THAN

B6 ROOF PLAN
SCALE : 1/4" = 1'-0"



C5 FRAMING PLAN
SCALE : 1/4" = 1'-0"



C6 CEILING PLAN
SCALE : 1/4" = 1'-0"

FIXTURE SCHEDULE		
E	SHED LIGHT LITHONIA LIGHTING LBL2 20L EZ1 LP835 N4BC LED = 23 WATTS SURFACE MOUNT TO RAFTERS	
	SINGLE POLE SWITCH	

DOOR SCHEDULE							
DOOR:					FRAME:		REMARKS:
NO.	WIDTH	HGT	MAT'L	TYPE	MAT'L	TYPE	
11	36"	76"	HM	F	HM	D	HOLLOW METAL DOOR; SEE A201 FOR FINISH INFO

HARDWARE:

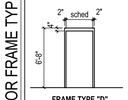
HARDWARE GROUP 6: (DOOR 10)
HINGES: PEMKO MARKAR HG305 CONTINUOUS HINGE
LOCK: SCHLAGE ND80PD X RHO X 626X, KNURLED
LOCK GUARD: IVES LG12, LB32D
MISC: DRIP CAP - IVES 346C
SILENCER - IVES SR64

DOOR NOTES:
AS NOTED ON SHEET A201

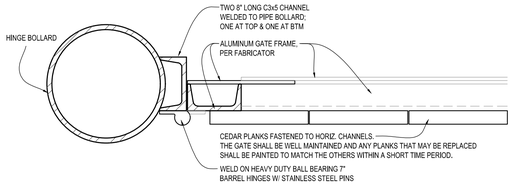
DOOR TYPES

DOOR TYPE "F"
FLUSH HM DOOR w/ 1" UNDERCUT

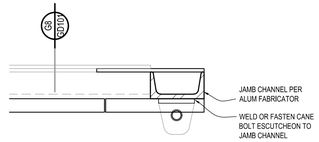
DOOR FRAME TYPES



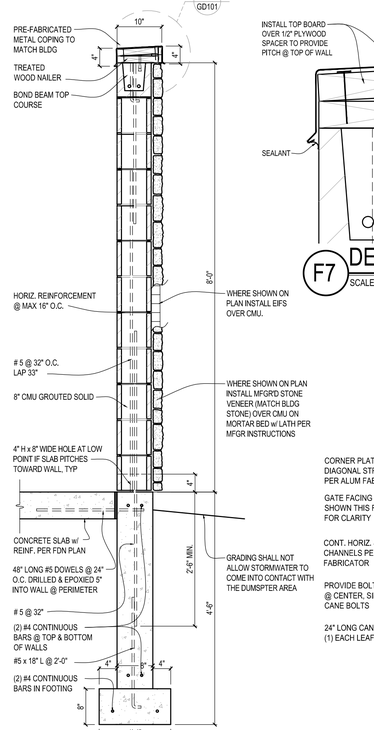
FRAME TYPE "D"
SEE SCHEDULE FOR MAT'L & WIDTH



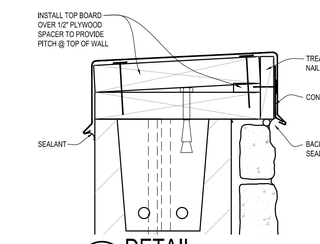
E7 HINGE DETAIL
SCALE : 3" = 1'-0"



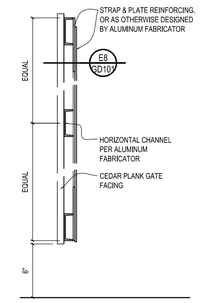
E8 SECT @ GATE MTG STILES
SCALE : 3" = 1'-0"



H6 ENCLOSURE WALL
SCALE : 3/4" = 1'-0"



F7 DETAIL
SCALE : 3" = 1'-0"

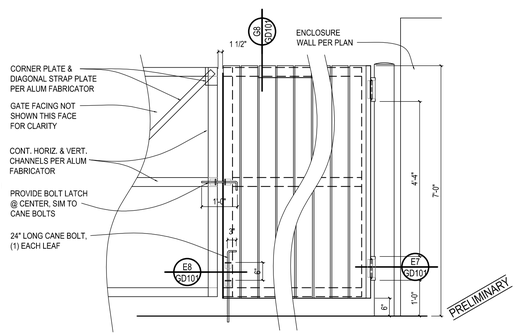


G8 DETAIL
SCALE : 1 1/2" = 1'-0"

WHERE SHOWN ON PLAN INSTALL EIFS OVER CMU.

WHERE SHOWN ON PLAN INSTALL MFGRD STONE VENEER (MATCH BLDG STONE) OVER CMU ON MORTAR BED w/ LATH PER MFGR INSTRUCTIONS

GRADING SHALL NOT ALLOW STORMWATER TO COME INTO CONTACT WITH THE DUMSPTER AREA



H7 ENCLOSURE GATE ELEV
SCALE : 1/2" = 1'-0"

© 2025

CULVER'S ADDITION / REMODEL
1090 N. Rochester Street
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
© OAA All rights reserved. any copying, transmittal or disclosure subject to OAA written approval.

GARBAGE DUMPSTER

Date: 11-26-2025
Revision:

2024-060

GD 101

SIGN PACKAGE PROPOSAL

NEW BUILD

PRESENTED TO:

Culver's
1090 N Rochester St
Mukwonago, WI 53149

DATE PREPARED:

11/18/25 - Preliminary

SPRINGFIELDSIGN
www.springfieldsign.com

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

BB-1 BUTTERBURGER PANEL

MUKWONAGO, WI

ButterBurger Outdoor Panel Wall Sign

NOT FOR PRELIMINARY CONSTRUCTION

BB-1

All aluminum 0.080" thick panel - backside is blank (white)

Baked on aluminum white enamel finish

Digital print overlay with overlaminate

Rounded corners are to be 1.25" radius

Sign is to be mounted at 50 degree angle (set by flange)

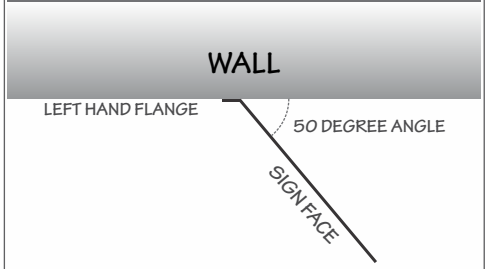


* Determined by physical address numbers

SCALE: 1-1/2" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION - TOP VIEW



SCALE: N.T.S

HOLE PATTERN

HOLES ARE .250" DIAMETER
.737" IN FROM SIDE & 1.488" IN FROM TOP & BOTTOM
TAB IS TO BE BENT 50 DEGREES UP AT LINE

NOTES

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY

11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

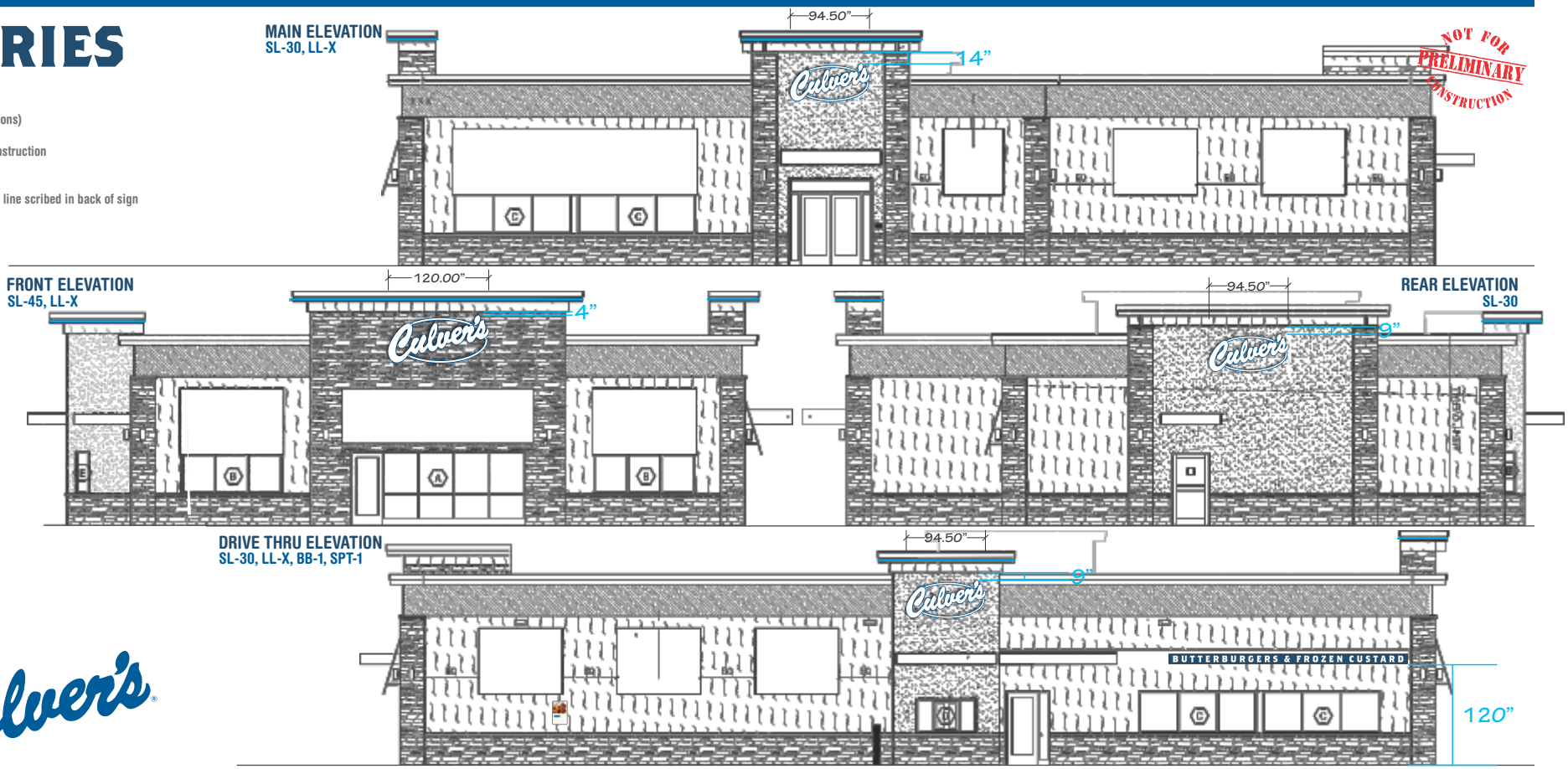
ELEVATION WALL SIGNS

MUKWONAGO, WI

SL-45 & SL-30 Illuminated White Script Channel Letters

SL-SERIES

Channel letter construction
One piece (saddle capped sections)
LED internal illumination
Typical application for new construction
Embedded power supplies
UL marked product
No install pattern needed, level line scribed in back of sign



SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SQUARE FOOTAGE

MAIN ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
FRONT ELEVATION:	QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF
REAR ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
DRIVE THRU ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
	QTY-1 BB-1 (17.67" X 27.88") = 3.42 SF
	QTY-1 SPT-1(11.50" X 284.76") = 22.74 SF

NOTES

LL-X LED accent strip lighting typical placements:
MAIN: (2) places - FRONT: (3) Places - REAR: 2,
DRIVE THRU: (2) places
BB-1 typical Drive-Thru placement: DRIVE THRU

MFG: T.B.D.
STYLE: T.B.D.
COLOR: T.B.D.

MFG: T.B.D.
STYLE: T.B.D.
COLOR: T.B.D.

DATE CREATED / REVISION HISTORY

11/18/25 - NEW

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC
ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

ME-50 MONUMENT WITH EMC

MUKWONAGO, WI

ME-50-L-90X240-10-RGB

ME-50

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

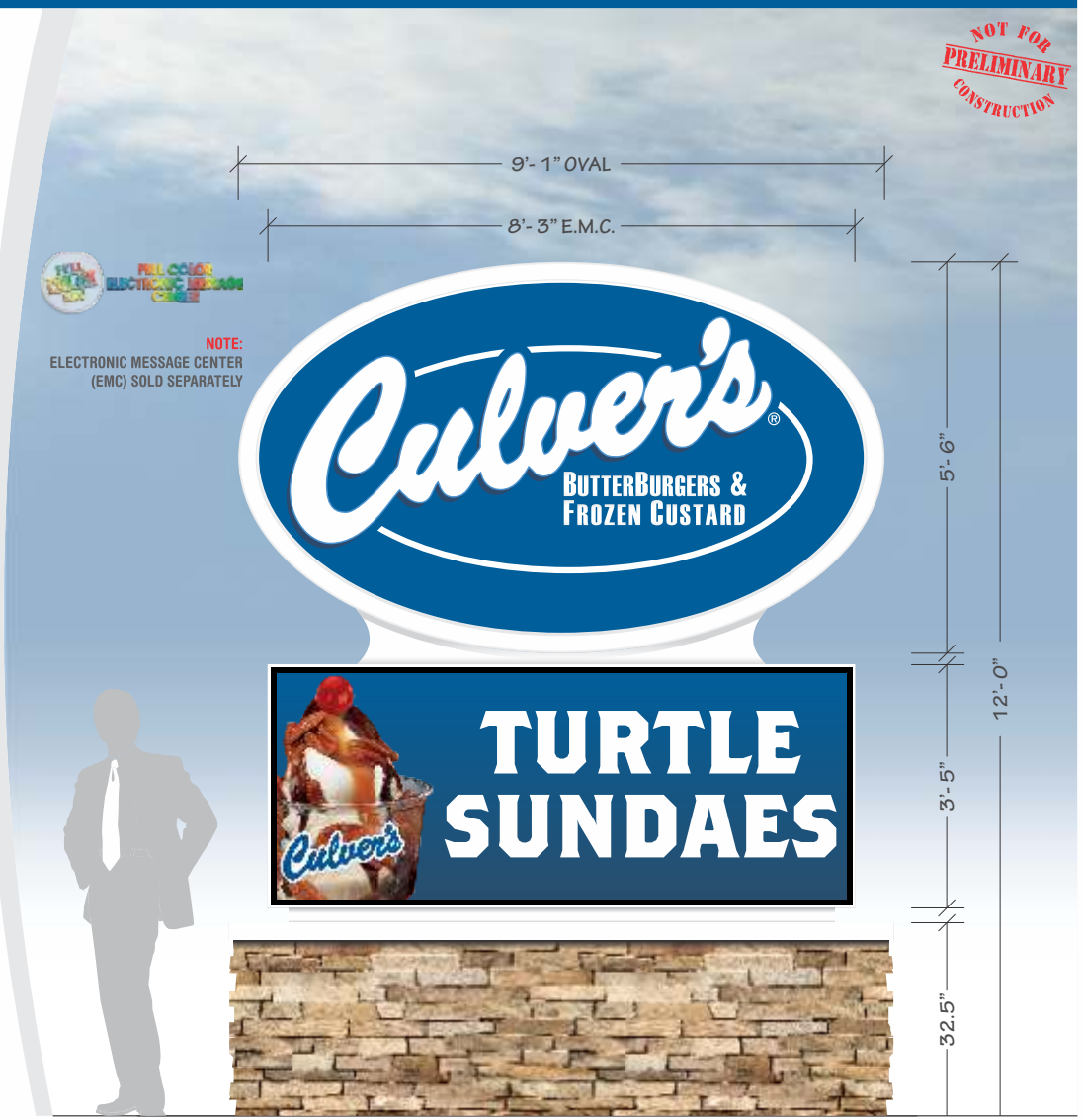
Thermoformed polycarbonate faces, embossed Culver's, 3M[1] HP vinyl decoration

Watchfire 90x240 RGB full color 10mm Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product



SCALE: 3/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y☑ N☐ STATIC: Y☑ N☐ VIDEO: Y☐ N☒
ANIMATION: Y☐ N☒ MOVEMENT: Y☐ N☒

HOLD TIME (IF STATIC): ? Sec/Min
TRANSITION TYPE: Transition if applicable
DAYTIME BRIGHTNESS: Brightness if applicable
NIGHTTIME BRIGHTNESS: Brightness if applicable

ADDITIONAL RESTRICTIONS:
Electronic message centers shall not be allowed to flash, present movement or the illusion of movement of any sign copy.

SIGN CODES

Max Height: 10'
Max Square Footage: 50 SF

NOTES

Square Footage:
MATHEMATICAL METHOD:
OVAL (39.24 SF) + EMC (28.19 SF) = 67.43 SF
RECTANGULAR METHOD:
OVAL (49.96 SF) + EMC (28.19 SF) = 78.15 SF

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY

11/18/25 - NEW

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

AD-1 ADDRESS NUMBERS

MUKWONAGO, WI

Routed Address Numbers

NOT FOR PRELIMINARY CONSTRUCTION

AD-1

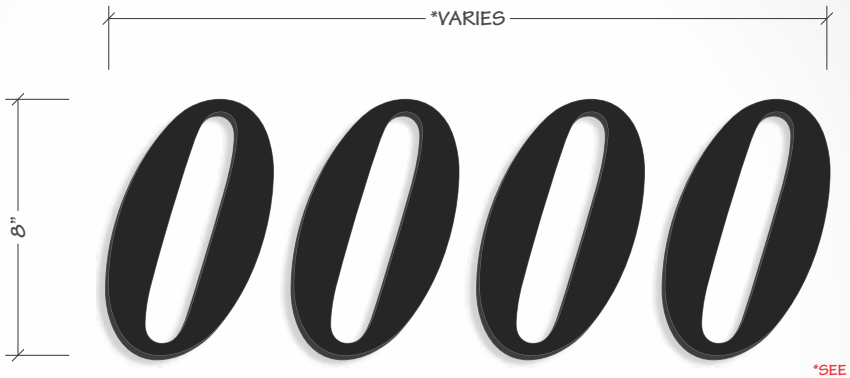
Address letters as required for building occupancy

Size & quantity may vary

Stud/adhesive mounting

1/2" thick, black XPVC

NOTE: Address to be verified with G.C. prior to mfg.



* Determined by physical address numbers

SCALE: 1" = 6'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION

*SEE NOTE



SCALE: 1/8" = 1'

NOTES

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY

11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

DIR DIRECTIONAL SIGNS

MUKWONAGO, WI

Illuminated Directional Signs

DIR

- All aluminum construction
- LED internal illumination
- Totally self contained lighting
- Polycarbonate thermoformed faces
- Face removal for service
- Site plans show placement & field orientation
- UL marked product

DIRECTIONAL SIGN 1

DIR-D10-D12

NOT FOR PRELIMINARY CONSTRUCTION



SIDE: A SIDE: B

DIRECTIONAL SIGN 2

DIR-#-#

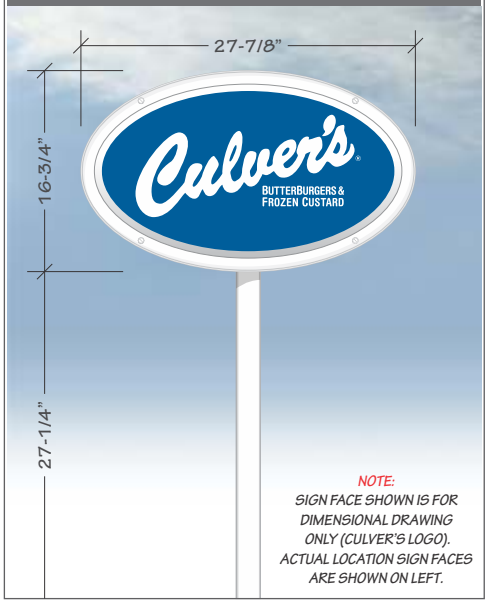
DIRECTIONAL SIGN 3

DIR-#-#

SCALE: 3/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN CONCEPTUAL



NOTES

SQUARE FOOTAGE CALCULATIONS:
MATHEMATICAL: 2.55 SF
RECTANGULAR: 3.24 SF

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY

11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

FCO-3 INTERIOR SIGN

MUKWONAGO, WI

FCO Interior Sign with City & State

FCO-3

0.25" painted aluminum plate

Routed to shape

Pin mounted for rough surface application

VHB tape for smooth wall application

Mounting pattern with fastener instructions

NOT FOR PRELIMINARY CONSTRUCTION





0.25" PAINTED ALUMINUM PLATE

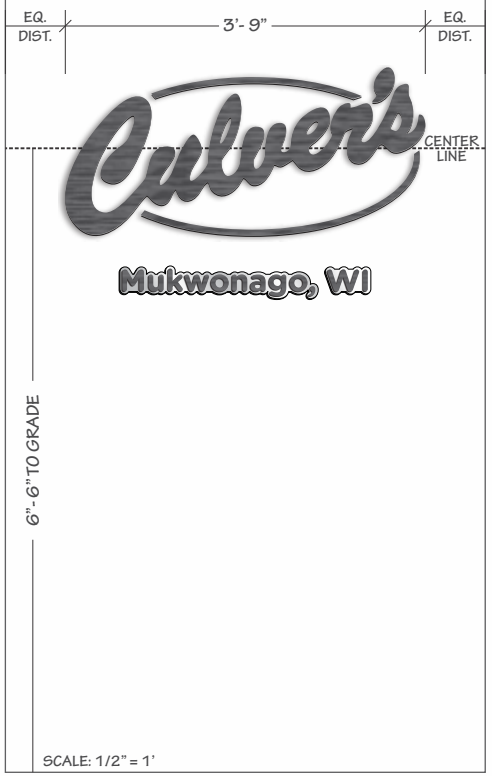


0.25" PAINTED ALUMINUM PLATE

SCALE: 1" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN PLACEMENT



SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY	
11/18/25 - NEW	

© 2021 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

MAX-1 MAXIMUM OCCUPANCY SIGN

MUKWONAGO, WI

Interior Maximum Occupancy Sign

NOT FOR PRELIMINARY CONSTRUCTION

MAX-1

3/16" White acrylic substrate

Direct to surface printing

3M[1] VHB peel & stick adhesive on back

"MAXIMUM OCCUPANCY" must be verified prior to manufacturing

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

REVISION HISTORY			
11/18/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

MB-ID-84 INTERIOR MENU BOARD

MUKWONAGO, WI

Blue Indoor Menu Board

NOT FOR PRELIMINARY CONSTRUCTION

MB-ID-84

- Easy lift up & out graphic panel
- American Beech Wood surround
- Surround is painted black
- LED internal illumination
- Ultra low power consumption

FRONT VIEW



END VIEW



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

MENU BOARD TO INSTALL CENTERED TO THE FRONT CASH REGISTER COUNTER

WOOD SURROUND



DATE CREATED / REVISION HISTORY

11/18/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

REG-HC-1 PARKING SIGN

MUKWONAGO, WI

Handicapped Parking Post & Panel Sign

REG-HC-1

All aluminum 0.080" thick panel

U-Channel steel post (green)

Bolted connection

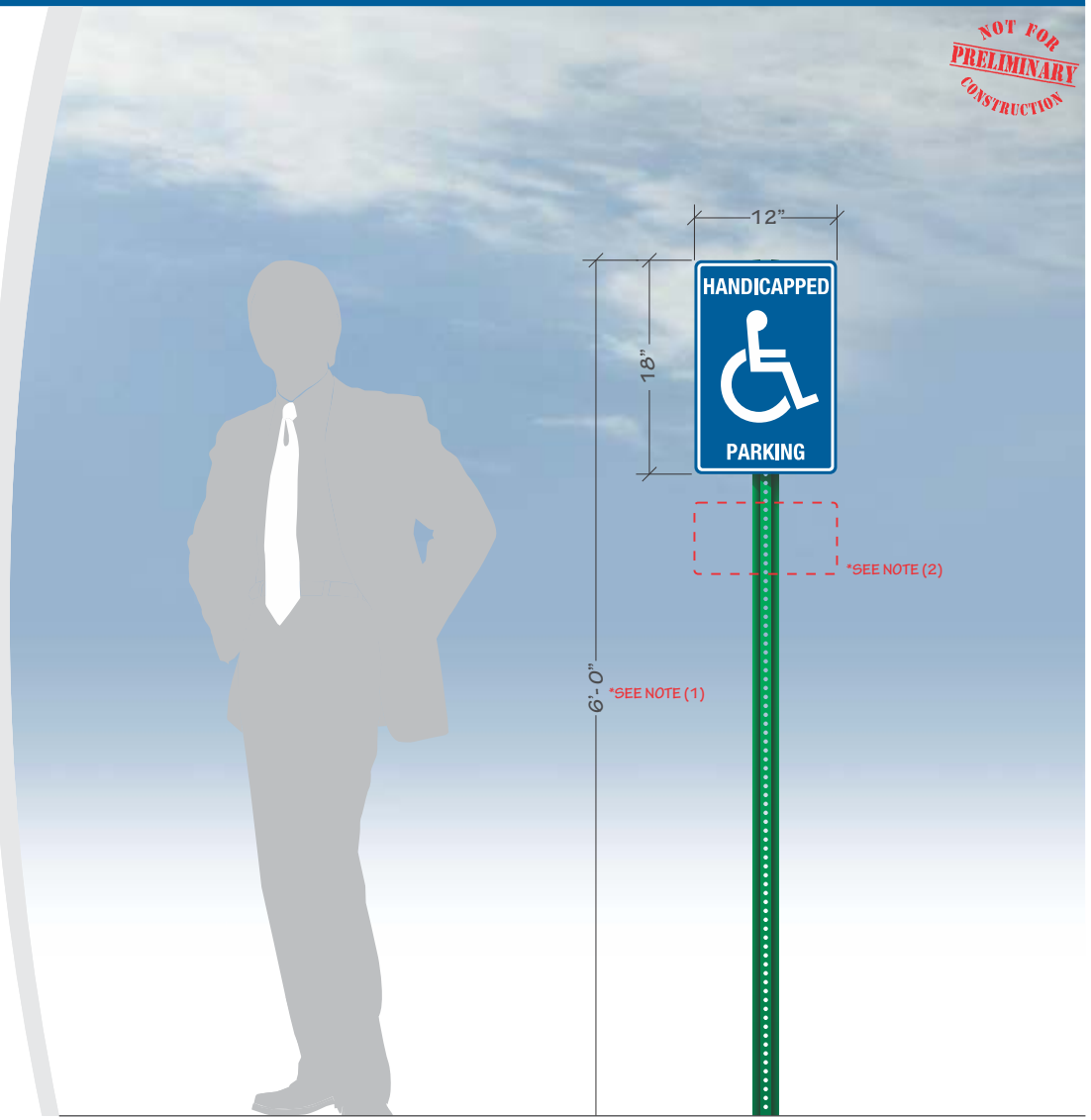
Local codes may require actual copy/graphics to vary

Rounded corners for safety

First surface vinyl (printed) copy

NOTE 1: Overall height can vary per local codes

NOTE 2: 6' x 12" sign panel may also be required



SCALE: 3/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

ADDITIONAL PARKING SIGN PANELS

STANDARD FACE OPTIONS:



ADDITIONAL FACE OPTIONS:



SCALE: 1/2" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY
11/18/25 - NEW

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

RR-1-G, RR-1-L, RR-3 RESTROOM SIGNS

MUKWONAGO, WI

Restroom Signs

RR-1-G
RR-1-L
RR-3

RR-1 SERIES RESTROOM SIGNS

Injection molded plastic

ADA compliant

Raised braille

Self adhesive back

RR-3 SIGN

White aluminum substrate - laminated with black core

Digitally printed blue copy routed to shape

NOT FOR PRELIMINARY CONSTRUCTION



RR-1-G
GENTLEMEN



RR-1-L
LADIES



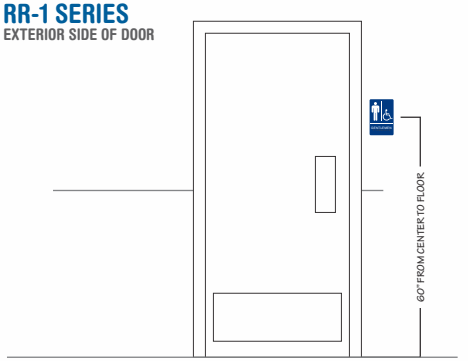
RR-3
LADIES

SCALE: 3" = 1'

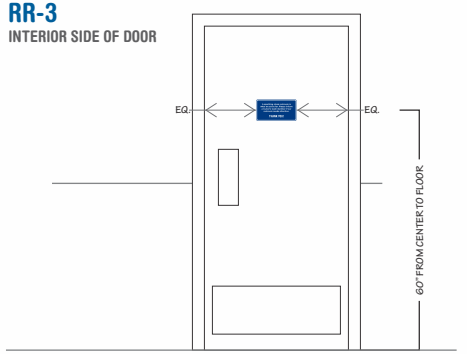
*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN MOUNTING LOCATIONS

RR-1 SERIES
EXTERIOR SIDE OF DOOR



RR-3
INTERIOR SIDE OF DOOR



SCALE: 1-1/2" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY	
11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC

ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

V-1, V-5, V-6 DOOR & WINDOW VINYL

MUKWONAGO, WI

Entry Door & Drive-Thru Vinyl Letering

V-1-1
V-5-1
V-6

3M[1] HP white vinyl substrate

UV digitally printed image (blue)

Satin gloss over laminate

Contour cut

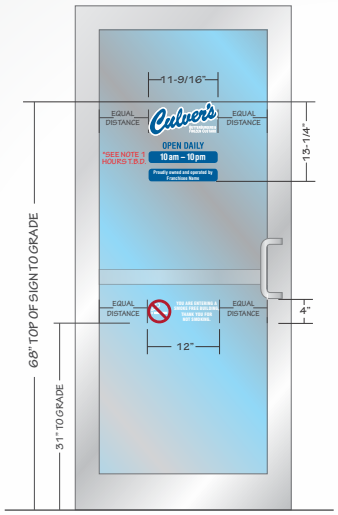
First surface application

NOTE 1: Business hours shown are typical. However, each location may be different than shown.

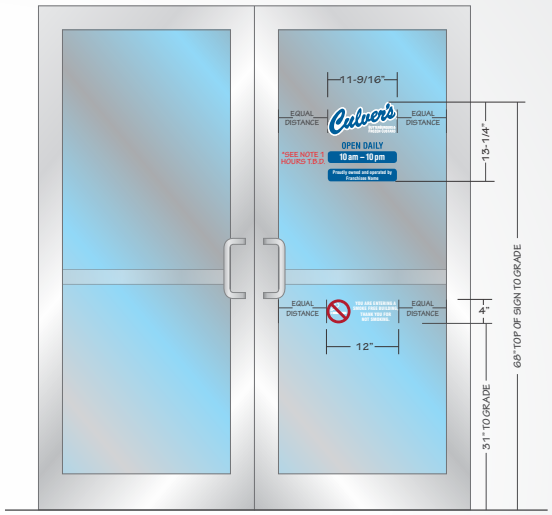
1 - 3M is a registered trademark of Minnesota Mining & Manufacturing

NOT FOR PRELIMINARY CONSTRUCTION

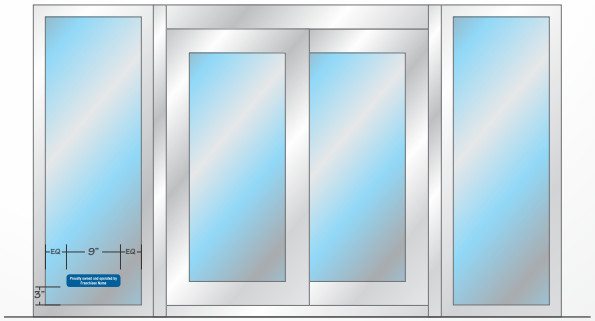
V-1-1 & V-6
TYPICAL SINGLE DOOR LAYOUT



V-1-1 & V-6
TYPICAL DOUBLE DOOR LAYOUT



V-5-1
TYPICAL DRIVE-THRU LAYOUT

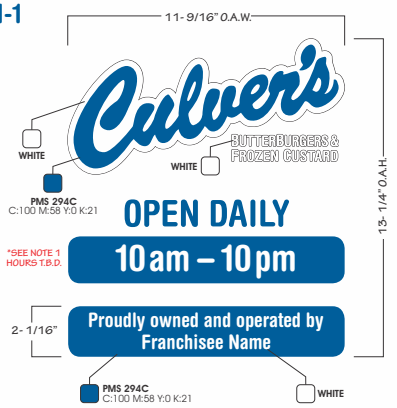


SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

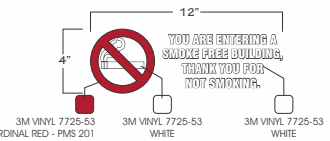
SIGN SPECIFICATIONS

V-1-1



SCALE: 1-1/2" = 1'

V-6



SCALE: 1-1/2" = 1'

V-5-1



SCALE: 1-1/2" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY	
11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

VHD-1 VEHICLE HEIGHT DETECTOR

MUKWONAGO, WI

Vehicle Height Detector for Drive-Thru Lane

VHD-1

All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall

NOTE: Clearance height must be verified prior to mfg.

QTY: 2

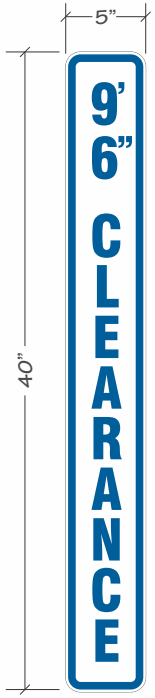


SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

CLEARANCE PANEL

*SEE NOTE



SCALE: 1" = 1'

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY	
11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

SPRINGFIELDSIGN
www.springfieldsign.com

SPT-1 SLIM PUSH-THRU CABINET SIGN

MUKWONAGO, WI

Exterior Illuminated Push-Thru Cabinet Sign

SPT-1

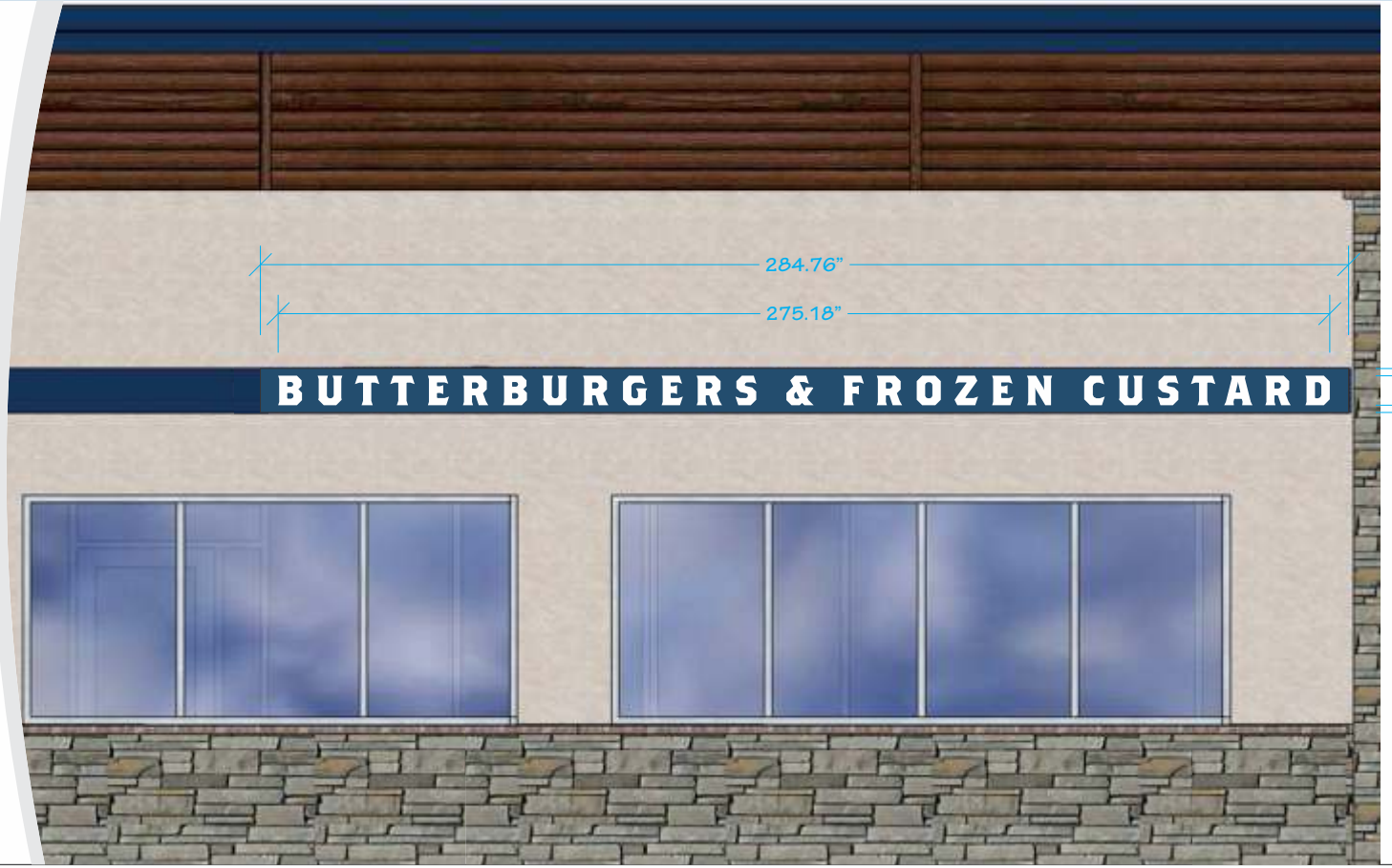
All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

3" (depth) Cabinet to be painted Culver's Blue.

Flush mounted to face of awning.

NOTE: Sizing to be verified prior to production.



NOT FOR PRELIMINARY CONSTRUCTION

SCALE: 1/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES
Sizing is approximate, based off elevation drawings. Subject to change upon further review

DATE CREATED / REVISION HISTORY			
11/18/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

his is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

SPT-1 SLIM PUSH-THRU CABINET SIGN

MUKWONAGO, WI

Exterior Illuminated Push-Thru Cabinet Sign - Attachment View

SPT-1

All Aluminum construction.

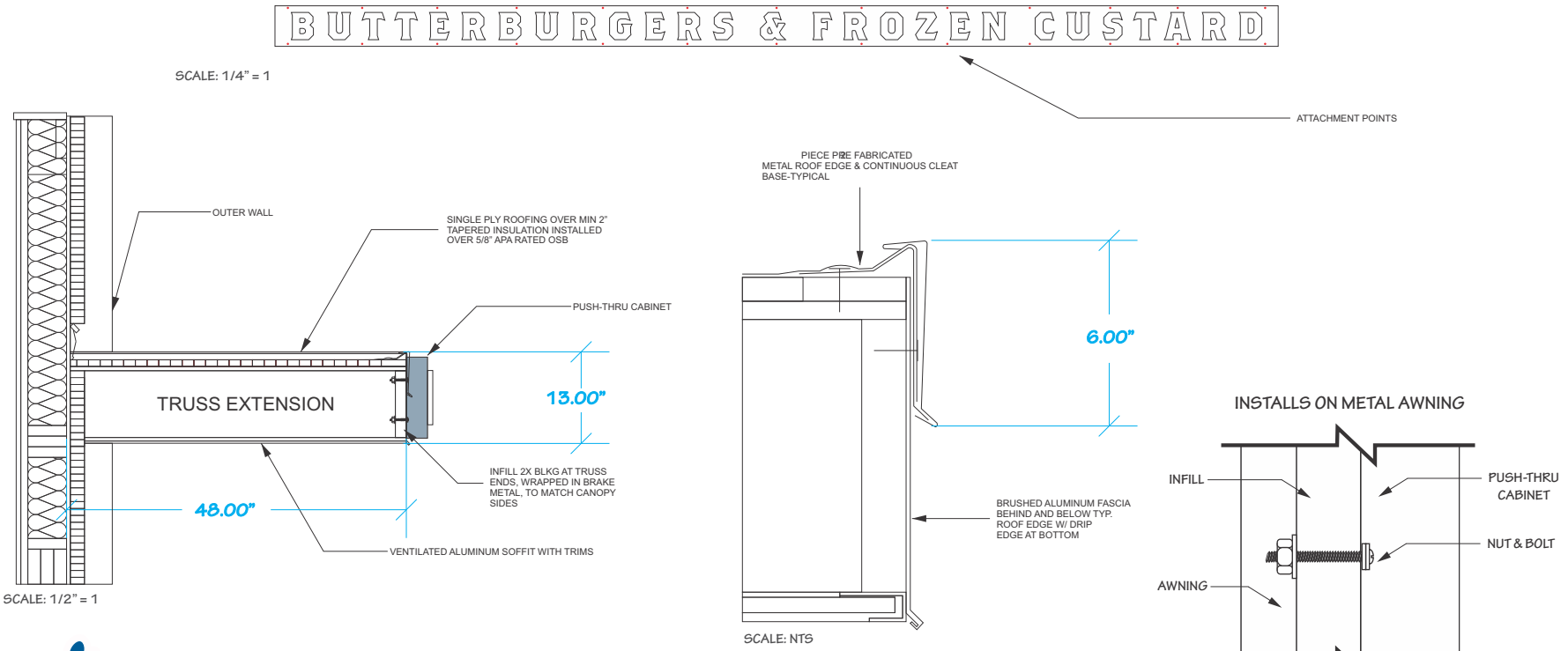
Single face LED internally illuminated White acrylic Push-Thru cabinet.

3" (depth) Cabinet to be painted Culver's Blue.

Flush mounted to face of awning.

NOTE: Sizing to be verified prior to production.

NOT FOR PRELIMINARY CONSTRUCTION



SCALE: VARIOUS

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

Sizing is approximate, based off elevation drawings. Subject to change upon further review

DATE CREATED / REVISION HISTORY			
11/18/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

his is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

DTC-3 DRIVE-THRU CANOPY

MUKWONAGO, WI

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-3

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses speaker & microphone

QTY: 2

Culver's



SCALE: 3/8" = 1'



*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY			
11/18/25 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

LOW VOC ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELDSIGN
www.springfieldsign.com

MB-DT-DD3 EXTERIOR DIGITAL DISPLAY MENU BOARD

MUKWONAGO, WI

Outdoor Drive-Thru Menu Board - 3 Screens

MB-DT -DD3

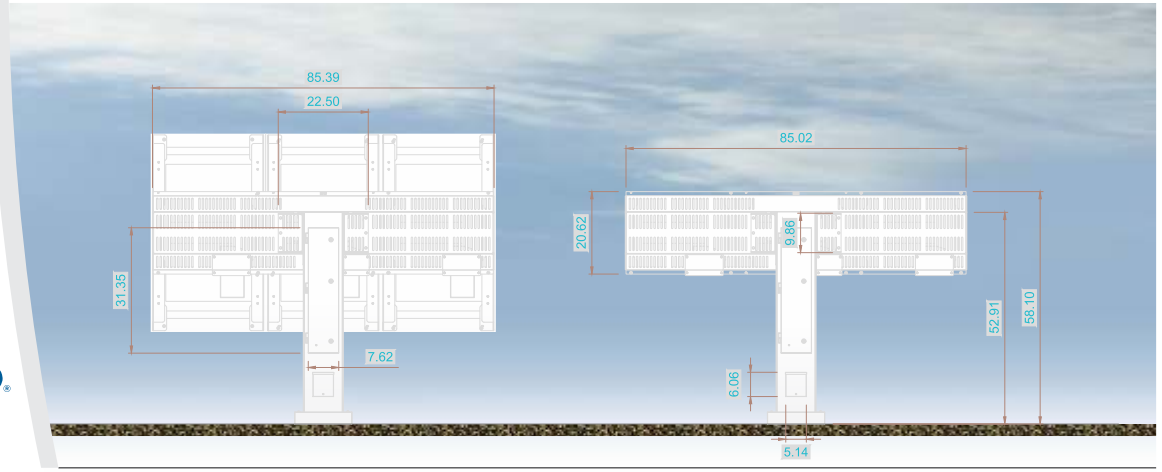
Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

Digital display option

QTY: 2

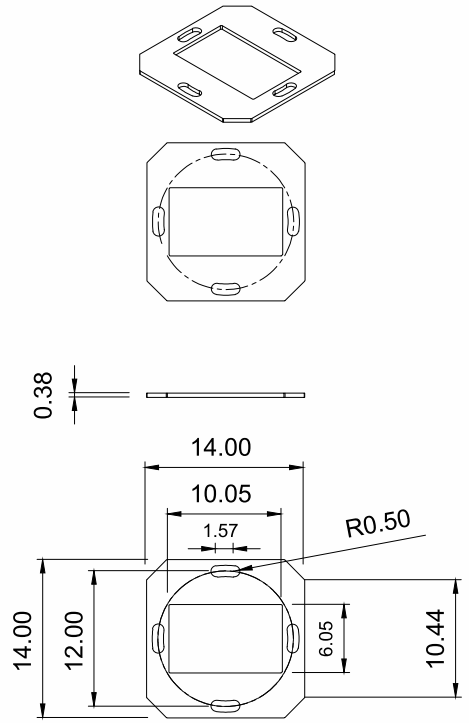




SCALE: 1/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES



SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	J KROEGER	67662

DATE CREATED / REVISION HISTORY	
11/18/25 - NEW	

© 2020 Springfield Sign & Graphics Inc., Springfield Sign

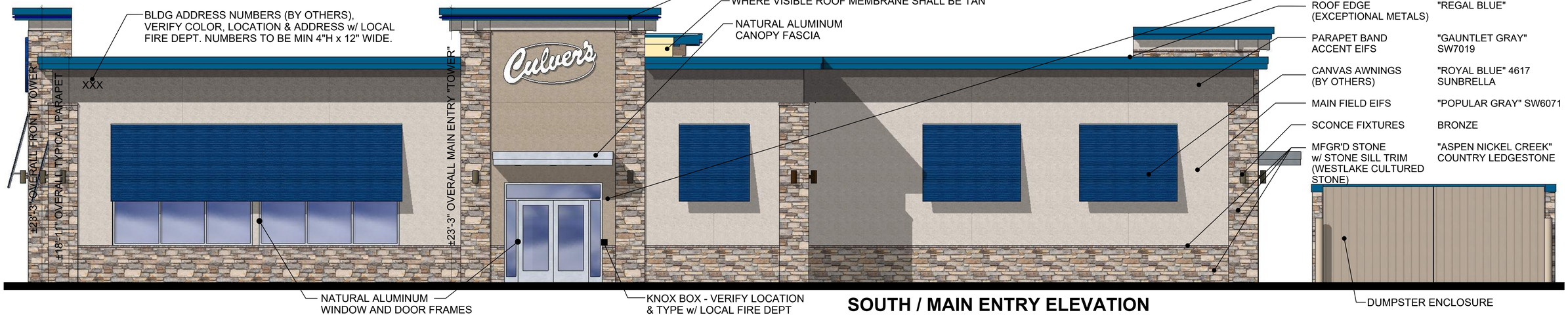
This drawing is Copyrighted material, it remains the property of Springfield Sign unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduces, copied or used in the production of a sign without written permission from Springfield Sign & Graphics.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.

SPRINGFIELDSIGN
www.springfieldsign.com



WEST / FRONT ELEVATION



SOUTH / MAIN ENTRY ELEVATION

REPRESENTATION	MATERIAL	COLOR
	TOWER EIFS	"TONY TAUPE" SW7038
	ROOF EDGE (EXCEPTIONAL METALS)	"REGAL BLUE"
	PARAPET BAND ACCENT EIFS	"GAUNTLET GRAY" SW7019
	CANVAS AWNINGS (BY OTHERS)	"ROYAL BLUE" 4617 SUNBRELLA
	MAIN FIELD EIFS	"POPULAR GRAY" SW6071
	SCONCE FIXTURES	BRONZE
	MFGR'D STONE w/ STONE SILL TRIM (WESTLAKE CULTURED STONE)	"ASPEN NICKEL CREEK" COUNTRY LEDGESTONE

TYPICAL FINISHES AND COLORS DEPICTED; FINAL SELECTIONS MAY DIFFER

©2025

NEW CULVER'S RESTAURANT
1090 N ROCHESTER STREET
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

2D ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Revision:

Date: 11-21-2025

2024-060

A1.1



EAST / REAR ELEVATION



NORTH / DRIVE THRU ELEVATION

TYPICAL FINISHES AND COLORS DEPICTED; FINAL SELECTIONS MAY DIFFER

©2025

NEW CULVER'S RESTAURANT
1090 N ROCHESTER STREET
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

2D ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 11-21-2025
Revision:

2024-060

A1.2



REAR LEFT VIEW (NE CORNER)



REAR RIGHT VIEW (SE CORNER)



FRONT RIGHT VIEW (SW CORNER)



FRONT LEFT VIEW (NW CORNER)



LEFT PERSPECTIVE (NORTH VIEW)

RIGHT PERSPECTIVE (SOUTH VIEW)



TYPICAL FINISHES AND COLORS DEPICTED; ACTUAL COLORS SELECTED MAY DIFFER

©2025

NEW CULVER'S RESTAURANT
1090 N ROCHESTER STREET
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

3D IMAGES

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 11-21-2025
Revision:

2024-060

A2



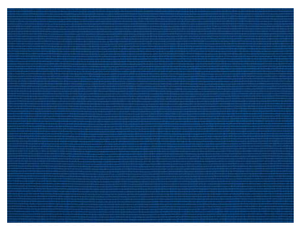
ROOF EDGE METAL
"REGAL BLUE"



PARAPET BAND EIFS ACCENT
"GAUNTLET GRAY" SW7019

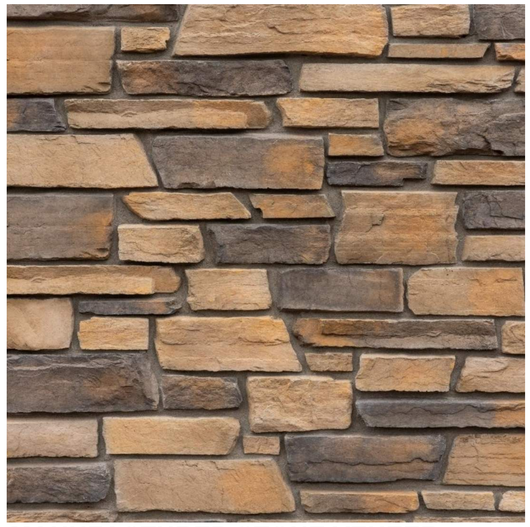


MAIN FIELD EIFS
"POPULAR GRAY" SW 6071



AWNING CANVAS
"ROYAL BLUE TWEED"
4617 SUNBRELLA





MANUFACTURED STONE VENEER
"ASPEN NICKEL CREEK" TUSCAN LEDGE

©2025

NEW CULVER'S RESTAURANT
1090 N ROCHESTER STREET
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 11-21-2025
Revision:

2024-060

A3

CD34-6WZ

RAB



Color: Bronze

Weight: 6.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.30A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	36/28/22WW

LED Info

Watts	36/28/22WW
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	3300/2750/2100 lm
Efficacy	95

Technical Specifications

Performance

Product Type:
Cylinder Wall Mount

Description :
Economical cylinders with field-adjustable color temperature, power and light distribution along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:
200/180/140W

Input Wattage:
36/28/22W

Nominal Lumens:
3300/2750/2100lm

Efficacy:
95lm/W

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:
Constant Current, 50-60 Hz, 120V-277V

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
300mA

Input Current @ 208V (mA):
169mA

Input Current @ 240V (mA):
146mA

Input Current @ 277V (mA):
127mA

Operating Temperature:
-40°F to 120°F (-40°C to 45°C)

Flicker:
≤1%

Photocell:
Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:
60° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:
Selectable dip switch for up, down, or up/down light

Color Temperature:
3000/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 0

Color Consistency:
<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

LITHONIA LIGHTING®

Catalog Number

Notes

Type

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight





Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"–3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"–24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 SDCM and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

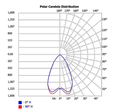
PERFORMANCE DATA

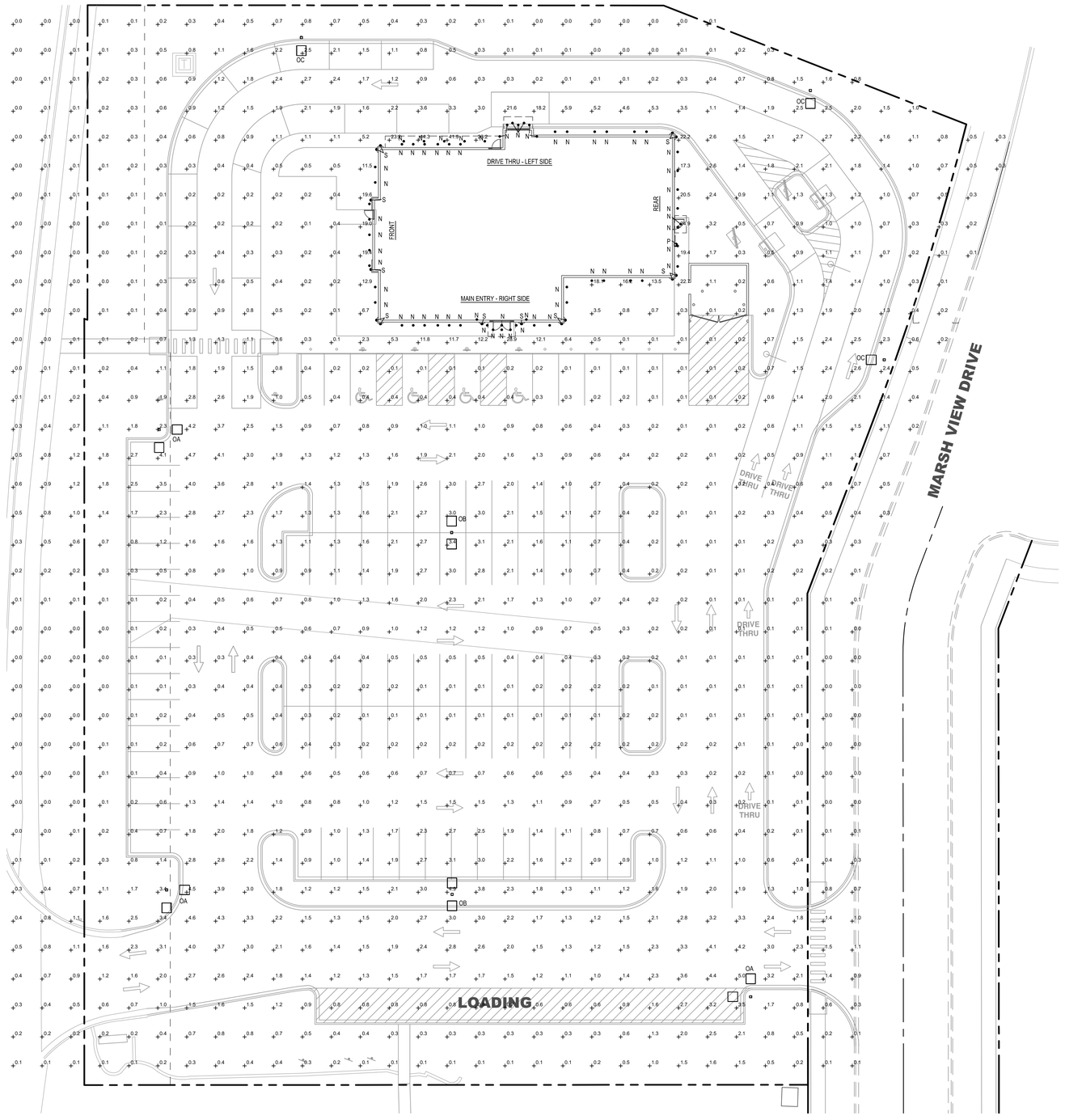
LDN6 3500K AR LSS 80CRI

Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

DISTRIBUTIONS


Polar Candela Distribution
0° 30° 60° 90°
LDN
LDN
LDN



H3 SITE PHOTOMETRIC PLAN
SCALE : 1" = 20'-0"

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	N	LDN6 40/15 L06AR LS MVOLT GZ10 LITHONIA	LED	19
	P	SLIM17FA15ADJ RAB LIGHTING	LED	15
	S	CD34-6WZ RAB	LED	22

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	OA	(2) DSX1 LED P2 35K T3M MVOLT 18' POLE; POLE BASE @ 6" ABOVE GRADE	LED	326
	OB	(2) DSX1 LED P2 35K T3M MVOLT 18' POLE; POLE BASE @ 6" ABOVE GRADE	LED	326
	OC	DSX1 LED P2 35K T3M MVOLT 18' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163

© 2025

CULVER'S ADDITION / REMODEL
1090 N. Rochester Street
Mukwonago, WI 53149
County of WAUKESHA

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere Illinois 61008
815-544-7790 Phone
© OAA All rights reserved, any copying, transmittal or disclosure subject to OAA written approval.

SITE PHOTOMETRIC PLAN

Date: 11-26-2025
Revision:

PRELIMINARY

2024-060

SE 101

STORMWATER MEMORANDUM

To: Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149
(262) 363-6420

From: Joe Mayer, P.E.
Kimley-Horn and Associates, Inc.

Date: November 4th, 2025

Re: ***Proposed Culver's Development***
1090 N Rochester St
Mukwonago, WI 53149

Introduction

Culver's of Mukwonago is proposing the construction of a new 5,685 S.F. Culver's restaurant, in place of the existing restaurant located on-site. The 2.25-acre property located at 1090 N Rochester Street in Mukwonago (Waukesha County), Wisconsin. The project scope includes construction of the building, associated parking, underground utilities, and landscaping, followed by demolition of the existing facilities. This memorandum evaluates the stormwater management requirements for the site and demonstrates that no additional stormwater facilities are necessary.

Existing Conditions

The site is currently an operable Culver's restaurant with associated drive thru and parking lot. An open grassy space is present at the north end of the site. The subject property is bordered by N Rochester Street to the west, a Take 5 Oil Change to the north, Marsh View Drive to the east, and an ACE Hardware to the south.

Pre-development drainage analysis identifies two (2) major drainage basins, each tributary to a different existing watershed. See Exhibit A – Existing Pervious Area Exhibit for reference.

Based on existing topography, the northern drainage basin is tributary to the Black Bear Watershed. This is consistent with the post-development watershed map included in the previously approved Black Bear Condominiums Stormwater Management Plan dated September 17th, 2007. According to the Black Bear Condominiums Stormwater Management Plan, an assumed CN value of 92 was utilized when sizing the Black Bear Stormwater Detention Pond to account for the future development of the northern drainage basin.

The southern drainage basin is tributary to the Pick 'N Save Watershed. This is reflected in Appendix 1 of the previously approved Pick 'N Save Pond Retrofit Stormwater Management Plan dated April 2nd, 2019.

Proposed Conditions

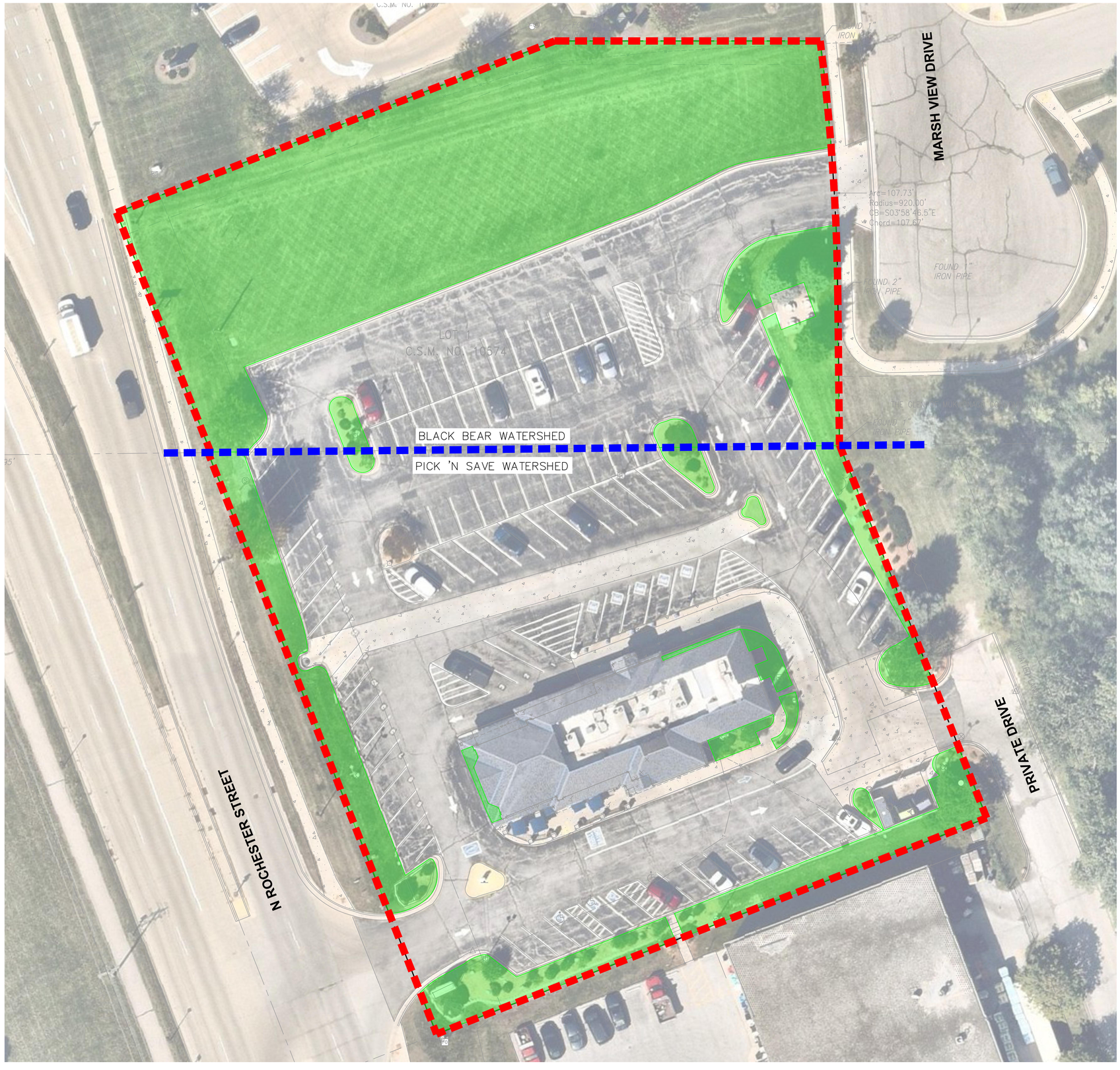
The proposed development includes the Culver's restaurant, parking areas, landscaping, and utility infrastructure. The existing Culver's restaurant on-site will be demolished. Stormwater runoff from impervious surfaces will be collected primarily via existing underground storm sewer system, with minimal proposed underground storm sewer construction. Runoff in the northern drainage basin will be routed via proposed underground storm sewer system to the existing underground storm sewer system located within the Marsh View Drive right-of-way. Runoff in the southern drainage basin will enter the existing underground storm sewer system and conveyed offsite.

As outlined in the Black Bear Condominiums Stormwater Management Plan, an assumed CN value of 92 was utilized when sizing the Black Bear Stormwater Detention Pond to account for the future development of the northern drainage basin. In post-development conditions the actual CN value of the northern drainage basin is 87. Thus, the Black Bear Stormwater Detention Pond has adequate capacity and rate control devices to accept the proposed runoff from the northern drainage basin.

The Pick 'N Save Pond Retrofit calculations were prepared to accept runoff from the southern drainage basin in the pre-development conditions. In pre-development conditions, the southern drainage basin is approximately fifteen percent (15%) pervious area. In post-development conditions, the southern drainage basin is approximately twenty-five (25%) pervious area. Pervious area is proposed to have a net increase of approximately 10% from pre- to post-development conditions. The reduction in impervious area will reduce peak flow runoff from the southern drainage basin. Thus, no further modifications to the Pick N' Save Pond shall be required to serve this development.

Conclusion

The proposed Culver's development aligns with the Black Bear Condominiums and Pick 'N Save Stormwater Management Plans. Given that the project maintains the original land use assumptions and reduces the peak flow runoff to each watershed, no additional stormwater management measures are required.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE
CONTACT: 1-800-242-8511

LAND COVER LEGEND

- IMPERVIOUS AREA
- PERVIOUS AREA
- EXISTING WATERSHED DIVIDE
- ON-SITE TRIBUTARY AREA BOUNDARY

WATERSHED SUMMARY

BLACK BEAR WATERSHED TRIBUTARY AREA

IMPERVIOUS AREA = 18,122 SQ. FT. (0.41 AC)

PERVIOUS AREA = 25,655 SQ. FT. (0.59 AC)

TOTAL AREA = 43,777 SQ. FT. (1.00 AC)

PICK 'N SAVE WATERSHED TRIBUTARY AREA

IMPERVIOUS AREA = 46,025 SQ. FT. (1.06 AC)

PERVIOUS AREA = 8,233 SQ. FT. (0.19 AC)

TOTAL AREA = 54,258 SQ. FT. (1.25 AC)

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-372-8445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

EXISTING PERVIOUS AREA EXHIBIT

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE:
11/04/2025

KHA PROJECT NO.
168971013

SHEET NUMBER

EXHIBIT A

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\Drainage\Exhibits\Existing Drainage Plan.dwg EXISTING PERVIOUS AREA Nov 04, 2025 12:28pm by Jordan.Tastad
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE
CONTACT: 1-800-242-8511

LAND COVER LEGEND

- IMPERVIOUS AREA
- PERVIOUS AREA
- EXISTING WATERSHED DIVIDE
- ON-SITE TRIBUTARY AREA BOUNDARY

WATERSHED SUMMARY

BLACK BEAR WATERSHED TRIBUTARY AREA

IMPERVIOUS AREA = 30,725 SQ. FT. (0.70 AC)

PERVIOUS AREA = 13,052 SQ. FT. (0.30 AC)

TOTAL AREA = 43,777 SQ. FT. (1.00 AC)

CN = 87

PICK 'N SAVE WATERSHED TRIBUTARY AREA

IMPERVIOUS AREA = 40,773 SQ. FT. (0.94 AC)

PERVIOUS AREA = 13,485 SQ. FT. (0.31 AC)

TOTAL AREA = 54,258 SQ. FT. (1.25 AC)

CN = 89

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-372-8445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM

Culver's

PROPOSED PERVIOUS AREA EXHIBIT

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

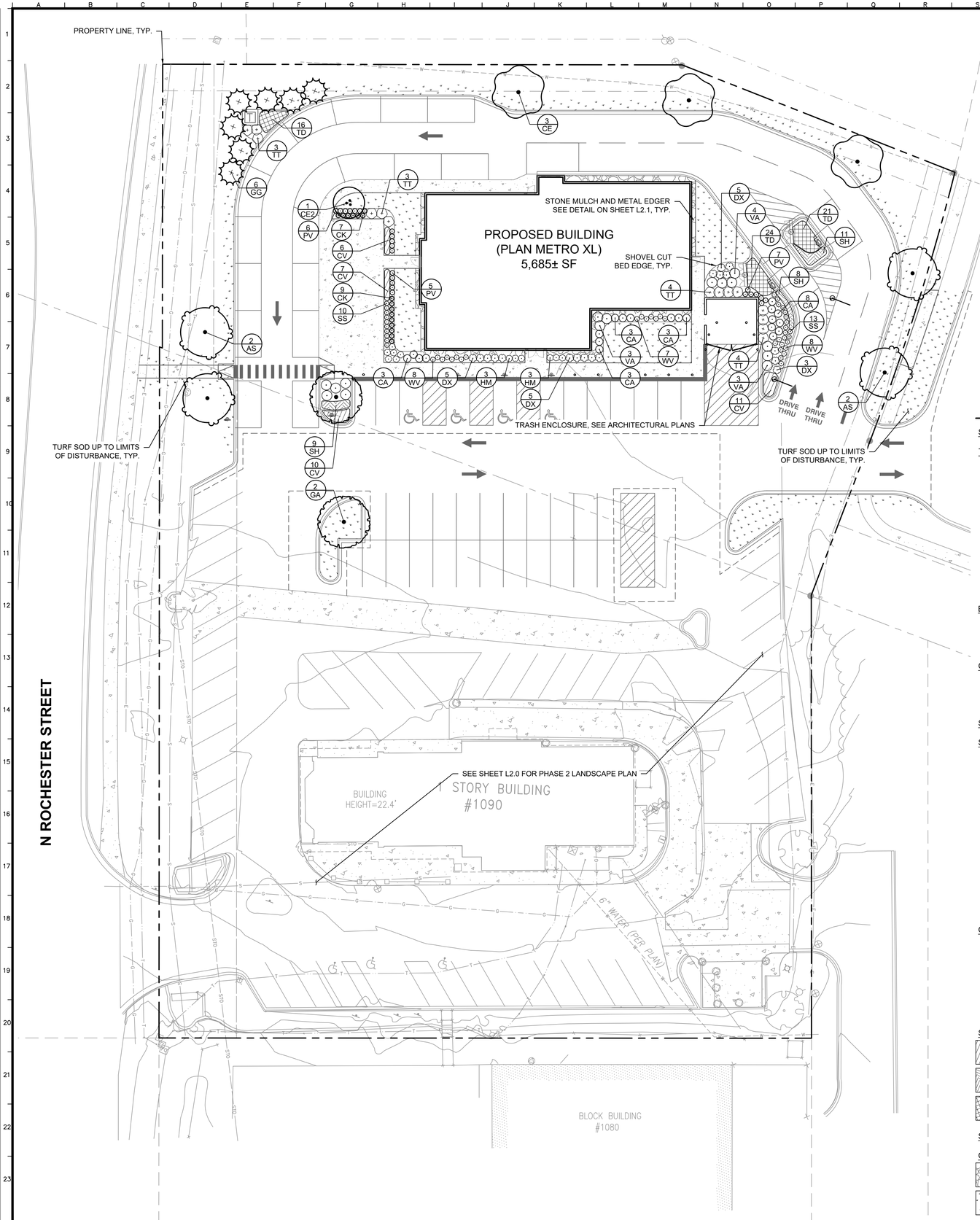
ORIGINAL ISSUE:
11/04/2025

KHA PROJECT NO.
168971013

SHEET NUMBER

EXHIBIT B

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\Drainage\Exhibits\Proposed Drainage Plan.dwg PROPOSED PERVIOUS AREA Nov 04, 2025 12:28pm by: Jordan.Tatlock
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





GRAPHIC SCALE IN FEET
0 10 20 40

SEE SHEET L1.1 FOR PHASE 2 LANDSCAPE PLAN
SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

MUKWONAGO, WI LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
SECTION 100-152.J.1 B-2 DISTRICT DEVELOPMENT REQUIREMENTS FOR LANDSCAPING		
a. MINIMUM PLANTINGS THE MINIMUM NUMBER OF TREES ON A SITE SHALL BE CALCULATED BASED ON STREET FRONTAGE. ONE TREE IS REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE	TOTAL LENGTH ALONG N ROCHESTER ST: 373 LF 373 LF / 20 LF = 18.6 19 REQUIRED TREES TOTAL LENGTH ALONG E ROADWAY (EXISTING AND PROPOSED COMBINED): 336 LF 336 LF / 20 LF = 16.8 17 REQUIRED TREES	**35 TREES PROPOSED + 1 EXISTING = 36 TREES TOTAL ON SITE ACROSS DESIGN PHASE 1 & PHASE 2**

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AS	4	ACER SACCHARUM / SUGAR MAPLE	B & B	2.5" CAL. MIN.	
	CE	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.	
	GA	2	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	MALE ONLY
EVERGREEN TREES						
	GG	7	THUJA OCCIDENTALIS `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B	6` HT. MIN.	
ORNAMENTAL TREES						
	CE2	1	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	4' HT. MIN.	MULTI-STEM
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	CA	21	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN	12" HT. MIN.
	DX	18	DIERVILLA X `SMNDSS` / KODIAK® FRESH™ DIERVILLA	-	SEE PLAN	12" HT MIN
	HM	12	HYDRANGEA ARBORESCENS 'NCHA7' / INVINCIBELLE MINI MAUVETTE® HYDRANGEA	-	SEE PLAN	18" HT MIN
	TT	14	TAXUS X MEDIA `TAUNTONII` / TAUNTON`S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT MIN
	VA	15	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	-	SEE PLAN	24" HT. MIN.
	WV	23	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA	-	SEE PLAN	12" HT. MIN.
GRASSES						
	CK	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	SEE PLAN	
	PV	23	PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS	1 GAL	SEE PLAN	18" HT MIN
	SS	23	SCHIZACHYRIUM SCOPARIUM `STANDING OVATION` / STANDING OVATION LITTLE BLUESTEM	1 GAL	SEE PLAN	24" HT. MIN.
SHRUB AREAS						
	CV	34	COREOPSIS VERTICILLATA `MOONBEAM` / MOONBEAM TICKSEED	1 GAL.	24" O.C.	
	SH	28	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL.	24" O.C.	
	TD	61	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME	1 GAL.	24" O.C.	
SYMBOL	**CODE**		**BOTANICAL / COMMON NAME**			
GROUND COVERS						
	SM		STONE MULCH / WASHED/LOCALLY SOURCED 2"-3"			
	TS		TURF SOD			

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD., SUITE 1320
CHICAGO, IL 60604
PHONE: 312-726-3445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: AMF

Culver's

PHASE 1
LANDSCAPE
PLAN

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

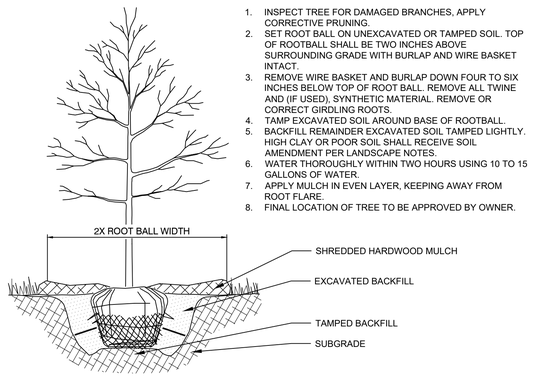
ORIGINAL ISSUE:
11/04/2025
KHA PROJECT NO.
168971013
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\168971013_Culvers-Mukwonago_MKE\2_Design\CAD\PlanSheets\Phase 1\L1.0 - LANDSCAPE PLAN.dwg L1.0 Nov 07, 2025 10:02am by HopeUptak
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 1\L1.0 – LANDSCAPE PLAN.dwg L2.0 Nov 07, 2025 10:22am by Nova Lotak
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

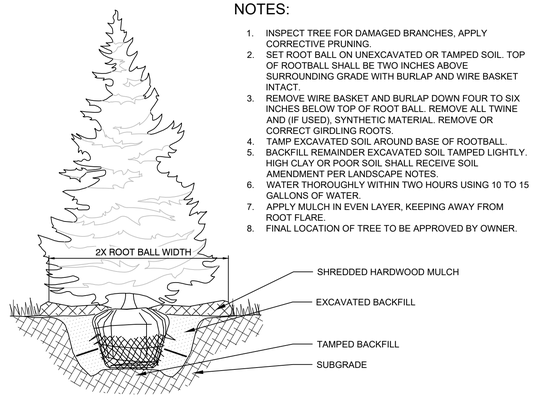


1 TREE PLANTING

NTS

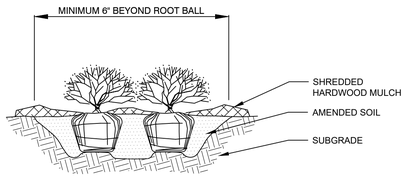
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

NTS

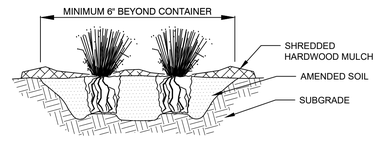


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

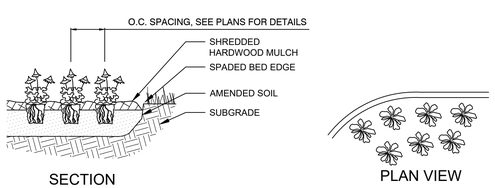
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

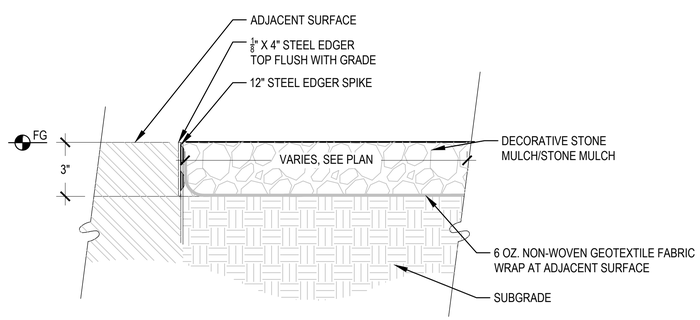
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS



6 STONE MULCH

3" = 1'-0"

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 W. JACKSON BLVD., SUITE 1320
CHICAGO, IL 60604
PHONE: 312-726-3445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: AMF

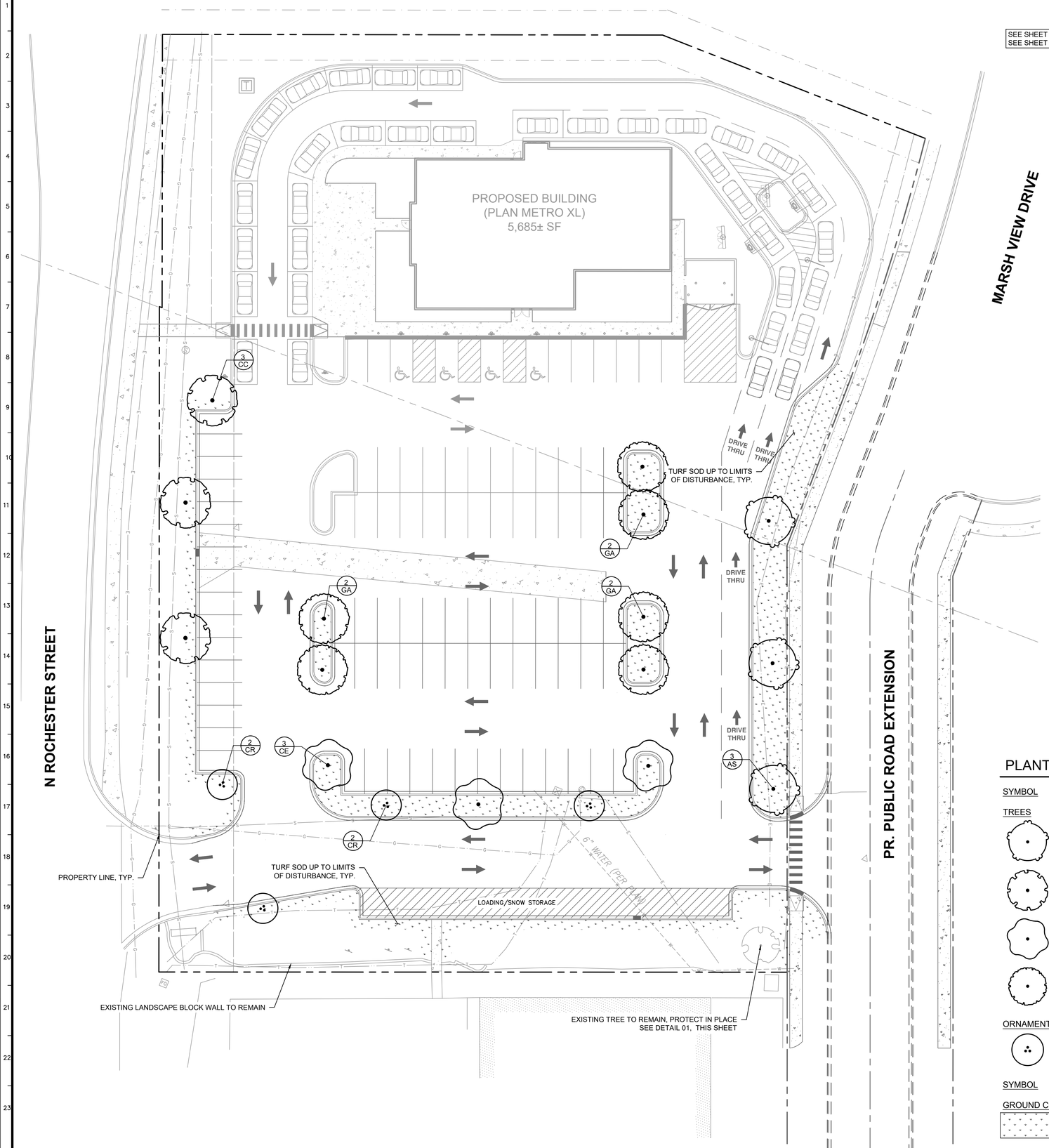
Culver's®

LANDSCAPE NOTES & DETAILS

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
L2.0

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 2\L1.1 - PHASE 2 LANDSCAPE PLAN.dwg L1.1 Nov 07, 2025 10:22am by HopeLiptak
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SEE SHEET L1.0 FOR PHASE 1 LANDSCAPE PLAN
SEE SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS

NORTH

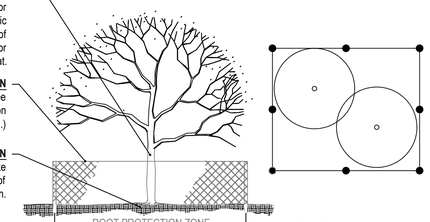
GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

TRUNK PROTECTION
If for any reason construction equipment is in close proximity to a trunk that is intended for protection, additional critical root zone protection is to be installed for the duration of impact.Either filter fabric covered by 6" of washed gravel OR 6" of mulch covered by an Alturna (or approved equal) mat.

BRANCH PROTECTION
Protect lower branches of tree canopy. provide construction fencing or equal at dripline (min.)

ROOT ZONE PROTECTION
Any root pruning should take place no deeper than the depth of adjacent excavation.



PLACE SIGNS:
KEEP OUT
TREE PROTECTION
AREA
EVERY 50' ATTACHED TO FENCING

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTIGUOUS TO CREATE AN ENVELOPE TO MINIMIZE THE POSSIBILITY OF ROOT ZONE IMPACT OR INTRUSION INTO PRESERVATION AREAS.
2. NO MATERIALS ARE TO BE STORED IN THE TREE PROTECTION AREA, NO CONSTRUCTION ACCESS SHOULD TAKE PLACE WITHIN THE TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE VILLAGE. NO PARKING SHOULD TAKE PLACE IN TREE PROTECTION AREAS.
3. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE LIMITS OF CONSTRUCTION TO MAXIMIZE CRITICAL ROOT ZONE.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

1 TREE PROTECTION
NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AS	3	ACER SACCHARUM / SUGAR MAPLE	B & B	2.5" CAL. MIN.	
	CC	3	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN.	
	CE	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.	
	GA	6	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	MALE ONLY
ORNAMENTAL TREES						
	CE2	4	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	4' HT. MIN.	MULTI-STEM
SYMBOL	CODE		BOTANICAL / COMMON NAME			
GROUND COVERS						
	TS		TURF SOD			

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: AMF

Culver's®

PHASE 2 LANDSCAPE PLAN

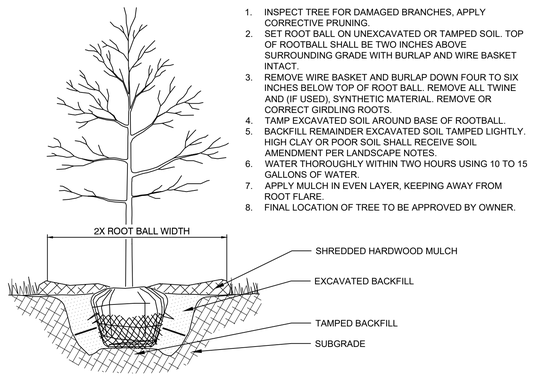
CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
L1.1

Drawing name: K:\CHS_LDEV\168971013_Culvers_Mukwonago_WI\2 Design\CAD\PlanSheets\Phase 1\L1.0 – LANDSCAPE PLAN.dwg L2.0 Nov 07, 2025 10:22am by Nova Lotak
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

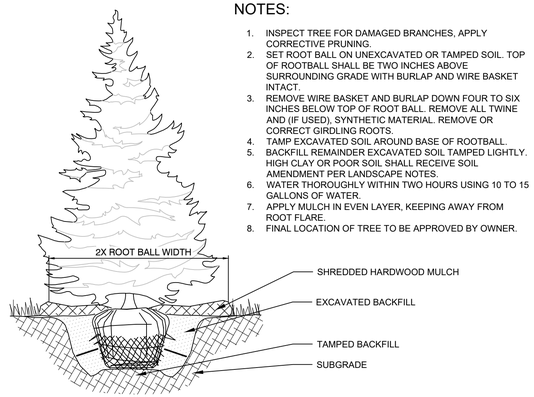


1 TREE PLANTING

NTS

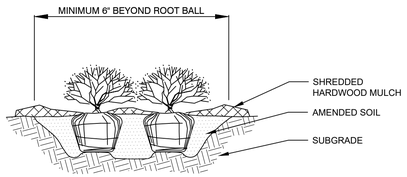
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

NTS

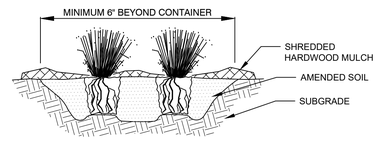


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

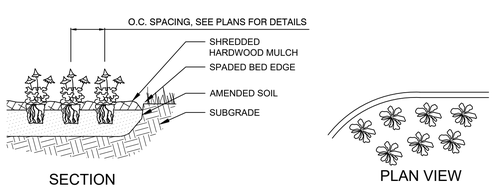
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

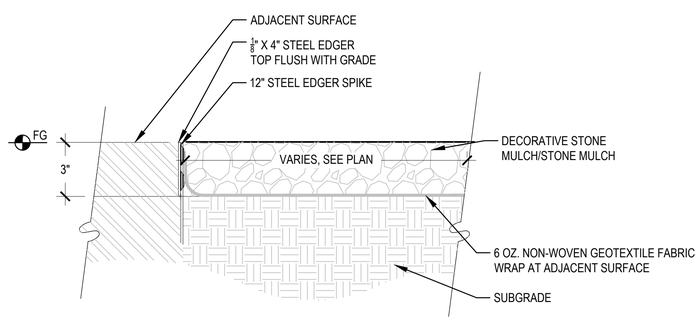
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS



6 STONE MULCH

3" = 1'-0"

DIGGERS HOTLINE®
CONTACT: 1-800-242-8511

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 W. JACKSON BLVD., SUITE 1320
CHICAGO, IL 60604
PHONE: 312-726-3445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: AMF

Culver's®

LANDSCAPE NOTES & DETAILS

CULVER'S
1090 N ROCHESTER ST
MUKWONAGO, WI 53149

ORIGINAL ISSUE: 11/04/2025
KHA PROJECT NO. 168971013
SHEET NUMBER
L2.0

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: December 3, 2025

MEETING DATE: December 9, 2025, 6:30 P.M.

SUBJECT: Culver's – Site Plan & Architectural Review & Conditional Use

BASIC INFORMATION	
Project:	Culver's Redevelopment
Applicant:	Darlene Landon (Property Owner)
Consulting Engineer:	Kimley-Horn and Associates, Inc.
Consulting Architect:	Ollmann Ernest Martin
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1963999049
Acreage:	2.25 Acres
Current Use:	Restaurant, Fast-Food/Carry-Out w/ Drive-Thru
Proposed Use:	Restaurant, Fast-Food/Carry-Out w/ Drive-Thru
Reason for Request:	Construction of New Facility
Land Use Classification:	Business
Zoning Classification:	B-2 General Business District

Project Summary & Overview

The existing Culver's restaurant located at 1090 N Rochester Street is seeking approval to construct a new and larger restaurant on the northern half of the existing parcel. The applicant has provided a plan for construction of the new facility while maintaining and operating the existing facility until the new facility is complete and in operation. After completion of the new facility, the applicant will raze the existing restaurant and complete the remainder of their site improvements for parking lot space.

Access for the new construction will be provided off the existing cul-de-sac for Marsh View Drive while maintaining existing access for their current facility off STH 83 and the private portion road to the east. Upon the completion of the site improvements and the reconstruction and extension of Marsh View Drive

to the south, access will be provided off STH 83 and Marsh View Drive to facilitate proper access for customers and emergency services.

The applicant currently operates a similar restaurant on the property with a drive-thru facility and proposing to continue the restaurant operations in a new and larger facility with a drive-thru facility.

The proposed restaurant with dine-in and carry-out options is permitted in the B-2 district. All drive-thru facilities, accessory to the principal use, require conditional use approval subject to the specific review requirements as identified below. The applicant has provided the necessary application documentation and conditional use justification answers to the required questions in the application documents.

Conditional Use Request

Attached to this staff report is the justification questions for a Conditional Use Permit that have been answered by the applicant. The Planning Commission shall take these into consideration when making their decisions and recommendations.

Conditional Use Process / Findings

The established review procedures are that the Plan Commission shall hold a public hearing and make a recommendation to the Village Board whom makes the final decision.

Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts. In making this determination, the Plan Commission and Village Board must determine whether the petitioner has demonstrated there are no adverse effects on surrounding properties or that potentially adverse effects have been eliminated or reduced to an acceptable level. Approaches that could be employed to mitigate potentially adverse effects will depend on the particular circumstances but may include:
    a. Adjusting the location of the use, or parts thereof, on the subject property;
    b. Limiting hours of operation;
    c. Limiting the size or scope of the use, or parts thereof;
    d. Controlling how the use is managed on an ongoing basis;
    e. Providing additional landscaping;
    f. Providing additional screening; and
    g. Limiting operations conducted out-of-doors, if otherwise allowed

4. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
5. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
6. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for specified use.

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

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

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

Staff Review

Engineering:

- Final civil plans will need to be provided and approved by staff prior to issuance of Building permits, including an erosion control plan.
- Access off of Marsh View Drive existing cul-de-sac should be used for construction traffic only during Phase 1 Construction and eliminated once the future building is put into operation to avoid conflict with drive-thru stacking.
- Village Ordinance requires that parking stalls are a minimum of 180 SF. Applicant shall revise site plans to address this requirement.
- Final site plan review comments will be provided at the time of final Civil Plan submittals.

Public Works No comments at this time.

Utilities

- Sampling manhole shall be provided at the sewer easement line connection line.

- If Fire Suppression will be installed throughout the building, the applicant shall coordinate with the Utilities Director and Fire Chief for proper lateral size and location in coordination with the future Marsh View Drive improvements.
-

Police

The Police Department supports the on-site for entrances and the layout for the drive-thru traffic lanes.

Fire

- No exterior access is currently shown to the fire sprinkler room. Exterior access must be provided per Ordinance requirements.

Building Inspection

No comments at this time.

Planning

- The proposed photometric lighting plan shows footcandles exceeding 0.0 footcandles beyond the property line. The applicant shall review the photometric lighting plan and adjust to meet the requirement of zero footcandles at the property lines or provide justification as to why they cannot meet the Ordinance requirement.
- Flat roofs are only permitted by Plan Commission approval. The Architect is proposing a flat roof with a parapet wall to screen roof-top mechanical units. Staff is okay with this design proposal. Adjacent properties in this Zoning District have similar roof styles.
- All setback and building height requirements are met with the proposed design.
- Drive-Thru stacking requirements are met.
- Architectural design standard requirements are met.
- Landscaping requirements are met.

Recommended Action

Conditional Use Permit
Staff recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in the provided resolution.

To – Grant a Conditional Use Permit for a Drive-Thru facility with the following on-going conditions deemed necessary to protect the health, safety, and welfare:

1. Ongoing conditions of approval. The following conditions shall constitute an ongoing obligation:
    a. Any modifications to the site, buildings, site improvements, shall require the conditional use application being updated.
2. The following conditions are also true and are consistent with Section 100-354 of Mukwonago's zoning regulations:
    a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
    b. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

c. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts.
d. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
e. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
a. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

Site Plan and Architectural Review
Staff Recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution with the included conditions.

Attachments

1. Application and Development Information
2. Plans and Site Drawings

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

PC RESOLUTION NO. 2025-22

A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR CULVER'S, PARCEL MUKV1963999049

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

WHEREAS, the application has been submitted by Darlene Landon, as property owner and applicant and authorized agent, and

WHEREAS, the use is a permitted use within the B-2 General Business District and a conditional use is required for drive-thru facilities – in which the subject property is located, and

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

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the Culver's site redevelopment to be constructed, based upon the plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction. Construction shall comply with any conditions of approval issued by staff.
2. A civil plan set including a final erosion control plan shall be submitted for review and approval.
3. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
4. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicants' representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.

5. The applicant must obtain all required land disturbance 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.
6. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
7. The Applicant shall establish an escrow in the value of $10,000 prior to the start of construction.
8. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
9. All work related to this project must comply with all project plans approved by the Village.
10. The developer must comply with all requirements related to impact fees imposed by the Village.
11. The developer shall comply with all parts of the Municipal Code as it relates to this project.
12. 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.
13. Refuse/Recycling Collection shall be contracted privately.
14. All lighting within the parking lot and building lighting shall be full cut off lighting and meet municipal standards. Building lighting shall not be direct light or the appearance of light towards adjoining properties. The Police Department or Zoning Administrator, after completion or any modification to the lighting in the future, may request adjustments. A final photometric lighting plan must be submitted and approved prior to construction.
15. Landscaping shall be installed per Village standards and approved plans and no trees shall be planted in any storm water drainage or treatment facility locations.
16. 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 9th day of December, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: _____

FEES

(Please check one)

- ❑ Minor Site Plan (No Building): $160.00
- ❑ Minor Site Pan; Building: $400.00 plus $02 per sq. ft
- ■ 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)_____

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:	inspections@villageofmukwonago.gov

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

APPLICANT *(Full Legal Name)*

Name: Joseph Mayer

Company: Kimley-Horn and Associates, Inc.

Address: 111 West Jackson Blvd, Ste 1320 **City:** Chicago **State:** IL **Zip:** 60604

Daytime Phone: (630) 487-5563 **Fax:** _____

E-Mail: joe.mayer@kimley-horn.com

APPLICANT IS REPRESENTED BY *(Full Legal Name)*

Name: Joseph Mayer
Company: Kimley-Horn and Associates, Inc.
Address: 111 West Jackson Blvd, Ste 1320 **City:** Chicago **State:** IL **Zip:** 60604
Daytime Phone: (630) 487-5563 **Fax:**
E-Mail: joe.mayer@kimley-horn.com

ARCHITECT

Name: Jennifer Deuth Fritts
Company: Ollmann Ernest Martin
Address: 200 S State St **City:** Belvidere **State:** IL **Zip:** 61008
Daytime Phone: (815) 544-7790 **Fax:**
E-Mail: jdeuthfritts@oaarch.com

PROFESSIONAL ENGINEER

Name: Joseph Mayer
Company: Kimley-Horn and Associates, Inc.
Address: 111 West Jackson Blvd, Ste 1320 **City:** Chicago **State:** IL **Zip:** 60604
Daytime Phone: (630) 487-5563 **Fax:**
E-Mail: joe.mayer@kimley-horn.com

REGISTERED SURVEYOR

Name: Donald C. Chaput
Company: Chaput Land Surveys
Address: 234 W. Florida Street Ste 306 **City:** Milwaukee **State:** WI **Zip:** 53204
Daytime Phone: (414) 292-1311 **Fax:**
E-Mail: don@chaputlandsurveys.com

CONTRACTOR

Name: Chris McGuire
Company: McCON Building Corporation
Address: 1209 Joseph Street **City:** Dodgeville **State:** WI **Zip:** 53533
Daytime Phone: (608) 930-7011 **Fax:**
E-Mail: cmcguire@mccon.net

PROPERTY INFORMATION

Property Owner (s) *(if different from applicant)*: Darlene Landon

Address: 1090 N Rochester St. **City:** Mukwonago **State:** WI **Zip:** 53149

Daytime Phone: 262-745-2910 **Fax:** n/a

E-Mail: darlandon@live.com

Present Zoning: B-2 **Tax Key No(s).:** MUKV1963999049

Location/Address: 1090 N Rochester St., Mukwonago, WI 53149

Present Use: Quick serve restaurant **Intended Use:** Quick serve restaurant

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

Darlene K Landon

Name & Title (PRINT)

11/3/2025

Date

Signature - Applicant

Joseph Mayer

Name & Title (PRINT)

11/05/2025

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? ☐ Yes ☐ No	**Escrow Amount**
Plan Commission Disposition	
Village Board Disposition	

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: December 3, 2025

MEETING DATE: December 9, 2025, 6:30 P.M.

SUBJECT: Chapman Farms Addition No. 2 – Phase 3 Final Plat Approval

BASIC INFORMATION	
Project:	Chapman Farms Residential – Addition No. 2
Applicant:	Bielinski Homes
Consulting Engineer:	Trio Engineering
Request:	Approval – Final Plat – Addition No. 2 – Phase 3
Staff Recommendation:	Approve with Conditions

Project Summary & Overview

A Final Plat for the 2nd addition to the Chapman Farms Residential Subdivision (Phase 3) has been submitted for review and approval. This is a partial Final Plat for the subdivision and only incorporates the third Phase of the project (2nd addition). Future phases will be platted as additions to the subdivision as they are brought forth for construction and approval.

The Village of Mukwonago approved the preliminary plat, with conditions, via resolution 2021-84 at their regularly scheduled Village Board Meeting on December 15, 2021. All conditions have been met for this phase of the subdivision.

Waukesha County Parks and Land Use have reviewed the Final Plat and have issued a conditional approval letter that is attached. Staff agrees with their required changes, with the exception of temporary turn-around easements as those have been deemed not necessary by the Public Works Department and Village Fire Department because they're only one lot deep. The recommended actions within the letter are at the discretion of the Developer.

R/M Professional Land Surveying Staff have reviewed the submitted Final Plat in conjunction with the comments from Waukesha County. Our comments are also attached to this letter and should be considered and addressed appropriately as part of the final plat approval process.

The Wisconsin DOA is still in the process of reviewing the final plat and further comments may be forthcoming. However, based on our review and Waukesha County's review, we do not anticipate substantial changes that would affect a conditional approval by the Village Board at this time. Minor comments can be addressed and reviewed by staff prior to final sign-off by the Village.

Staff Review

Engineering	No comments at this time.
Public Works	No comments at this time.
Utilities	No comments at this time.
Police	No comments at this time.
Fire	No comments at this time.
Building Inspection	No comments at this time.
Planning	No comments at this time.

Recommended Action

Staff recommends the Planning Commission recommend approval to the Village Board for the Final Plat for Addition No. 2 (Phase 3) of this subdivision, as outlined in the provided resolution.

Attachments

1. Chapman Farms Residential Final Plat – Addition No. 2
2. Waukesha County Conditional Approval
3. R/M Review Comments

CHAPMAN FARMS ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "CHAPMAN FARMS ADDITION NO. 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

OWNER:
BIELINSKI HOMES, INC.
1830 MEADOW LN. SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570

CONDITIONAL CERTIFICATION OF NO OBJECTION
CERTIFIED THIS 23 DAY OF November 20 25

Dale Shaver

DIRECTOR
WAUKESHA COUNTY DEPT OF PARKS & LAND USE

N. 1/4 CORNER, SEC. 22-5-18
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N-327,358.09 E-2,440,787.40

(1229.23)

S89°26'00"W 1337.86

1" IP FND

624.77

744.77 - BLOCK

120.00

TOWN OF MUKWONAGO
VILLAGE OF MUKWONAGO

UNPLATTED LANDS
(OWNED BY OTHERS
GERALD & DIANE GILSON ET AL)

CHAPMAN FARMS ADDITION NO. 1

INDICATES I.N.R.A. AREA
(PER AVAILABLE WAUKESHA COUNTY RECORDS)

W. LINE, N.E. 1/4, SEC. 22-5-18
(N01°14'33"W 2643.41)

1414.18

UNPLATTED LANDS
(OWNED BY OTHERS
NANCY CAROL KIND'S CHILDRENS REVOCABLE TRUST)

S01°14'33"E

TOWN OF MUKWONAGO
VILLAGE OF MUKWONAGO

(RETAINED BY THE OWNER/DEVELOPER FOR FUTURE DEVELOPMENT)
OUTLOT 8
923127 SF

71 18000 SF
70 18002 SF
69 15191 SF
68 15516 SF
67 15148 SF
66 15210 SF

WOODS EDGE DRIVE (DEDICATED TO THE PUBLIC) 66.00'

72 16200 SF
73 15582 SF
74 15799 SF
75 17628 SF
76 16669 SF
77 15524 SF
78 16292 SF
79 18482 SF

66.00' OLDFIELD (DEDICATED TO THE PUBLIC)

61 17868 SF
62 15416 SF
63 15099 SF
64 15390 SF
65 15567 SF
60 17150 SF
59 15006 SF
58 15006 SF
57 18234 SF
56 22227 SF
55 19055 SF
54 15010 SF
53 16605 SF
52 15435 SF
51 18697 SF
83 16944 SF
84 15052 SF
85 15052 SF
86 15225 SF
82 18854 SF
87 18316 SF
81 17938 SF
88 15678 SF
80 19329 SF
89 20108 SF

ROSEWOOD (DEDICATED TO THE PUBLIC) 66.00'

AVENUE DRIVE

66.00'

FARM CHAPMAN BLVD. (DEDICATED TO THE PUBLIC) 80.00'

91 20672 SF
90 19406 SF
50 23164 SF
49 15474 SF

66.00' (DEDICATED TO THE PUBLIC)

OUTLOT 4
CHAPMAN FARMS

OUTLOT 5

EXISTING STORM SEWER AND DRAINAGE EASEMENT (PER CHAPMAN FARMS AND SEPARATE DOCUMENT)

CHAPMAN FARMS ADDITION NO. 1

27 26 25 24 23 22
28 29 30 31 32 33
45 46 47 48 44 43 42 41
13 12 11 10 9

WOODS EDGE DRIVE 66.00'

COURT CHAPMAN 66.00'

FARM BLVD. 80.00'

CENTER, SEC. 22-5-18
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON.
W/ BRASS CAP
N-324,715.47
E-2,440,844.71

881.78 - BLOCK
707.76
N89°14'12"E
947.78
174.02

S. LINE, N.E. 1/4, SEC. 22-5-18
(N89°14'12"E 2677.10)

(1211.32)

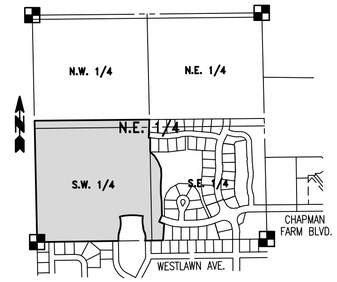
2" IP FND

E. 1/4 CORNER, SEC. 22-5-18
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N-324,751.13 E-2,443,521.40

UNPLATTED LANDS
(OWNED BY OTHERS
DAVID A. GLOVER)

148 FAIRWINDS
STOECKER FARM AVE. 66.00'
122 121 120 FAIRWINDS 119
107 FAIRWINDS OUTLOT 1
OLDFIELD AVENUE 66.00'
ROSEWOOD DRIVE 66.00'
95 96 97 98 99 100 FAIRWINDS

TRUE NORTH
GRID NORTH
+01°08'37"



LOCALITY MAP:
N.E. 1/4, SEC. 22, T. 5 N., R. 18 E.
SCALE: 1"=1000'

SCALE: 1" = 100'
0 100 200

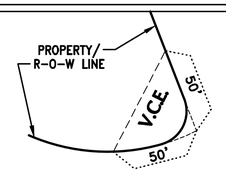
GENERAL NOTES:

- ⊙—• Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- ⊗—• Indicates "Found" 0.750" outside diameter Reinforcing Bar.
- ●—• Indicates "Found" 1.270" outside diameter Reinforcing Bar. (Unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the Grid North of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the South line of the N.E. 1/4 of Section 22, T. 5 N., R. 18 E., is taken to bear North 89°14'12" East.
- The Public Storm Sewer and Drainage Easements are herein granted to the Village of Mukwonago.
- The Owners of all Lots within this Subdivision and any previous or future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of the "Chapman Farms" Subdivision and Outlots 5 and 7 of the "Chapman Farms Addition No. 1" Subdivision and designated Outlots within any future additions to this Subdivision. Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located within Outlot 5 of the "Chapman Farms Addition No. 1" Subdivision and Outlots 1 and 2 and within the easement on Lot 1 of the "Chapman Farms" Subdivision. The Owners of all Lots within this Subdivision and any previous or future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said, repairs, maintenance and restoration shall be performed by the Owners of all Lots within this subdivision and any previous or future additions to this Subdivision.
- Outlot 8 to be retained by the Owner/Developer (Bielinski Homes, Inc.) for future development.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

VISION CORNER EASEMENT DETAIL (V.C.E.)



V.C.E. APPLIES TO:

Lots 50, 51, 60, 61, 70, 71, 72, 79, 80, 83, 89 and 91 are herein subject to a Vision Corner Easement as shown on this plat in that no structure or improvements of any kind are permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

ZONING DATA:

CATEGORY - "R-1" Single-Fam
Minimum Lot Area = 15,000 S.F.
Minimum Lot Width interior = 100 ft. @ FSB
Minimum Lot Width corner = 120 ft. @ FSB
Minimum Building Setbacks:
Front Setback/Street ..... 35 ft.
Interior Side Yard (1-Story) .. 15 ft.
Interior Side Yard (Others) ... 20 ft. one side
... 15 ft. other side
Rear Yard ..... 40 ft.

H:\C900\966\14023-02-CHAPMAN\SURVEY\PLATS\166FPL03.DWG

14-023-966-02 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) DATED THIS 5th DAY OF NOVEMBER, 2025 SHEET 1 OF 4

CHAPMAN FARMS ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "CHAPMAN FARMS ADDITION NO. 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SCALE: 1" = 60'

0 60 120

OUTLOT 8
923127 SF
(RETAINED BY THE OWNER/DEVELOPER FOR FUTURE DEVELOPMENT)

INDICATES I.N.R.A. AREA (PER AVAILABLE WAUKESHA COUNTY RECORDS)

121 — 120 — FAIRWINDS — 119 — 107

N89°14'12"E 947.78 — 707.76 — 881.78 — BLOCK

OLDFIELD AVENUE

ROSEWOOD DRIVE

FAIRWINDS

OUTLOT 1 FAIRWINDS

OUTLOT 4 CHAPMAN FARMS

S. LINE, N.E. 1/4, SEC. 22-5-18 (N89°14'12"E 2677.10) (S12.00)

OUTLOT 5 CHAPMAN FARMS ADDITION NO. 1

UNPLATTED LANDS (OWNED BY OTHERS GERALD & DIANE GILSON ET AL)

1337.86 — 744.77 — BLOCK — 624.77

S89°26'00"W 1337.86

VARIABLE WIDTH PUBLIC STORM SEWER AND DRAINAGE EASEMENT

VARIABLE WIDTH PUBLIC STORM SEWER AND DRAINAGE EASEMENT

20' WIDE PUBLIC DRAINAGE EASEMENT

20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (PER CHAPMAN FARMS ADDITION NO. 1)

EXISTING UTILITY EASEMENT AREA (PER CHAPMAN FARMS ADDITION NO. 1)

EXISTING STORM SEWER AND DRAINAGE EASEMENT (PER CHAPMAN FARMS AND SEPARATE DOCUMENT)

20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (PER CHAPMAN FARMS ADDITION NO. 1)

EXISTING UTILITY EASEMENT AREA (PER CHAPMAN FARMS ADDITION NO. 1)

VARIABLE WIDTH PUBLIC STORM SEWER AND DRAINAGE EASEMENT

20' WIDE PUBLIC DRAINAGE EASEMENT

20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (PER CHAPMAN FARMS ADDITION NO. 1)

EXISTING UTILITY EASEMENT AREA (PER CHAPMAN FARMS ADDITION NO. 1)

OLDFIELD (DEDICATED TO THE PUBLIC)

ROSEWOOD (DEDICATED TO THE PUBLIC)

WOODS EDGE (DEDICATED TO THE PUBLIC)

AVENUE — DRIVE — BLVD. — CHAPMAN FARMS ADDITION NO. 1

90	19406 SF	
91	20672 SF	
79	18482 SF	
78	16292 SF	
77	15524 SF	
76	16669 SF	
75	17628 SF	
74	15799 SF	
73	15582 SF	
72	16200 SF	
71	18000 SF	
83	16944 SF	
82	18854 SF	
81	17938 SF	
80	19329 SF	
84	15052 SF	
85	15052 SF	
87	18316 SF	
88	15678 SF	
89	20108 SF	
86	15225 SF	
60	17150 SF	
61	17868 SF	
70	18002 SF	
59	15006 SF	
62	15416 SF	
69	15191 SF	
58	15006 SF	
63	15099 SF	
68	15516 SF	
64	15390 SF	
67	15148 SF	
57	18234 SF	
65	15567 SF	
66	15210 SF	
56	22227 SF	
55	19055 SF	
54	15010 SF	
53	16605 SF	
52	15435 SF	
51	18697 SF	
50	23164 SF	
49	15474 SF	

14-023-966-02 — THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) — DATED THIS 5th DAY OF NOVEMBER, 2025 — SHEET 2 OF 4

H:\C900\966\14023-02-CHAPMAN\SURVEY\PLATS\166FPL03.DWG

CHAPMAN FARMS ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "CHAPMAN FARMS ADDITION NO. 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	300.00	14°52'28"	77.88	77.66	S06°40'26"W	S14°06'40"W	S00°45'48"E
	EAST/BOUNDARY	267.00	14°52'28"	69.31	69.12	S06°40'26"W	S14°06'40"W	S00°45'48"E
	WEST	333.00	14°52'28"	86.45	86.21	S06°40'26"W	S14°06'40"W	S00°45'48"E
	90	333.00	11°42'59"	68.10	67.98	S05°05'41.5"W	S10°57'11"W	S00°45'48"E
	91	333.00	3°09'29"	18.35	18.35	S12°31'55.5"W	S14°06'40"W	S10°57'11"W
2	C/L	300.00	23°35'54"	123.56	122.69	N02°18'43"E	N14°06'40"E	N09°29'14"W
	EAST/BOUNDARY	333.00	23°35'54"	137.15	136.18	N02°18'43"E	N14°06'40"E	N09°29'14"W
	WEST	267.00	23°35'54"	109.97	109.19	N02°18'43"E	N14°06'40"E	N09°29'14"W
3	C/L	300.00	19°14'40"	100.76	100.29	N19°06'34"W	N09°29'14"W	N28°43'54"W
	EAST	333.00	19°14'40"	111.85	111.32	N19°06'34"W	N09°29'14"W	N28°43'54"W
	WEST	267.00	19°14'40"	89.68	89.26	N19°06'34"W	N09°29'14"W	N28°43'54"W
4	C/L	550.00	28°09'54"	270.36	267.65	S14°38'57"E	S00°34'00"E	S28°43'54"E
	EAST	517.00	28°09'54"	254.14	251.59	S14°38'57"E	S00°34'00"E	S28°43'54"E
	82	517.00	10°24'15"	93.88	93.75	S23°31'46.5"E	S18°19'39"E	S28°43'54"E
	83	517.00	17°45'39"	160.26	159.62	S09°26'49.5"E	S00°34'00"E	S18°19'39"E
	WEST	583.00	28°09'54"	286.58	283.71	S14°38'57"E	S00°34'00"E	S28°43'54"E
	78	583.00	0°58'52"	9.98	9.98	S28°14'28"E	S27°45'02"E	S28°43'54"E
	77	583.00	10°00'01"	101.76	101.63	S22°45'01.5"E	S17°45'01"E	S27°45'02"E
	76	583.00	9°50'24"	100.12	100.00	S12°49'49"E	S07°54'37"E	S17°45'01"E
	75	583.00	7°20'37"	74.72	74.67	S04°14'18.5"E	S00°34'00"E	S07°54'37"E
5	C/L	1600.00	2°52'39"	80.36	80.35	N89°07'40.5"W	N87°41'21"W	S89°26'00"W
	NORTH	1633.00	2°52'39"	82.02	82.01	N89°07'40.5"W	N87°41'21"W	S89°26'00"W
	70	1633.00	0°53'29"	25.41	25.41	S89°52'44.5"W	N89°40'31"W	S89°26'00"W
	69	1633.00	1°59'10"	56.61	56.61	N88°40'56"W	N87°41'21"W	N89°40'31"W
	SOUTH	1567.00	2°52'39"	78.70	78.70	N89°07'40.5"W	N87°41'21"W	S89°26'00"W
	61	1567.00	0°55'44"	25.40	25.41	S89°53'52"W	N89°38'16"W	S89°26'00"W
	62	1567.00	1°56'55"	53.30	53.29	N88°39'48.5"W	N87°41'21"W	N89°38'16"W
6	C/L	850.00	5°53'23"	87.38	87.34	N89°21'57.5"E	S87°41'21"E	N86°25'16"E
	NORTH	817.00	5°53'23"	83.99	83.95	N89°21'57.5"E	S87°41'21"E	N86°25'16"E
	SOUTH	883.00	5°53'23"	90.77	90.73	N89°21'57.5"E	S87°41'21"E	N86°25'16"E
	62	882.99	0°01'35"	0.41	0.41	S87°42'08.5"E	S87°41'21"E	S87°42'56"E
	63	883.00	5°51'48"	90.36	90.32	N89°21'10"E	S87°42'56"E	N86°25'16"E
7	C/L	600.00	5°46'36"	60.49	60.47	S89°18'34"W	N87°48'08"W	S86°25'16"W
	NORTH	633.00	5°46'36"	63.82	63.79	S89°18'34"W	N87°48'08"W	S86°25'16"W
	65	567.00	7°31'02"	74.39	74.34	S89°49'13"E	N86°25'16"E	S86°03'42"E
	R/W WEST	567.00	5°46'36"	57.16	57.14	S89°18'34"W	N87°48'08"W	S86°25'16"W
	BOUNDARY	567.00	1°44'26"	17.23	17.22	N86°55'55"W	N86°03'42"W	N87°48'08"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
8	C/L	300.00	15°02'06"	78.72	78.50	N08°16'51"W	N00°45'48"W	N15°47'54"W
	EAST	333.00	15°02'06"	87.38	87.13	N08°16'51"W	N00°45'48"W	N15°47'54"W
	49	333.00	14°12'31"	82.58	82.37	N07°52'03.5"W	N00°45'48"W	N14°58'19"W
	50	333.00	0°49'35"	4.80	4.80	N15°23'06.5"W	N14°58'19"W	N15°47'54"W
	WEST/BOUNDARY	267.00	15°02'06"	70.06	69.86	N08°16'51"W	N00°45'48"W	N15°47'54"W
9	C/L	270.00	28°40'10"	135.10	133.70	S01°27'49"E	S12°52'16"W	S15°47'54"E
	EAST	237.00	25°46'02"	106.58	105.69	S02°54'53"E	S09°58'08"W	S15°47'54"E
	WEST/BOUNDARY	303.00	26°24'16"	139.64	138.40	S02°35'46"E	S10°36'22"W	S15°47'54"E
10	C/L	200.00	31°46'07"	110.89	109.48	N03°00'47.5"W	N12°52'16"E	N18°53'51"W
	EAST	233.00	31°20'09"	127.43	125.85	N03°13'46.5"W	N12°26'18"E	N18°53'51"W
	51	233.00	27°03'30"	110.04	109.02	N01°05'27"W	N12°26'18"E	N14°37'12"W
	52	233.00	4°16'39"	17.39	17.39	N16°45'31.5"W	N14°37'12"W	N18°53'51"W
	WEST	167.00	31°09'55"	90.84	89.72	N03°18'53.5"W	N12°16'04"E	N18°53'51"W
11	C/L	220.00	33°01'55"	126.83	125.08	S02°22'53.5"E	S14°08'04"W	S18°53'51"E
	EAST	187.00	33°01'55"	107.81	106.32	S02°22'53.5"E	S14°08'04"W	S18°53'51"E
	52	187.00	6°47'12"	22.15	22.14	S15°30'15"E	S12°06'39"E	S18°53'51"E
	53	187.00	26°14'43"	85.66	84.91	S01°00'42.5"W	S14°08'04"W	S12°06'39"E
	WEST	253.00	33°01'55"	145.86	143.85	S02°22'53.5"E	S14°08'04"W	S18°53'51"E
	88	253.00	18°29'20"	81.64	81.29	S09°39'11"E	S00°24'31"E	S18°53'51"E
	87	253.00	14°32'35"	64.22	64.05	S06°51'46.5"W	S14°08'04"W	S00°24'31"E
12	C/L	100.00	104°42'04"	182.74	158.35	N38°12'58"W	N14°08'04"E	S89°26'00"W
	NORTHEAST	133.00	104°42'04"	243.04	210.61	N38°12'58"W	N14°08'04"E	S89°26'00"W
	54	133.00	9°17'28"	21.57	21.54	N09°29'20"E	N14°08'04"E	N04°50'36"E
	55	133.00	39°00'55"	90.56	88.83	N14°39'51.5"W	N04°50'36"E	N34°10'19"W
	56	133.00	37°07'21"	86.17	84.67	N52°43'59.5"W	N34°10'19"W	N71°17'40"W
	57	133.00	19°16'20"	44.74	44.53	N80°55'50"W	N71°17'40"W	S89°26'00"W
	SOUTHWEST	67.00	104°42'04"	122.43	106.10	N38°12'58"W	N14°08'04"E	S89°26'00"W
13	C/L	1000.00	2°59'45"	52.29	52.28	S79°00'53.5"W	S80°30'46"W	S77°31'01"W
	NORTH	1033.00	2°59'45"	54.01	54.01	S79°00'53.5"W	S80°30'46"W	S77°31'01"W
	SOUTH	967.00	2°59'45"	50.56	50.56	S79°00'53.5"W	S80°30'46"W	S77°31'01"W
14	C/L	730.00	32°49'39"	418.25	412.56	N83°04'24.5"W	N66°39'35"W	S80°30'46"W
	C/L WEST	730.00	22°21'30"	284.86	283.06	N88°18'29"W	N77°07'44"W	S80°30'46"W
	C/L EAST	730.00	10°28'09"	133.39	133.20	N71°53'39.5"W	N66°39'35"W	N77°07'44"W
	NORTH BLOCK	770.00	19°54'05"	267.45	266.11	N89°32'11.5"W	N79°35'09"W	S80°30'46"W
	80	770.00	8°03'38"	108.33	108.24	S84°32'35"W	S88°34'24"W	S80°30'46"W
	89	770.00	11°50'27"	159.12	158.84	N85°30'22.5"W	N79°35'09"W	S88°34'24"W
	51	770.00	8°00'48"	107.69	107.61	N70°39'59"W	N66°39'35"W	N74°40'23"W
	SOUTH/BOUNDARY	690.00	19°38'12"	236.48	235.32	N89°40'08"W	N79°51'02"W	S80°30'46"W
	50	690.00	7°42'10"	92.76	92.69	N70°30'40"W	N66°39'35"W	N74°21'45"W

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

H:\C900\966\14023-02-CHAPMAN\SURVEY\PLATS\166PL03.DWG

CHAPMAN FARMS ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "CHAPMAN FARMS ADDITION NO. 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11755, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 6 of "CHAPMAN FARMS ADDITION NO. 1", recorded in the Office of the Register of Deeds for Waukesha County on November 3, 2022, in Book 55 of Subdivision Plats, at Pages 314 through 317 inclusive, as Document No. 4696727, and Outlot 1 of Certified Survey Map No. 11755, recorded in the Office of the Register of Deeds for Waukesha County on August 31, 2018, in Book 118 of Certified Survey Maps, at Pages 128 through 130 inclusive, as Document No. 4358666. Located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

Said Parcel contains 1,924,254 Square Feet (or 44.1748 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

That such map is a correct representation of all the 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 Statutes and the subdivision regulations of the Village of Mukwonago in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 _____.

_____
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Mukwonago

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this _____ day of _____, 20_____.

BIELINSKI HOMES, INC.

_____
Paul Bielinski, President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20_____, the above named Paul Bielinski, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

_____
Print Name: _____
Public, _____County, WI
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ Day of _____, 20 _____ on any of the land included in the Plat of "CHAPMAN FARMS ADDITION NO. 2".

_____
Jennifer Grant, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Lana C. Kropf, being duly appointed, qualified and acting Treasurer of the Village of Mukwonago, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ Day of _____, 20 _____ on any of the land included in the Plat of "CHAPMAN FARMS ADDITION NO. 2".

_____
Lana C. Kropf, Village Treasurer/Clerk

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this _____ day of _____, 20 _____.

CITIZENS BANK

_____
Brett Engelking, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20_____, the above named Brett Engelking, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

_____
Print Name: _____
Public, _____County, WI
My Commission Expires: _____

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "CHAPMAN FARMS ADDITION NO. 2", being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, is hereby approved conditionally by the Village of Mukwonago Board.

_____
Fred Winchowky, Village President

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of Mukwonago, and that all conditions of approval have been met as of this _____ Day of _____, 20 _____.

_____
Lana C. Kropf, Village Clerk/Treasurer

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

H:\C900\966\14023-02-CHAPMAN\SURVEY\PLATS\166FPL03.DWG

Paul Farrow
County Executive

Dale R. Shaver
Director

Waukesha County

Department of Parks and Land Use

TO:	Wisconsin Department of Administration – Plat Review
NOTICE OF:	Conditional Certification of No Objection to Final Plat
DATE OF REVIEW:	November 20, 2025
RE:	Subdivision Plat known as: **Chapman Farms Addition No. 2** **File No. 1770D**
LOCATION:	Part of the NW ¼, NE ¼, SW ¼, and SE 1/4 of the NE ¼ of Section 22, T5N, R18E, Village of Mukwonago
SUBMITTED BY:	Wisconsin Department of Administration – Plat Review
SURVEYOR:	Grady L. Gosser Trio Engineering, LLC 4100 N. Calhoun Rd., Suite 300 Brookfield, WI 53005
DATE RECEIVED:	November 7, 2025
DATE OF PLAT:	November 5, 2025
SUBDIVIDER:	Bielinski Homes, Inc. 1830 Meadow Ln. Suite A Pewaukee, WI 53072

REMARKS: Conditional Certification of No Objection to this Final Plat is based on the following conditions being complied with prior to the recordation of the Final Plat:

1. The surveyor's seal, signature, and date must appear on all sheets of the Final Plat. The same revision date must be noted on all sheets of the Final Plat.

In addition, we recommend the following:

1. We recommend temporary turn around easements be provided at the west end of Woods Edge Dr. and Chapman Farm Blvd. and at the north extent of Oldfield Ave.

2. We recommend that the developer consult with the property owner as to the location and function of any drain tile that may be present on the property and how it may impact the development.

3. Due to the topography on the western portion of the development and mapped high groundwater soils in the east part of the site, the Village may wish to require a master grading plan to ensure appropriate grades and protection of steep slopes.

4. On the eastern part of the site, there are soils mapped as containing hydric inclusions (seasonal groundwater estimated to be 3' or less from the ground surface). We recommend that, for lots in those conditions, that soil borings be performed to a minimum of one-foot below typical basement elevations so that minimum basement floor elevations can be established on the plat or master grading plan.

5. It is recommended that "Isolated Natural Resource Area Preservation Restrictions" be added to the next phase of the plat if Outlot 8 will be further subdivided.

SIGNED: Jason Fruth

Jason Fruth, Planning and Zoning Manager

For information regarding this review, please contact Kassie Slotty at kslotty@waukeshacounty.gov or 262-896-8300.

Cc via email:
Village of Mukwonago Clerk
Village of Mukwonago Planner
John Donovan, Bielinski Homes, Inc., jdonovan@bielinski.com
Grady Gosser, Trio Engineering, ggosser@trioeng.com
WE Energies, Plat Review
AT&T, Plat Review
Brightspeed, Plat Review
File

N:\PRKANDLU\Subdivision Files\PLATS\Villages\Mukwonago\1770D Chapman Farms Addition No. 2\Conditional Cert Of No Objection To Final Plat 11 20 25.Docx

Review Comments for Chapman Farms Addition No. 2 – Final Plat – Village of Mukwonago

Reviewed 12-02-2025 by B. Rozite (*reviewer comments in italics*)

Per. Wis. Stats. Ch. 236 and Wis. Admin Code Ch. A-E7:
s. 236.20(2)(e) Lots and outlots must be consecutively numbered within each block: *The lot numbering as approved on the preliminary plat did not envision that Outlot 8 would be included in the second addition and join Lots 90 and 91 within the same block as Lots 72-79. Lots 90 and 91 must be renumbered to Lots **80** and **81** (or 81 and 80). As a result, the block of Lots 80-89 will also need renumbering. Lot 80 must be changed to Lot **9**0 and Lot 81 to Lot **9**1. Any affected notes (Vision Corner Easement Detail Note) and the Curve Tables must also be revised accordingly*.

Per Ch. 45 Land Division Ordinance of the Village of Mukwonago:
No additional comments.

General Notes:
1) We note that the Village of Mukwonago Resolution No. 2021-84 item #15 requires that a conservation easement be placed over the Isolated Natural Resource Area in Outlot 8 as part of the final plat.

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

RESOLUTION NO. 2025-54

RESOLUTION APPROVING THE FINAL PLAT FOR PHASE 3 – ADDITION NO. 2 OF CHAPMAN FARMS RESIDENTIAL SUBDIVISION, BIELINSKI HOMES, APPLICANT

WHEREAS, pursuant to Chapter 45 of the Village Municipal Code, Bielinski Homes has submitted an application for a Final Plat approval for Phase 3 – Addition No. 2 of the Chapman Farms Residential Subdivision, and

WHEREAS, this final plat, consisting of 43 lots and one Outlot, is the 2nd addition to the multi-phased subdivision, and

WHEREAS, the Village Board of the Village of Mukwonago approved the preliminary plat for the entire subdivision at their meeting on December 15, 2021, and

WHEREAS, the Village Plan Commission reviewed the Final Plat at their meeting on December 9, 2025 and recommended approval of the same, subject to various terms and conditions, which have been incorporated herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the Final Plat for Phase 3 – the 2nd Addition to the Chapman Farms Residential subdivision, submitted by Bielinski Homes, prepared by Grady L. Gosser, Professional Land Surveyor, dated November 5, 2025.

NOW, THEREFORE, BE IT FURTHER RESOLVED approval of this final plat is subject to the following terms and conditions:

1. The final plat shall not be signed by Village Officials and recorded until the following items are satisfied:
    a. Comments of the Wisconsin Department of Administration, if any, have been addressed.
    b. Comments of Waukesha County have been addressed on the final plat, with the exception of the temporary turn-around easements.
    c. Comments by the Village Engineer have been addressed on the final plat, as required by State Law.
    d. Village Attorney verifies that all terms and conditions of the approved developer agreement that are applicable to this final plat have been satisfied.

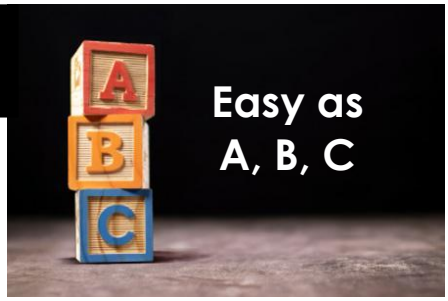
Passed and adopted by the Village of Mukwonago Village Board this 17th day of December, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk

Navigating the Village of Mukwonago's Zoning Code



We get it – zoning regulations can feel complicated, especially if you're not sure where to find the basic information you'll need to figure out if a proposed project is even feasible or not.

That's why we organized the Village's zoning code in a way that's easy to follow, whether you're a homeowner, business owner, or developer. Think of it as three simple steps: **A, B, and C.**

You start with **Appendix A – the Use Table.** This table shows where different land uses—like restaurants, retail shops, or single-family homes—are allowed in the Village. In a glance, you can see if your idea is permitted in a particular zoning district or if it needs special approval. It's the first stop for anyone asking: *"Can I do this here?"*

Next is **Appendix B – Land Use Details.** Once you know where your use can go, Appendix B gives you the specifics. Each land use has a plain-language definition, parking requirements, and any special rules to make sure new development fits well with its surroundings.

Finally, turn to **Appendix C – Dimensional Standards.** This is where you find the numbers: minimum lot sizes and setbacks, maximum building heights, and other measurements that shape how development looks and feels in each district. After checking the use table and land use details, Appendix C helps you see how a project will fit on a piece of property.

By organizing the zoning code this way, we've made it more user-friendly and easier to navigate. Instead of searching through pages of regulations, everything you need about your use is in one convenient place saving you time and giving you confidence that you've covered everything.

Zoning can feel like a puzzle, but with this approach, the pieces fit together. Start with A, move through B, and finish with C—it really is as easy as it sounds.



++
“Zoning can feel complicated, but we’ve organized it into a simple three-step process. Start with Appendix A to see where your use is allowed. Then turn to Appendix B to check the rules that apply to your specific use. Finally, review Appendix C for the dimensional standards—lot size, setbacks, and height. With everything clearly laid out, you can move from idea to approval with confidence.”

Appendix A

Non-Residential Use Table (Draft August 26, 2024)

Series	Land Use	B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	A-1	P-1	SP-1	Secondary Review
	Business					**Village Center**			**Industrial**			**Special Purpose**			
1	**Residential**														
1.01	~~Manufactured~~ home park														SP,ZP
1.02	Mixed-use housing	C	P	P	P	P	C	C							AR,SP,ZP
1.03	Multi-family, 2 units							C							ZP
1.04	Multi-family, 3 to 8 units						C								SP,ZP
1.05	Multi-family, 9 to 15 units														AR,SP,ZP
1.06	Multi-family, more than 15 units														AR,SP,ZP
1.07	Single-family dwelling	P				P	P	P				P			ZP
1.08	Townhouse, 2 units							C							ZP
1.09	Townhouse, 3 to 8 units						C								SP,ZP
1.10	Townhouse, 9 to 15 units														AR,SP,ZP
1.11	Townhouse, more than 15 units														AR,SP,ZP
2	**Special Care Facilities**														
2.01	Adult care facility, assisted living					P	P	P							AR,SP,ZP
2.02	Adult care facility, continuum of care		P	P	P	P	C	C							AR,SP,ZP
2.03	Adult care facility, nursing home		P	P	P	P	C	C							AR,SP,ZP
2.04	Adult family home						P	P				C			ZP
2.05	Community living arrangement, 8 or fewer residents						P	P				P			ZP
2.06	Community living arrangement, 9 to 15 residents						C	C				C			ZP
2.07	Community living arrangement, more than 15 residents	C	C		C	C	C	C							SP,ZP
2.08	Foster home and treatment foster home						P	P				P			ZP
2.09	Group day care center	C	P	C	P	P	C	C							AR,SP,ZP
2.10	Group day care center, company			C					C	C	C				AR,SP,ZP
2.11	Hospice care center	C	P		C	C	C	C							AR,SP,ZP
2.12	Temporary residential shelter					C	C	C							AR,SP,ZP
3	**General Accommodations**														
3.01	Boarding house						C								SP,ZP
3.02	Overnight lodging		P	P	P	P	P								AR,SP,ZP
4	**Food & Beverage Services**														
4.01	Banquet hall	C	P	P	P	C									AR,SP,ZP
4.02	Craft brewery, winery, distillery		C	C	C	C	C		C	C	C				AR,SP,ZP
4.03	Food pantry	C	C			C	C								AR,SP,ZP
4.04	Restaurant, fast-food		P	P	P	C									AR,SP,ZP
4.05	Restaurant, standard	P	P	P	P	P	P								AR,SP,ZP
4.06	Tavern		P	C	P	C									AR,SP,ZP
5	**Vehicle Rental, Sales, & Service**														
5.01	Heavy vehicle sales and service		C	C	C				C	C	C				AR,SP,ZP
5.02	Truck stop			C	C										AR,SP,ZP
5.03	Truck-trailer rental establishment								P	C	C				AR,SP,ZP
5.04	Vehicle fuel station		P	P	P	C	C								AR,SP,ZP
5.05	Vehicle repair shop								C	C	C				AR,SP,ZP
5.06	Vehicle sales and service		C	C	C										AR,SP,ZP
5.07	Vehicle service shop		P	P	P										AR,SP,ZP
6	**General Sales & Services**														
6.01	Administrative services	C	P	P	P	P	P								AR,SP,ZP
6.02	Adult-oriented establishment										C				AR,SP,ZP
6.03	Body art studio	C	P		P										AR,SP,ZP
6.04	Business incubator		P		C	C	C		C	C	C	C			AR,SP,ZP
6.05	Commercial kennel								C	C	C				AR,SP,ZP
6.06	Equipment rental, large								C	C	C				AR,SP,ZP
6.07	Equipment rental, small	C	P	P	P	C	P								AR,SP,ZP
6.08	Financial services	C	P	P	P	P	P	C							AR,SP,ZP
6.09	Funeral establishment	C	P	P	P		C								AR,SP,ZP
6.10	Garden or landscaping center		C	C	C				C	C	C				AR,SP,ZP
6.11	General office	C	P	P	P	P	P	C							AR,SP,ZP
6.12	General repair	C	P	P	P	C	C								AR,SP,ZP
6.13	General retail, 15,000 square feet or less	C	P	P	P	P	P								AR,SP,ZP
6.14	General retail, more than 15,000 square feet		C	P	P										AR,SP,ZP
6.15	General services	C	P	P	P	P	P								AR,SP,ZP
6.16	Instructional studio	C	P	P	P	P	P								AR,SP,ZP
6.17	Landscape business								C	C	C				AR,SP,ZP
6.18	Personal services														AR,SP,ZP

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	A-1	P-1	SP-1	
6.19	Shared-use kitchen	C	P	P	P	P	P								AR,SP,ZP
6.20	Tobacco/vape/smoke store	C	P		P										AR,SP,ZP
6.21	Veterinary clinic	C	P	P	P		C								AR,SP,ZP
7	Recreation & Entertainment														
7.01	Golf course											C	C		AR,SP,ZP
7.02	Indoor entertainment		P	P	P	C	P								AR,SP,ZP
7.03	Indoor recreation		P	P	P	P	P								AR,SP,ZP
7.04	Indoor shooting range		P	P	P				C	C	C				AR,SP,ZP
7.05	Park, community		C	C	C	P	P	P				C	P	P	AR,SP,ZP
7.06	Park, neighborhood	P	P	P	P	P	P	P				P	P		AR,SP,ZP
8	Government & Community Services														
8.01	Animal shelter								C	C	C		C		AR,SP,ZP
8.02	Administrative government center	C	P	P	P	P	P		P				P		AR,SP,ZP
8.03	Cemetery												C		AR,SP,ZP
8.04	Community center	C	C		C	P	P						P		AR,SP,ZP
8.05	Community cultural facility	C	P	P	P	P	P								AR,SP,ZP
8.06	Community garden	C	C	C	C		C	C				C	C		SP,ZP
8.07	Conference - exposition center	C	P	C											AR,SP,ZP
8.08	Health care center		P	P	P										AR,SP,ZP
8.09	Health care clinic	C	P	C	P	P	P								AR,SP,ZP
8.10	Municipal garage								C	C	C		C		AR,SP,ZP
8.11	Public safety facility		C		C		C		C	C	C		C		AR,SP,ZP
8.12	Recreation trail	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
8.13	School, K-12		C	C									P		AR,SP,ZP
8.14	School, post-secondary		C	P									P		AR,SP,ZP
8.15	Worship facility	C	P	P	P	C	C						P		AR,SP,ZP
9	Telecommunications & Utilities														
9.01	Public utility office and yard								C	C	C		C		AR,SP,ZP
9.02	Solar power plant								C	C	C	C	C		SP,ZP
9.03	Stormwater management facility	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
9.04	Telecommunication tower and Class 1 collocation	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	SP,ZP
9.05	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	A-1	P-1	SP-1	
9.06	Utility installation, major		C						C	C	C	C	C		AR,SP,ZP
9.07	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
10	Transportation														
10.01	Park-and-ride lot								C	C	C	C	C		SP,ZP
10.02	Passenger terminal		C		C	C	C						C		AR,SP,ZP
10.03	Railroad													P	SP,ZP
11	Storage & Wholesale Trade														
11.01	Bus storage facility								C	C	C		C		AR,SP,ZP
11.02	Multipurpose storage		C												AR,SP,ZP
11.03	Personal storage facility								C	C	C				AR,SP,ZP
11.04	Truck terminal								P	P	P				AR,SP,ZP
11.05	Vehicle storage yard								C	C	C				AR,SP,ZP
11.06	Warehouse								P	P	P				AR,SP,ZP
12	Industrial & Manufacturing														
12.01	Artisan shop	C				P	C	C							AR,SP,ZP
12.02	Construction equipment sales and service								C	C	C				AR,SP,ZP
12.03	Contractor yard								P	P	P				AR,SP,ZP
12.04	Maker's space														AR,SP,ZP
12.05	Manufacturing								P	P	P				AR,SP,ZP
13	Solid Waste														
13.01	Composting facility								C	C	C	C			AR,SP,ZP
13.02	Recycling center								C	C	C				AR,SP,ZP
13.03	Solid waste transfer station								C	C	P				AR,SP,ZP
14	Resource-Based Uses														
14.01	General cultivation											P			
14.02	Open land	P	P	P	P	P	P	P	P	P	P	P	P	P	
15	Accessory Uses for All Principal Uses														
15.01	Amateur radio and/or citizens band antenna	P	P	P	P	P	P	P	P	P	P	P	P		ZP
15.02	Exterior communication device	P	P	P	P	P	P	P	P	P	P	P	P	P	
15.03	EV charging facility, 1 to 4 stations	P	P	P	P	P	P	P	P	P	P		P		SP,ZP
15.04	EV charging facility, 5 or more stations	C	C	C	C	C	C		P	P	P		P		SP,ZP
15.05	Fence, perimeter	P	P	P	P		P	P	P	P	P	P	P		ZP

Series	Land Use	B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	A-1	P-1	SP-1	Secondary Review
15.06	Little free library	P	P	P	P	P	P	P	P	P	P	P	P		
15.07	Rain garden	P	P	P	P	P	P	P	P	P	P	P	P	P	
15.08	Solar energy system, ground-mounted	P	P	P	P	P	P	P	P	P	P	P	P		ZP
15.09	Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	
16	**Accessory Uses for Residential Uses**														
16.01	Accessory building, residential						P	P							ZP
16.02	Accessory dwelling unit					C	C	C							ZP
16.03	Adult family home (accessory)					P	P	P				P			ZP
16.04	Backyard chickens						P	P							ZP
16.05	Bed and breakfast						P	P							ZP
16.06	Bee keeping	P	P	P	P		P	P	P	P	P	P	P		ZP
16.07	Boat dock	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
16.08	Boathouse							P				P			ZP
16.09	Family day care home					P	P	P				P			
16.10	Fence, privacy						P	P							ZP
16.11	Fence, security		C	C	C				P	P	P				ZP
16.12	Fence, sport court						P	P							ZP
16.13	Foster home and treatment foster home (accessory)					P	P	P				P			ZP
16.14	Gardening	P	P	P	P	P	P	P	P	P	P	P	P	P	
16.15	Home occupation					P	P	P				P			ZP
16.16	In-family suite					P	P	P				P			ZP
16.17	Kennel, hobby														ZP
16.18	Kennel, private					P	P	P				P			
16.19	Outdoor fireplace						P	P							ZP
16.20	Patio														
16.21	Pergola	P	P	P	P	P	P	P	P	P	P	P	P		ZP
16.22	Play structure						P	P				P			
16.23	Sport court						P	P							ZP
16.24	Swimming pool						P	P				P			ZP
17	**Accessory Uses for Other Principal Uses**														
17.01	Accessory building, non-residential		P	P					P	P	P				AR,SP,ZP
17.02	Donation drop box	C	P	P	P										ZP
17.03	Drive-up service window	C	P	P	P	C	C								SP,ZP

Series	Land Use	B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	A-1	P-1	SP-1	Secondary Review
17.04	Hospital helistop		C	C	C										SP,ZP
17.05	Outdoor food and beverage service	C	C	P	P	C	C								SP,ZP
17.06	Parking lot (on-site)	P	P	P	P	P	P	P	P	P	P				SP
17.07	Sales incidental to industrial use								P	P	P				AR,SP,ZP
18	**Temporary**														
18.01	Farmers market		P	P	P	P							P		SP,ZP
18.02	Flea market		P	P	P										SP,ZP
18.03	Mobile food establishment	C	P	P	P	P	P		P	P	P		P		ZP
18.04	Model home														ZP
18.05	Off-site construction yard								C	C	C		C		SP,ZP
18.06	Party tent	P	P	P	P	P	P	P	P	P	P	P	P		
18.07	Portable storage container	P	P	P	P	P	P	P	P	P	P	P	P		
18.08	Roadside stand	P	P	P	P							P			ZP
18.09	Sale of vehicles/recreational equipment							P				P			
18.10	Seasonal product sales	C	P		P	C	C					P			ZP
18.11	Sidewalk cafe		C			C									ZP
18.12	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
18.13	Yard sale							P				P			
19	**Msc**														
19.01	Common area amenity							P							AR,SP,ZP

Key for Zoning Districts

B-1 Neighborhood Business
B-6 General Commercial
B-7 Planned Business Center
B-8 Planned Business Center -Satellite Lots
VC-1 Village Center Retail
VC-2 Village Center Multi-Purpose Perimeter
VC-3 Village Center Residential Perimeter
M-1 Limited Industrial
M-2 Light Industrial
M-4 General Industrial
A-1 Rural Residential
P-1 Public and Semi-Public
SP-1 Railroad

Key for Primary Reviews

P Permitted subject to any secondary review procedures.
C Conditional use subject to any secondary review procedures. See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel.
TFR This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements)
WER (Verify) This use is subject to the review procedures and requirements for Small Wind Energy Systems in Article 5 (Specific Procedural Requirements)

Key for Secondary Reviews

AR Architectural review (SP**AR**)

Appendix A - Residential Use Table

(Discussion Draft 11-24-2025)

Series	Land Use	Residential							Secondary Review
		R-1	R-2	R-3	R-5	R-10	R-15	R-19	
1	Residential								
1.01	Manufactured home park							P	SP
1.02	Mixed-use housing								AR,SP
1.03	Multi-family, 2 units		P		P	P	P		ZP
1.04	Multi-family, 3 to 8 units					P	P		ZP
1.05	Multi-family, 9 to 15 units					P	P		AR,SP
1.06	Multi-family, more than 15 units					P	P		AR,SP
1.07	Single-family dwelling	P	P	P	P	P	P		ZP
1.08	Townhouse, 2 units		P		P	P	P		ZP
1.09	Townhouse, 3 to 8 units					P	P		ZP
1.10	Townhouse, 9 to 15 units					C	P		AR,SP
1.11	Townhouse, more than 15 units						C		AR,SP
2	Special Care Facilities								
2.01	Adult care facility, assisted living				P	P	P		AR,SP
2.02	Adult care facility, continuum of care				C	C	C		AR,SP
2.03	Adult care facility, nursing home				C	C	C		AR,SP
2.04	Adult family home				C	C	C		ZP
2.05	Community living arrangement, 8 or fewer residents	P	P	P	P	P	P		ZP
2.06	Community living arrangement, 9 to 15 residents	C	C	C	P	P	P		ZP
2.07	Community living arrangement, more than 15 residents	C	C	C	C	C	C		SP
2.08	Foster home and treatment foster home	P	P	P	P	P	P		ZP
2.09	Hospice care center	C	C	C	C				AR,SP
2.10	Temporary residential shelter				C	C	C		AR,SP
3	Food & Beverage Services								
3.01	Banquet hall								AR,SP
3.02	Craft brewery, winery, distillery								AR,SP
3.03	Food pantry								AR,SP
3.04	Restaurant, fast-food								AR,SP
3.05	Restaurant, standard								AR,SP
3.06	Tavern								AR,SP
4	Vehicle Rental, Sales, & Service								
4.01	Heavy vehicle sales and service								AR,SP
4.02	Public EV charging facility							C	SP
4.03	Truck stop								AR,SP

Series	Land Use	Residential							Secondary Review
		R-1	R-2	R-3	R-5	R-10	R-15	R-19	
4.04	Truck-trailer rental establishment								AR,SP
4.05	Vehicle fuel station								AR,SP
4.06	Vehicle repair shop								AR,SP
4.07	Vehicle sales and service								AR,SP
4.08	Vehicle service shop								AR,SP
5	General Sales & Services								
5.01	Administrative services								AR,SP
5.02	Adult-oriented establishment								AR,SP
5.03	Body art studio								AR,SP
5.04	Business incubator								AR,SP
5.05	Commercial kennel								AR,SP
5.06	Equipment rental, large								AR,SP
5.07	Equipment rental, small								AR,SP
5.08	Financial services								AR,SP
5.09	Funeral establishment								AR,SP
5.10	Garden or landscaping center								AR,SP
5.11	General office								AR,SP
5.12	General repair								AR,SP
5.13	General retail, 15,000 square feet or less								AR,SP
5.14	General retail, more than 15,000 square feet								AR,SP
5.15	General services								AR,SP
5.16	Instructional studio								AR,SP
5.17	Landscape business								AR,SP
5.18	Overnight lodging								AR,SP
5.19	Personal services								AR,SP
5.20	Shared-use kitchen								AR,SP
5.21	Tobacco/vape/smoke store								AR,SP
5.22	Veterinary clinic								AR,SP
6	Recreation & Entertainment								
6.01	Golf course								AR,SP
6.02	Indoor entertainment								AR,SP
6.03	Indoor recreation								AR,SP
6.04	Indoor shooting range								AR,SP
6.05	Park, community								AR,SP
6.06	Park, dog								
6.07	Park, neighborhood	P	P	P	P	P	P	P	AR,SP

Series	Land Use	Residential							Secondary Review
		R-1	R-2	R-3	R-5	R-10	R-15	R-19	
7	Government & Community Services								
7.01	Animal shelter								AR,SP
7.02	Administrative government center								AR,SP
7.03	Cemetery								AR,SP
7.04	Community center								AR,SP
7.05	Community cultural facility								AR,SP
7.06	Community garden	C	C	C	C	C	C	C	SP
7.07	Convention center								AR,SP
7.08	Group day care center								AR,SP
7.09	Group day care center, company								AR,SP
7.10	Health care center								AR,SP
7.11	Health care clinic								AR,SP
7.12	Municipal garage								AR,SP
7.13	Public safety facility								AR,SP
7.14	Recreation trail	P	P	P	P	P	P	P	ZP
7.15	School, K-12								AR,SP
7.16	School, post-secondary								AR,SP
7.17	Worship facility								AR,SP
8	Telecommunications & Utilities								
8.01	Public utility office and yard								AR,SP
8.02	Solar power plant								SP
8.03	Stormwater management facility	P	P	P	P	P	P	P	SP
8.04	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
8.05	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	ZP
8.06	Utility installation, major								AR,SP
8.07	Utility installation, minor	P	P	P	P	P	P	P	ZP
9	Transportation								
9.01	Park-and-ride lot								SP
9.02	Passenger terminal								AR,SP
9.03	Railroad								SP
10	Storage & Wholesale Trade								
10.01	Bus storage facility								AR,SP
10.02	Multipurpose storage								AR,SP
10.03	Personal storage facility								AR,SP
10.04	Truck terminal								AR,SP
10.05	Vehicle storage yard								AR,SP

Series	Land Use	Residential							Secondary Review
		R-1	R-2	R-3	R-5	R-10	R-15	R-19	
10.06	Warehouse								AR,SP
11	Industrial & Manufacturing								
11.01	Artisan shop								AR,SP
11.02	Construction equipment sales and service								AR,SP
11.03	Contractor yard								AR,SP
11.04	Maker's space								AR,SP
11.05	Manufacturing								AR,SP
12	Solid Waste								
12.01	Composting facility								AR,SP
12.02	Recycling center								AR,SP
12.03	Solid waste transfer station								AR,SP
13	Resource-Based Uses								
13.01	General cultivation							P	
13.02	Open land	P	P	P	P	P	P	P	
14	Accessory Uses for All Principal Uses								
14.01	Amateur radio and/or citizens band antenna	P	P	P	P	P	P	P	ZP
14.02	Exterior communication device	P	P	P	P	P	P	P	
14.03	Incidental EV charging facility							P	ZP
14.04	Little free library	P	P	P	P	P	P	P	
14.05	Rain garden	P	P	P	P	P	P	P	
14.06	Solar energy system, ground-mounted	P	P	P	P	P	P	P	ZP
14.07	Solar energy system, roof-mounted	P	P	P	P	P	P	P	
14.08	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES	WES	WES	
14.09	Wind energy system, one megawatt and more								
15	Accessory Uses for Residential Uses								
15.01	Accessory building, residential	P	P	P	P	P	P		ZP
15.02	Adult family home (accessory)	P	P	P	P	P	P		ZP
15.03	Backyard chickens	P	P	P	P				ZP
15.04	Bed and breakfast	P	P	P	P				ZP
15.05	Bee keeping	P	P	P	P	P	P		ZP
15.06	Boat dock	P	P	P	P	P	P		ZP
15.07	Boathouse	P	P	P	P	P	P		ZP
15.08	Family day care home	P	P	P	P	P	P	P	
15.09	Fence, perimeter	P	P	P	P	P	P	P	ZP
15.10	Fence, privacy	P	P	P	P	P	P		ZP
15.11	Fence, sport court	P	P	P	P	P	P	P	ZP

Series	Land Use	Residential							Secondary Review
		R-1	R-2	R-3	R-5	R-10	R-15	R-19	
15.12	Foster home and treatment foster home (accessory)	P	P	P	P	P	P		ZP
15.13	Gardening	P	P	P	P	P	P	P	
15.14	Home occupation	P	P	P	P	P	P		ZP
15.15	In-family suite	P	P	P	P				ZP
15.16	Outdoor fireplace	P	P	P	P	P	P		ZP
15.17	Patio	P	P	P	P	P	P		
15.18	Pergola	P	P	P	P	P	P		ZP
15.19	Play structure	P	P	P	P	P	P		
15.20	Private kennel	P	P	P	P	P	P		
15.21	Sport court	P	P	P	P	P	P		ZP
15.22	Swimming pool	P	P	P	P	P	P		ZP
16	Accessory Uses for Other Principal Uses								
16.01	Accessory building, non-residential								AR,SP
16.02	Donation drop box								ZP
16.03	Drive-up service window								SP
16.04	Fence, security								ZP
16.05	Hospital helistop								SP
16.06	Outdoor food and beverage service								SP
16.07	Parking lot (on-site)								SP
16.08	Sales incidental to industrial use								AR,SP
17	Temporary								
17.01	Farmers market								ZP
17.02	Flea market								SP
17.03	Mobile food establishment								ZP
17.04	Model home	P	P	P	P	P	P		ZP
17.05	Off-site construction yard								SP
17.06	Party tent	P	P	P	P	P	P		
17.07	Portable storage container	P	P	P	P	P	P		
17.08	Roadside stand	P	P	P	P				ZP
17.09	Sale of vehicles/recreational equipment	P	P	P	P	P	P		
17.10	Seasonal product sales								ZP
17.11	Short-term rental	P	P	P	P	P	P		
17.12	Sidewalk cafe								ZP
17.13	Wind test tower	P	P	P	P	P	P		ZP
17.14	Yard sale	P	P	P	P	P	P		
18	Msc								

Series	Land Use	Residential							Secondary Review
		R-1	R-2	R-3	R-5	R-10	R-15	R-19	
18.01	Common area amenity	P	P	P	P	P	P	P	AR,SP

Key for Zoning Districts

R-1 Single-Family Medium Lot Residential; **R-2** Single-Family Historical Lot Residential; **R-3** Single-Family Small Lot Residential; **R-5** Low Density Multi-Family Residential; **R-10** Medium Density Multi-Family Residential; **R-15** High Density Multi-Family Residential; **R-19** Manufactured Home Park

Key for Primary Reviews

P Permitted subject to any secondary review procedures.

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

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

WES (Verify) This use is subject to the review procedures and requirements for Small Wind Energy Systems in Article 5 (Specific Procedural Requirements)

Key for Secondary Reviews

AR Architectural review (SP**AR**)

SP Site plan review (**SP**AR)

ZP Zoning permit

Special Reviews for Certain Conditional Uses

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

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

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

Notes:

- Any use that is not listed in this table is prohibited per § 102.1062.
- The Village will consider amendments to this appendix (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).

Appendix A - Non-Residential Use Table

(Discussion Draft 11-24-2025)

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT	
1	Residential														
1.01	Manufactured home park														SP
1.02	Mixed-use housing	C	P	P	P	P	C								AR,SP
1.03	Multi-family, 2 units						P	P							ZP
1.04	Multi-family, 3 to 8 units						C								ZP
1.05	Multi-family, 9 to 15 units														AR,SP
1.06	Multi-family, more than 15 units														AR,SP
1.07	Single-family dwelling	P				P	P	P						P	ZP
1.08	Townhouse, 2 units						C	C							ZP
1.09	Townhouse, 3 to 8 units						C	C							ZP
1.10	Townhouse, 9 to 15 units														AR,SP
1.11	Townhouse, more than 15 units														AR,SP
2	Special Care Facilities														
2.01	Adult care facility, assisted living					P	P	P							AR,SP
2.02	Adult care facility, continuum of care		P	P	P	P	C	C							AR,SP
2.03	Adult care facility, nursing home		P	P	P	P	C	C							AR,SP
2.04	Adult family home						P	P						C	ZP
2.05	Community living arrangement, 8 or fewer residents						P	P						P	ZP
2.06	Community living arrangement, 9 to 15 residents						C	C						C	ZP
2.07	Community living arrangement, more than 15 residents	C	C		C	C	C	C							SP
2.08	Foster home and treatment foster home						P	P						P	ZP
2.09	Hospice care center	C	P		C	C	C	C							AR,SP
2.10	Temporary residential shelter					C	C	C							AR,SP
3	Food & Beverage Services														
3.01	Banquet hall	C	P	P	P	C									AR,SP
3.02	Craft brewery, winery, distillery		C	C	C	C	C		C	C	C				AR,SP
3.03	Food pantry	C	C			C	C								AR,SP
3.04	Restaurant, fast-food		P	P	P	C									AR,SP
3.05	Restaurant, standard	P	P	P	P	P	P								AR,SP
3.06	Tavern		P	C	P	C									AR,SP
4	Vehicle Rental, Sales, & Service														
4.01	Heavy vehicle sales and service		C	C	C				C	C	C				AR,SP
4.02	Public EV charging facility	C	C	C	C	C	C		P	P	P	P			SP
4.03	Truck stop			C	C										AR,SP

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT	
4.04	Truck-trailer rental establishment								P	C	C				AR,SP
4.05	Vehicle fuel station		P	P	P										AR,SP
4.06	Vehicle repair shop		P						C	C	C				AR,SP
4.07	Vehicle sales and service		C	C	C				C	C	C				AR,SP
4.08	Vehicle service shop		P	P	P				C	C	C				AR,SP
5	General Sales & Services														
5.01	Administrative services	C	P	P	P	P	P								AR,SP
5.02	Adult-oriented establishment										C				AR,SP
5.03	Body art studio	C	P		P										AR,SP
5.04	Business incubator		P		C	C	C		C	C	C	C			AR,SP
5.05	Commercial kennel								C	C	C				AR,SP
5.06	Equipment rental, large								C	C	C				AR,SP
5.07	Equipment rental, small	C	P	P	P	C	P								AR,SP
5.08	Financial services	C	P	P	P	P	P	C							AR,SP
5.09	Funeral establishment	C	P	P	P		C								AR,SP
5.10	Garden or landscaping center		C	C	C				C	C	C				AR,SP
5.11	General office	C	P	P	P	P	P	C							AR,SP
5.12	General repair	C	P	P	P	C	C								AR,SP
5.13	General retail, 15,000 square feet or less	C	P	P	P	P	P								AR,SP
5.14	General retail, more than 15,000 square feet		C	P	P										AR,SP
5.15	General services	C	P	P	P	P	P								AR,SP
5.16	Instructional studio	C	P	P	P	P	P								AR,SP
5.17	Landscape business								C	C	C				AR,SP
5.18	Overnight lodging		P	P	P	P	P								AR,SP
5.19	Personal services														AR,SP
5.20	Shared-use kitchen	C	P	P	P	P	P								AR,SP
5.21	Tobacco/vape/smoke store	C	P	P	P										AR,SP
5.22	Veterinary clinic	C	P	P	P		C								AR,SP
6	Recreation & Entertainment														
6.01	Golf course											C		C	AR,SP
6.02	Indoor entertainment		P	P	P	C	P								AR,SP
6.03	Indoor recreation		P	P	P	P	P		C						AR,SP
6.04	Indoor shooting range		P	P	P				C	C	C				AR,SP
6.05	Park, community		C	C	C	P	P	P				P	P	C	AR,SP
6.06	Park, dog		C	C	C							C			
6.07	Park, neighborhood	P	P	P	P	P	P	P				P		P	AR,SP
7	Government & Community Services														

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT	
7.01	Animal shelter								C	C	C	C			AR,SP
7.02	Administrative government center	C	P	P	P	P	P		P			P			AR,SP
7.03	Cemetery											C			AR,SP
7.04	Community center	C	C		C	P	P					P			AR,SP
7.05	Community cultural facility	C	P	P	P	P	P								AR,SP
7.06	Community garden	C	C	C	C		C	C				C		C	SP
7.07	Convention center			C											AR,SP
7.08	Group day care center	C	P	C	P	P	C	C							AR,SP
7.09	Group day care center, company			C					C	C	C				AR,SP
7.10	Health care center		P	P	P										AR,SP
7.11	Health care clinic	C	P	C	P	P	P								AR,SP
7.12	Municipal garage								C	C	C	C			AR,SP
7.13	Public safety facility		C		C		C		C	C	C	C			AR,SP
7.14	Recreation trail	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
7.15	School, K-12		C	C								P			AR,SP
7.16	School, post-secondary		C	P								P			AR,SP
7.17	Worship facility	C	P	P	P	C	C					P			AR,SP
8	Telecommunications & Utilities														
8.01	Public utility office and yard								C	C	C	C			AR,SP
8.02	Solar power plant								C	C	C	C		C	SP
8.03	Stormwater management facility	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
8.04	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
8.05	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
8.06	Utility installation, major		C						C	C	C	C		C	AR,SP
8.07	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
9	Transportation														
9.01	Park-and-ride lot				C				C	C	C	C		C	SP
9.02	Passenger terminal		C		C	C	C					C			AR,SP
9.03	Railroad												P		SP
10	Storage & Wholesale Trade														
10.01	Bus storage facility								C	C	C	C			AR,SP
10.02	Multipurpose storage		C												AR,SP
10.03	Personal storage facility								C	C	C				AR,SP
10.04	Truck terminal								P	P	P				AR,SP
10.05	Vehicle storage yard								C	C	C				AR,SP
10.06	Warehouse								P	P	P				AR,SP

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT	
11	Industrial & Manufacturing														
11.01	Artisan shop	C				P	C	C							AR,SP
11.02	Construction equipment sales and service								C	C	C				AR,SP
11.03	Contractor yard								P	P	P				AR,SP
11.04	Maker's space														AR,SP
11.05	Manufacturing								P	P	P				AR,SP
12	Solid Waste														
12.01	Composting facility								C	C	C			C	AR,SP
12.02	Recycling center								C	C	C				AR,SP
12.03	Solid waste transfer station								C	C	P				AR,SP
13	Resource-Based Uses														
13.01	General cultivation													P	
13.02	Open land	P	P	P	P	P	P	P	P	P	P	P	P	P	
14	Accessory Uses for All Principal Uses														
14.01	Amateur radio and/or citizens band antenna	P	P	P	P	P	P	P	P	P	P	P		P	ZP
14.02	Exterior communication device	P	P	P	P	P	P	P	P	P	P	P	P	P	
14.03	Incidental EV charging facility	P	P	P	P	P	P	P	P	P	P	P			ZP
14.04	Little free library	P	P	P	P	P	P	P	P	P	P	P		P	
14.05	Rain garden	P	P	P	P	P	P	P	P	P	P	P	P	P	
14.06	Solar energy system, ground-mounted	P	P	P	P	P	P	P	P	P	P	P		P	ZP
14.07	Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	
14.08	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	
14.09	Wind energy system, one megawatt and more								WES	WES	WES				
15	Accessory Uses for Residential Uses														
15.01	Accessory building, residential						P	P							ZP
15.02	Adult family home (accessory)					P	P	P						P	ZP
15.03	Backyard chickens						P	P							ZP
15.04	Bed and breakfast						P	P							ZP
15.05	Bee keeping	P	P	P	P		P	P	P	P	P	P		P	ZP
15.06	Boat dock	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
15.07	Boathouse													P	ZP
15.08	Family day care home					P	P	P						P	
15.09	Fence, perimeter	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
15.10	Fence, privacy						P	P							ZP
15.11	Fence, sport court						P	P							ZP
15.12	Foster home and treatment foster home (accessory)					P	P	P						P	ZP
15.13	Gardening	P	P	P	P	P	P	P	P	P	P	P	P	P	

Series	Land Use	Business				Village Center			Industrial			Special Purpose			Secondary Review
		B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT	
15.14	Home occupation					P	P	P						P	ZP
15.15	In-family suite					P	P	P						P	ZP
15.16	Outdoor fireplace						P	P							ZP
15.17	Patio														
15.18	Pergola	P	P	P	P	P	P	P	P	P	P	P		P	ZP
15.19	Play structure						P	P						P	
15.20	Private kennel					P	P	P						P	
15.21	Sport court						P	P							ZP
15.22	Swimming pool						P	P						P	ZP
16	Accessory Uses for Other Principal Uses														
16.01	Accessory building, non-residential		P	P			P	P	P	P	P				AR,SP
16.02	Donation drop box	C	P	P	P										ZP
16.03	Drive-up service window	C	P	P	P	C	C								SP
16.04	Fence, security		C	C	C				P	P	P				ZP
16.05	Hospital helistop		C	C	C										SP
16.06	Outdoor food and beverage service	C	C	P	P	C	C								SP
16.07	Parking lot (on-site)	P	P	P	P	P	P	P	P	P	P				SP
16.08	Sales incidental to industrial use								P	P	P				AR,SP
17	Temporary														
17.01	Farmers market		P	P	P	P						P			ZP
17.02	Flea market		P	P	P										SP
17.03	Mobile food establishment	C	P	P	P	P	P		P	P	P	P			ZP
17.04	Model home														ZP
17.05	Off-site construction yard								C	C	C	C			SP
17.06	Party tent	P	P	P	P	P	P	P	P	P	P	P		P	
17.07	Portable storage container	P	P	P	P	P	P	P	P	P	P	P		P	
17.08	Roadside stand	P	P	P	P									P	ZP
17.09	Sale of vehicles/recreational equipment						P	P						P	
17.10	Seasonal product sales	C	P		P	C	C							P	ZP
17.11	Short-term rental														
17.12	Sidewalk cafe		C			C									ZP
17.13	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
17.14	Yard sale						P	P						P	
18	Msc														
18.01	Common area amenity						P	P							AR,SP

Key for Zoning Districts

B-1 Neighborhood Business; **B-6** General Commercial; **B-7** Planned Business Center; **B-8** Planned Business Center -Satellite Lot; **VC-1** Village Center Retail; **VC-2** Village Center Multi-Purpose Perimeter; **VC-3** Village Center Residential Perimeter; **M-1** Limited Industrial; **M-2** Light Industrial; **M-4** General Industrial; **P-1** Public and Semi-Public; **RLRD** Railroad, **UT** Urban

Key for Primary Reviews

P Permitted subject to any secondary review procedures.

C Conditional use subject to any secondary review procedures. See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel. This use is subject to the review procedures and requirements for Conditional Uses in Article 5 (Specific Procedural Requirements).

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

WES This use is subject to the review procedures and requirements for Wind Energy Systems in Article 5 (Specific Procedural Requirements).

Key for Secondary Reviews

AR Architectural review (SP**AR**)

SP Site plan review (**SP**AR)

ZP Zoning permit

Special Reviews for Certain Conditional Uses

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

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

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

Notes:

- Any use that is not listed in this table is prohibited per § 102.1062.
- The Village will consider amendments to this appendix (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).

Appendix B - Land Use Summary

- Discussion Draft (11-24-2025) -

Series	Land Use
1	Residential

1.01 Manufactured home park



© Civic Webware

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

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

(A) Occupancy. Occupancy of a dwelling unit is limited to one household unit.

(B) Mobile home space. A manufactured home space must be at least 50 feet wide and at least 5,500 square feet in area.

(C) Location of mobile homes. A manufactured home or mobile home may not be closer than 20 feet to another unit or 10 feet to an internal service road.

(D) Water and sanitation. Each manufactured home space must be connected to a public water supply system and a public sewage disposal system.

(E) Surfacing. All internal service roads, parking areas, and walkways must be hard-surfaced with concrete, asphalt, pavers, or other durable, all-weather pavement material approved by the Zoning Administrator.

(F) Ancillary uses. A manufactured home park may not include a mobile home sales office or other business or commercial use. However, laundries, washrooms, recreational rooms, maintenance equipment storage, and one management office are permitted.

(G) Screening. A manufactured home park must be completely enclosed, except for permitted entrances and exits by temporary planting of fast-growing material, capable of reaching a height of 15 feet or more, and a permanent evergreen planting, the individual trees to be of such a number and so arranged that within 10 years they will have formed a dense screen. Such permanent planting must be grown or maintained to a height of not less than 15 feet.

(H) Licensing. A manufactured home park must be licensed with the Village of Mukwonago as set forth in Ch. 50 of the municipal code. **Click to view**.

1.02 Mixed-use housing



© Civic Webware

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

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

(A) Occupancy. Occupancy of a dwelling unit is limited to one household unit.

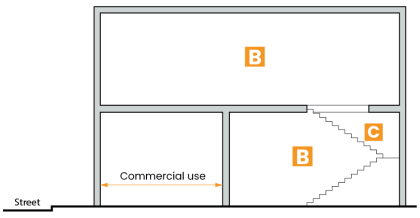
(B) Location. Dwelling units may be located on the ground floor, provided the first 16 feet from the front of the building is designed for commercial uses. Dwelling units may also be located on upper floors.

(C) Stairs. A dwelling unit on the second floor must be served by stairs inside of the building (i.e., exterior stairs are not permitted). The exterior access door may be located along the front, side, or rear of the building and may serve one or more dwelling units.

(D) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

Figure: Mixed-use housing

Note: The letters in the illustration correspond to the paragrahs listed above.



1.03 Multi-family, 2 units



© Civic Webware

Description: A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

Note: Also known as duplex or two-family

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:
(A) Arrangement of units. The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).
(B) Occupancy. Occupancy of a dwelling unit is limited to one household unit.
(C) Number of principal buildings per parcel. No more than one 2-unit multi-family building may occupy any single parcel of land.
~~**(D) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~
(D) Garage required. A two-car garage containing at least 430 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.
(E) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.04 Multi-family, 3 to 8 units

Description: A building containing 3 to 8 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

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

Bicycle Parking: Recommended - 4 spaces

Supplemental Standards:
(A) Arrangement of units. The dwelling units may be arranged side-by-side, stacked vertically, or any combination of both.
(B) Occupancy. Occupancy of a dwelling unit is limited to one household unit.
(C) Number of principal buildings per parcel. More than one multi-family building may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district.
~~**(D) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~
(D) Garage required. A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.
(E) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.05 Multi-family, 9 to 15 units

Description: A building containing 9 to 15 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.


© Civic Webware

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

Bicycle Parking: Recommended - 6 spaces

Supplemental Standards:
(A) Arrangement of units. The dwelling units may be arranged side-by-side, stacked vertically, or any combination of both.
(B) Occupancy. Occupancy of a dwelling unit is limited to one household unit.
(C) Number of principal buildings per parcel. More than one multi-family building may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district.
~~**(D) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~
(D) Garage required. A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.
(E) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.06 Multi-family, more than 15 units

Description: A building containing more than 15 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

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

of multi-family dwellings.

Bicycle Parking: Recommended - 8 to 12 spaces

Supplemental Standards:
(A) Arrangement of units. The dwelling units may be arranged side-by-side, stacked vertically, or any combination of both.
(B) Occupancy. Occupancy of a dwelling unit is limited to one household unit.
(C) Number of principal buildings per parcel. More than one multi-family building may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district.
~~**(D) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~
(D) Garage required. A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.
(E) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.07 Single-family dwelling

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


© Civic Webware

Vehicle Parking: 2 garaged spaces and two additional spaces

Supplemental Standards:
(A) Occupancy. Occupancy of a single-family dwelling unit is limited to one household unit.
(B) Number of principal dwellings per parcel. No more than one principal residential building shall occupy any single parcel of land.
(C) Garage requirements. An attached garage must be built concurrently with construction of the dwelling and must be at least 480 square feet, but not more than 48 percent of the floor area of the dwelling unit, or 960 square feet, whichever is less.
(D) Foundation. The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
(E) Overhead garage doors. An attached garage may not have more than 3 overhead doors. Overhead garage doors may not exceed a total of 32 feet in length and 10 feet in height. An existing attached garage may not be converted to another use and must be maintained as an attached garage at all times, unless a new attached garage is constructed to comply with the standards in this part. Nothing in this part prevents an enlargement of an existing attached garage consistent with these standards.
(F) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.08 Townhouse, 2 units

Description: A building containing 2 dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance. The term includes various construction types including modular, panelized, pre-cut, and site-built structures.

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

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:
(A) Occupancy. Occupancy of a dwelling unit is limited to one household unit.
(B) General layout. The common wall between the dwelling units must be approximately perpendicular to the front lot line.
(C) Building coverage. No more than 70 percent of the lot area may be occupied by a building.
(D) Garage required. A two-car garage containing at least 400 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. The garage may be attached or detached.
(E) Accessory buildings. The floor area of accessory buildings, excluding garages and carports, may not exceed 120 cumulative square feet.
(F) Utility service. Dwelling units in a townhouse must have separate connections for sanitary sewer, municipal water, and other available utilities. Both of the dwelling units may be served by a single sanitary service line if addressed in the written agreement required in this part.
~~**(G) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~
(G) Written agreement required. Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement as approved by the zoning administrator. Such agreement must be recorded with each lot in the Walworth County or Waukesha County register of deeds office.
(H) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.09 Townhouse, 3 to 8 units

Description: A building containing 3 to 8 dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance. The term includes various construction types including modular, panelized, pre-cut, and site-built structures.

Note: Also known as single-family attached or rowhouse



© Civic Webware

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

(A) Occupancy. Occupancy of a dwelling unit is limited to one household unit.

(B) General layout. The common wall between the dwelling units must be approximately perpendicular to the front lot line.

(C) Building coverage. No more than 70 percent of the lot area may be occupied by a building.

(D) Garage required. A one-car garage containing at least 200 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. The garage may be attached or detached.

(E) Accessory buildings. The floor area of accessory buildings, excluding garages and carports, may not exceed 120 cumulative square feet.

(F) Utility service. Dwelling units in a townhouse must have separate connections for sanitary sewer, municipal water, and other available utilities. Two or more of the dwelling units may be served by a single sanitary service line if addressed in the written agreement required in this part.

(G) Driveways. When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

~~**(H) Foundation**. The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~

(H) Written agreement required. Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement. Such agreement must be recorded with each lot in the Walworth County or Waukesha County register of deeds office.

(I) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.10 Townhouse, 9 to 15 units

Description: A building containing 9 to 15 dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance. The term includes various construction types including modular, panelized, pre-cut, and site-built structures.

Note: Also known as single-family attached or rowhouse



© Civic Webware

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

(A) Occupancy. Occupancy of a dwelling unit is limited to one household unit.

(B) General layout. The common wall between the dwelling units must be approximately perpendicular to the front lot line.

(C) Building coverage. No more than 70 percent of the lot area may be occupied by a building.

(D) Garage required. A one-car garage containing at least 200 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. The garage may be attached or detached.

(E) Accessory buildings. The floor area of accessory buildings, excluding garages and carports, may not exceed 120 cumulative square feet.

(F) Utility service. Dwelling units in a townhouse must have separate connections for sanitary sewer, municipal water, and other available utilities. Two or more of the dwelling units may be served by a single sanitary service line if addressed in the written agreement required in this part.

(G) Driveways. When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

~~**(H) Foundation**. The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~

(H) Written agreement required. Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement. Such agreement must be recorded with each lot in the Walworth County or Waukesha County register of deeds office.

(I) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

1.11 Townhouse, more than 15 units

Description: A building containing more than 15 dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance. The term includes various construction types including modular, panelized, pre-cut, and site-built structures.

Note: Also known as single-family attached or rowhouse

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

(A) Occupancy. Occupancy of a dwelling unit is limited to one household unit.

(B) General layout. The common wall between the dwelling units must be approximately perpendicular to the front lot line.

(C) Building coverage. No more than 70 percent of the lot area may be occupied by a building.

(D) Garage required. A one-car garage containing at least 200 square feet must be built for each dwelling unit at the same time the townhouse is

being constructed. The garage may be attached or detached.

(E) Accessory buildings. The floor area of accessory buildings, excluding garages and carports, may not exceed 120 cumulative square feet.

(F) Utility service. Dwelling units in a townhouse must have separate connections for sanitary sewer, municipal water, and other available utilities. Two or more of the dwelling units may be served by a single sanitary service line if addressed in the written agreement required in this part.

(G) Driveways. When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

~~**(H) Foundation**. The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.~~

(H) Written agreement required. Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement. Such agreement must be recorded with each lot in the Walworth County or Waukesha County register of deeds office.

(I) Short-term rental. If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 17 (Temporary Uses).

2 Special Care Facilities

2.01 Adult care facility, assisted living

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

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

Supplemental Standards:

(A) Street access. The primary access for this use must be off of a major street as depicted on the adopted zoning map.

(B) Required green space. If this use is not located in a commercial zoning district, at least 30 percent of the parcel must be landscaped (e.g., lawn, plantings, etc.).

(C) Setbacks. Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses.

2.02 Adult care facility, continuum of care

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

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

Supplemental Standards:

(A) State license. Prior to the establishment of this use, the operator must obtain a nursing home license from the state as provided for in § 50.02, Wis. Stats., and maintain the license in good standing for the life of the use or until the license is no longer required.

(B) Required green space. If this use is not located in a commercial zoning district, at least 30 percent of the parcel must remain undeveloped (i.e., landscaped).

(C) Setbacks. Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses.

2.03 Adult care facility, nursing home

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

Note: See § 50.01 (3), Wis. Stats.

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

Supplemental Standards:

(A) State license. Prior to the establishment of this use, the operator must obtain a license from the state as provided for in § 50.02, Wis. Stats., and maintain the license in good standing for the life of the use or until the license is no longer required.

(B) Required green space. If this use is not located in a commercial zoning district, at least 30 percent of the parcel must remain undeveloped (i.e., landscaped).

(C) Setbacks. Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses.

2.04 Adult family home

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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

2.05 Community living arrangement, 8 or fewer residents

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

Vehicle Parking: 2 spaces

Supplemental Standards:
(A) State license. Prior to the establishment of a community living arrangement, the operator must obtain a license from the state as may be required by state law and maintain the license in good standing for the life of the use or until the license is no longer required.
(B) Proximity to same use. A community living arrangement may not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program.[1] A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under § 48.62, Wis. Stats., are exempt from this requirement.
(C) Advisory committee. Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant must make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood where the proposed facility will be located, and a local unit of government, in accordance with § 48.68 (4), Wis. Stats., or § 50.03 (4)(g), Wis. Stats., as applicable.

[1] See § 62.23 (7)(i), Wis. Stats.

Advisory notes:

1. As set forth in state law, this use is allowed by right in all residential zoning districts.

2.06 Community living arrangement, 9 to 15 residents

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

Vehicle Parking: 4 spaces

Supplemental Standards:
(A) State license. Prior to the establishment of a community living arrangement, the operator must obtain a license from the state as may be required by state law and maintain the license in good standing for the life of the use or until the license is no longer required.
(B) Proximity to same use. A community living arrangement may not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program.[1] A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under § 48.62, Wis. Stats., are exempt from this requirement.
(C) Advisory committee. Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant must make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood where the proposed facility will be located, and a local unit of government, in accordance with § 48.68 (4), Wis. Stats., or § 50.03 (4)(g), Wis. Stats., as applicable.

[1] See § 62.23 (7)(i), Wis. Stats.

Advisory notes:

1. As set forth in state law, this use is allowed by right in all multi-family residential zoning districts and with conditional use approval in single-family and two-family zoning districts.

2.07 Community living arrangement, more than 15 residents

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

Vehicle Parking: 1 space for each 3 residents

Supplemental Standards:

(A) State license. Prior to the establishment of a community living arrangement, the operator must obtain a license from the state as may be required by state law and maintain the license in good standing for the life of the use or until the license is no longer required.

(B) Proximity to same use. A community living arrangement may not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program.[1] A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under § 48.62, Wis. Stats., are exempt from this requirement.

(C) Advisory committee. Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant must make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood where the proposed facility will be located, and a local unit of government, in accordance with § 48.68 (4), Wis. Stats., or § 50.03 (4)(g), Wis. Stats., as applicable.

---

[1] See § 62.23 (7)(i), Wis. Stats.

Advisory notes:

1. As set forth in state law, this use is allowed by right in all residential zoning districts with conditional use approval.

2.08 Foster home and treatment foster home

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

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

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

Supplemental Standards:

(A) State license. Prior to the establishment of a foster home or treatment foster home, the operator must obtain a license from the state as provided for in § 48.75, Wis. Stats., and maintain the license in good standing for the life of the use or until the license is no longer required.

(B) Proximity to same use. A foster home or treatment foster home that is operated by a corporation, a child welfare agency, a religious association, as defined in § 157.061(15), Wis. Stats., an association, or a public agency, may not be established within 2,500 feet of another such facility. An agent may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception.[1]

---

[1] See § 59.69 (15)(bm), Wis. Stats.

2.09 Hospice care center

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

Note: See § 50.90 (1), Wis. Stats.

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

Supplemental Standards:

(A) State license. Prior to the establishment of a hospice care center, the operator must obtain a license from the state as provided for in § 50.92, Wis. Stats., and maintain the license in good standing for the life of the use or until the license is no longer required.

(B) Required green space. If a hospice care center is not located in a commercial zoning district, a minimum of 30 percent of the parcel must remain undeveloped (i.e., landscaped).

2.10 Temporary residential shelter

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

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

Supplemental Standards:

(A) Requirements for operator. A temporary residential shelter must be managed by an organization operating a program approved by the state of Wisconsin pursuant to Ch. 51, Wis. Stats., and all relevant administrative rules including Chs. DHS 72, DHS 75, and DHS 94, Wis. Admin. Code.

(B) Other approvals. A temporary residential shelter must be approved by all applicable government entities having authority under law to license or authorize the operation.

(C) Number of residents. The maximum number of residents at a temporary residential shelter at any time is 15.

3 Food & Beverage Services

3.01 Banquet hall


© Civic Webware

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

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

Supplemental Standards:
(A) Alcohol license. If alcohol is served, all appropriate licensing requirements must be met.[1]
(B) Location of entrance. A customer entrance to a banquet hall that is located on the side or rear of the building must not be located within 50 feet of a parcel in a residential zoning district or planned development district that allows residential uses as the predominant land use.
(C) Food service. If a banquet hall also serves food prepared on site, the requirements for a restaurant apply.

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

3.02 Craft brewery, winery, distillery


© Civic Webware

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

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

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

Supplemental Standards:
(A) Other licenses/approvals. Prior to establishment of this use, the property owner must obtain all required alcohol licenses/permits from the Village and all necessary permits and approvals from the state of Wisconsin as may be required and maintain the permits for the life of the use or until the issuing entity no longer requires the permit.[1]
(B) Limitations on production area. When located in a commercial district, the production area, including storage of raw materials and finished products, is limited to 60 percent of the floor area. When located in an industrial district, there is no limitation on the production area.
(C) Location of customer entrance. A customer entrance to a craft brewery, winery, distillery that is located on the side or rear of the building must be located at least 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses as the predominant land use.
(D) Food service. If a craft brewery, winery, distillery also serves food prepared on site, the requirements for a restaurant apply.

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

3.03 Food pantry

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

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

Bicycle Parking: Recommended - 2 spaces

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Storage. All materials and supplies must be kept in an enclosed building. Overnight storage is prohibited.
(B) Reserved

3.04 Restaurant, fast-food

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

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

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

Supplemental Standards:

(A) State permit. Prior to the establishment of a restaurant, the operator must obtain a restaurant permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain the permit for the life of the use or until the department no longer requires the permit.[1]

(B) Alcohol license. If alcohol is served, all appropriate licensing requirements must be met.[2]

(C) Grease trap. A restaurant must have a grease trap unless exempted by the wastewater treatment manager.

(D) Wastewater. A restaurant must comply with the requirements for control manholes and sampling manholes as established in § 86-263 of the municipal code.

~~**(D) Sampling manhole**. A restaurant must have a sampling manhole unless exempted by the wastewater treatment manager.~~

(E) Exhaust systems. The exhaust system for a restaurant should be vented through the roof. Venting towards a residential building is prohibited unless there is no other feasible option as determined by the reviewing authority.

(F) Location of customer entrance. A customer entrance to a restaurant that is located on the side or rear of the building must be located at least ~~100~~ 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses.

[1] See Ch. DHS 196, Wis. Admin. Code

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

3.05 Restaurant, standard



© Civic Webware

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

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

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

Supplemental Standards:

(A) State permit. Prior to the establishment of a restaurant, the operator must obtain a restaurant permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain the permit for the life of the use or until the department no longer requires the permit.[1]

(B) Alcohol license. If alcohol is served, all appropriate licensing requirements must be met.[2]

(C) Grease trap. A restaurant must have a grease trap unless exempted by the wastewater treatment manager.

(D) Wastewater. A restaurant must comply with the requirements for control manholes and sampling manholes as established in § 86-263 of the municipal code.

~~**(D) Sampling manhole**. A restaurant must have a sampling manhole unless exempted by the wastewater treatment manager.~~

(E) Exhaust systems. The exhaust system for a restaurant should be vented through the roof. Venting towards a residential building is prohibited unless there is no other feasible option as determined by the reviewing authority.

(F) Location of customer entrance. A customer entrance to a restaurant that is located on the side or rear of the building must be located at least ~~100~~ 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses.

[1] See Ch. DHS 196, Wis. Admin. Code

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

3.06 Tavern



© Civic Webware

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

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

Supplemental Standards:

(A) Alcohol license. If alcohol is served, all appropriate licensing requirements must be met.[1]

(B) Compliance with state requirements. A tavern must comply with requirements as may be adopted by the state of Wisconsin.

(C) Location of entrance. A customer entrance to a tavern that is located on the side or rear of the building may not be located within 50 feet of a parcel in a residential zoning district or planned development district that allows residential uses as the predominant land use.

(D) Food service. If the tavern also serves food prepared on site, the requirements for a restaurant apply.

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

4 Vehicle Rental, Sales, & Service

4.01 Heavy vehicle sales and service

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



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

Supplemental Standards:
(A) Location. Outdoor display areas and other activity areas must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial or mixed-use zoning district.
(B) Reserved

4.02 Public EV charging facility

Description: A facility containing 5 or more EV charging stations that is accessible to the general public. This use may be located on a standalone site or in conjunction with a parking lot serving a commercial, institutional, or industrial use.

Supplemental Standards:
(A) Integration into overall parking lot layout. Electric vehicle charging stations must be integrated into and made part of the overall parking lot layout for the site.
(B) Status as a parking space. A parking space with an electric vehicle charging station space is counted toward satisfying any minimum on-site parking requirements only if the space is not advertised to the traveling public or is located on the lot to encourage public use.
(C) Placement near sidewalks. Electric vehicle charging stations near sidewalks or other walkways must be located and designed to not impede pedestrian travel or create tripping hazards.
(D) Collection of fees. The property owner, or the operator of the electric vehicle charging station, may collect a service fee to charge an electric vehicle.
(E) Contact information. Contact information should be posted either on the charging station or in a central location by multiple stations for reporting when the equipment is not functioning or if other problems are encountered.
(F) Outdoor lighting. Electric vehicle charging stations must be adequately lit to ensure safety. A lighting level of 1.5 footcandles over 75 percent of the parking space is sufficient. Regardless of this requirement, outdoor lighting must comply with the general outdoor lighting standards in Article 18.
(G) Signage. Signage on the face of the charging station equipment is exempt from signage standards, if the sign area is less than 3 square feet.

Advisory notes:

1. Because electric vehicles and charging technology are relatively new and evolving, it is anticipated this part and other provisions in the zoning code relating to vehicle charging as a land use will be revised to adapt.

4.03 Truck stop

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

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

Supplemental Standards:
(A) Street access. The primary access for this use must be off of a major street as depicted on the adopted zoning map.
(B) Site design. Areas designated for daily parking of tractor trucks must be located at least 500 feet from a residential zoning district and a planned development district for residential uses.
(C) Screening. If this use adjoins a residential zoning district or a planned development district that allows residential uses, a buffer meeting the standards for buffer type "B", as described in Article __, must be established and maintained.

4.04 Truck-trailer rental establishment

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



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

Supplemental Standards:
(A) Standards for placement in B-6. When located in the General Commercial (B-6) zoning district, trucks and trailers may not be stored within the front yard setback, the side yard setback, or the rear yard setback.
(B) Maximum number of units in B-6. When located in the General Commercial (B-6) zoning district, no more than a total of 15 trucks and trailers may be stored on site.
(C) Size limitations in B-6. When located in the General Commercial (B-6) zoning district, trucks and trailers are limited to those that (1) have no more

than two axles per unit, (2) have a maximum box length of 17 feet, (3) have a maximum height of 12 feet in height, and (4) do not require a commercial driver's license to operate.

(D) Site plan. The location on the property where trucks and trailers may be stored must be clearly indicated on an approved site plan.

4.05 Vehicle fuel station


© Civic Webware

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

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

Supplemental Standards:

(A) Street access. A vehicle fuel station must front on and take access off of a major street as depicted on the adopted zoning map.

(B) Restroom facilities. If a vehicle fuel station provides restroom facilities, the door to each restroom must be accessed from within the interior of the building in which they are located.

(C) Fuel pump setbacks. A fuel pump must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and at least 30 feet from a property in a nonresidential zoning district, but not less than 20 feet to the front lot line, 20 feet to a side lot line, and 20 feet to a rear lot line.

(D) Pump island canopy height. The maximum height of a pump island canopy is 18 feet from the surrounding grade.

(E) Fuel canopy setbacks. A pump island canopy must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and at least 30 feet from a property in a nonresidential zoning district, but not less than 20 feet to the front lot line, 20 feet to a side lot line, and 20 feet to a rear lot line.

(F) Vehicle stacking. The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 102.2407. The stacking area must accommodate at least 2 vehicles in front of each pump island.

(G) Lighting. Under canopy lighting is strictly limited to recessed fixtures.

4.06 Vehicle repair shop


© Civic Webware

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

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

Supplemental Standards:

(A) Work area. Motor vehicles may not be serviced or repaired outside of the principal building intended for such use, except when this use is located in an industrial zoning district, if otherwise allowed.

(B) Vehicle storage. When a vehicle repair shop is located in a commercial zoning district, no more than 15 motor vehicles may be stored outdoors overnight. When located in an industrial zoning district, if otherwise allowed, there is no limitation on the number of motor vehicles that can be stored overnight. Storage of unlicensed vehicles is strictly prohibited.

4.07 Vehicle sales and service


© Civic Webware

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

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

Supplemental Standards:

(A) State license. Prior to the establishment of this use, the operator must obtain a motor vehicle dealer license from the Wisconsin Department of Transportation and maintain the license in good standing for the life of the use or until the license is no longer required.[1]

(B) Showroom. An indoor vehicle display area must be provided that is at least 12 feet by 20 feet. If only motorcycles are sold, the indoor vehicle display area must be large enough to display at least 3 motorcycles.[2]

(C) Setback for display area. Display areas and other activity areas must be located at least 30 feet from a property in a residential zoning district or a planned development district that allows residential uses and 10 feet from a property in a commercial zoning district.

(D) Junk vehicles. Junk vehicles and inoperable vehicles must be kept inside an enclosed building or an outdoor area screened from view.

[1] See Ch. 218, Wis. Stats.

[2] See § TRANS 138.03 (a), Wis. Admin. Code

4.08 Vehicle service shop

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



© Civic Webware

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

Supplemental Standards:
(A) Work area limited. Motor vehicles may not be serviced or repaired outside of the principal building intended for such use, except when this use is located in an industrial zoning district, if otherwise allowed.
(B) Vehicle stacking. The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 102.2407. The stacking area must accommodate at least 2 vehicles for each bay, although more may be required as part of the site plan review based on the nature of the service being provided.
(C) Special standards for vehicle washing. A vehicle washing facility must a provide at least 100 feet of driving surface after the vehicle exits the washing area, unless all vehicles will be machine or employee dried prior to exiting the facility.

5 General Sales & Services

5.01 Administrative services

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



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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

5.02 Adult-oriented establishment

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

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

Supplemental Standards:
(A) Legislative findings. The Village Board makes the following legislative findings regarding adult-oriented establishments:
(1) Negative secondary effects associated with adult, sexually-oriented establishments have been confirmed by the United States Supreme Court in its decisions in, for example, City of Renton v. Playtime Theatres, Inc. (475 U.S. 41 (1986)) and by the United States Court of Appeals in its decisions in, for example, Hang On, Inc. v. City of Arlington (65 F.3d 1248 (5th Cir., 1995)), Fantasy Ranch v. City of Arlington Texas (459 F.3d 546 (5th Circuit, 2006)), and Andy's Restaurant & Lounge, Inc. v. City of Gary (466 F.3d 550 (7th Cir., 2006)) and such negative secondary effects include, for example, personal and property crimes, prostitution, lewd behavior, assault, public indecency, obscenity, illicit drug use and drug trafficking, potential spread of disease, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation.
(2) The decisions issued by the appellate courts constitute reliable sources of information that may be reasonably relied upon by the Village Board.
(3) Each of the foregoing negative secondary effects constitutes a harm that the Village has a substantial governmental interest in preventing and/or abating.
(4) Continued regulation of adult-oriented establishments is necessary to limit the aforementioned negative secondary effects associated with adult-oriented establishments and thereby promote the health, safety, and welfare of the Village of Mukwonago.
(5) The Village Board intends to establish reasonable regulations on adult-oriented establishments, while preserving free speech pursuant to the First Amendment to the United States Constitution and Article I, Section 3 of the Wisconsin Constitution.
(B) Purpose. This part is intended to regulate adult-oriented establishments in order to promote the health, safety, and general welfare of citizens of the Village, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of adult-oriented establishments within the Village. The provisions of this part have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually-oriented materials. Similarly, it is neither the intent nor effect of this part to restrict or deny access by adults to sexually-oriented materials protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of adult-oriented entertainment to their intended market. Neither is it the intent nor effect of this part to condone or legitimize the distribution of obscene material.
(C) Applicability. Upon any of the following events, an adult-oriented establishment must comply with the provisions of this part:
(1) the opening or commencement of an adult-oriented establishment;
(2) the conversion of an existing business, whether or not an adult-oriented establishment, to an adult-oriented establishment;
(3) the addition of a new adult-oriented establishment to an existing adult-oriented establishment;
(4) the relocation of an adult-oriented establishment;
(5) the sale, lease, or sublease of an adult-oriented establishment;
(6) the transfer of securities which constitute a controlling interest in an adult-oriented establishment, whether by sale, exchange, or similar means; or

(7) the establishment of a trust, gift, or other similar legal device that transfers the ownership or control of an adult-oriented establishment, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

(D) Exclusions. The provisions of this part do not apply to the following:

(1) Any business operated by or employing a licensed psychologist, licensed physical therapist, licensed masseuse, licensed vocational nurse, registered nurse, licensed athletic trainer, licensed cosmetologist, or licensed barber provided such licensed individual is only engaged in performing the normal and customary functions authorized under the license held;

(2) Any business operated by, or employing a licensed physician or licensed chiropractor while engaged in practicing the healing arts;

(3) Any retail establishment whose principal business is the offering of wearing apparel for sale to customers and that does not exhibit merchandise on live model(s); or

(4) An activity sponsored by a school licensed by the State of Wisconsin or a college, junior college or university supported entirely or partly by taxation; or a private college or university that maintains or operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.

Any activity conducted or sponsored by an entity identified in subsection (4) above must meet all of the following requirements:

(1) The activity must be situated in a structure that has no sign or other advertising visible from the exterior of the structure indicating a nude person is available for viewing; and

(2) All students participating in the class must be enrolled at least 3 days in advance of the class; and

(3) Not more than one (1) nude model is on the premises at any one time.

(E) Proximity to same use. An adult-oriented establishment may not be located within 500 feet of another adult-oriented establishment.

(F) Proximity to other specified land uses. An adult-oriented establishment may not be located within 500 feet of any of the following:

(1) the boundary of a residential district;

(2) public library;

(3) public playground or park, including nature trails, pedestrian/bicycle paths, or other public lands open for recreational activities;

(4) educational facility, including K-12, but not including facilities used primarily for another purpose and used only incidentally at a school;

(5) state licensed family day care home, group day care home, or day care center;

(6) worship facility;

(7) any youth-oriented establishment;

(8) tavern; or

(9) any commercial business, other than a tavern, holding a valid alcohol license.

If one of these specified uses locates within this area of separation after the adult-oriented establishment has been granted a building permit or occupancy permit, the adult-oriented establishment shall not be required to relocate. This provision only applies to a renewal of a valid permit or other license. It does not apply when a license or permit expires or when the Village terminates this use due to a violation of this chapter.

(G) Measurement of distances. For the purpose of this part, specified distances are measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure containing the adult-oriented establishment, to the nearest lot line of the parcel with the specified use or to the specified zoning district. If an adult-oriented establishment is located on the first floor of a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). If an adult-oriented establishment is located above the first floor of a multi-tenant building (e.g., shopping center), the measurement is taken from the exterior door on the first floor that is nearest to the adult-oriented establishment, excluding emergency exists. The presence of a city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part.

(H) Licensing. Adult-oriented establishments must comply with any licensing requirements established by the Village of Mukwonago.

5.03 Body art studio

Description: Description: A commercial establishment primarily engaged in the application of tattoos; insertion of jewelry, or the like, into various parts of the body; and related skin care and hygiene practices.

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

Bicycle Parking: Recommended - 5 percent of the required number of parking spaces, but not less than 2

Supplemental Standards:

(A) State license for tattooing. Prior to the establishment of a body art studio that offers tattooing, the operator must obtain a license from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain the license for the life of the use or until the department no longer requires the license.[1] In addition, each practitioner must obtain a license from the department as required by state law and maintain the license in good standing while at the establishment or until the department no longer requires the license.[2]

(B) State license for body piercing. Prior to the establishment of a body art studio that offers body-piercing, the operator must obtain a license from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain the license for the life of the use or until the department no longer requires the license.[3] In addition, each practitioner must obtain a license from the department as required by state law and maintain the license in good standing while at the establishment or until the state no longer requires the license.[4]

(C) Proximity to same use. A body art studio may not be located within 600 feet of another body art studio. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the body art studio to the outer wall of the building containing the other land use. If one or both of the specified land uses are located in a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation

requirements in this part.

(D) Building standards. A patron who is being tattooed or pierced must not be visible from the exterior of the building through any window or entrance to the building.

(E) Alcohol prohibited. A body art studio may not also sell, distribute, or allow consumption of alcohol on the premises.

---

[1] See § 252.23, Wis. Stats.

[2] See § 252.23, Wis. Stats.

[3] See § 252.24, Wis. Stats.

[4] See § 252.24, Wis. Stats.

5.04 Business incubator

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

Supplemental Standards:

(A) Legislative findings. The regulations in this part are intended to promote opportunities for start-up companies and grow the local and regional economy while protecting the public health and safety.

(B) General standards. All uses must be conducted entirely within an enclosed building unless otherwise approved by the Plan Commission.

(C) Industrial uses. Light industrial uses are allowed but may not occupy more than 10 percent of the floor area.

5.05 Commercial kennel



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

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

Supplemental Standards:

(A) Building. A building used to house animals must be designed, constructed, and operated so that noise from the animals inside the building is not audible beyond the lot lines of the parcel of land on which it is located.

(B) Location. A building used to house animals must be at least 100 feet from a residential zoning district or a planned development district that allows residential uses. If allowed in an industrial zoning district, a commercial kennel may have a fenced exercise area/dog runs provided such areas are more than 350 feet from a property in a residential zoning district or a planned development district that allows residential uses.

(C) Hours. If outdoor areas are allowed, animals must be kept indoors from sunset to 8:00 am.

(D) Noise control. If outdoor areas are allowed, noise levels must comply with any regulations adopted by the Village.

(E) Licensing requirements. All dogs kept on the premises must be licensed as set forth in Ch. 174, Wis. Stats.

(F) Special events. Special events related to a commercial kennel, such as dog shows, exhibitions, field trials, and contests, may be conducted if otherwise allowed by the municipal code.

5.06 Equipment rental, large

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

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

Supplemental Standards:

(A) Location. Outdoor display and storage areas and other activity areas must comply with the principal building setback standards of the zoning district in which the use is located.

(B) Reserved

5.07 Equipment rental, small

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

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

Supplemental Standards:

There are no supplemental standards that apply to this specific land use.

5.08 Financial services

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

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

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

Supplemental Standards:
(A) Proximity to same use or other specified uses. A payday loan business or auto title loan business may not be located within 5,000 feet of another payday loan business or auto title loan business or within 150 feet of a residential zoning district or a planned development district that allows residential uses. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the payday loan business or auto title loan business to the outer wall of the building containing the other specified land use or, as appropriate, to the nearest lot line of a parcel in the specified zoning district. The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part. If a payday loan business or auto title loan business was operating on January 1, 2011 and does not comply with the locational standards in this part, such business may continue to operate at that location.[1]
(B) Reserved

[1] See § 62.23 (7)(hi), Wis. Stats.

5.09 Funeral establishment

Description: A facility where the deceased may be prepared for off-site burial or on-site cremation, and where people may gather for visitations, memorial services, or funeral ceremonies. A funeral establishment may also include the indoor display and sale of funeral-related equipment and merchandise, such as caskets and urns.
Note: Also known as mortuary, funeral home

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

Supplemental Standards:
(A) State license. Before establishing a funeral establishment, the operator must obtain a funeral home license from the Wisconsin Department of Safety & Professional Services (DSPS). This license must be maintained in good standing for the duration of the use or until such time as the license is no longer required.
(B) Reserved

5.10 Garden or landscaping center

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

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

Supplemental Standards:
(A) Setbacks. Outdoor display areas and storage of equipment and materials must comply with the principal building setback standards of the zoning district in which the use is located.
(B) Reserved

5.11 General office



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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

5.12 General repair



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

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

© Civic Webware

Supplemental Standards:
(A) Work area limited. All activities related to this use must occur within an enclosed building, except when the parcel of land is located in an industrial zoning district (if otherwise allowed there).
(B) Reserved

5.13 General retail, 15,000 square feet or less


© Civic Webware

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

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Negative use agreements. All retail operations must comply with the prohibition of negative use agreements as set forth in § 102.1154.
(B) Special licensing. Pawnbrokers, secondhand article dealers, and secondhand jewelry dealers must obtain a license from the Village if so required by the municipal code.

5.14 General retail, more than 15,000 square feet

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

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Negative use agreements. All retail operations must comply with the prohibition of negative use agreements as set forth in § 102.1154.
(B) Special licensing. Pawnbrokers, secondhand article dealers, and secondhand jewelry dealers must obtain a license from the Village if so required by the municipal code.

5.15 General services

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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

5.16 Instructional studio

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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

5.17 Landscape business

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

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

Supplemental Standards:
(A) Setbacks. Outdoor work areas, parking areas, and storage of equipment and materials related to a landscape business must comply with the principal building setback standards of the zoning district in which the use is located.
(B) Reserved

5.18 Overnight lodging

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

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

Supplemental Standards:
(A) State permit. Prior to the establishment of overnight lodging, the operator must obtain a hotel/motel permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain the permit for the life of the use or until the department no longer requires the permit.[1]
(B) Location of customer entrance. A customer entrance to an overnight lodging facility that is located on the side or rear of the building must be located at least 100 feet from a parcel in a residential zoning district or a planned development district that allows residential uses.
(C) Local room tax. The operator must comply with § 78-3 of the municipal code.

[1] See Ch. DHS 195, Wis. Admin. Code

5.19 Personal services

Description: A place where services not otherwise included in any other service type category are offered directly to an individual by appointment or as a walk-in. The term includes beauty shops, barber shops, nail salons, massage establishments, and escort services. The term does not include adult entertainment which is a separate and different use.

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

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

Supplemental Standards:
(A) Special requirements for a massage establishment. A massage establishment must comply with the requirements in Article III, Chapter 10 of the municipal code.
(B) Special requirements for an escort service. An escort service must comply with the requirements in Article IV, Chapter 10 of the municipal code.

5.20 Shared-use kitchen

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

Vehicle Parking: 1 space for each 400 square feet

Supplemental Standards:
(A) Grease trap. A shared-use kitchen must have a grease trap unless exempted by the wastewater treatment manager.
(B) Wastewater. A shared-use kitchen must comply with the requirements for control manholes and sampling manholes as established in § 86-263 of the municipal code.
~~**(B) Sampling manhole**. A shared-use kitchen must have a sampling manhole unless exempted by the wastewater treatment manager.~~

5.21 Tobacco/vape/smoke store

Description: A commercial establishment specializing in the retail sale of tobacco, cigarettes, cigars, vapes, paraphernalia and associated items, including the small-scale blending of tobaccos. The term does not include a retail store where the sale of tobacco, cigarettes, cigars, vapes, paraphernalia and associated items is not the primary retail offering (e.g., grocery store, gas station).

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

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

Supplemental Standards:
(A) Village license. Prior to the establishment of this use, the operator must obtain a cigarette and tobacco products retailers license from the Village of Mukwonago, if so required, and maintain the license for the life of the use or until the village no longer requires the license.
(B) Proximity to same use. A tobacco/vape/smoke store may not be located within 1,000 feet of another tobacco/vape/smoke store. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the tobacco/vape/smoke store to the outer wall of the building containing the other specified land use. If one or both of the specified land uses are located in a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part.
(C) Proximity to other specified uses. A tobacco/vape/smoke store may not be located within 300 feet of an elementary or secondary school or a municipal park. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the tobacco/vape/smoke store to the lot line of the parcel containing the other specified land use. If the tobacco/vape/smoke store is located in a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part.

5.22 Veterinary clinic

Description: A facility where small household animals are provided medical, surgical, or dental care. This use may include office space, medical labs, appurtenant facilities, and indoor enclosures for animals under the immediate medical care of a veterinarian. The term includes pet clinics, dog and cat hospitals, and animal hospitals, but does not include commercial kennels, animal shelters, or other facilities for the long-term housing or boarding of animals.

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

Supplemental Standards:
(A) Overnight stays. Animals may be kept overnight on a short-term basis, provided they are housed indoors and only when medically necessary, as determined by a licensed veterinarian.
(B) Reserved

6 Recreation & Entertainment

6.01 Golf course

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


© Civic Webware

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

Supplemental Standards:
(A) Minimum lot area. The minimum lot area for a golf course is 100 acres.
(B) Locational standards. Club houses and maintenance buildings with a floor area exceeding 1,200 square feet must be located at least 300 feet from a property in a residential zoning district or a planned development district that allows residential uses.

6.02 Indoor entertainment

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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

6.03 Indoor recreation

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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

6.04 Indoor shooting range



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

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

Supplemental Standards:
(A) The building and method of operation must conform to all applicable state and federal standards for environmental protection and occupational health and safety. The applicant must identify all such standards and demonstrate how the building and operation will comply, including identification of any related state or federal reporting, inspection and permitting requirements.
(B) The design and construction of the shooting range must completely confine all ammunition rounds within the building in a safe, controlled manner.
(1) Compliance must be demonstrated by plans, certified by an architect or engineer licensed or certified by the State of Wisconsin with demonstrated experience in indoor shooting range design.
(2) Compliance with the standards and recommendations of the most current versions of the Range Design Criteria of the U.S. Department of Energy, Office of Health, Safety and Security or the National Rifle Association Range Source Book is prima facie evidence of satisfaction of this condition. Under no circumstance shall the applicant be relieved of his obligation to comply with any requirement otherwise imposed by state, federal, or local law.
(3) The plans must specify the type and caliber of ammunition the shooting range is designed to confine.
(C) The applicant must demonstrate that the operation will not be a nuisance to neighboring property or other likely neighboring property uses, including nuisances related to air quality and noise.
(D) A security plan must be established for the building securing the building from unauthorized entrants as well as security for any firearms stored on the premises. No firearms may be stored on the premises unless they are stored in a gun safe or other secure storage facility or container approved by the police department.
(E) The shooting range must establish clear rules and procedures for the health, safety and order of the operation, its employees and patrons consistent with accepted industry practices which must be conspicuously posted at the shooting range.
(F) On-site supervision of the range must be provided at all times by an adult who is an experienced shooting range operator. The shooting range operator is responsible for taking all reasonable actions to assure the conduct of employees and patrons and the conditions of health, safety and order of the shooting range comply with all related rules and procedures.
(G) No person under the age of 18 is permitted within the shooting range unless accompanied by an adult at all times. This provision does not prohibit minors from participating in firearms safety classes supervised by a qualified adult instructor.
(H) Unless preempted by state or federal law, the Plan Commission may establish additional conditions or requirements, including reporting or inspection requirements, that it determines are reasonably necessary to protect the public health safety and welfare of the residents. Consideration will be given to the cost and burden of such additional requirements upon the operation and upon Village resources compared to the additional public benefit to be achieved, industry practices and evidence of experiences with similar operations in other communities.

6.05 Park, community



© Civic Webware

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

6.06 Park, dog

Description: A fenced outdoor area where dogs can play, exercise, and socialize off-leash in a safe and controlled environment. A dog park may be divided into separate areas for small and large dogs and may include various amenities such as benches for owners, waste disposal stations, water fountains for dogs, agility equipment, and shade structures.

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

6.07 Park, neighborhood



© Civic Webware

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

7 Government & Community Services

7.01 Animal shelter

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

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

Supplemental Standards:
(A) Building. A building used to house animals must be designed, constructed, and operated so that noise from the animals inside the building is not audible beyond the lot lines of the parcel of land on which it is located.
(B) Location. A building used to house animals must be at least 100 feet from a residential zoning district or a planned development district that allows residential uses. If allowed in an industrial zoning district, an animal shelter may have a fenced exercise area/dog runs provided such areas are more than 350 feet from a property in a residential zoning district or a planned development district that allows residential uses.
(C) Hours. If outdoor areas are allowed, animals must be kept indoors from sunset to 8:00 am.
(D) Noise control. If outdoor areas are allowed, noise levels must comply any regulations adopted by the Village.

7.02 Administrative government center

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

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

7.03 Cemetery

Description: A place where human remains are buried or interred in a columbarium or mausoleum. A cemetery may include a funeral establishment as an accessory use.

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


© Civic Webware

Supplemental Standards:
(A) Minimum lot area. The minimum lot area for a cemetery is 10 acres without a public mausoleum or 20 acres with a public mausoleum.[1]
(B) Location of burial plots. Burial plots may not be located within 20 feet of a property line or a proposed right-of-way as shown on the VIllage's official map. Burial plots are also prohibited in designated floodplains, wetlands, or in locations where interment would occur below the groundwater table.
(C) Location of mausoleums. Private mausoleums must be located at least 20 feet from a property boundary line. Public mausoleums must comply with the principal building setback standards of the zoning district in which the use is located.
(D) Marker required. A permanent marker stating the name of the deceased and the birth and death dates, if known, must identify the location of each occupied burial plot unless the zoning administrator allows an unmarked grave due to exceptional circumstances.
(E) Name required. The cemetery must have a formal name, which must be placed on a permanent sign located by the main entrance to the cemetery.
(F) Financial guarantee. Prior to the establishment a cemetery, the property owner must submit a financial guarantee to the Village pursuant to the requirements in Article 4 consistent with any requirement the Village Board may establish. This financial guarantee relates to the long-term upkeep of the cemetery.
(G) Compliance with state law. A cemetery must comply with all requirements set forth in Subch. II of Ch. 157, Wis. Stats.

[1] See § 157.129, Wis. Stats.

7.04 Community center

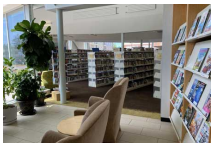
Description: A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges;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

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

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

Supplemental Standards:
(A) Street access. The primary access for a community center with 600 seats or more must be off of a major street as depicted on the adopted zoning map.
(B) Reserved

7.05 Community cultural facility


© Civic Webware

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

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

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

Supplemental Standards:
(A) Street access. The primary access for a community cultural facility with 600 seats or more must be off of a major street as depicted on the adopted zoning map.
(B) Reserved

7.06 Community garden



© Civic Webware

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

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

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

Supplemental Standards:
(A) Accessory structures. The following structures/uses are generally permitted in community gardens subject to the review and approval of the Plan Commission through the site review process: tool sheds, shade pavilions, rest-room facilities with composting toilets, indoor work areas, benches, bicycle racks, raised/accessible planting beds, compost bins, picnic tables, and children's play areas. All structures/uses must comply with the principal building setback standards of the zoning district in which the use is located.
(B) Reserved

Advisory notes:

1. As part of the due diligence process, soil tests should be done to identify any potential soil contaminants, including heavy metals and petroleum.

7.07 Convention center

Description: A place specifically designed for trade shows, conventions, conferences, and expositions. The facility may also incorporate lodging accommodations but they are a separate and distince use.
Note: Also known as conference hall, exposition center

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

7.08 Group day care center



© Civic Webware

Description: A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.
Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 16.

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

Supplemental Standards:
(A) Location. An outdoor activity area associated with a group day care center may not be located within 20 feet of a parcel in a residential zoning

district or a planned development district that allows residential uses.
(B) Reserved

7.09 Group day care center, company

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

Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 16.

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

Supplemental Standards:
(A) Location. The group day care center may be located in the same building as the primary business or in a detached building on the same property.
(B) Outdoor activity area. An outdoor activity area associated with a group day care center (company) may not be located within 20 feet of a parcel in a residential zoning district or a planned development district that allows residential uses.

7.10 Health care center

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



© Civic Webware

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Street access. The primary access for a health care center must be off of a major street as depicted on the adopted zoning map.
(B) Reserved

7.11 Health care clinic

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


© Civic Webware

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

7.12 Municipal garage

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

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

Supplemental Standards:
(A) Location. Outdoor storage areas and other activity areas must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial zoning district.
(B) Reserved

7.13 Public safety facility

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


© Civic Webware

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

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

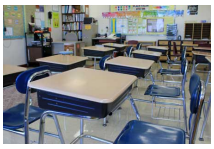
7.14 Recreation trail


© Civic Webware

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

7.15 School, K-12


© Civic Webware

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

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Temporary buildings. A temporary building may be used as a classroom when an existing facility is being renovated or when school enrollment exceeds the capacity of the existing facility, provided the building complies with all building code requirements.
(B) Reserved

7.16 School, post-secondary

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

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Street access. The primary access to a post-secondary educational facility must be off of a major street as depicted on the adopted zoning map.
(B) Reserved

7.17 Worship facility



© Civic Webware

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

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

Supplemental Standards:
(A) Street access. The primary access for a worship facility with 600 seats or more must be off of a major street as depicted on the adopted zoning map.
(B) Reserved

8 Telecommunications & Utilities

8.01 Public utility office and yard

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

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

Supplemental Standards:
(A) Outdoor storage. Outdoor storage areas and other activity areas must be located at least ~~100~~ 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and 20 feet from a property in a commercial zoning district.

(B) Control of fugitive dust. If gravel or similar material is used in an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

8.02 Solar power plant


© Civic Webware

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

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

Supplemental Standards:

(A) Minimum lot area. The minimum lot area for a solar power plant is 3 acres.

(B) Setbacks. Solar panels and other related structures must comply with the principal building setback standards of the zoning district in which the use is located. Additional setbacks may be required to mitigate noise and glare impacts, as identified through the site plan review process.

(C) Security fencing. With approval of the Plan Commission, a security fence (height and material to be established through the site plan review process) may be placed around the perimeter of the solar power plant. If a security fence is installed, knox boxes and keys must be provided at locked entrances for emergency personnel access.

(D) Identification sign. An identification sign, no larger than 18 inches by 24 inches, must be placed in a visible location near the primary entrance of the site that lists (1) the name of the facility owner/operator, (2) a telephone number to contact in case of an emergency, and (3) information relating to potential voltage hazards.

(E) Warning signs. Appropriate warning signage may be placed at the entrance and around the perimeter of the solar power plant project as approved through the site plan review process.

(F) Electric power lines. Power lines within a solar power plant must be placed underground, except that power lines that leave the project site may be overhead.

(G) Approval by electric utility company. The owner/operator must submit documentation acceptable to the zoning administrator indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

(H) Landscaping. As part of the site plan review process the Plan Commission may require appropriate landscaping and/or other screening materials to help screen the solar power plant from public right-of-ways and neighboring residences. After reviewing the location of the facility and the visibility of the facility from public right-of-ways and adjoining properties, the Plan Commission may waive or defer this landscape requirement to a later date.

(I) Outdoor lighting. Lighting of the solar power plant and accessory structures is limited to the minimum necessary for site security.

(J) Lease agreement. If the operator of the solar power plant does not own the land where the facility is to be located, the property owner and the operator must execute a lease agreement prior to any land-disturbing activity to address the rights and responsibilities of each party with respect to subs. (L) and (M) of this part.

(K) Ongoing maintenance. The solar power plant must be properly maintained and kept in a good condition, so as not to become a nuisance. Proper maintenance includes regular lawn and landscaping care, and painting and regular care of building(s), fences, and other improvements. Additionally, the site must be kept clear of junk and debris.

(L) Termination of approval. If the zoning administrator determines that the solar power plant is unsafe or otherwise defective or that the site has not produced any electricity for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to termination of the approval. Within 90 days after termination, the property owner must remove the solar power plant and all related equipment and improvements and restore the site to the satisfaction of the zoning administrator. In the event such work is not done within the 90-day period, the Village has the right to use the financial guarantee as required by this part to pay for such work.

(M) Financial guarantee. Prior to issuance of a building permit authorizing construction of a solar power plant, the applicant must submit a financial guarantee to the Village pursuant to the requirements in Article 4. The amount of the financial guarantee is based on one or more cost estimates prepared by a qualified contractor as submitted by the property owner or obtained by the Village to remove all of the equipment and related site improvements and restore the site to the satisfaction of the zoning administrator. The financial guarantee will be held until the solar power plant and related improvements are removed and the site restored to the satisfaction of the zoning administrator.

(N) Solar access. The property owner may submit a solar access permit to the Village pursuant to the provisions set forth in § 66.0403, Wis. Stats.

8.03 Stormwater management facility


© Civic Webware

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

Supplemental Standards:

(A) Design requirements. A stormwater facility must be designed to meet any requirements in the Village's municipal code.

(B) Maintenance. A stormwater facility located on private property must be maintained consistent with the adopted maintenance agreement.

8.04 Telecommunication, Class 1 collocation and new tower

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

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

Vehicle Parking: 1 space


© Civic Webware

Supplemental Standards:

(A) Legislative findings. The Village Board makes the following legislative findings with regard to telecommunication towers providing mobile telecommunication services:

(1) The state legislature passed 2013 Wisconsin Act 20 (Section 1269 (I)) that imposed limits on local municipalities with respect to regulating telecommunication facilities within their jurisdictions.

(2) The federal government adopted the Telecommunications Act of 1996 which established various requirements relating to telecommunication facilities.[1]

(3) The regulations in this part are intended to promote the public health, safety, and welfare, while at the same time not unduly restricting the development of needed telecommunications facilities.

(4) The regulations in this part are intended to accomplish the following purposes, to the fullest extent permitted by law: (i) protect the visual character of the Village from the potential adverse effects of telecommunication facilities; (ii) ensure that a competitive and broad range of telecommunications services and high quality telecommunications infrastructure are provided; (iii) create and preserve telecommunication facilities that will serve as an important and effective part of the Village's emergency response network; (iv) minimize the number of towers by requiring collocation; and (v) avoid damage to adjoining properties by establishing setback standards.

(B) Federal requirements. A telecommunication tower must comply with all applicable requirements of the Federal Communications Commission, the Federal Aviation Administration, and any other federal agency with authority to regulate telecommunication facilities. In the event of a conflict between federal law and this part, federal law shall prevail.

(C) Single parcel. The fall zone and all structures related to the telecommunication facility must be located on a single parcel, including the tower, equipment compound, and anchor points for a guyed tower.

(D) Setbacks. The center of the tower must not be located closer to a property boundary line than the height of the tower. If the lot hosting the proposed tower is not located adjacent to a parcel where a single-family residence may be located and the applicant submits an engineering certification with the application that show the fall zone is smaller than this distance, the fall zone will be the smaller calculated area, unless the Village provides the applicant with substantial evidence that the engineering certification is flawed.[2] The fence around anchor points for a guyed tower must be located at least 25 feet from a property boundary line.

(E) Security fencing. A tower and related equipment compound consisting of equipment buildings, shelters, and cabinets, must be enclosed by a security fence (height and material to be established through the site plan review process). If the tower is a guyed tower, each of the anchor points must be enclosed by a security fence.

(F) Lighting. A tower or any attachment may not be artificially lighted, except when specifically required by a state agency, the Federal Aviation Administration, or another federal authority. Such required lighting must be the least obtrusive to the surrounding views.

(G) Aesthetic requirements. All users of the Village right-of-way must comply with the following aesthetic standards:

(1) In areas where facilities are currently nonexistent or underground, undergrounding is required.

(2) No new above ground structures, including co-locations on existing structures, may be placed within 500 feet of historic structures or historic districts designated by the National Register of Historic Places in Wisconsin or listed on the State Register of Historic Places. The 500-foot separation is waived for installations that are completely concealed from view, or are not visible from locations where the historic structure can be observed.

(3) Attachments to existing structures must be designed to be flush with the existing structure as much as can reasonably be done, must be a color that matches the existing structure and must be the smallest size possible to reasonably accommodate the intended purpose. If the structure to which the attachment is made changes color due to repainting, resurfacing or other means, the attachment must be modified to match the new color.

(4) Any party objecting to the requirements of this subsection shall have an opportunity to demonstrate that the requirement constitutes an effective prohibition in violation of State or Federal law as set forth in § 102.__.

(H) Equipment buildings. The exterior of equipment buildings, shelters, and cabinets exceeding 1,500 cubic feet must be covered with building materials typically used on buildings found in the area.

(I) Emergency power system. A backup generator may be placed within the equipment compound.[3]

(J) Identification sign. An identification sign, no larger than 18 inches by 24 inches, must be placed in a visible location near the base of the tower that lists (1) the name of the tower owner, (2) the Federal Communications Commission identification number, and (3) a telephone number to contact in case of an emergency.

(K) Accommodation of other users on new towers (co-location). A tower over 150 feet in height, along with the tower site and all support facilities and appurtenances, must accommodate at least two additional users, unless the zoning administrator determines that evidence presented by the tower operator demonstrates it is not technically feasible to do so. Further, the tower operator and their successors in interest must allow other users to use the tower, the tower site, support facilities, and appurtenances at fair market rates as negotiated by those parties. If the Plan Commission determines the tower operator has made access to the tower and tower site unfeasible, the zoning administrator must notify the tower operator via registered mail of such determination. If the tower operator does not take corrective action within 45 days of such determination, the permit for that tower becomes null and void and the tower must be removed and the site restored within 90 days of such determination.

(L) Requirement for collocation. A new tower must only be permitted if the applicant demonstrates with a sworn statement that collocation on an existing or planned tower within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.[4] If the applicant does not provide such analysis and sworn statement, the application for a new tower must be denied.[5]

(M) Landscaping. Landscaping must be placed around the equipment enclosure and anchor points for guyed towers consistent with a landscaping plan as approved by the Plan Commission. After reviewing the location of the facility and the visibility of the facility from public right-of-ways and adjoining properties, the Plan Commission may waive this landscape requirement or defer the requirement to a later date.

(N) Lease agreement. If the operator of the telecommunication tower does not own the land where the facility is to be located, the property owner and the operator must execute a lease agreement prior to any land-disturbing activity. Such agreement must be binding on future property owners and future operators and must address the rights and responsibilities of each party with respect to paragraphs (P) and (Q) of this part.
(O) Ongoing maintenance. The subject property must be maintained and kept in a good condition, so as not to become a nuisance as determined by the Plan Commission. Proper maintenance includes regular lawn and landscaping care, and painting and regular care of building(s), fences, towers, and other improvements. Additionally, the site must be kept clear of junk and debris.
(P) Termination of approval. If the zoning administrator determines that the tower is unsafe or otherwise defective or that the tower has not hosted an operational antenna for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to termination of the approval. Within 90 days after the date of termination, the property owner must remove the tower, equipment cabinets, and all related equipment and improvements that are part of its communication facilities and restore the site to the satisfaction of the zoning administrator. In the event such work is not done within the specified period, the Village has the right to use the financial guarantee as required by this part to pay for such work.
(Q) Financial guarantee. Prior to issuance of a building permit authorizing construction of a tower, the applicant must submit a financial guarantee to the Village subject to the requirements in Article 4. The amount of the financial guarantee is based on one or more cost estimates prepared by a qualified contractor as submitted by the property owner or obtained by the Village to remove the tower, equipment compound, and related site improvements and restore the site to the satisfaction of the zoning administrator.[6] The financial guarantee must be held until the tower and related improvements are removed and the site restored to the satisfaction of the zoning administrator.
(R) Third-party consultant. The zoning administrator may, at the applicant's expense, hire a third-party consultant to conduct an objective analysis of the submitted materials including the application, calculation of the fall zone, and certification that collocation is not possible. The third-party consultant may not charge the applicant for any travel expenses incurred in such review.[7]
(S) Duration of approval. The approval authorizing a telecommunication tower runs with the land and is binding on successors in interest.[8]

---

[1] See § 704 of the act in particular

[2] See § 66.0404 (2)(g), Wis. Stats.

[3] See § 66.0404 (4)(j), Wis. Stats.

[4] See § 66.0404 (2)(b)6, Wis. Stats.

[5] See § 66.0404 (2)(e), Wis. Stats.

[6] See § 66.0404 (4)(f), Wis. Stats.

[7] See § 66.0404 (4)(f), Wis. Stats.

[8] See § 66.0404 (4)(n), Wis. Stats.

8.05 Telecommunication, Class 2 collocation

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

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

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



© Civic Webware

8.06 Utility installation, major

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



© Civic Webware

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

Supplemental Standards:
(A) Building materials. If a major utility installation involves a building of any type and is located in a residential zoning district or a planned development district that allows residential uses, the building must be compatible with residential buildings in regard to design and exterior materials.
(B) Reserved

8.07 Utility installation, minor

Description: A utility installation generally having low impact on neighboring property. The term includes public water system wells, without a tower; below ground sewer lift stations; and stormwater pumping stations.

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

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

9 Transportation

9.01 Park-and-ride lot

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



© Civic Webware

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

Supplemental Standards:
(A) Street access. The primary access for a park-and-ride lot must be off of a major street as depicted on the adopted zoning map.
(B) Maintenance. The facility must be maintained in a clean and functional condition.
(C) Security. The operator must provide adequate site security, such as lighting, patrols, or surveillance, as appropriate.
(D) Outdoor lighting required. Lighting must be provided at a level sufficient for night-time visibility and safety, typically not less than 1.0 footcandle average.
Temporary note: The above revisions are recommended by consultant.

9.02 Passenger terminal

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

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

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

Supplemental Standards:
(A) Street access. The primary access for a passenger terminal must be located off of a major street as depicted on the adopted zoning map.
(B) Reserved

9.03 Railroad

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


© Civic Webware

Supplemental Standards:
There are no supplemental standards that apply to this specific land use.

10 Storage & Wholesale Trade

10.01 Bus storage facility

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


© Civic Webware

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

Supplemental Standards:
(A) Street access. The primary access for this use must be off of a major street as depicted on the adopted zoning map.
(B) Outdoor storage. Outdoor storage areas and other activity areas must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and 20 feet from a property in a commercial zoning district.
(C) Control of fugitive dust. If gravel or similar material is used for an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

10.02 Multipurpose storage

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

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

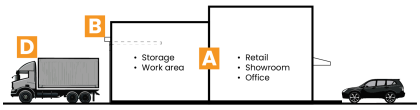
Supplemental Standards:
(A) Interior uses. When located in the General Commercial (B-6) zoning district, the front portion of the building is specifically reserved for office, administrative, and/or display purposes and the back portion is used for storage of stock goods, materials, supplies, and equipment specifically related to the business occupying the space. These two areas are to be separated by a wall which may include one or more doorways for access. The overall design is intended to look like a traditional retail business space from the street on which it fronts.
(B) Overhead doors. Overhead doors may be located on the back of the building to provide access to the storage space. When located in the General Commercial (B-6) zoning district, overhead doors must be located so they are not readily visible from a public street. Screening must be provided to

obscure the view of any overhead doors visible from an adjoining parcel zoned for a residential use.
(C) Size limitations. This use may be located in a single building or in a multi-tenant building. When this use is located in a single building, the maximum floor area is 2,500 square feet. When this use is located in a multi-tenant building with two or three tenant spaces, the maximum floor area of this use is 2,500 square feet. When this use is located in a multi-tenant building with four or more tenant spaces, the maximum floor area of this use is 5,000 square feet.
(D) Fleet vehicles. When located in the General Commercial (B-6) zoning district, fleet vehicles must be parked behind the rear of the building in a separate parking area. Screening must be provided to obscure the view of the parking area from an adjoining parcel zoned for a residential use. The maximum number of fleet vehicles that may be parked outdoors is dictated by the floor area of the building as set forth in the following table.

Floor Area	Maximum Number Fleet Vehicles
Less than 1,000 square feet	2
1,000 to 1,999 square feet	3
2,000 to 3,999 square feet	5
4,000 to 5,000 square feet	7

Figure: Side view

Note: The letters in the illustration correspond to the paragraphs listed above.



10.03 Personal storage facility


© Civic Webware

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

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

Supplemental Standards:
(A) Minimum lot area. The minimum lot area for a personal storage facility is 2 acres.
(B) Access. Access to a cubicle may not open directly onto a public road right-of-way.
(C) Internal access drives. An internal access drive providing access to a storage unit must be hard-surfaced with concrete, asphalt, pavers, or other durable, all-weather pavement material approved by the Zoning Administrator.
(D) Storage of prohibited substances. No cubicle may be used to store explosives, toxic substances, hazardous materials, or radioactive materials.
(E) Uses. Only uses that are accessory to storage may occur. Human habitation, fabrication, repair, sales of any type including garage sales, and any similar use are prohibited.
(F) Fencing for outdoor storage area. An area used for outdoor storage of operational vehicles, watercraft, and the like must be enclosed by a security fence as approved by the Plan Commission through the site review process.
(G) Screening for outdoor storage area. In addition to a required buffer in Article 16 (Landscaping and Buffers), the Plan Commission may require additional landscaping up to an additional 50 landscape points per 100 feet.
(H) Setback of outdoor storage area. Outdoor storage areas must comply with the principal building setback standards of the zoning district in which the use is located.
(I) Gated access. If the facility has a gated access, the property owner must comply with the standards in § 102-__.

10.04 Truck terminal

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


© Civic Webware

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

Supplemental Standards:
(A) Street access. The primary access for this use must be off of a major street as depicted on the adopted zoning map.
(B) Setback of outdoor storage area. Outdoor storage areas and other activity areas must be located at least 200 feet from a property in a residential zoning district or a planned development district that allows residential uses.
(C) Control of fugitive dust. If gravel or similar material is used for an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

10.05 Vehicle storage yard

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

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

Supplemental Standards:
(A) Buffer. The reviewing authority may, as part of the site plan review process, require fencing, landscaping, or both to provide adequate screening between a vehicle storage yard and adjoining properties.
(B) Setback requirements. Outdoor storage areas and other activity areas must be located at least 40 feet from a property in a residential zoning district or a planned development district that allows residential uses and 20 feet from a property in a commercial zoning district.
(C) Fence. A 6-foot solid fence, subject to approval by the reviewing authority, must be located around the perimeter of the area used to store the motor vehicles.
(D) Fence plan. As part of the site plan review application, the applicant must submit a fence plan which specifies construction materials and specifications.
(E) Gated access. If the facility has a gated access, the property owner must comply with the standards in § 102-.

10.06 Warehouse

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



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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Setback of outdoor storage area. Outdoor storage areas and other activity areas must be located at least 75 feet from a property in a residential zoning district or a planned development district that allows residential uses.
(B) Control of fugitive dust. If gravel or similar material is used for an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

11 Industrial & Manufacturing

11.01 Artisan shop

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


© Civic Webware

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

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

Supplemental Standards:
(A) Generally. When an artisan shop is located in a commercial zoning district, all materials, supplies, and activities must be conducted and stored within an enclosed building, except for the loading and unloading of materials.
(B) Demonstrations and workshops. The operator may conduct occasional demonstrations and workshops within the building, provided attendance at the event or function does not create a parking demand that is greater than the number of space available on site, unless on-street parking is permitted along the public street fronting the property.

11.02 Construction equipment sales and service

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


© Civic Webware

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

Supplemental Standards:
(A) Location. Outdoor display areas and other activity areas must be located at least 100 feet from a parcel in a residential zoning district or a planned development district that allows residential uses and 25 feet from a parcel in a commercial zoning district.
(B) Reserved

11.03 Contractor yard

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

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

Supplemental Standards:
(A) Type of outdoor storage. Outside storage of construction equipment and fleet vehicles is allowed. Construction materials may be kept outdoors, provided such materials are being staged for a specific work project. The storage of construction debris, tree branches, wood chips, and the like is strictly prohibited.
(B) Equipment repair and maintenance. The repair and maintenance of construction equipment and vehicles must occur within an enclosed building, unless specifically permitted in the conditional use order authorizing the use.
(C) Sales. The on-premise sale, at retail or wholesale, of any material is strictly prohibited.
(D) Incidental uses. Fabrication and assembly of component parts for use in a building project is permitted inside a building on the subject property, provided such activity is of an incidental nature.
(E) Location of use areas. Outdoor storage areas and other activity areas related to this use may not be located (1) in the front-yard building setback area; (2) within 30 feet of a side or rear lot line when the adjoining property is located in a residential zoning district or a planned development district that allows residential uses; (3) within 20 feet of a side or rear lot line when the adjoining property is located in a commercial zoning district; and (4) 10 feet from a side or rear lot line when the adjoining property is located in any other zoning district. Employee parking areas must be located in those areas otherwise allowed in the zoning code.
(F) Fencing. Depending on the scale and nature of the contractor yard, the Plan Commission may on a case-by-case basis require a solid fence and/or other screening, as approved by the Plan Commission, in those areas where screening is needed in the judgment of the Plan Commission to mitigate potential impacts to adjoining properties.
(G) Gated access. If the facility has a gated access, the property owner must comply with the standards in § 102-__.
(H) Fugitive dust. If gravel or similar material is used for an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

11.04 Maker's space

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

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

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

Supplemental Standards:
(A) Maximum floor area. The maximum floor area for a maker's space is 5,000 square feet.
(B) Restriction on location of manufacturing processes. All manufacturing processes must be conducted entirely within an enclosed building.
(C) Material storage. Limited materials may be stored outdoors, provided such areas are properly screened as determined by the Plan Commission.

11.05 Manufacturing

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

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

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

Merchandise Loading: 1 small berth required for 6,000 to 12,499 square feet; 2 small berths for 12,500 to 24,999 square feet; 1 large berth for 25,000 to 39,999 square feet; 2 large berths for 40,000 to 99,999 square feet; 2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet for more than 100,000 square feet (see § 102.2408 for more on size requirements for small and large berths)

Supplemental Standards:
(A) Restriction on location of manufacturing processes. All manufacturing processes must be conducted entirely within an enclosed building.
(B) Location of outdoor activity areas. Outdoor activity areas must be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses.
(C) Material storage. Materials may be stored outdoors, provided such areas are screened as determined by the Plan Commission.

12 Solid Waste

12.01 Composting facility

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

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

Supplemental Standards:
(A) Legislative intent. A composting facility, if not properly designed and operated, has the potential to cause negative impacts to the natural environment, including water resources, and be harmful to the safety and general welfare of the Village and its citizens. This partis therefore intended to define basic requirements necessary to protect the public while providing waste alternatives and promoting sustainability within the community.
(B) Compliance with other requirements. In addition to meeting the requirements in this part, a composting facility must comply with all county, state, and federal regulations that may apply, including § NR 502.12, Wis. Admin. Code.
(C) Distance to specified features. A composting facility may not be located within 600 feet of a residential zoning district or a planned development district that allows residential uses, an educational facility, a worship facility, or any other place where the public congregates.
(D) Setbacks. All buildings, structures, and activity areas must be located at least 100 feet from the perimeter of the site.
(E) Location. No portion of a composting facility used for storing compostable materials or composted materials or processing of compostable materials may be located within an area determined to be within a 100-year floodplain.
(F) Maximum capacity. The reviewing authority may establish the maximum amount of compostable materials that may be stored and processed onsite. There is no limit on the amount of finished compost that may be stored.
(G) Buffer. The reviewing authority may require fencing and/or landscaping along the property boundary line deemed necessary to provide adequate screening between this use and adjoining properties.

12.02 Recycling center

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


© Civic Webware

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

Supplemental Standards:
(A) Compliance with other requirements. In addition to meeting the requirements in this part, a recycling center must comply with all county, state, and federal regulations that may apply.
(B) Location of materials and activities. All materials and activities, except loading and unloading of materials, must be conducted inside the enclosed building.

12.03 Solid waste transfer station

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

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

Supplemental Standards:
(A) Compliance with other requirements. In addition to meeting the requirements in this part, a solid waste transfer station must comply with all county, state, and federal regulations that may apply.
(B) Location of materials and activities. All materials and activities, except loading and unloading of materials, must be conducted entirely inside the enclosed building.
(C) Distance to specified features. A solid waste transfer station may not be located within 600 feet of a residential zoning district or a planned development district that allows residential uses, an educational facility, a worship facility, or any other place where the public congregates.

13 Resource-Based Uses

13.01 General cultivation

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

Supplemental Standards:

(A) Location. The raising of crops may occur within building setback areas.

(B) Buildings. A building related to the raising of crops is only allowed as an accessory use to a residential dwelling unit.



© Civic Webware

13.02 Open land

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

Supplemental Standards:

There are no supplemental standards that apply to this specific land use.

14 Accessory Uses for All Principal Uses

14.01 Amateur radio and/or citizens band antenna

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

Supplemental Standards:

(A) Legislative findings. The Village Board makes the following legislative findings regarding amateur radio and/or citizens band antennas:

(1) The placement of amateur radio antennas and support structure of unregulated height and type could have a negative impact on surrounding properties and especially on the smallest of lots allowed in the Village.

(2) Pursuant to § 62.23 (7)(hf), Wis. Stats., the regulations in this part constitute the least restrictive measures needed to promote community aesthetics, public health, and safety while allowing amateur radio communications.

(B) Number. Antennas may be placed on no more than 2 support structures, such as a tower or on top of a building.

(C) Type of tower. An antenna may be placed on a monopole or lattice tower.

(D) Anti-climbing measures required. If a tower is used to support the antenna, the tower must have anti-climbing measures to prevent unauthorized climbing.

(E) Placement. An antenna may not be located in a front yard.

(F) Setback requirements. The center of the antenna may be no closer than 110 percent of the total height of the antenna to a lot line and overhead electric lines.

14.02 Exterior communication device

Description: An antenna used to capture wireless telecommunication signals.



© Civic Webware

Supplemental Standards:

(A) Height. A ground-mounted radio/television antenna may not exceed a height of 25 feet as measured from the ground surface. A building-mounted radio/television may not extend more than 10 feet above the roofline.

(B) Reserved

14.03 Incidental EV charging facility

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



Supplemental Standards:

(A) Integration into overall parking lot layout. Electric vehicle charging stations must be integrated into and made part of the overall parking lot layout for the site.

(B) Status as a parking space. A parking space with an electric vehicle charging station space is counted toward satisfying any minimum on-site parking requirements only if the space is not advertised to the traveling public or is located on the lot to encourage public use.

(C) Placement near sidewalks. Electric vehicle charging stations near sidewalks or other walkways must be located and designed to not impede pedestrian travel or create tripping hazards.

(D) Collection of fees. The property owner, or the operator of the electric vehicle charging station, may collect a service fee to charge an electric vehicle.

(E) Contact information. Contact information should be posted either on the charging station or in a central location by multiple stations for reporting when the equipment is not functioning or if other problems are encountered.

(F) Outdoor lighting. Electric vehicle charging stations must be adequately lit to ensure safety. A lighting level of 1.5 footcandles over 75 percent of the parking space is sufficient. Regardless of this requirement, outdoor lighting must comply with the general outdoor lighting standards in Article 18.

(G) Signage. Signage on the face of the charging station equipment is exempt from signage standards, if the sign area is less than 2 square feet.

Advisory notes:

1. Because electric vehicles and charging technology are relatively new and evolving, it is anticipated this part and other provisions in the zoning code relating to vehicle charging as a land use will be revised to adapt.

14.04 Little free library



© Civic Webware

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

Supplemental Standards:

(A) Location. A little free library may be located in the front yard but not closer than 10 feet to a side lot line.

(B) Maximum size. The maximum size of a little free library is 2 cubic feet.

14.05 Rain garden

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

Supplemental Standards:

(A) Guidance for residential properties. A rain garden on a residential lot should follow the guidelines in *Rain Gardens: A Guide for Homeowners and Landscapers* as published by the Wisconsin Standards Oversight Council and the Wisconsin Department of Natural Resources (DNR Publication PUB-WT-776 2018). A copy of this document is available online or from the zoning administrator.

(B) Guidance for commercial and other non-residential properties. A rain garden on a commercial and other non-residential lot should follow the technical standards in DNR Conservation Practice Standard 1009.

14.06 Solar energy system, ground-mounted



© Civic Webware

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

Supplemental Standards:

(A) Surface area. For residential lots less than 20,000 square feet, the maximum area of a ground-mounted solar energy system is 120 square feet. The surface area of a ground-mounted solar energy system on all other lots may not exceed the area needed to accommodate 120 percent of the site's anticipated power demand.

(B) Maximum height. A ground-mounted solar energy system must not exceed 15 feet in height as measured from the surrounding grade.

(C) Setback. A ground-mounted solar energy system in any position must not extend into the setback of a front yard, side yard, shore yard, or rear yard as established for the zoning district in which the parcel is located. Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to allow a ground-mounted solar energy system to extend into a setback, offset, or buffer when no other location on the parcel is acceptable and the encroachment is the least necessary to allow the system to operate.

(D) Placement in yards. A ground-mounted solar energy system located in a residential or commercial zoning district may only be located in the rear or side yard. Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to allow a ground-mounted solar energy system in the front yard when no other location on the parcel is acceptable and the encroachment is the least necessary to allow the system to operate. A solar panel in an industrial zoning district may be located in any yard area.

(E) Certification. A ground-mounted solar energy system must be certified by (1) Underwriters Laboratories, Inc.; (2) National Renewable Energy Laboratory; (3) Solar Rating and Certification Corporation; or (4) other recognized body as approved by the zoning administrator. The building inspector may approve the use of a homemade panel.

(F) Approval by electric utility company. If the solar energy system is designed to produce electricity, the property owner must submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

(G) Termination of use. If the zoning administrator determines that a ground-mounted solar energy system has not been operational for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to the termination of an approval.

(H) Solar access. The property owner may submit a solar access permit to the Village pursuant to the provisions set forth in § 66.0403, Wis. Stats.

(I) Compliance with state law. The provisions in this part are intended to satisfy the requirements of § 66.0401 (1m), Wis. Stats. If a restriction in this part does not comply with the authority of § 66.0401 (1m), Wis. Stats., the Plan Commission may on a case-by-case basis modify or waive such restriction. In addition, the Plan Commission has the ability to add additional restrictions on a case-by-case basis, provided they are within the authority of the Village pursuant to § 66.0401 (1m), Wis. Stats., and in particular the restriction must satisfy one of the following conditions:

(1) Serves to preserve or protect the public health or safety.

(2) Does not significantly increase the cost of the system or significantly decrease its efficiency.

(3) Allows for alternative system of comparable cost and efficiency.

14.07 Solar energy system, roof-mounted



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

Supplemental Standards:

(A) Maximum surface area. No portion of a panel used to collect solar energy may extend beyond the roof surface or the

wall surface to which it is attached.

© Civic Webware

(B) Maximum height. A building-mounted solar energy system must comply with the maximum height requirements of the zoning district in which the building is located.

(C) Placement on a roof. The panels mounted on the roof may be either fixed or movable and may be placed at an angle to optimize efficiency of the system.

(D) Certification. A solar panel must be certified by (1) Underwriters Laboratories, Inc.; (2) National Renewable Energy Laboratory; (3) Solar Rating and Certification Corporation; or (4) other recognized body as approved by the zoning administrator. The building inspector may approve the use of a homemade panel.

(E) Approval by electric utility company. If the solar energy system is designed to produce electricity, the property owner must submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

(F) Termination of use. If the zoning administrator determines that more than 50 percent of the panels (measured by total area) have not been operational for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to the termination of an approval.

(G) Solar access. The property owner may submit a solar access permit to the Village pursuant to the provisions set forth in § 66.0403, Wis. Stats.

(H) Compliance with state law. The provisions in this part are intended to satisfy the requirements of § 66.0401 (1m), Wis. Stats. If a restriction in this part does not comply with the authority of § 66.0401 (1m), Wis. Stats., the Plan Commission may on a case-by-case basis modify or waive such restriction. In addition, the Plan Commission has the authority to add additional restrictions on a case-by-case basis, provided they are within the authority of the Village pursuant to § 66.0401 (1m), Wis. Stats., and in particular the restriction must satisfy one of the following conditions:

(1) Serves to preserve or protect the public health or safety.

(2) Does not significantly increase the cost of the system or significantly decrease its efficiency.

(3) Allows for alternative system of comparable cost and efficiency.

14.08 Wind energy system, less than one megawatt

Description: A wind energy system that has a nominal capacity less than one megawatt (1,000 kilowatts).

Supplemental Standards:

(A) Standards. A wind energy system must comply with the standards as set forth in Ch. PSC 128, Wis. Admin. Code.

(B) Reserved

14.09 Wind energy system, one megawatt and more

Description: A wind energy system that has a nominal capacity of at least one megawatt (1,000 kilowatts).



© Civic Webware

Supplemental Standards:

(A) Standards. A wind energy system must comply with the standards as set forth in Ch. PSC 128, Wis. Admin. Code.

(B) Reserved.

15 Accessory Uses for Residential Uses

15.01 Accessory building, residential

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



© Civic Webware

Supplemental Standards:

(A) **Principal land use**. A residential accesory building is only allowed as an accessory use in connection with a single-family dwelling and a multi-family building as the principal use.

(B) Number and floor area. The number of residential accessory buildings and the floor area must comply with standards in Appendix C.

(C) Location. A residential accessory building is only allowed in the side and rear yards.

(D) Exterior materials. Exterior materials for a residential accessory building with a floor area of more than 120 square feet (but not greenhouses) must be the same as, substantially the same as, or complement those materials used on the principal building.

(E) Prohibition on specific materials. Soft-sided structures and canopies are specifically prohibited, except a greenhouse may be covered with exterior materials typically used for greenhouses.

(F) Rooflines. The roof lines of a residential accessory building with a floor area of more than 192 square feet (but not greenhouses) must match the roof lines of the principal building to the greatest practical extent.

(G) Plumbing fixtures. A residential accessory building may not include any indoor plumbing. ~~A residential accessory building may include a single compartment bar sink and a half bath (e.g., sink and toilet). A pool house may include a stand-up shower provided access to the shower is via an exterior door.~~

15.02 Adult family home (accessory)

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

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

Supplemental Standards:

(A) Residents. All residents of the adult family home, other than the operator or care provider and the operator or care provider's immediate family, must be disabled persons as indicated in the required state license application.

(B) Reserved

15.03 Backyard chickens

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



© Civic Webware

15.04 Bed and breakfast

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



© Civic Webware

Vehicle Parking: 1 space for each room or suite

Supplemental Standards:

(A) Legislative findings. The Village Board finds that bed and breakfasts, as allowed in this part, can create benefits for the broader community and individual property owner as listed below.

(1) Bed and breakfasts provide homeowners with an additional source of income, helping to cover mortgage payments and property maintenance.

(2) Bed and breakfasts encourage tourism and support local businesses, such as restaurants, shops, and attractions, by bringing in visitors who spend money in the area.

(3) Bed and breakfasts often operate in historic or architecturally significant homes, helping preserve these properties by making them financially viable.

(4) Bed and breakfasts provide visitors with a more personalized, local experience compared to traditional hotels.

(5) Bed and breakfasts encourage interaction between visitors and residents, fostering cultural exchange and community engagement.

(6) Unlike short-term rentals, bed and breakfasts are required to have on-site owners, ensuring better oversight and minimizing disturbances to neighbors.

(B) Principal land use. A bed and breakfast is only allowed as an accessory use in connection with a single-family dwelling as the principal use.

(C) State permit. Prior to the establishment of a bed and breakfast, the operator must obtain a permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain the license for the life of the use or until the department no longer requires the permit.

(D) Display of permit. The operator must display the current bed and breakfast permit in a conspicuous location inside the bed and breakfast.

(E) Local room tax. The operator of the bed and breakfast must comply with § 78-3 of the municipal code.

(F) Registry. The operator of the bed and breakfast must keep an accurate register showing the names of all guests. This registry must be kept on file for a period of one year and must be available for inspection by village officials at any time upon request.

(G) Compliance with applicable building codes. Prior to the establishment of a bed and breakfast or the expansion of an existing bed and breakfast, the building inspector must certify that the dwelling meets all applicable building code requirements.[1]

(H) Type of dwelling. A bed and breakfast may only occur within a single-family dwelling.

(I) Exterior character of the dwelling unit. The exterior appearance of the building may not be altered from its single-family appearance.

(J) Residency requirement. The operator of a bed and breakfast must reside in the single-family dwelling during those times when one or more of the guest rooms are occupied (i.e., rented).

(K) Number of allowable guest rooms. The maximum number of guest rooms is 4.

(L) Number of guests. The maximum number of overnight guests at any one time is 12.

(M) Food preparation. Food preparation and/or cooking in guest rooms is prohibited.

(N) Meals. Meals may only be offered to overnight guests.

(O) Maximum stay. The maximum stay for any guest is 14 consecutive days in any 30-day period.

---

[1] Bed and breakfasts must comply with the residential building code requirements; the commercial building code does not apply because the dwelling is the operator's residence and the operator is residing in the residence when guests are present.

15.05 Bee keeping

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



© Civic Webware

Supplemental Standards:

(A) Legislative intent. The keeping of honeybees in the Village of Mukwonago is consistent with the Village's desire to foster sustainable urban agriculture while addressing issues related to public health, safety, and welfare.

(B) Densities. One beehive is allowed on a lot between 9,000 and 14,520 square feet. One additional beehive is allowed

for each full half acre over 14,520 square feet. For example, a property with 1 acre (43,560 square feet) may have 2 beehives. A temporary beehive is allowed for no more than 4 weeks for hive separation or new swarm establishment purposes.

(C) Placement. Beehives are restricted to side and rear yards, and must be located at least 20 feet from all property boundary lines and 20 feet from a principal dwelling unit, patio, swimming pool/deck, swing set or other similar play structure, or gazebo on an abutting lot. The entrance to the beehive must face the interior of the lot.

(D) Flyaway barrier. When a beehive is situated closer than 25 feet to a property boundary line, a flyaway barrier must be established and maintained that is generally parallel to the property line. The flyaway barrier must be at least 5 feet in height and 6 feet in either direction. Such barrier may consist of a wall, a solid fence, dense vegetation, or combination thereof.

(E) Water. The property owner must provide a source of clean water specifically for the beehive.

(F) Behavior and swarming. Adequate space must be maintained in the beehive to prevent overcrowding and swarming. Colonies must be re-queened if colonies exhibit aggressive behavior. One (1) additional temporary beehive is allowed for hive separation or new swarm establishment purposes. Such temporary beehive must be removed from the property within 2 weeks.

(G) Compliance with state law. The property owner must comply with all laws relating to beekeeping as may be adopted by the state of Wisconsin, including § 94.76, Wis. Stats.

(H) Sale of honey. The property owner or tenant may sell honey and packaged honeycombs produced by the beehives on the property, provided all other applicable law are satisfied. For the purposes of the Village's zoning regulations, the sale of honey is not considered a commercial use or a home occupation.

(I) Predators. The property owner must adequately protect the beehives from predators.

15.06 Boat dock

Description: A pier or wharf.


© Civic Webware

Supplemental Standards:

(A) State requirements. A boat dock must comply with all rule and regulations established in state statutes and administrative rules established pursuant to those statutes.

(B) ~~Reserved~~A boat dock may not be sub-leased to another party.

15.07 Boathouse

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


© Civic Webware

Supplemental Standards:

(A) Other permits. The property owner must obtain all necessary permits from the Wisconsin Department of Natural Resources, United States Army Corps of Engineers, and other regulatory agencies as may be required.

(B) Allowable uses. The use of a boathouse is limited to the storage of watercraft and related equipment. Human habitation is prohibited.

(C) Yard setbacks. A boathouse may be located within a shoreyard, but no closer than 10 feet to the ordinary high-water mark of the stream, lake, pond, or wetland on which it fronts. A boathouse may not be closer than 3 feet to a side lot line.

(D) Number. No more than one boathouse may be located on a parcel of land.

(E) Floor area. The boathouse must contain at least 200 square feet of floor area but not more than 450 square feet.

(F) Height. The boathouse may not exceed 12 feet in height at the roof peak above the original grade or final grade as measured on the side facing the waterbody.

(G) Slopes. The boathouse may not be constructed where the existing slope is more than 20 percent.

(H) Access door requirement. A boathouse must have a garage-type door on the side of the building facing the waterbody for the purpose of entry and exit for watercraft. French, patio, or glass doors are prohibited.

(I) Plumbing fixtures. A boathouse may not include any indoor plumbing.~~A boathouse may contain plumbing for 2 sinks and one toilet, provided such fixtures are connected to an approved wastewater system. Showers and/or bathtubs are prohibited.~~

(J) Floodplain regulations. If the boathouse is located, in whole or in part, within the floodplain overlay district, all applicable standards of that district apply.

15.08 Family day care home

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

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

Vehicle Parking: Additional parking not required

Supplemental Standards:

(A) State license. Prior to the establishment of a family day care home, the operator must obtain a license from the state as may be required by state law and maintain the license in good standing for the life of the use or until the license is no longer required.

(B) Reserved

15.09 Fence, perimeter

Description: A fence place around the perimeter of a lot.


© Civic Webware

Supplemental Standards:

(A) Height for side and rear yards. The maximum height of a fence or wall within required side and rear setbacks is 6 feet.

(B) Height for street yard or primary street yards. The maximum height of a solid fence or wall within a required street yard or primary street yard setback is 3 feet. A fence located in a required street yard or primary street yard setback may be increased to a maximum height of 4 feet if open, decorative, ornamental fencing materials that are less than 50 percent opaque are used or to a maximum height of 5 feet if open, decorative, ornamental fencing materials that are less than 20 percent opaque are used.

(C) Measurement. The height of fences and walls are measured at grade.

(D) Distance to property lines. A fence in a residential district must be at least 5 feet from a road right-of-way. Fences may be placed up to the side and rear lot lines.

(E) Materials. Fence material must be either naturally resistant or treated wood board, vinyl, galvanized and/or vinyl coated chain link material, wrought iron, brick, natural stone, masonry, or other material as approved by the Plan Commission. Chain link fence slats are subject to the provisions of this chapter. Fences and walls located in the street yard or primary street yard must be made of materials such as wood, brick, vinyl, or stone.

(F) Prohibited materials. Barbed wire fences, electrical fences, and single, double, and triple strand fences are prohibited except on farms existing at the time of adoption of this chapter.

(G) Orientation. All non-decorative posts, horizontal supports, cross-members, and the like must be oriented inward to the lot on which the fence is located.

(H) Placement in utility easement. A perimeter fence may be placed within a utility easement, unless prohibited by the easement holder, with the understanding that the utility authority (1) may remove such fence at the property owner's expense, (2) is not liable for any damage to the fence, and (3) is not responsible for the reconstruction of the fence.

(I) Placement in drainage easement. A perimeter fence may not be located within a drainage easement unless the zoning administrator determines that the fence will not restrict the flow of stormwater and the easement holder does not object.

(J) Placement in vision triangle. A sport court fence may not located in the vision triangle as described in § 102.1175.

(K) Fencing as a private nuisance. Nothing in this part may be construed to permit a fence that constitutes a private nuisance under § 844.10, Wis. Stats.

(L) Farms. Fences on farms adjoining residential parcels must be screened by a non-electric fence with no less than 2 feet of space separating the fences. The owners of any adjoining residential parcel must be notified in writing prior to the construction or installation of an electric fence.

(M) Maintenance. Both the fence and the property surrounding both sides of the fence must be properly maintained in good repair to structure and appearance at all times.

NOTE - to be reconciled with current code.

15.10 Fence, privacy

Description: A solid or partially solid fence placed on the side of or around an outdoor patio or other private area in the side or rear yard of a residential property.

Supplemental Standards:

(A) Size. The maximum area to be enclosed by a privacy fence is 250 square feet.

(B) Location. A privacy fence is only allowed in the side and rear yard and must be at least 10 feet from the lot line.

(C) Height. A privacy fence may not exceed 8 feet in height as measured from the surrounding grade to the top of the fence material (i.e., not the fence post, pole, or column). In this regard, the surrounding grade may not be altered so as to raise the overall height of a fence above the grade.

(D) Materials. A privacy fence may be solid.

(E) Orientation. All non-decorative posts, horizontal supports, cross-members, and the like must be oriented inward to the lot on which the fence is located.

(F) Placement in utility easement. A privacy fence may be placed within a utility easement, unless prohibited by the easement holder, with the understanding that the utility authority (1) may remove such fence at the property owner's expense, (2) is not liable for any damage to the fence, and (3) is not responsible for the reconstruction of the fence.

(G) Placement in drainage easement. A privacy fence may not be located within a drainage easement unless the zoning administrator determines that the fence will not restrict the flow of stormwater and the easement holder does not object.

(H) Fencing as a private nuisance. Nothing in this part may be construed to permit a fence that constitutes a private nuisance under § 844.10, Wis. Stats.

15.11 Fence, sport court

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

Supplemental Standards:

(A) Location. A fence for a sport court may not be placed in the front yard or the side- or rear-yard principal building setback of the zoning district in which the use is located.

(B) Height. A sport court fence may not exceed 12 feet in height as measured from the surrounding grade to the top of the fence material (i.e., not the fence post, pole, or column). In this regard, the surrounding grade may not be altered so as to raise the overall height of a fence above the grade.

(C) Materials. Fence materials above 6 feet in height must be an open woven wire (e.g., chainlink).
(D) Orientation. All non-decorative posts, horizontal supports, cross-members, and the like shall be oriented inward to the lot on which the fence is located.
(E) Placement in utility easement. A sport court fence may be placed within a utility easement, unless prohibited by the easement holder, with the understanding that the utility authority (1) may remove such fence at the property owner's expense, (2) is not liable for any damage to the fence, and (3) is not responsible for the reconstruction of the fence.
(F) Placement in drainage easement. A sport court fence may not be located within a drainage easement. Upon written petition, the zoning administrator may allow a fence in a drainage easement when it can be shown that the fence will not restrict the flow of stormwater and the easement holder does not object.
(G) Placement in vision triangle. A sport court fence may not located in the vision triangle as described in § 102.1175.
(H) Fencing as a private nuisance. Nothing in this part may be construed to permit a fence that constitutes a private nuisance under § 844.10, Wis. Stats.

15.12 Foster home and treatment foster home (accessory)

Description: A facility licensed by the state for the care of foster children and which is operated by a foster parent who resides with the children.
Note: See § 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator resides in the residence with the children, it is considered an accessory use.

Vehicle Parking: Additional parking not required

Supplemental Standards:
(A) State license. Prior to the establishment of a foster home or treatment foster home, the operator must obtain a license from the state as set forth in § 48.75, Wis. Stats., and maintain the license in good standing for the life of the use or until the license is no longer required.
(B) Reserved

15.13 Gardening

Description: The cultivation of food or ornamental crops.


© Civic Webware

Supplemental Standards:
(A) Location. A garden may not be located in a ~~any~~ front yard~~, but not closer than 3 feet to the front lot line~~. When located in the side or rear yard, a garden must be at least 3 feet from the lot line.
(B) Cold frames. Cold frames and other similar structures are permitted in the rear and side yard, provided they are setback a minimum of 3 feet from all property lines and do not exceed 3 feet in height as measured from the ground surface.
(C) Support structures. A structure used to support plants may not exceed 6 feet in height as measured from the ground surface.
(D) Vacant lots. A garden may be located on a vacant lot.

15.14 Home occupation

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



Supplemental Standards:
(A) Legislative findings. The Village Board finds that home occupations, as allowed in this part, can create benefits for the broader community and the individual property owner as listed below.
(1) Home occupations enable individuals to generate income without needing to lease commercial space, supporting entrepreneurship and financial self-sufficiency.
(2) Many people, including stay-at-home parents, retirees, and individuals with disabilities, benefit from the ability to work from home.
(3) Home occupations can help decrease traffic congestion and reduce carbon emissions associated with commuting.
(4) Home occupations allow for productive use of residential properties without the need for additional commercial developments, helping to preserve land for housing and green spaces.
(5) Home occupations often serve as incubators for new ideas and startups, fostering innovation and economic diversity within the community.
(6) As remote work and freelance opportunities continue to grow, home occupations align with modern work trends and support workforce flexibility.
(7) Certain home occupations can enhance neighborhood connections and provide valuable services to local residents
(B) Validity of use. The individual primarily responsible for operating the home occupation must reside in the dwelling unit on the parcel.
(C) Location and space limitation. The home occupation must occur entirely within the dwelling unit. The space specifically designated for use of the home occupation may occupy no more than 25 percent of the total floor area of the dwelling unit.
(D) Exterior character of building. The exterior character of the building housing the home occupation may not be altered to accommodate such use.
(E) Storage of materials. Exterior storage of materials or equipment is prohibited. Flammable, combustible, or explosive materials that exceed levels normally found on a residential property are strictly prohibited.
(F) Limitation on number of on-site workers. The number of individuals working on-site is limited to those individuals living in the dwelling unit and one individual not living in the dwelling unit. **(Should one employee be allowed?)**

(G) Retail sales. Retail sale of merchandise is prohibited.
(H) Limitation on customer traffic. A home occupation may not generate ~~more than 10 customer trips per business day, which is determined to be an acceptable level of non-residential traffic in residential neighborhoods~~ customer traffic which is determined to be a nusiance in the residential district.
(I) Nuisance. A home occupation may not create any smoke, odor, glare, noise, dust, vibration, fire hazard, or small electrical interference not normally associated with typical residential uses in the zoning district.
(J) Special exception for an operator with a disability. Consistent with the procedures and requirements of Article 5, the Plan Commission may approve a special exception to any of the requirements in this part when the operator has a temporary or permanent disability and the home occupation is or would be his or her primary livelihood and such deviation is needed to facilitate the operation of the home occupation in a reasonable manner.
(K) Multiple home occupations. More than one home occupation may be permitted on a single lot provided all of the general requirements set forth in this part can be met based on an accumulation of activities.
(L) Advertising with address of property. Any advertising or other promotional materials for the home occupation may not include the address of the property where the home occupation is located.

15.15 In-family suite

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

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

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

Supplemental Standards:
(A) Principal land use. An in-family suite is only allowed as an accessory use in connection with a single-family dwelling as the principal use.
(B) Building permit. Issuance of a building permit for the new construction or remodeling is required.
(C) Deed restriction required. Submittal of a recorded declaration of restrictions with the county register of deeds, stating the "the Village of Mukwonago inspections department/zoning administrator has approved the building permit application conditioned upon the owner signing and recording this declaration of restrictions indicating said dwelling will be a single-family dwelling." The declaration of restrictions must be recorded before issuance of a building permit for construction of the in-family suite.
(D) Location. The in-family suite must be on the first floor of the single-family dwelling, at street grade level, or, if on second floor or lower level, an elevator or chair lift must be installed from the in-family suite to the first floor at street grade level.
(E) Interior access. The in-family suite must have non-lockable direct interior access to the entire dwelling.
(F) Limitation on bedrooms. No more than two bedrooms are allowed.
(G) Utility connections. The single-family dwelling and the in-family suite must share common water, sanitary sewer or septic, and electric connections. The owner must provide evidence to the inspections department that the water and sanitary sewer or septic facilities are adequate to serve the in-family suite.
(H) Exterior appearances. The in-family suite must be designed that the appearance of the building remains as a single-family dwelling. Any new entrances must be located on the side or rear of the building and must be at ground level.

15.16 Outdoor fireplace

Description: A free-standing fireplace with a chimney that is located outdoors. An outdoor fireplace may be located within or next to a deck or patio.


© Civic Webware

Supplemental Standards:
(A) Location. An outdoor fireplace may not be located in the front yard or closer than 10 feet to a side or rear lot line.
(B) Reserved

15.17 Patio

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


© Civic Webware

Supplemental Standards:
(A) Location. A patio must be at least 3 feet from a lot line.
(B) Reserved

15.18 Pergola

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


© Civic Webware

Supplemental Standards:
(A) Location. A free-standing pergola may not be located in the front yard or placed any closer than 6 feet to the side and

rear lot lines.
(B) Reserved

15.19 Play structure


© Civic Webware

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

Supplemental Standards:
(A) Principal land use. A play structure is only allowed as an accessory use in connection with a single-family dwelling or multi-family building as the principal use.
(B) Location. A play structure must comply with the setback standards for accessory buildings for the zoning district where the lot is located.
(C) Status as a building. A play structure with a roofed area of 64 square feet or less does not count toward the limit on accessory buildings for a property.

15.20 Private kennel



Description: A place where no more than 3 dogs and/or cats are kept for the occupant's private, non-commercial purposes.

Supplemental Standards:
(A) Principal land use. A private kennel is only allowed as an accessory use in connection with a residence as the principal use.
(B) Licensing. Dogs must be licensed with the Village of Mukwonago as set forth in § 14-31 of the municipal code. **Click to view**.
(C) Status as a building. A free-standing dog enclosure with a roofed area of 48 square feet or less does not count toward the limit on accessory buildings for a property.

15.21 Sport court


© Civic Webware

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

Supplemental Standards:
(A) Principal land use. A sport court is only allowed as an accessory use in connection with a single-family dwelling or multi-family building as the principal use.
(B) Use. Those using the sport court are limited to the occupants of the subject property and their invited guests. In this regard, advertising the use of the sport court by others is strictly prohibited.
(C) Location. A sport court may not be located in a front yard. A sport court must comply with the setback standards for the zoning district where the use is located.
(D) Fence. A sport court may include a fence on one or more sides as specified in Appendix A and B.
(E) Outdoor lighting. Outdoor lighting for a sport court must comply with the standards in Article 18.

15.22 Swimming pool


© Civic Webware

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

Supplemental Standards:
(A) Principal land use. A swimming pool is only allowed as an accessory use in connection with a single-family dwelling or multi-family building as the principal use.
(B) Use. Those using the swimming pool are limited to the occupants of the subject property and their invited guests. In this regard, advertising the use of the swimming pool by others is strictly prohibited.
(C) Location. A swimming pool, together with its surrounding walks, patios, diving platforms, bathhouses, and accessory structures, may not be located in a front yard. A swimming pool, together with its surrounding walks, patios, diving platforms, bathhouses, and accessory structures, must comply with the setback standards for the zoning district where the lot is located. A swimming pool may not be located closer than 10 feet to the principal building. The inside wall of the pool must be located at least 10 feet from the vertical plane formed by the electrical wire perpendicular to the ground surface. Pumps and filter equipment must be located at least 20 feet from a lot line.
(D) Walls or fences. Walls or fences of at least 4 feet, but not more than 6 feet, in height must be provided to restrict access by children. All gates must be equipped with self-closing and self-latching devices placed at the top of the gate.
(E) Outdoor lighting. Outdoor lighting for a swimming pool must comply with the standards in Article 18.
(F) Draining of water. Water that is drained out of a swimming pool may not flow onto an adjoining property, into a wetland or any body of water, or into a sanitary sewer without the approval of the public works director or equivalent.

16 Accessory Uses for Other Principal Uses

16.01 Accessory building, non-residential

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

Supplemental Standards:
(A) Number and floor area. The number of non-residential accessory buildings and the floor area must comply with standards set forth in Appendix C.
(B) Exterior materials. Exterior materials for a non-residential accessory building with a floor area of more than 192 square feet (but not greenhouses) must be the same as, substantially the same as, or complement those materials used on the principal building.
(C) Prohibition on specific materials. Soft-sided structures and canopies are specifically prohibited, except a greenhouse may be covered with exterior materials typically used for greenhouses.
(D) Rooflines. The roof lines of a non-residential accessory building with a floor area of more than 192 square feet (but not greenhouses) must match the roof lines of the principal building to the greatest practical extent.
(E) Plumbing fixtures. Plumbing in a non-residential accessory building is prohibited.

16.02 Donation drop box



Description: A fully enclosed receptacle located outside of an enclosed building where household items may be placed for pickup by the entity receiving the donation.
Note: Also known as donation collection bin

Supplemental Standards:
(A) Limitation on donations. Donations are limited to those that can fit inside the donation drop box.
(B) Location. The location of the donation drop box may not impede the flow of traffic on the site or be located less than 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses. In addition, the donation drop box must comply with the principal building setback requirements of the zoning district in which the use is located.
(C) Site plan. The location of the donation drop box must be depicted on an approved site plan.
(D) Hard surfacing. The area in front of a donation drop box must be hard-surfaced with concrete, asphalt, pavers, or other durable, all-weather pavement material approved by the Zoning Administrator.

16.03 Drive-up service window



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

Supplemental Standards:
(A) Location. A drive-up service window may only be located to the side or rear of the building and at least 60 feet from a property in a residential zoning district or a planned development district that allows residential uses.
(B) Crosswalks. A pedestrian crosswalk must be marked on the pavement when the lane for a drive-up service window is situated between on-site parking and a building entrance.
(C) Vehicle stacking. The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 102.2407. The stacking area must accommodate at least 4 vehicles per lane for a pharmacy, 2 vehicles per lane for a financial institution, and 6 vehicles per order box for a restaurant although more may be required as part of the site plan review based on the nature of the service being provided.
(D) Noise. Noise associated with an intercom or speaker may not be audible at any lot line.
(E) Menu board. A restaurant may incorporate a menu board based on the standards in Chapter 105 (Sign Regulations) of the municipal code.

16.04 Fence, security

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

16.05 Hospital helistop

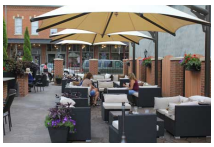
Description: A designated landing area associated with a hospital for transporting patients and medical goods by helicopter or similar vertical lift aircraft. The term does not include any facilities for refueling or servicing of aircraft, or any permanent facilities including terminals, hangers, warehousing, or storage.

Supplemental Standards:
(A) Principal land use. A hospital helistop is only allowed as an accessory use in connection with a health care center as the principal use.
(B) Reserved

16.06 Outdoor food and beverage service

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

Supplemental Standards:



© Civic Webware

(A) Maximum size of service area. The size of the outdoor service area may not be more than 50 percent of the service area of the brewpub, restaurant, or tavern.

(B) Location of service area. The outdoor service area must be located on the same parcel of land as the brewpub, restaurant, or tavern or on an adjoining parcel. The outdoor service area may not be located in a public right-of-way, a required landscape area, or the setback of a front yard, side yard, shore yard, or rear yard.

(C) Consistency with alcohol license. Alcohol may not be served or consumed within the outdoor service area unless the liquor, beer, or wine license, whichever is applicable, issued by the Village, explicitly states that consumption is permitted within the outdoor service area.

(D) Entrance to service area if alcohol is served. If alcohol is served, and upon recommendation of the police chief, the entrance or entrances to the outdoor service area must be exclusively through the brewpub, restaurant, or tavern, and a barrier such as a rope or fence must be erected to prevent entry to the outdoor service area by any other means. An emergency access gate may be provided if required by state law.

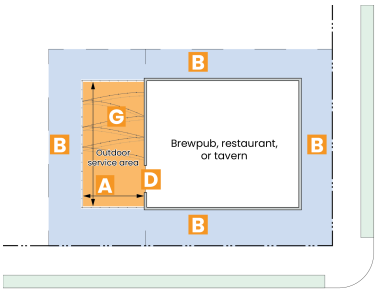
(E) Restroom requirements. The restroom facilities in the brewpub, restaurant, or tavern must be of sufficient capacity to serve both the indoor and outdoor patrons. Temporary toilet facilities are not permitted.

(F) Hours of operation. The outdoor service area may not remain open after the close of the brewpub, restaurant, or tavern.

(G) Outdoor lighting. Festoon lighting (i.e., lamps wired to a flexible cable) may be placed above the approved outdoor service area, provided (1) the lighting is only used when the outdoor service area can be used, (2) each bulb does not produce more than 200 lumens, and (3) the lighting levels at the property boundary line comply with the levels established in Article 18.

Figure: Plan view

Note: The letters in the illustration corrspond to the paragraphs listed above.



16.07 Sales incidental to industrial use

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

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

Supplemental Standards:

(A) Maximum floor area. The total floor area devoted to indoor sales may not exceed 25 percent of the total floor area of the building.

(B) Required separation. The area devoted to wholesale/retail sales must be physically separated from those areas used for industrial purposes by a physical barrier such as a full-height interior wall or a half-wall as may be required by state law.

17 Temporary

17.01 Farmers market

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



© Civic Webware

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

Supplemental Standards:

(A) Hours of operation. The display of products and sales may only occur between 7:00 am and 30 minutes past sunset.

(B) Removal and clean up. All features solely associated with the farmers market must be removed and all trash and debris must be removed within 24 hours following the close of the farmers market.

17.02 Flea market

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

Supplemental Standards:

(A) Hours of operation. The display of products and sales may only occur between 7:00 am and 30 minutes past sunset.

(B) Removal and clean up. All features solely associated with the flea market must be removed and all trash and debris must be removed within 24 hours following the close of the flea market.

17.03 Mobile food establishment


© Civic Webware

Description: A motorized vehicle, moveable trailer, or a moveable, nonmotorized pushcart from which ready-to-eat food and drink are prepared and sold at retail on a private property (i.e., not in the public right-of-way). The term does not include a bicycle (two- or three-wheel) food cart or when operating within a public park with approval.

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

Supplemental Standards:

(A) Placement. A mobile food establishment must be located on or next to an existing parking lot.

(B) Proximity to existing restaurant. A mobile food establishment may be located on a property with an existing restaurant. A mobile food establishment must be located more than 300 feet from the primary customer entrance of an existing restaurant on another lot.

(C) Vehicle type. The motor vehicle must be licensed by the state of Wisconsin and may be either self-propelled or towed by another vehicle.

(D) Pushcart specifications. A pushcart must comply with current NSF/ANSI 59 standards.

(E) Licensing. The business operation must comply with all food licensing requirements established by Walworth or Waukesha counties and the state of Wisconsin.

(F) Signage. Signage on the motor vehicle, trailer, or pushcart is allowed along with one sandwich board sign on the premises. Flags, pennants, and banners are specifically prohibited.

(G) Seating. On-site seating for patrons is not allowed.

(H) Overnight storage. A motor vehicle, trailer, or pushcart may not be kept overnight on the same property where it is operated during the day, except when operated consistent with an approved special event.

17.04 Model home



© Civic Webware

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

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

Supplemental Standards:

(A) Generally. A model home may only be established when the residential project in which it located is developed by a single developer and the project will have 6 or more dwelling units.

(B) On-street parking required. A model home may only be established when on-street parking is permitted on the street directly in front of the model home.

(C) Appearance. The dwelling unit used as a model home must be of the same type and character as the dwelling units being offered for sale within the development.

(D) Duration of use. The model home may operate for no more than 3 years. Prior to the expiration of this time period, the model home must be closed when 80 percent of the dwelling units within the entire development have been sold.

(E) Limitation on use. The model home is intended to facilitate the sale of residential housing units in the development in which it occurs and off-site sales activity must be clearly incidental. The model home may be furnished but may not be occupied as a residence.

(F) Hours of operation. The model home may not be open between 8:00 pm and 8:00 am, except by appointment.

(G) Permanent conversion. Upon cessation as a model home, the property owner must take all necessary actions to convert the building to a dwelling unit.

17.05 Off-site construction yard

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

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

Supplemental Standards:

(A) Setback requirements. Outdoor storage areas and other activity areas must be located at least 40 feet from a parcel in a residential zoning district or a planned development district that allows residential uses and 20 feet from a parcel in a commercial zoning district.

(B) Site restoration. As part of the review process, the applicant must prepare and submit a restoration plan and obtain the approval of the same. The restoration plan must identify those areas of the parcel that will be disturbed and how those areas will be restored following the cessation of this temporary use.

(C) Financial guarantee. Prior to the establishment of an off-site construction yard, the property owner must submit a financial guarantee to the Village pursuant to the requirements in Article 4 of the zoning code. The amount of the guarantee is 120 percent of the estimated cost of site restoration identified in the restoration plan that is approved for the project.

(D) Access requirements. The primary access for this use must be off of a major street as depicted on the adopted zoning map.

17.06 Party tent

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


© Civic Webware

Supplemental Standards:

(A) Duration. A party tent may not be erected for more than 10 consecutive days or more than 14 days in a calendar year.

(B) Status as a building. A party tent permitted under this part does not count toward the limit on accessory buildings for a property.

17.07 Portable storage container

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


© Civic Webware

Supplemental Standards:

(A) Duration. A portable storage container may not be located on a parcel of land for more than 90 days during any 9-month period.

(B) Location. A portable storage container may not be located in the front or side yard setback established for the zoning district in which this use occurs, except when placed on a driveway.

(C) Maximum floor area. The cumulative floor area of one or more portable storage containers may not exceed 250 square feet.[1]

(D) Limitation on use. When located in a residential zoning district, a portable storage container may only be used to store household goods during an on-site construction/remodeling project or when used to move household goods to another location. Habitation of any type or duration is specifically prohibited.

---

[1] Although portable storage containers come in different sizes, units are generally 8 feet by 10 feet and 8 feet by 15 feet.

17.08 Roadside stand

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


© Civic Webware

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

Supplemental Standards:

(A) Principal land use. A roadside stand is only allowed as an accessory use in connection with a single-family dwelling as the principal use.

(B) Location. A roadside stand must be located at least 10 feet from the front lot line and at least 20 feet from any other lot line. Placement in the public right-of-way is strictly prohibited.

(C) Hours of operation. If this use is located in a residential zoning district or a planned unit development district that allows residential uses, the hours of operation are limited to sunrise to sunset.

(D) Number. No more than one stand is allowed on any one premises.

(E) Use of structure. A structure may be used to store or display products provided (1) the structure is only used from April 1 through November 30 and is removed no later than December 10, (2) the floor area of the structure does not exceed 80 square feet, and (3) the height of the structure does not exceed 10 feet.

(F) Removal and clean up. Within 24 hours following the close of the roadside stand, all features solely associated with the roadside stand must be removed and all trash and debris must be removed.

(G) Status as a building. If the roadside stand can be defined as a building, it does not count toward the limit on accessory buildings for a property.

17.09 Sale of vehicles/recreational equipment

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



© Civic Webware

Supplemental Standards:

(A) Limits on what can be offered. All items posted for sale must be owned and, where applicable, licensed or titled to one or more of the members of the household owning and/or occupying the property from which such items are for sale.

(B) Number of items. No more than 2 items may be available and advertised for sale at any one time.

(C) Location. All items that are available and advertised for sale must be located outside of all public street or highway rights-of-way and at least 10 feet from the side lot lines.

(D) Time limits. The time period during which a particular item is available and advertised for sale may not exceed 20 consecutive days and not more than 3 such periods per year.

Advisory notes:

1. Individuals may sell up to 5 of their own vehicles each year without a dealer license from the Wisconsin Department of Transportation.

17.10 Seasonal product sales

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



© Civic Webware

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

Supplemental Standards:

(A) Duration of use. Merchandise may not be sold any sooner than 30 days prior to the date of the seasonal event. Cleanup and removal of all related items must be completed within 2 days following the date of the seasonal event.

(B) Removal and clean up. Within 24 hours following the termination of the sale, all features associated with the sale and trash and debris of all kinds must be removed from the site.

(C) Status as a building. A tent used for the sales operation does not count toward the limit on accessory buildings for a property.

17.11 Short-term rental

Description: A residential dwelling unit, or a portion of a dwelling unit, in which sleeping accommodations are offered for pay to tourists or transients. The term includes tourist cabins and cottages, but does not include hotels, motels, boarding or rooming houses that do not accommodate tourists or transients, or bed-and-breakfast establishments.

Note: Also known as tourist rooming house


© Civic Webware

Supplemental Standards:

(A) Principal land use. A short-term rental is only allowed as a temporary use in connection with a legally established dwelling unit.

(B) Local room tax. The operator of the short-term rental must comply with § 78-3 of the municipal code.

(C) Registry. The operator of the short-term rental must keep an accurate register showing the names of all guests. This registry must be kept on file for a period of one year and must be available for inspection by Village officials at any time upon request.

(D) Compliance with applicable building codes. Prior to the establishment of a short-term rental or the expansion of a short-term rental, the building inspector must certify that the dwelling meets all applicable building code requirements, including fire alarm systems and carbon monoxide alarm systems.

(__) Additional provisions forthcoming...

17.12 Sidewalk cafe

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


© Civic Webware

Vehicle Parking: 1 space for every 3 seats

Supplemental Standards:

(A) Legislative findings. The Village Boad makes the following legislative findings relating to sidewalk cafes:

(1) When properly designed and operated, sidewalk cafes can enhance the pedestrian ambiance of the Village by promoting additional activity on public sidewalks and visual interest; enhance the appropriate use of existing public spaces; and increase economic activity in the area.

(2) The establishment of general standards is necessary to protect the public health safety and welfare.

(3) The imposition of permit conditions may be also necessary to protect the public health safety and welfare.

(B) General location. A sidewalk café may only be located along the frontage of the restaurant but may not interfere with fire escapes, drop ladders, building access points, and other points of normal or emergency access. No portion of a sidewalk café may be located within 5 feet of a curb-cut or a marked pedestrian crosswalk.

(C) Unobstructed sidewalk. The area dedicated or used for the sidewalk cafe must maintain an unobstructed sidewalk of at least 4 feet.

(D) Signage. Signs are not allowed in the sidewalk café except as otherwise allowed by the zoning regulations. Table-top menus are not considered signs for the purpose of this part.

(E) Furnishings. The operator must use, and maintain in good repair, safe and sturdy furniture, furnishings, and equipment which enhance the aesthetics of the surrounding area. Umbrellas and a floor covering are not allowed.

(F) Hours. A sidewalk café may only be open during the hours of the principal restaurant, but in no case may the sidewalk café be open from 10:00 pm to 7:00 am.

(G) Music/noise. The sidewalk café area may not have music directed to it from speakers nor may live music take place at the sidewalk café.

(H) Trash removal. The operator must remove all trash from the sidewalk café on a regular basis during business hours and keep the sidewalk café area in a clean, orderly, litter-free and hazard-free condition. The operator must remove litter from the abutting properties that may have come from the sidewalk café. The operator may provide covered trash containers for the customer. The operator may not place trash in any Village trash containers.

(I) Restroom facilities. Facilities within the restaurant must be sufficient to adequately serve the additional seating and capacity provided by the sidewalk café as required by the State of Wisconsin Commercial Building Code.

(J) Non-smoking. Smoking in a sidewalk cafe is prohibited, pursuant to the authority in § 101.123 (4m), Wis. Stats, and § _____, municipal code.

(K) Alcohol. The operator may sell and serve alcohol in a sidewalk café consistent with the following conditions:

(1) The operator has a valid and appropriate alcohol license for the principal premises.

(2) The alcohol license includes the sidewalk café area in the description of the licensed premises.

(3) The alcohol license permits the sale of the type of alcohol to be served at the sidewalk café.

(4) Alcohol is only sold and served to seated customers of the sidewalk café and are served by the licensee or licensee's employees in compliance with all applicable laws, ordinances, and regulations.

(5) Alcohol may only be served when food service is available through the principal restaurant.

(6) The operator is responsible for policing the sidewalk café area to prevent underage persons from entering or remaining in the sidewalk café, except when underage persons are allowed to be present on the licenses premises under applicable laws.

(7) The operator may not allow patrons of the sidewalk café to bring alcohol from another location, carry open containers of alcohol about in the sidewalk café area, or leave the sidewalk café area with open containers of alcohol.

(8) The bar from which the alcohol is dispensed must be located indoors (i.e., not located in the sidewalk café area).

(9) Alcohol is not allowed between 10:00 pm and 7:00 am.

(L) Insurance. If the sidewalk is within a Village right-of-way, the operator must provide and maintain insurance for the sidewalk café as follows :

(1) Commercial General Liability: $1,000,000 per occurrence/general aggregate.

(2) Workers Compensation: statutory.

(3) Employers Liability: $300,000 disease policy limit; $100,000 per employee.

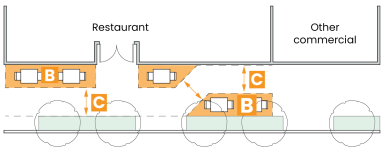
The operator must provide, upon request, policies and endorsements. The policies must be endorsed to name the Village as an additional insured, and must provide that the policies of insurance will not be canceled or altered without 30 days prior written notice to the Village. The insurance requirements are not intended to waive any immunity or statutory procedures that the Village may have or be entitled to under provisions of law.

(M) Indemnification. The operator must sign an indemnification agreement provided by the village attorney prior to operation of the sidewalk café.

(N) State or county approvals. If a sidewalk café is located in a state or county right-of-way, the operator must also obtain the approval of such jurisdictions as appropriate and comply with any terms and conditions of that approval.

Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



17.13 Wind test tower

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

Supplemental Standards:

Pursuant to § 66.0401 (3), Wis. Stats., there are no standards or requirements for the establishment of a wind test tower or similar testing facility. However, if the Plan Commission and/or Village Board determines that the anticipated or actual testing is detrimental to the public health, safety, or welfare, such bodies may, individually or jointly, submit a written petition to the Wisconsin Public Service Commission requesting the imposition of reasonable restrictions on such use.

17.14 Yard sale

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

Note: Also known as garage sale or rummage sale


© Civic Webware

Supplemental Standards:

(A) Duration. A yard sale may not exceed 4 consecutive days in length and may not be conducted more often than three times a year.

(B) Reserved

18 Msc

18.01 Common area amenity

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


© Civic Webware

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

Appendix C
Dimensional Standards - Residential Zoning Districts

Lot Standards	R-1	R-2	R-3	R-5	R-10	R-15	R-19
Lot area, minimum (See § 102.1101)	15,000 square feet	8,710 square feet	9,000 square feet	18,000 square feet for 2-unit; 21,000 square feet for 3 or more units	43,560 square feet	43,560 square feet	5 acres
Lot width, minimum (See § 102.1102)	100 feet for interior lot; 120 feet for corner	66 feet	70 feet for interior lot; 90 feet for corner lot	120 feet for interior lot; 140 feet for corner lot	120 feet for interior lot; 140 feet for corner lot	200 feet	450 feet
Lot depth, minimum	NA	NA	NA	NA	NA	NA	NA
Street frontage, minimum (See § 102.1103)	30 feet on cul-de-sac; 60 feet all other	30 feet on cul-de-sac; 50 feet all other	30 feet on cul-de-sac; 50 feet all other	35 feet on cul-de-sac; 66 feet all other	35 feet on cul-de-sac; 66 feet all other	35 feet on cul-de-sac; 66 feet all other	35 feet on cul-de-sac; 66 feet all other
Principal Buildings	**R-1**	**R-2**	**R-3**	**R-5**	**R-10**	**R-15**	
Principal building height, maximum (See § 102.1105)	35 feet	35 feet	35 feet	30 feet for 2-unit; 40 feet for 3 or more units	40 feet	45 feet	24 feet
Living area, minimum (See § 102.1107)	1,500 square feet	1,200 square feet	1,200 square feet	750 square feet per unit	750 square feet per unit	750 square feet per unit	NA
Attached garage, maximum	960 square feet or 48 percent of living area, whichever is less	960 square feet or 48 percent of living area, whichever is less	960 square feet or 48 percent of living area, whichever is less	960 square feet or 48 percent of living area, whichever is less	2 stalls per dwelling unit	2 stalls per dwelling unit	NA
Street setback, minimum (See § 102.1108)	35 feet	25 feet	30 feet	35 feet	35 feet	35 feet	75 feet
Side street setback, minimum (See § 102.1108)	35 feet	25 feet	30 feet	35 feet	35 feet	35 feet	75 feet
Side setback, minimum (See § 102.1108)	15 feet each side for single-story; 15 feet on one side and 20 feet on other side for more than one story	10 feet each side for single-story; 10 feet on one side and 15 feet on other side for more than one story	15 feet	15 feet each side for single-story; 15 feet on one side and 20 feet on other side for more than one story	15 feet each side for single-story; 15 feet on one side and 20 feet on other side for more than one story	15 feet each side for single-story; 15 feet on one side and 20 feet on other side for more than one story	40 feet
Rear setback, minimum (See § 102.1108)	40 feet	25 feet	30 feet	40 feet	40 feet	40 feet	40 feet
Accessory Building	**R-1**	**R-2**	**R-3**	**R-5**	**R-10**	**R-15**	
Number, maximum (See § 102.1114)	~~2~~3, no 2 of the same type	~~2~~3, no 2 of the same type	~~2~~3, no 2 of the same type	~~2~~3, no 2 of the same type	1	1	1 for each dwelling unit
Floor area, maximum	1,000 square feet with maximum size of 720 square feet	1,000 square feet with maximum size of 720 square feet	1,000 square feet with maximum size of 720 square feet	1,000 square feet with maximum size of 720 square feet	1,000 square feet with maximum size of 720 square feet	1,000 square feet with maximum size of 720 square feet	320 square feet
Accessory building height, maximum (See § 102.1106)	18 feet	18 feet	18 feet	20 feet	20 feet	20 feet	15 feet
Street setback, minimum (See § 102.1108)	35 feet	25 feet	30 feet	35 feet	35 feet	35 feet	75 feet
Side street setback, minimum (See § 102.1108)	35 feet	25 feet	30 feet	35 feet	35 feet	35 feet	75 feet
Side setback, minimum (See § 102.1108)	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	20 feet
Rear setback, minimum (See § 102.1108)	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	20 feet
Other Standards	**R-1**	**R-2**	**R-3**	**R-5**	**R-10**	**R-15**	
Perimeter greenspace, minimum (See § 102.1109)	NA	NA	NA	NA	NA	NA	NA
Impervious surface, maximum (See § 102.1110)	40 percent	40 percent	40 percent	60 percent	60 percent	60 percent	60 percent
~~Principal building coverage, maximum (See § 102.1110)~~	~~25 percent~~	~~25 percent~~	~~25 percent~~	~~NA~~	~~NA~~	~~NA~~	
~~Accessory building coverage, maximum (See § 102.1110)~~	~~5 percent~~	~~5 percent~~	~~3 percent~~	~~NA~~	~~NA~~	~~NA~~	
Total building coverage, maximum (See § 102.1110)	30 percent	30 percent	28 percent	25 percent for 2-unit; 40 percent for 3 or more units	40 percent	40 percent	NA
Separation between principal and accessory buildings, minimum (See § 102.1112)	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	NA
Separation from lot line to driveway, minimum	5 feet for lots with lot frontage of 66 feet or more; 3 feet for lots less than 66 feet	5 feet for lots with lot frontage of 66 feet or more; 3 feet for lots less than 66 feet	5 feet for lots with lot frontage of 66 feet or more; 3 feet for lots less than 66 feet	5 feet for lots with lot frontage of 66 feet or more; 3 feet for lots less than 66 feet	5 feet for lots with lot frontage of 66 feet or more; 3 feet for lots less than 66 feet	5 feet for lots with lot frontage of 66 feet or more; 3 feet for lots less than 66 feet	5 feet

Key for Base Zoning Districts:

R-1 Single-Family Medium Lot Residential; **R-2** Single-Family Traditional Lot Residential; **R-3** Single-Family Small Lot Residential; **R-5** Low Density Multi-Family Residential; **R-10** Medium Density Multi-Family Residential; **R-15** High Density Multi-Family Residential; **R-19** Manufactured Home Park

Appendix C
Dimensional Standards - Nonresidential Zoning Districts

Lot Standards	B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT
Lot area, minimum (See § 102.1101)	12,000 square feet	20,000 square feet	50,000 square feet	10,000 square feet	Existing; 10,000 square feet for a new lot created after January 1, 2025[1]	Existing; 10,000 square feet for a new lot created after January 1, 2025[1]	Existing; 8,710 square feet for a new lot created after January 1, 2025[1]	30,000 square feet	30,000 square feet	40,000 square feet	NA	NA	40,000 square feet for residential; 10 acres for other
Lot width, minimum (See § 102.1102)	80 feet	100 feet	150 feet	100 feet	80 feet for interior lot; 100 feet for corner lot	80 feet for interior lot; 100 feet for corner lot	66 feet for interior lot; 75 feet for corner lot	100 feet	100 feet	125 feet	NA	NA	150 feet for residential; 300 feet for other
Lot depth, minimum	NA	NA	NA	NA	NA	NA	NA	100 feet	100 feet	125 feet	NA	NA	NA
Street frontage, minimum (See § 102.1103)	30 feet on cul-de-sac; 60 feet all other	30 feet on cul-de-sac; 60 feet all other	30 feet on cul-de-sac; 120 feet all other	30 feet on cul-de-sac; 60 feet all other	30 feet on cul-de-sac; 50 feet all other	30 feet on cul-de-sac; 50 feet all other	30 feet on cul-de-sac; 50 feet all other	30 feet on cul-de-sac; 120 feet all other	30 feet on cul-de-sac; 120 feet all other	30 feet on cul-de-sac; 120 feet all other	NA	NA	30 feet on cul-de-sac; 60 feet all other
Principal Buildings	**B-1**	**B-6**	**B-7**	**B-8**	**VC-1**	**VC-2**	**VC-3**	**M-1**	**M-2**	**M-4**	**P-1**	**RLRD**	**UT**
Principal building height, maximum (See § 102.1105)	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	30 feet	45 feet	45 feet	45 feet	35 feet	NA	35 feet for residential; 100 feet for farm
Living area, minimum (See § 102.1107)	NA	NA	NA	NA	NA	1,200 square feet	1,200 square feet	NA	NA	NA	NA	NA	1,500 square feet
Attached garage, maximum	NA	NA	NA	NA	NA	2 stalls per dwelling unit	2 stalls per dwelling unit	NA	NA	NA	NA	NA	960 square feet or 48 percent of living area, whichever is less
Street setback, minimum (See § 102.1108)	25 feet	25 feet	25 feet	25 feet	On front lot line if fronting on a continuous public sidewalk, or 10 feet	5 feet if fronting on a continuous public sidewalk, or 15 feet	25 feet	30 feet	30 feet	25 feet	25 feet	NA	25 feet
Side street setback, minimum (See § 102.1108)	25 feet	25 feet	25 feet	10 feet	On lot line, or 10 feet	30 feet	25 feet	30 feet	30 feet	25 feet	25 feet	NA	25 feet
Side setback, minimum (See § 102.1108)	25 feet abutting residential district; 10 feet not abutting residential district	25 feet abutting residential district; 10 feet not abutting residential district	25 feet abutting residential district; 10 feet not abutting residential district	10 feet	On lot line, or 10 feet	15 feet	10 feet each side for single-story; 10 feet on one side and 15 feet on other side for more than one story	15 feet	15 feet	15 feet	25 feet	NA	25 feet
Rear setback, minimum (See § 102. 1108)	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet	25 feet	30 feet if abutting nonmanufacturing; 20 feet if abutting manufacturing	30 feet if abutting nonmanufacturing; 20 feet if abutting manufacturing	35 feet	25 feet	NA	25 feet
Accessory Buildings	**B-1**	**B-6**	**B-7**	**B-8**	**VC-1**	**VC-2**	**VC-3**	**M-1**	**M-2**	**M-4**	**P-1**	**RLRD**	**UT**
Number, maximum (See § 102.1114)	18 feet	20 feet	20 feet	NA	NA	18 feet	18 feet	25 feet	25 feet	25 feet	18 feet	NA	18 feet
Floor area, maximum													
Accessory building height, maximum (See § 102.1106)	18 feet	20 feet	20 feet	NA	NA	18 feet	18 feet	25 feet	25 feet	25 feet	18 feet	NA	18 feet
Street setback, minimum (See § 102.1108)	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	30 feet	45 feet	45 feet	45 feet	35 feet	NA	35 feet for residential; 100 feet for farm
Side street setback, minimum (See § 102. 1108)	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	30 feet	45 feet	45 feet	45 feet	35 feet	NA	35 feet for residential; 100 feet for farm
Side setback, minimum (See § 102.1108)													
Rear setback, minimum (See § 102. 1108)	5 feet												
Other Standards	**B-1**	**B-6**	**B-7**	**B-8**	**VC-1**	**VC-2**	**VC-3**	**M-1**	**M-2**	**M-4**	**P-1**	**RLRD**	**UT**
Perimeter greenspace, minimum (See § 102.1109)	10 feet for front; 10 feet for side; 10 feet for rear	10 feet for front; 10 feet for side; 10 feet for rear	20 feet for front; 20 feet for side; 20 feet for rear	10 feet for front; 10 feet for side; 10 feet for rear	NA	NA	NA	30 feet for front; 15 feet for side; 30 feet for rear if abutting nonmanufacturing; 10 feet for rear if abutting manufacturing	30 feet for front; 15 feet for side; 30 feet for rear if abutting nonmanufacturing; 10 feet for rear if abutting manufacturing	25 feet for front; 15 feet for side; 10 feet for rear	10 feet for front; 10 feet for side; 10 feet for rear	NA	
Impervious surface, maximum (See § 102.1111)	65 percent	70 percent	75 percent	70 percent	100 percent	80 percent	60 percent	85 percent	85 percent	85 percent	NA	NA	NA

Lot Standards	B-1	B-6	B-7	B-8	VC-1	VC-2	VC-3	M-1	M-2	M-4	P-1	RLRD	UT
Principal building coverage, maximum (See § 102.1110)	30 percent	35 percent	35 percent	35 percent	75 percent	50 percent	30 percent	NA	NA	NA	NA	NA	NA
Accessory building coverage, maximum (See § 102.1110)	NA - acc. bldgs. not allowed	3 percent	3 percent	NA - acc. bldgs. not allowed	NA - acc. bldgs. not allowed	5 percent	5 percent	NA	NA	NA	NA	NA	NA
Separation between principal and accessory buildings, minimum (See § 102.1112)	10 feet	10 feet	10 feet	NA	NA	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	NA	10 feet
Separation from lot line to driveway, minimum	5 feet	5 feet	5 feet	5 feet	3 feet	3 feet	3 feet	5 feet	5 feet	5 feet	5 feet	NA	5 feet

Key for Base Zoning Districts:

B-1 Neighborhood Business; **B-6** General Commercial; **B-7** Planned Business Center; **B-8** Planned Business Center - Satellite Lot; **VC-1** Village Center Retail; **VC-2** Village Center Multi-Purpose Perimeter; **VC-3** Village Center Residential Perimeter; **M-1** Limited Industrial; **M-2** Light Industrial; **M-4** General Industrial; **P-1** Public and Semi-Public; **RLRD** Railroad; ; **UT** Urban Transition

Notes:

1. For the purpose of this part, a lot merger of two or more adjoining lots does not constitute a new lot.