



**PLAN COMMISSION
MEETING**
Mukwonago Municipal Building / Board Room
440 River Crest Court, Mukwonago, WI 53149
March 10, 2026 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 February 10, 2026 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 Conditional Use Permit for a new Concession Stand Building located in Indianhead Park, Parcel MUKV2009959, applicant (Village of Mukwonago Department of Public Works).

6. New Business

6.1 Discussion/recommendation to the Village Board to approve **Resolution 2026-**

23 for a Conditional Use and Prescribing Conditions for Construction of a Concession Barn in Indianhead Park on Parcel MUKV 2009959, Mukwonago, WI

- 6.2 Discussion and possible approval of **PC Resolution 2026-05** for a Site Plan and Architectural Review for the Construction of an Accessory Structure Concession Barn, located at Indianhead Park on Main Street, Parcel MUKV 2009959
- 6.3 Discussion/recommendation to the Village Board to approve **Ordinance No. 1041** Allowing Land Zoned for Commercial, or Mixed-Use Development to be Subdivided into not more than Ten Parcels through preparation of a Certified Survey Map
- 6.4 Discussion and possible approval of **PC Resolution 2026-03** a Site Plan and Architectural Review for the Relocation and Modification to Existing Driveway Entrances for Field Park, Located at 933 N. Rochester Street, Parcel MUKV1963995
- 6.5 Discussion and possible approval of **PC Resolution 2026-04** a Site Plan and Architectural Review for Burn Boot Camp & Perfect Fit Health Clubs located at 950 Main Street, Parcel MUKV 2009989001
- 6.6 Status update on Zoning Code Rewrite Project.

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.

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, February 10, 2026

Time: 6:30pm
Place: Mukwonago Municipal Building/Boar Room, 440 River Crest Court, Mukwonago, WI 53149

Call to Order

Meeting Called to order by President Winchowky at 6:30pm

Roll Call

Commissioners present: Fred Winchowky, Village President
Eric Brill
Karl Kettner
John Meiners
Tim Rutenbeck
Jason Wamser

Also present: Diana Dykstra, Administrator
Peter Gesch, Village Planner
Shay Zerfas, Deputy Clerk/ Treasurer

Comments from the Public

David Schweiger, Blackbear Drive, Mukwonago, from The Glen, was present to gather information regarding the Marsh View Drive project.
Closed at 6:32 p.m.

Approval of Minutes

Meiners/Brill motion to approve minutes from December 9, 2025, regular meeting.
Unanimously carried.

Public Hearing

Public Hearing regarding Proposed Project Plan and Boundaries for Tax Incremental District (TID) No. 7

Adam Ruechel with Baird provided an overview of TID No. 7. He reviewed the attached documents included under New Business, Section 6.2, for PC Resolution 2026-02.
Closed 6:46pm

New Business

Discussion/Action regarding PC Resolution 2026-01 a resolution for a site plan and architectural review for a building addition to Campbell Construction, located at 461 River Crest Court, Parcel # MUKV2009006

Planner Gesch provided an overview of the addition project, explained new building exterior will match existing building. Staff have no concerns at this time.

Meiners/Brill motioned to approve PC Resolution 2026-01 a resolution for a site plan and architectural review for a building addition to Campbell Construction, located at 461 River Crest Court, Parcel # MUKV2009006.
Unanimously Carried.

Discussion/Action regarding PC Resolution 2026-02 a resolution recommending formally adopting Proposed Project Plan and Boundaries for Tax Incremental District (TID) No. 7

Trustee Meiners inquired about the vacant property behind the Animal Hospital and how residential development would function within the TID.

Administrator Dykstra explained that one of the TID requirements is to designate an area for potential residential development. The proposed location within the TID boundary was identified as the most appropriate area to meet this requirement. State statute requires that the TID includes residential in order to be a mixed-use district.

Adam Ruechel with Baird reviewed the mixed-use requirements and clarified that any proposed residential development would still need to comply with the Village's Zoning Code. If the Village determines the area is suitable for residential development, the project would still require approval from both the Planning Commission and the Village Board.

Commissioner Wamser asked for clarification on the difference between the Village's definition of "mixed-use" and the State's "mixed-use district" requirements.

Adam Ruechel explained that the Village's definition of "mixed-use" is separate and distinct from the State's definition. One does not influence or override the other.

Meiners/Brill motioned to approve PC Resolution 2026-02 a resolution recommending formally adopting Proposed Project Plan and Boundaries for Tax Incremental District (TID) No. 7.

Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-09 a resolution for a Certified Survey Map (CSM) review for the Mukwonago Community Library located at 511 Division St, Parcel #'s: MUKV1973183, MUKV1973184, MUKV1973186, MUKV1973187, MUKV1973188, MUKV1973189, MUKV1973189, MUKV1973191, and MUKV1973192

Planner Gesch provided an overview of the Certified Survey Map (CSM) to combine the nine parcels into one lot. Public Works submitted a detailed memo further outlining the intent of the request. The Library is planning a remodel, and in order to qualify for grant funding, the nine lots must be consolidated into a single parcel.

Meiners/Brill motioned to recommend approval Resolution 2026-09 a resolution for a Certified Survey Map (CSM) review for the Mukwonago Community Library located at 511 Division St, Parcel #'s: MUKV1973183, MUKV1973184, MUKV1973186, MUKV1973187, MUKV1973188, MUKV1973189, MUKV1973191, and MUKV1973192.

Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-10 a resolution for a Certified Survey Map (CSM) review for the purpose of public Right-Of-Way dedication for the extension of East Wolf run at the existing eastern terminus in Parcel # MUKV2135997

Planner Gesch provided an overview of CSM and the purpose of the public Right-of-Way.

Meiners/Brill motioned to recommend approval of Resolution 2026-10 a resolution for a Certified Survey Map (CSM) review for the purpose of public Right-Of-Way dedication for the extension of East Wolf run at the existing eastern terminus in Parcel # MUKV2135997.

Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-11 a resolution for a Certified Survey Map (CSM) review for the creation of Marsh View Drive for public Right-Of-Way purposes across multiple parcels

Planner Gesch provided an overview of the Certified Survey Map (CSM) and the purpose of the public right-of-way for Marsh View Drive. This CSM includes several components, and the related attachments were provided for review. The DOT has reviewed the CSM and has no concerns at this time.

Meiners/Brill motioned to recommend approval of Resolution 2026-11 a resolution for a Certified Survey Map (CSM) review for the creation of Marsh View Drive for public Right-Of-Way purposes across multiple parcels.
Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-12 a resolution for a Certified Survey Map (CSM) review for the Glen of Mukwonago for the creation of public Right-Of-Way across Parcel # MUKV1962989049

Planner Gesch provided an overview, noting that this represents an additional part of the Marsh View Drive project. The previous CSM addressed the land south of the Glen. This CSM is regarding a portion of land owned by the Glen that lies between the Marsh View Drive CSM and the existing Village right-of-way at the cul-de-sac to the north. Staff have been working with the Glen of Mukwonago to dedicate this small area to the right-of-way to complete the connection. The DOT has reviewed and has no concerns with the proposed plan.

Administrator Dykstra stated that construction is expected to begin this summer, with all final documents and components completed between this meeting and the next Village Board meeting. She explained that the portion before the commission is what they are responsible for reviewing. The remaining portions of the project will go before the Village Board. Once approved by the Board and all other involved parties, we will be able to begin the design process.

Meiners/Brill motioned to recommend approval of Resolution 2026-12 a resolution for a Certified Survey Map (CSM) review for the Glen of Mukwonago for the creation of public Right-Of-Way across Parcel # MUKV1962989049.
Unanimously Carried.

Discussion and approval of a new date for the August 11, 2026, Plan Commission meeting as it coincides with Election Day

Discussion was held among the Board regarding a new meeting date
All Board members agreed to move the August 11 meeting to August 10.

Discussion status report on the Zoning Code Update.

Administrator Dykstra provided a status report on the Zoning Code. No action taken.

Adjournment

Meeting adjourned at 7:13pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer

NOTICE OF PUBLIC HEARING
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, March 10, 2026, for the following:

Conditional Use Permit for a new Concession Stand Building located in Indianhead Park,
Parcel MUKV2009959, applicant (Village of Mukwonago Department of Public Works).

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 Zervas, at 262-363-6420.

VILLAGE OF MUKWONAGO
Shay Zervas, Deputy Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on February 24, 2026 and March 3, 2026.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

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

REPORT DATE: March 4, 2026

MEETING DATE: March 10, 2026, 6:30 P.M.

SUBJECT: Indianhead Park Concession Barn – Site Plan, Architectural Review, and Conditional Use

BASIC INFORMATION	
Project:	Indianhead Park Concession Barn
Applicant:	Village of Mukwonago Department of Public Works
Consulting Engineer:	Ruekert & Mielke, Inc.
Consulting Architect:	Anderson Ashton Design / Build
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2009959
Acreage:	7.93 Acres
Current Use:	Park / Recreational / Open Space
Proposed Use:	Park / Recreational / Open Space
Reason for Request:	Addition of Accessory Structure
Land Use Classification:	P-1 – Public and SemiPublic
Zoning Classification:	P-1 – Public and SemiPublic

Project Summary & Overview

The Village of Mukwonago Public Works Department is proposing to construct a replication of the iconic barn that currently resides in the former Kiwanis Park at the NE corner of STH 83 and CTH NN. The proposed barn construction in Indianhead Park will mimic the design or the existing barn. The proposed Concession Barn is a structure that will be accessory to the open space use of Indianhead Park. The intended use of the Concession Barn is to serve concessions during various park functions and concerts.

The applicant has provided a summary memo describing the intended use and plan of operation. In accordance with P-1 Zoning District regulations, all structures require a Conditional Use approval by the

Village Board. Additionally, a site plan and architectural review approval is required from the Village's Plan Commission.

The proposed structure and improvements are located within the Floodway of Lower Phantom Lake, subjecting the improvements to the standards and regulations imposed by Wisconsin State Code NR 116.12 and Village of Mukwonago Code of Ordinance Sections 100-283 Shoreland protection overlay district and floodplain/wetlands setback zoning standards and 100-273 Floodway District (FW). While ordinance section 100-283 requires that all accessory structures be located 20-feet from any mapped floodplain and 2-feet above the associated floodplain elevation, it also indicates that the referenced section does not supersede the standards set forth in 100-273. Section 100-273 deems that structures accessory to open space uses are permitted structures within the Floodway District, subject to the standards for development of structures located within the Floodway District. This is also consistent with NR 116.12 and applicable FEMA guidelines. Given the location of the structure with respect to the overall intent of the Shoreland protection overlay district setback requirements, the structure, despite not meeting the setback requirements, does not negatively impact or pose a risk to shorelands in which the ordinance is intended to protect.

Village Ordinance 100-273(c)(2) sets the standards for permissible structures within the Floodway District. In accordance with these requirements, the first floor elevation of the structure was designed to be at an elevation above the regional flood elevation which exempts the structure from being designed to allow automatic pass-through a flood waters via vents or flood gates. Hydraulic analysis and associated modeling were conducted based on the proposed improvements and a No-Rise Certifications was completed that shows that the proposed project does not have an impact on the regional flood elevations or otherwise inhibit the natural flow of floodwaters.

The proposed building will not contain any floor drains or gravity sewer that would be impacted by any flooding event. Additionally, any electrical services will be located above the flood protection elevation, which is 2-feet above the regional flood elevation. The proposed building is not intended for human habitation and does not have a potential for high flood damage that would pose a risk to public health and safety. As a result, the proposed structure is in compliance with the requirements of NR 116.12.

Village Ordinance Section 100-273 (c)(2)b. further requires that the structure is floodproofed so that the structure is water tight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention. While this requirement follows the Wisconsin DNR model ordinance, the overall intent of the floodproofing requirement from FEMA is for structural components located below the flood elevation that could be negatively impacted by flood waters, even with the first floor above the floodplain elevation. That being said, the Village has opted to install a 2-ft high concrete wall at the base of the structure to meet this requirement to the maximum extent practicable. Therefore, the Floodplain Administrator is of the opinion that the design of the structure is substantially conforming to the regulatory intents of state and federal law does not negatively impact the floodplain, floodway, or pose a substantial risk for flood damage that would negatively impact welfare of the general public or the welfare of natural resources.

It should be noted, with significant relevance, that recent historical flooding events meeting or exceeding the 100-year flooding event have proven that flood waters do not reach the area of the proposed improvements and accessory structure. This historical field analysis is contradictory to the mapped floodway and floodplain boundaries. This data is relevant in making a determination that the proposed structure is not at risk of flood damage and does not pose a risk to human health and safety by not being

floodproofed in addition to meeting the other regulatory requirements for elevations of the proposed structure relative to the regional flood elevation; which is consistent with Federal and State regulations and intent.

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.

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:** No comments at this time.
- Public Works** No comments at this time.
- Utilities** Any proposed utility improvements, including water service and sanitary service via raised grinder pump application shall be approved by the Utilities Director prior to implementation.
- Police** No comments at this time.
- Fire:** No comments at this time.
- Building Inspection** No comments at this time.
- Planning** The Planner, as the acting Floodplain Administrator is issuing an approving permit via the Site Plan and Architectural Review approving resolution.

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 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.
 - f. 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. Applications
2. Supporting Development Documents
3. Hydraulic Report & No-Rise Certification for Floodplain

RESOLUTION 2026-23

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for Construction of a Concession Barn in Indianhead Park on Parcel MUKV2009959, Mukwonago, WI

WHEREAS, VILLAGE OF MUKWONAGO (hereinafter “property owner”) owns the property identified MUKV2009959, (hereinafter “subject property”) in the Village of Mukwonago, more particularly described as follows:

PT NE1/4 SEC 35 T5N R18E; COM AT INTERSEC N LI NE1/4 & W LI RR R/W; SELY 694 FT; NWLY 1082 FT; NELY 265 FT TO CTRLI MILL RACE ELY & NELY ALG CTRLI MILL RACE TO WEPCO PROPERTY; S4°E TO SW COR WEPCO PROPERTY; E 264 FT; N4°W 66 FT; E 66 FT; N4°W 175 FT; NELY TO BGN :: EX HWY PER DOC #3028463 :: DOC #267706

WHEREAS, the property owner has, consistent with the Village of Mukwonago’s zoning regulations, submitted a conditional use application for construction of an accessory structure Concession Barn per Section 100-251, and

WHEREAS, upon receipt of the petition submitted by the property owner, 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 March 10, 2026, to consider the petitioner’s request; and

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

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

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

Return to:

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

Parcel Number: MUKV 2009959

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 an accessory structure Concession Barn incidental the existing open spaces use of Indianhead Park.
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 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, site improvements shall require the conditional use application being updated.
 - b. The accessory structure must comply with the requirements of Village Ordinance Section 100-273. Modifications to the structure after the initial approval will subject the structure to the requirements of (a.) above and subsequent floodplain ordinance requirements unless otherwise exempted.
 - c. The structure shall not be used for any human inhabitation purposes.

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

Approved this 18th day of March, 2026.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Attest:

Lana Kropf, Village Clerk-Treasurer

STATE OF WISCONSIN, WAUKESHA COUNTY

Personally came before me this ____ day of _____, 2026, 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 _____, 2026.

NOTARY PUBLIC

My Commission Expires:

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Acceptance by Property Owner

I, _____ verify that I am an authorized agent for VILLAGE OF MUKWONAGO PUBLIC WORKS DEPARTMENT, accepts the terms stated herein.

Dated this _____ day of _____, 2026

_____, agent

STATE OF WISCONSIN, WAUKESHA COUNTY

Personally, came before me this _____ day of _____, 2026, 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

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

Application Fee: Below

Date Submitted: 1/30/2026

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) Waived (village project)

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: Village of Mukwonago

Company: Village of Mukwonago

Address: 440 River Crest Ct. City: Mukwonago State: WI Zip: 53149

Daytime Phone: 262-363-6420 Fax: _____

E-Mail: _____

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Ron Bittner
Company: Village of Mukwonago
Address: 440 River Crest Ct. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-550-7507 Fax: _____
E-Mail: rbittner@villageofmukwonago.gov

ARCHITECT

Name: Jamie Vega
Company: Anderson Ahston Design Build
Address: 2746 South 166th St City: New Berlin State: WI Zip: 53151
Daytime Phone: 414-659-3252 Fax: _____
E-Mail: jvega@andersonashton.com

PROFESSIONAL ENGINEER

Name: Mike Michalski
Company: Ruerkert Mielke
Address: W233N2080 Ridgeview Pkwy City: Waukesha State: WI Zip: 53188
Daytime Phone: _____ Fax: _____
E-Mail: mmichalski@ruekert-mielke.com

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Village of Mukwonago
Address: 820 Main St City: Mukwonago State: WI Zip: 53149
Daytime Phone: _____ Fax: _____
E-Mail: _____
Present Zoning: P1 Tax Key No(s): MUKV2009959
Location/Address: 820 Main St
Present Use: Public Park Intended Use: Public Park

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

Signature - Applicant

Name & Title (PRINT)

Name & Title (PRINT)

Date

Date

Signature - Property Owner

Signature – Applicant's Representative

Name & Title (PRINT)

Name & Title (PRINT)

Date

Date

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

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: 1/30/26 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 bringing 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: Ron Bittner
Company: Village of Mukwonago
Address: 440 River Crest Ct City: Mukwonago State: WI Zip: 53149
Daytime Phone: 414-550-7507 Fax: _____
E-Mail: rbittner@villageofmukwonago.gov

ARCHITECT

Name: Jamie Vega
Company: Anderson Ashton Design Build
Address: 2746 South 166th St City: New Berlin State: WI Zip: 53151
Daytime Phone: 414-659-6252 Fax: _____
E-Mail: jvega@andersonashton.com

PROFESSIONAL ENGINEER

Name: Mike Michalski
Company: Ruekert Mielke
Address: W233N2080 Ridgeview Pkwy City: Waukesha State: WI Zip: 53188
Daytime Phone: 262-953-3004 Fax: _____
E-Mail: mmichalski@reukertmielke.com

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: _____ Tax Key No(s): _____

Address/Location: _____

A. I/we request to use the property for: The sale of beverages and snacks while events are held at the park.

B. The property is presently used as: a public park with a play structure, swimming area and performance stage.

C. Name of Architect, Professional Engineer, or Contractor: See page 1

D. Project Timetable: Start Date: 4/1/26 Completion Date: 9/1/26

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

Principal Use P1 Public Park

Secondary Use P1 Public Park

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: Owners Representative

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?

P1 zoning encourages park-related accessory uses that support recreation, public gatherings, and community events. Beverage service is customary and a reasonable accessory use within a park environment, like concessions, shelters, and event infrastructure already contemplated by the ordinance.

- B. How is the proposed conditional use, in its specific location, in harmony with the proposed, 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?

P1 zoning encourages park-related accessory uses that support recreation, public gatherings, and community events. Beverage service is a customary and reasonable accessory use within a park environment, like concessions, shelters, and event infrastructure already contemplated by the ordinance.

- 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?

A permanent, code-compliant structure improves regulatory oversight, sanitation, and operational safety compared to temporary or ad-hoc setups. Centralized beverage service also improves crowd management and reduces congestion during high-attendance events.

- 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?

Overall, the beverage facility maintains proper land use consistency by functioning as a low-impact, accessory amenity that enhances existing park programming. It does not increase in intensity beyond what the area is designed to accommodate and does not create negative impacts on surrounding land uses. Its purpose and scale fit well within the established and planned character of the park and its environment.

- 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 building will be located within an eight (8) acre park that has additional facilities to accommodate guests.

- 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?

Because beverage service enhances existing park functions rather than introducing a new or incompatible land use, it does not adversely impact adjacent properties. Instead, it strengthens the park's role as a civic and recreational hub.

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.

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(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

Village of Mukwonago
Name & Title (PRINT)

2/16/26
Date

Signature - Applicant

Ron Bittner, Public Works Director
Name & Title (PRINT)

2/16/26
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature – Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY			
Date Paid	Receipt #	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		Escrow Amount	
Plan Commission Disposition			
Village Board Disposition			



Village of Mukwonago

440 River Crest Court, Mukwonago, Wisconsin 53149
Tel. (262) 363-6420 | Fax: (262)363-6425

Plan of Operation

Project Name: Indian Head Park Concessions Building

Applicant/Owner: Village of Mukwonago

Project Location: 820 Main Street, Mukwonago, WI

Zoning District: P-1 Public Institutional

Parcel Use: Indian Head Park – public park and community event space

1. Project Overview

The Village of Mukwonago proposes to construct a new concessions building within Indian Head Park located at 820 Main Street. The structure will support food and beverage operations associated with special events, community gatherings, and concerts held at the adjacent performance stage. The building design will replicate the architectural style of the iconic Kiwanis Barn to maintain visual continuity and reflect the park's established character.

2. Intended Use

The building will function as a concessions facility providing beverage and snack sales during park-related events.

Operations may include:

- Beverage sales, including adult fermented malt beverages in accordance with Village licensing requirements
- Non-alcoholic drink sales (soda, water, sports drinks, etc.)
- Snack-based food items (packaged snacks, simple concession items)
- Service as a standalone rental venue, such as a beer garden for private or public events
- Operation as a beverage station to support concerts or programs at the performance stage

3. Hours of Operation

Hours will vary depending on scheduled park activities, including:

- Special events
- Community events
- Concerts and performances
- Private rentals

The building will not operate as a daily retail establishment; use will be limited to event-based schedules approved by the Village.

4. Site Features and Improvements

The project includes:

- A newly constructed concessions building modeled after the iconic Kiwanis Barn
- Water and sewer service to accommodate the beverage and foods sales
- Dedicated concrete patio seating areas surrounding the structure
- Gas Fire Pits

- Pedestrian-friendly access integrated with existing park pathways
- Utilities and service access as needed for event operations

No additional parking is required as the site is already supported by existing municipal parking lots serving the park.

5. Management and Staffing

Operations will be managed by the Village of Mukwonago or its designated event operator. Staffing will be provided by qualified third-party vendors depending on the event. All food and beverage services will comply with Waukesha County Environmental Health permitting and Village alcohol licensing rules.

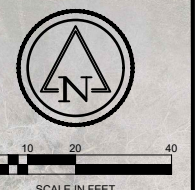
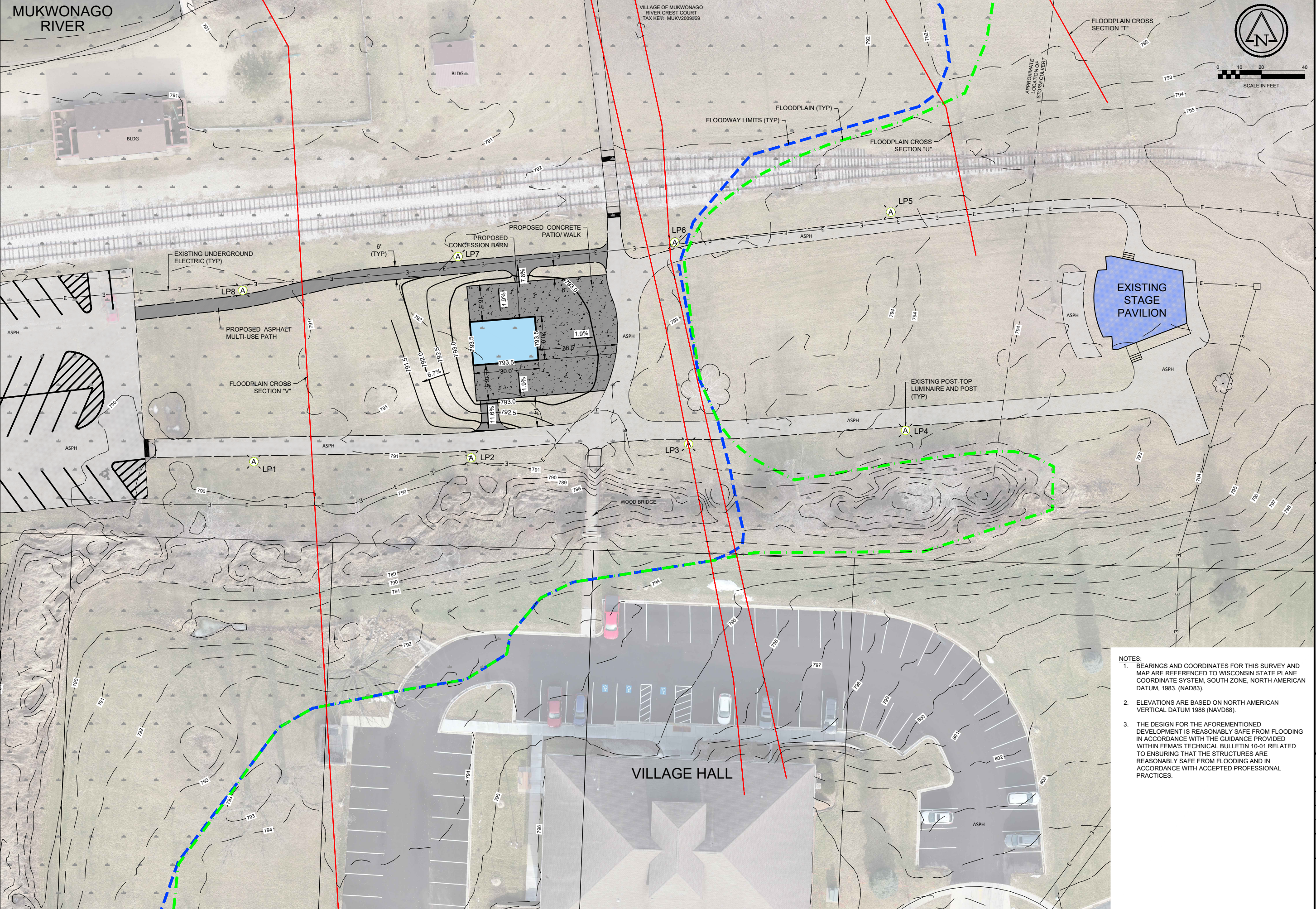
6. Safety and Compliance

- The building will be constructed to meet all applicable building, electrical, and fire codes.
 - Alcohol service will follow all Village ordinances and state regulations for fermented malt beverages.
 - Events will be monitored and supervised by Village staff or authorized event personnel.
-

7. Compatibility with Surrounding Land Uses

Indian Head Park is zoned P-1 and is already used as a public park, event venue, and recreation area. The proposed concessions building enhances event functionality without introducing incompatible uses. The design pays homage to the iconic Kiwanis Barn, reinforcing the park's established architectural identity and improving the overall user experience.

Feb 24, 2026 9:55pm PLOTTED BY: MMChickak. SAVED BY: MMChickak
 IMAGES: 2026-1-10 Indianhead_2600; RM SQUARE; Full Color-Print;
 C:\Users\MMChickak\Documents\Public\2600 - Indianhead Park Pathway Lighting\Proposed\2600 Indianhead Park Pathway Lighting\2600 Indianhead Park Pathway Lighting.dwg
 2026 MUK ADMINISTRATION SITE PLAN CONCESSION BARN OPTION 01.DWG (REV. 01)



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A	R	E	V	I	S	O	C	S

Ruekert Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
www.ruekertmielke.com

INDIANHEAD PARK
 PROPOSED COMMUNITY DEVELOPMENT PROJECT
 VILLAGE OF MUKWONAGO
 WAUKESHA/ WALWORTH COUNTIES

© COPYRIGHT 2025 RUEKERT & MIELKE INC.
DESIGNED BY: MEM
DRAFTED BY: MEM
CHECKED BY: TRT
DATE: NOVEMBER, 2025
FILE NO. 12-10209

SHEET NO.
1

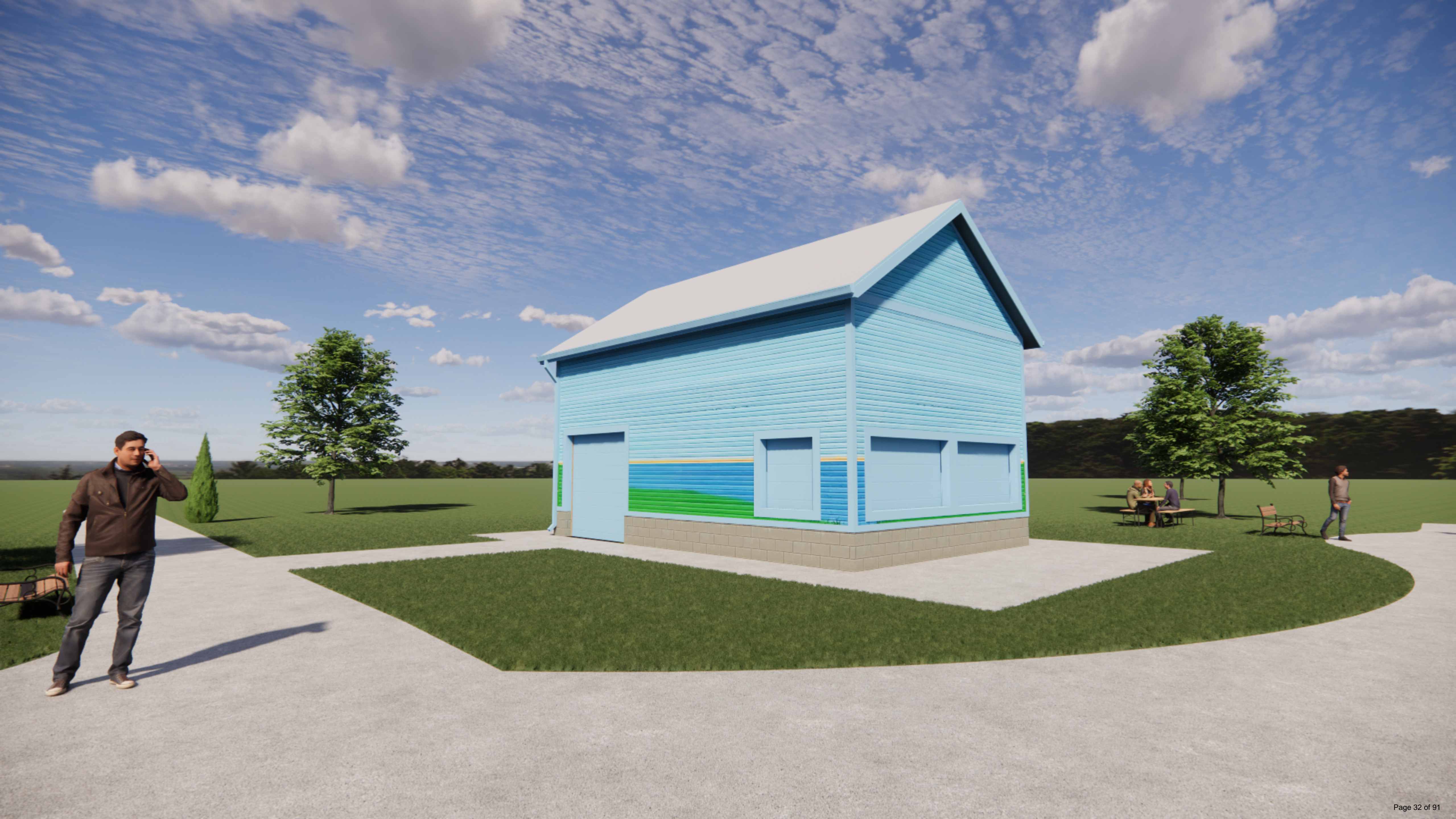
- NOTES:**
- BEARINGS AND COORDINATES FOR THIS SURVEY AND MAP ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM, 1983. (NAD83).
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - THE DESIGN FOR THE AFOREMENTIONED DEVELOPMENT IS REASONABLY SAFE FROM FLOODING IN ACCORDANCE WITH THE GUIDANCE PROVIDED WITHIN FEMA'S TECHNICAL BULLETIN 10-01 RELATED TO ENSURING THAT THE STRUCTURES ARE REASONABLY SAFE FROM FLOODING AND IN ACCORDANCE WITH ACCEPTED PROFESSIONAL PRACTICES.

www.ruekertmielke.com



PLACE OF THE BEAR
EST. 1839



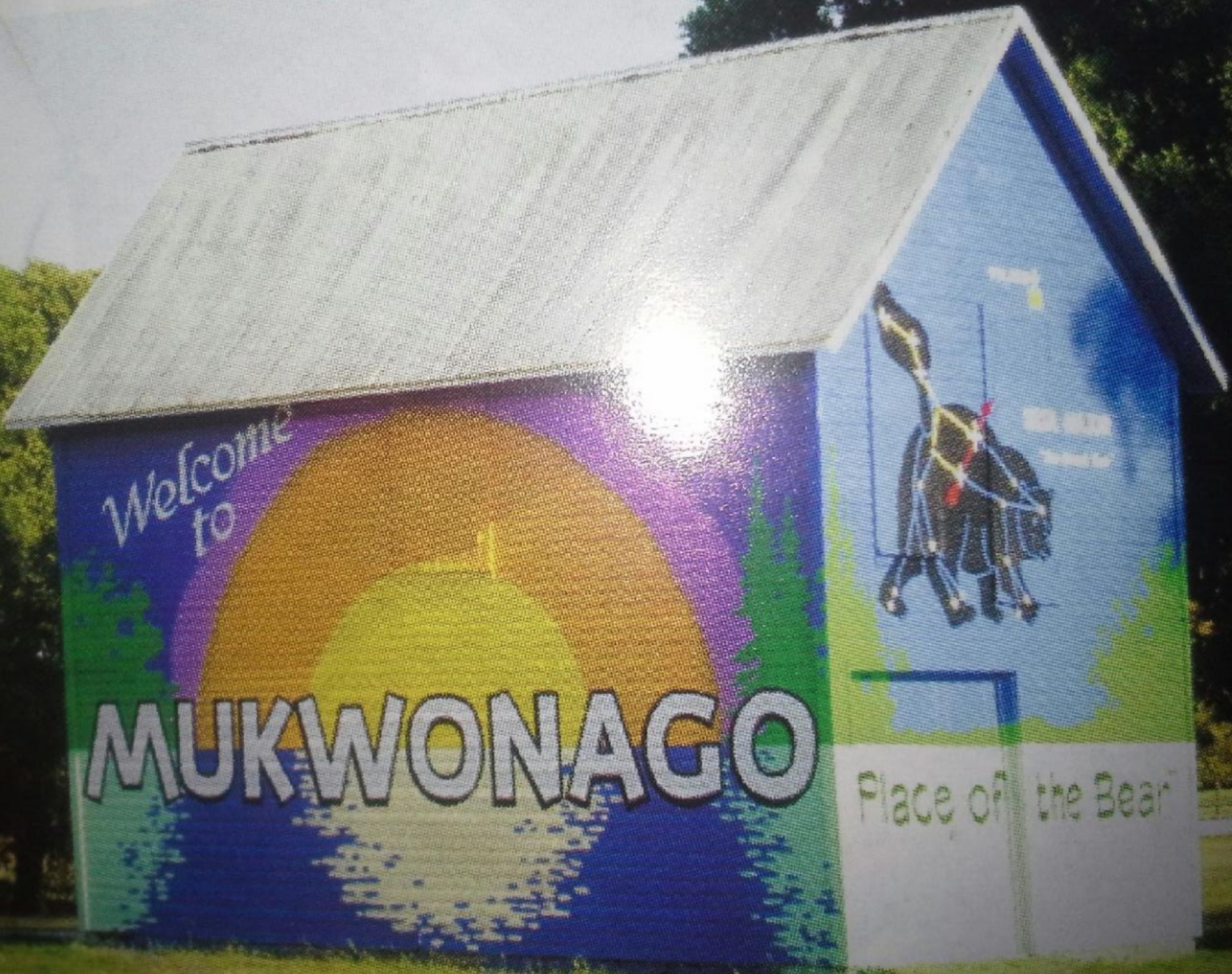
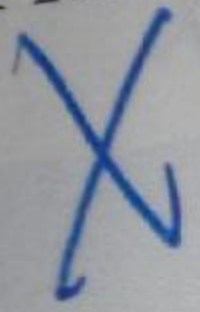




"PLACE OF THE BEAR"
EST. 1839





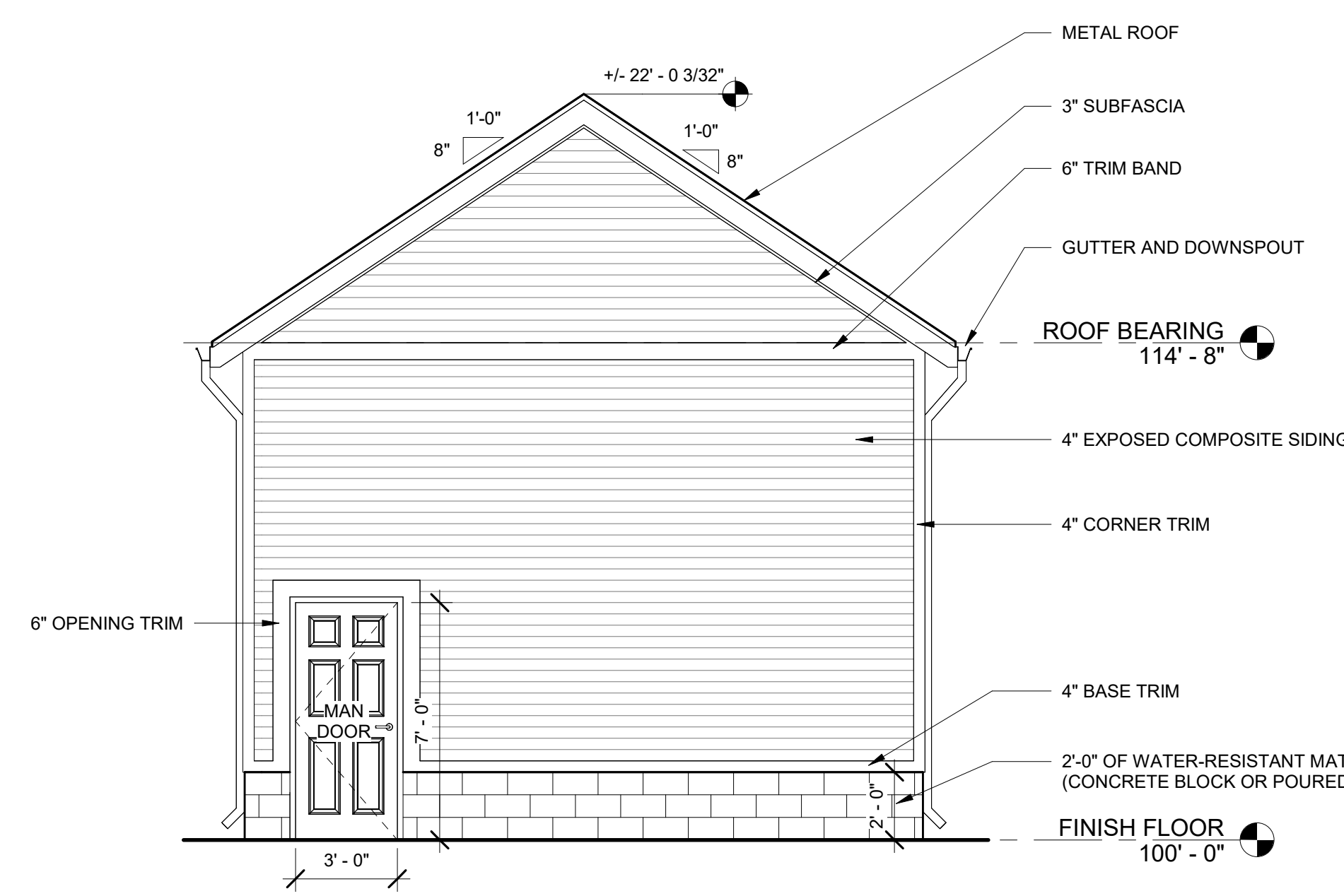


Welcome to
MUKWONAGO

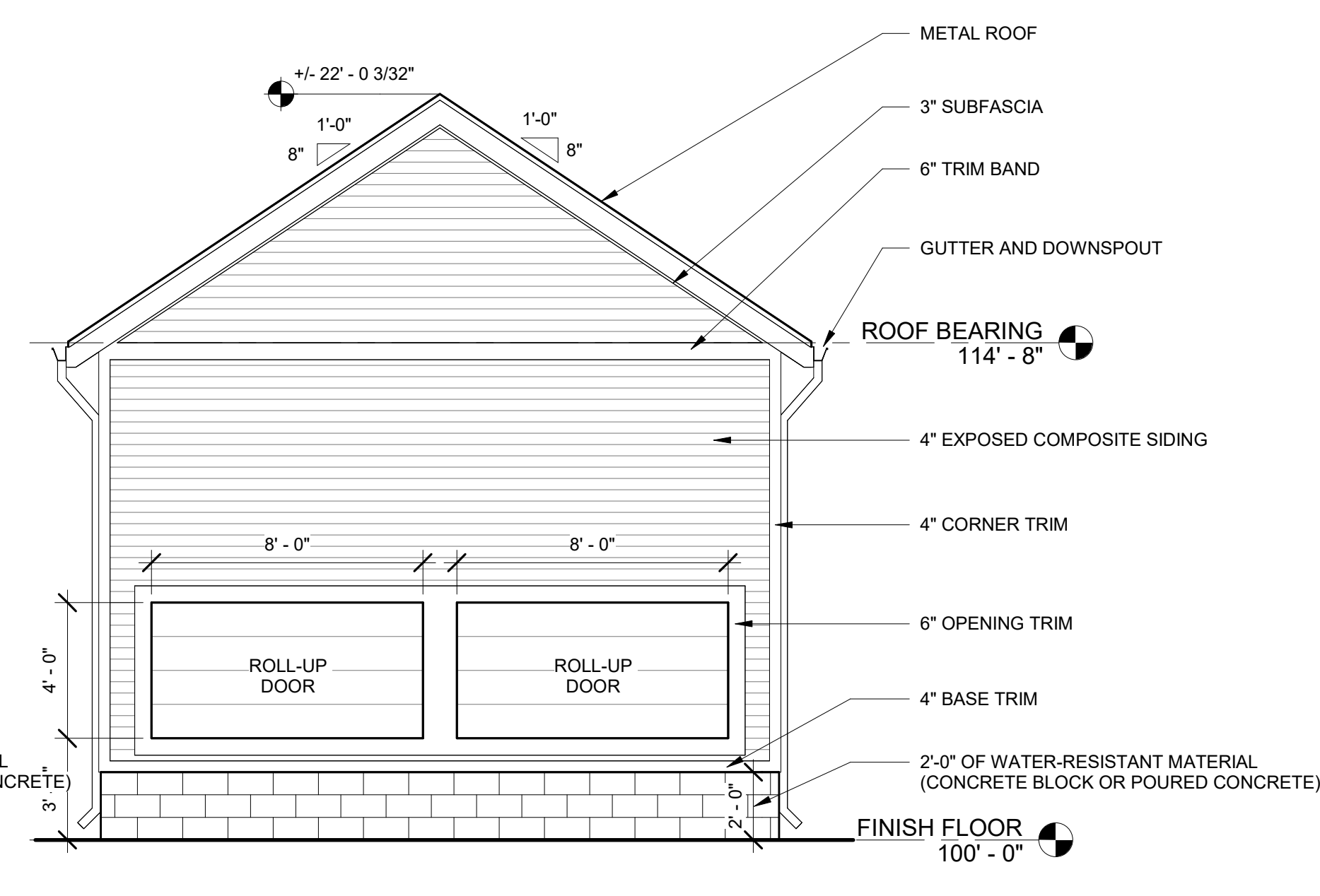
Place of the Bear



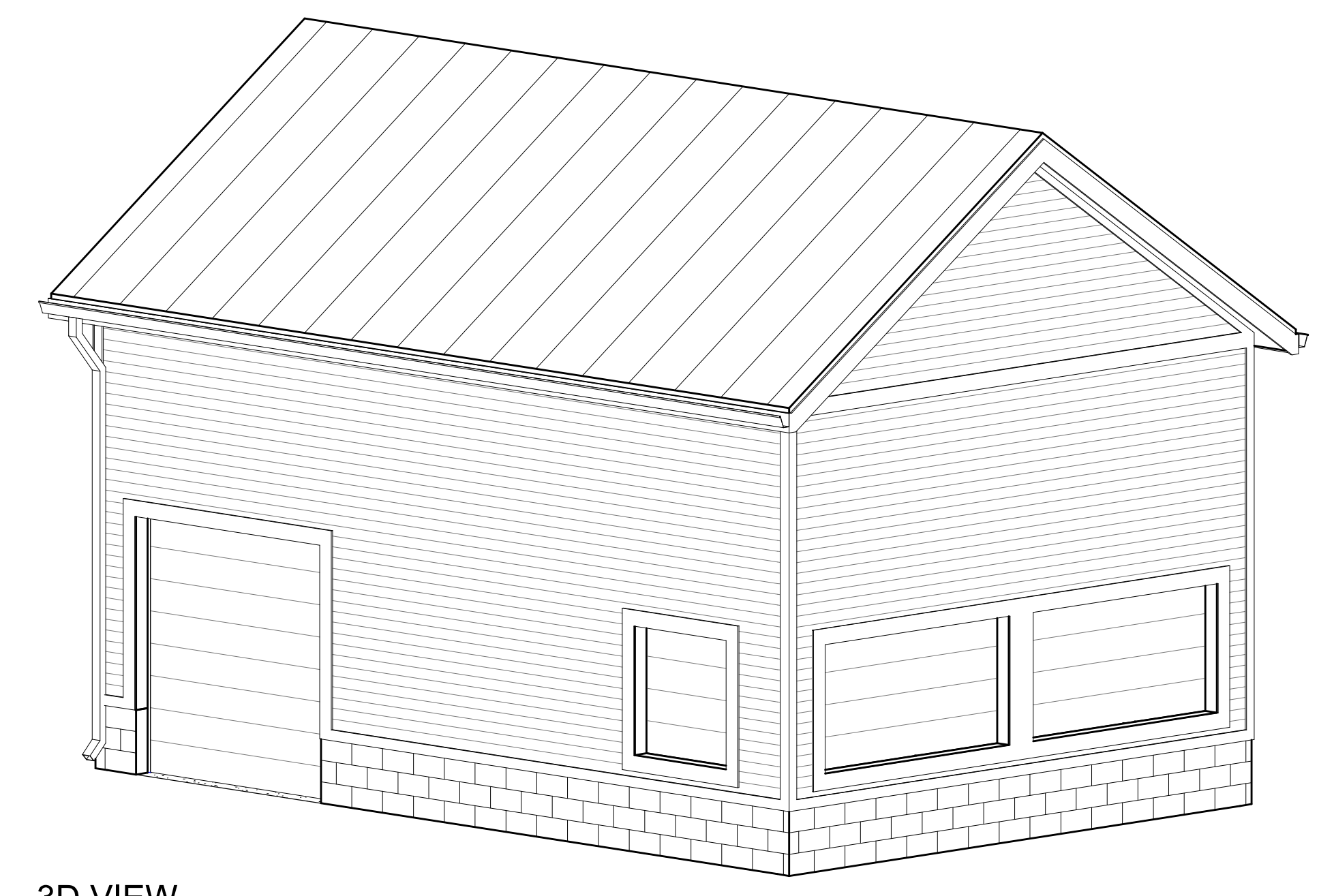
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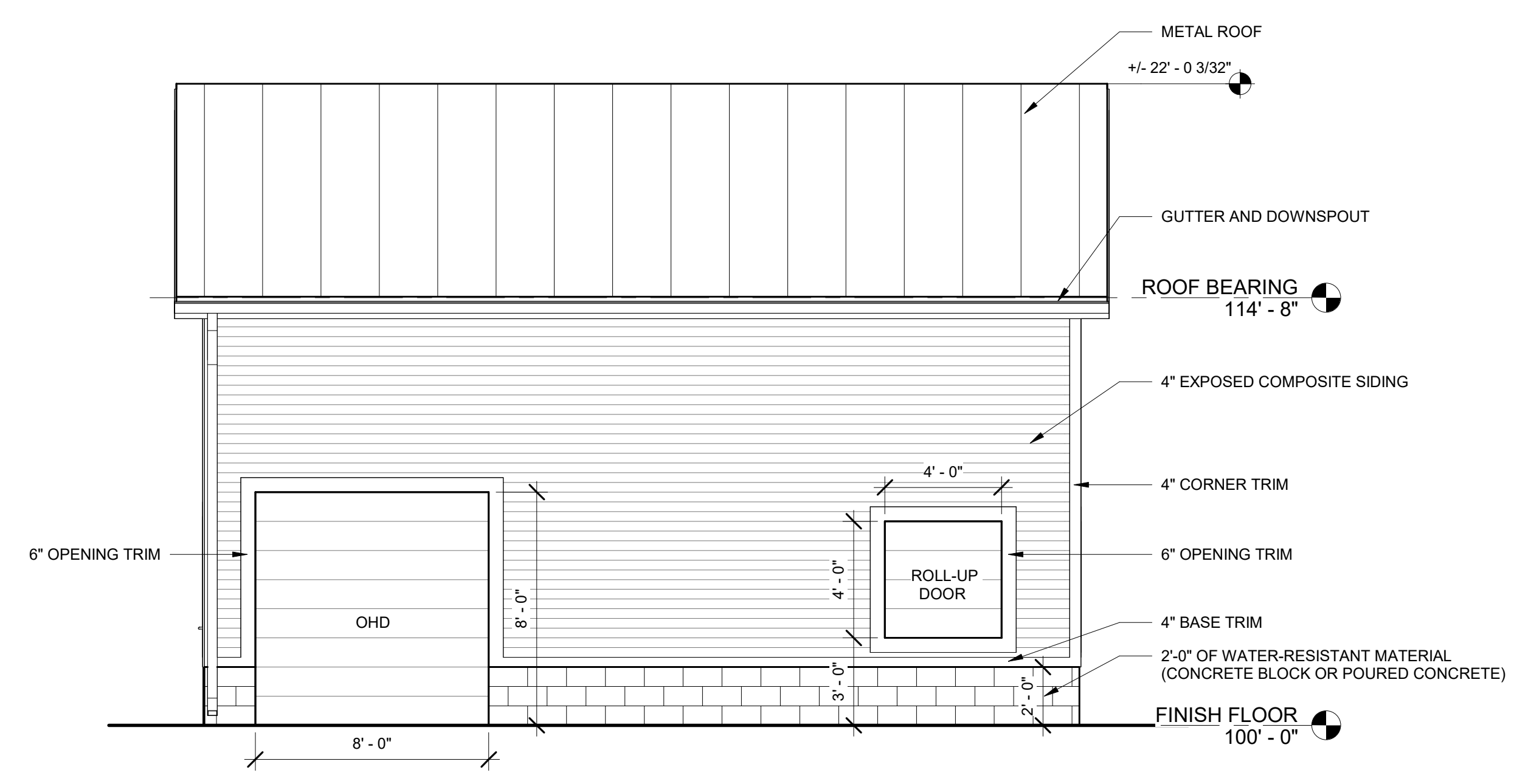
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1/4" = 1'-0"



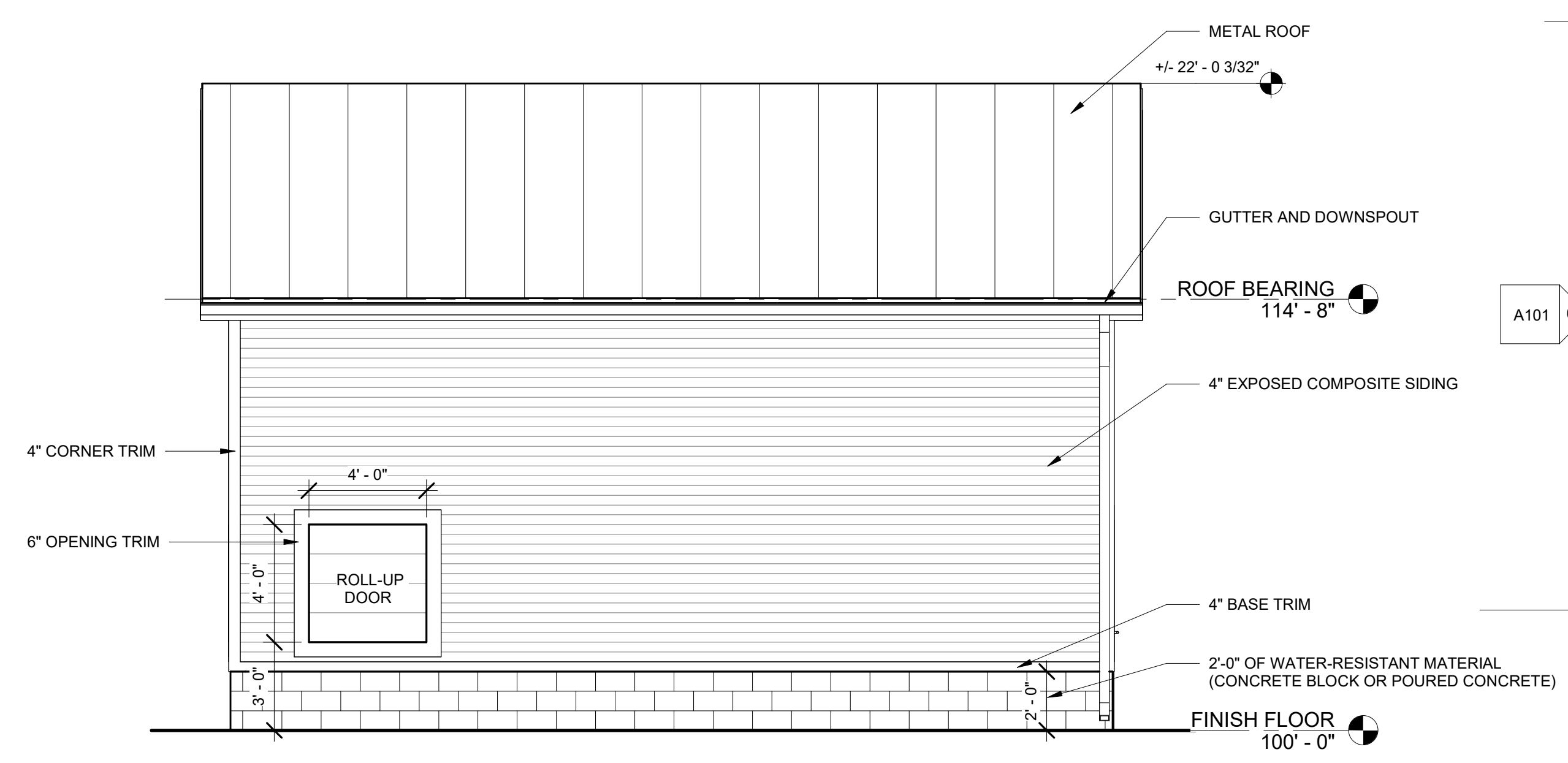
5 EAST ELEVATION
1/4" = 1'-0"



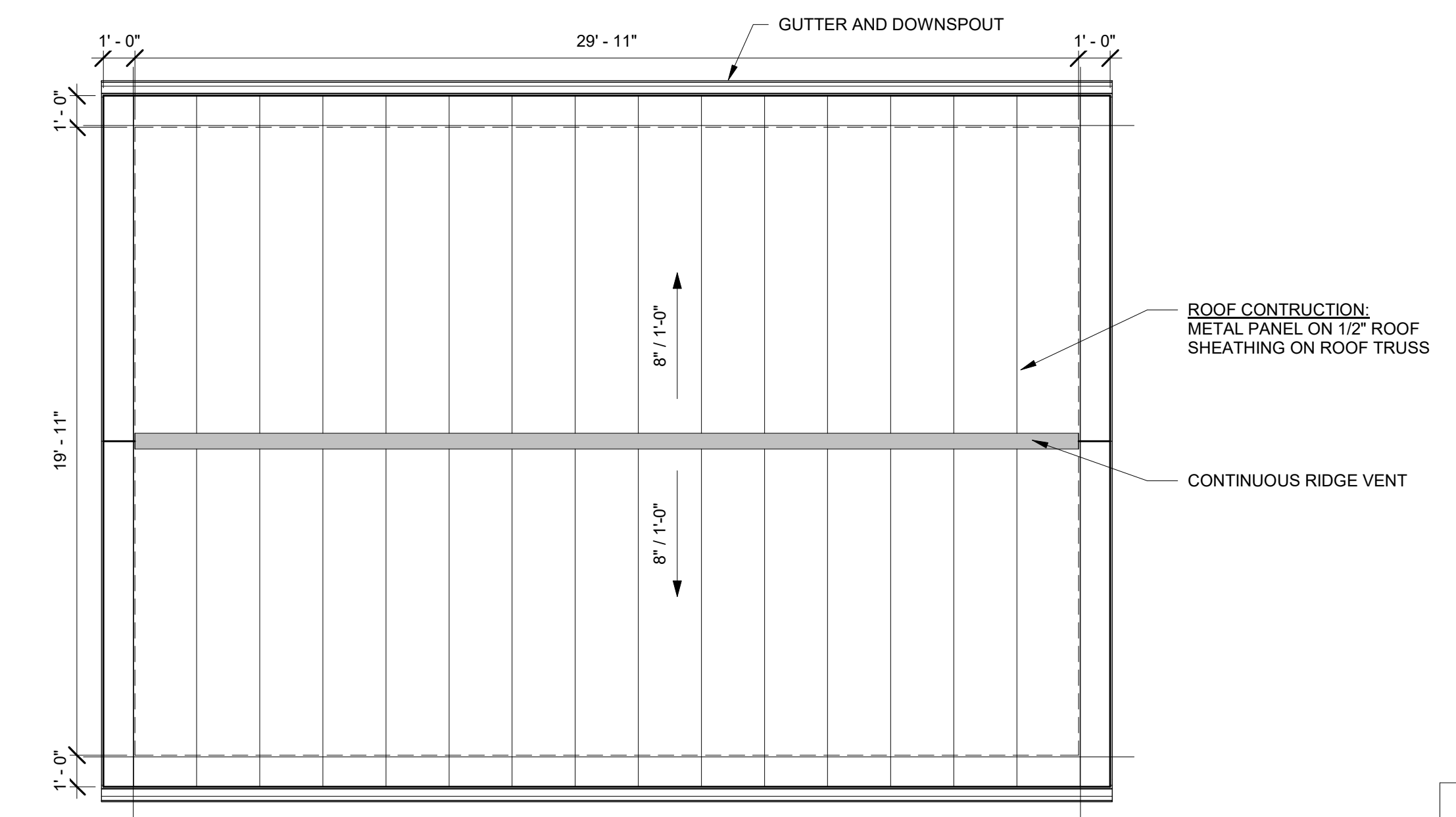
3D VIEW



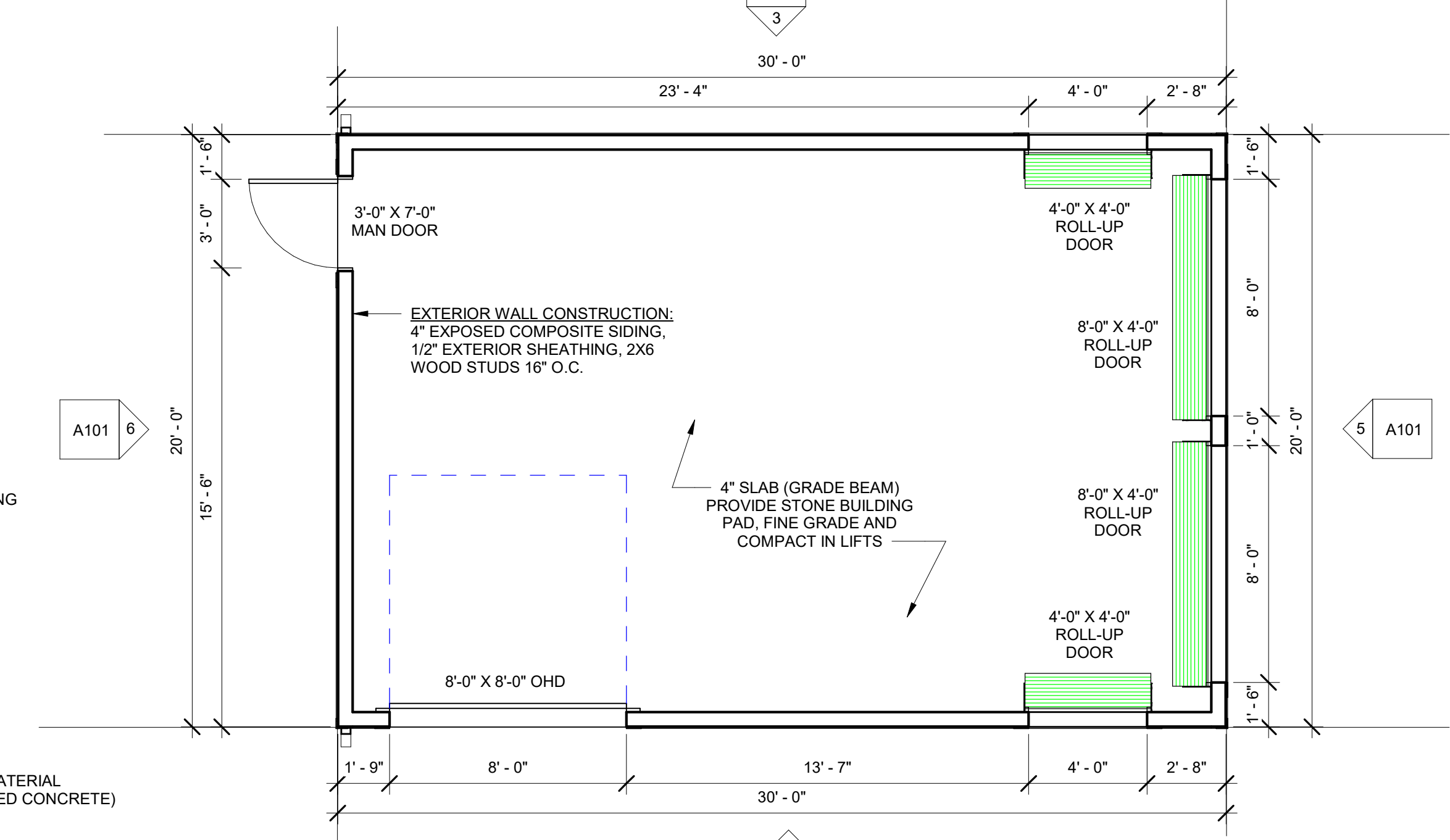
4 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



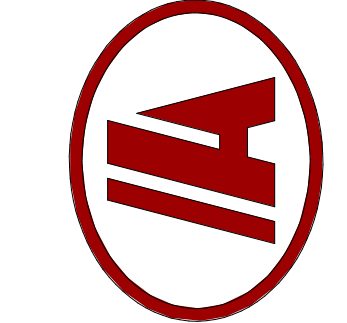
2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON DESIGN / BUILD ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. CONSULT WITH AN ARCHITECT OR ENGINEER FOR DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE DRAWINGS. THE CLIENT AGREES TO HOLD ANDERSON ASHTON DESIGN / BUILD ASSOCIATES, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE DRAWINGS. THIS AGREEMENT SHALL BE A PART OF ANY CONTRACT BETWEEN THE CLIENT AND ANDERSON ASHTON DESIGN / BUILD ASSOCIATES, INC. AND SHALL BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON ASHTON DESIGN / BUILD
 2746 South 168th Street
 New Berlin, WI 53151
 Phone: (262) 786-4640
 WWW.ANDERSONASHTON.COM

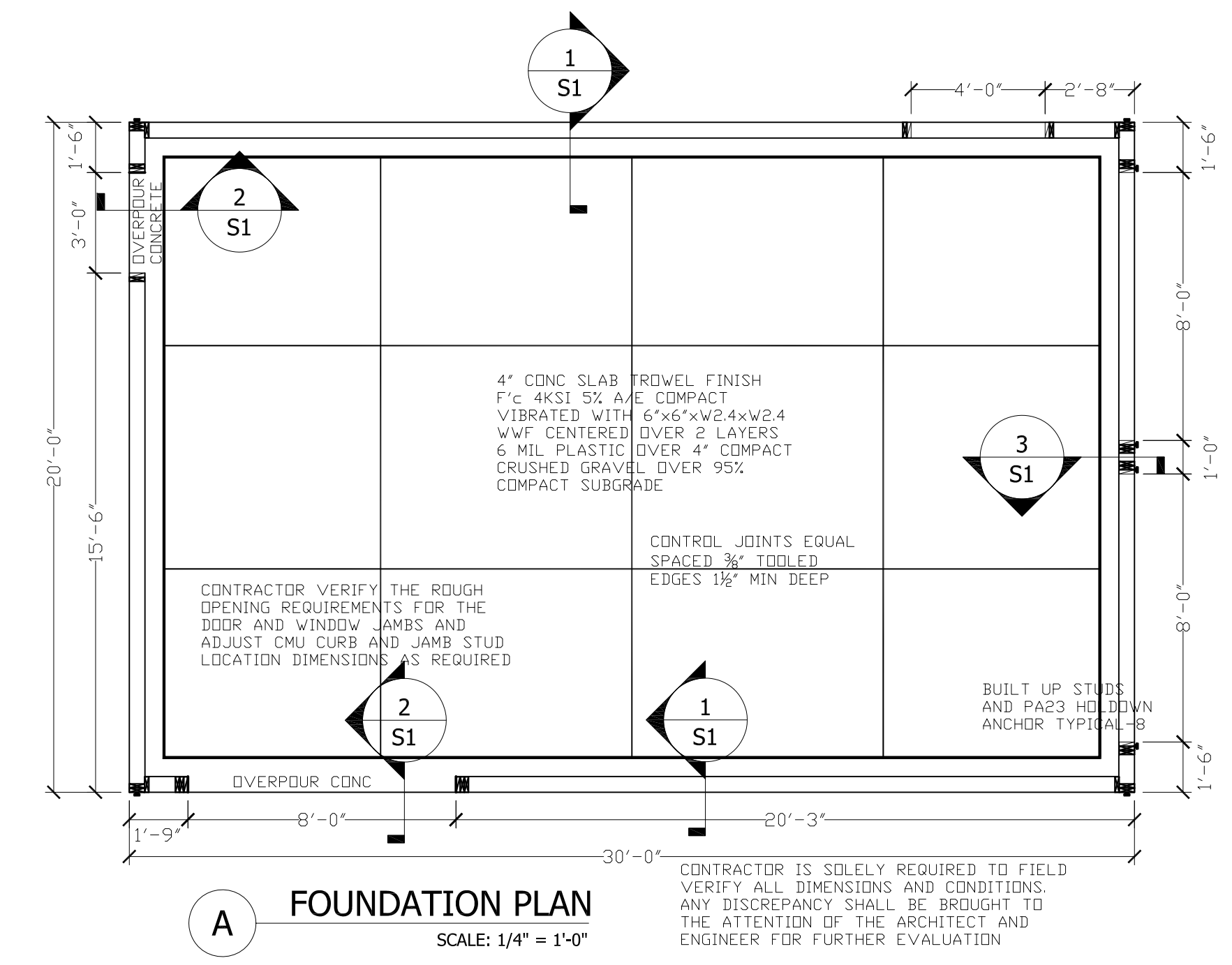


PRELIMINARY NOT FOR CONSTRUCTION
 PROPOSED NEW BUILDING FOR:
MUKWONAGO BARN
 INDIAN HEAD PARK, MUKWONAGO, WI 53149

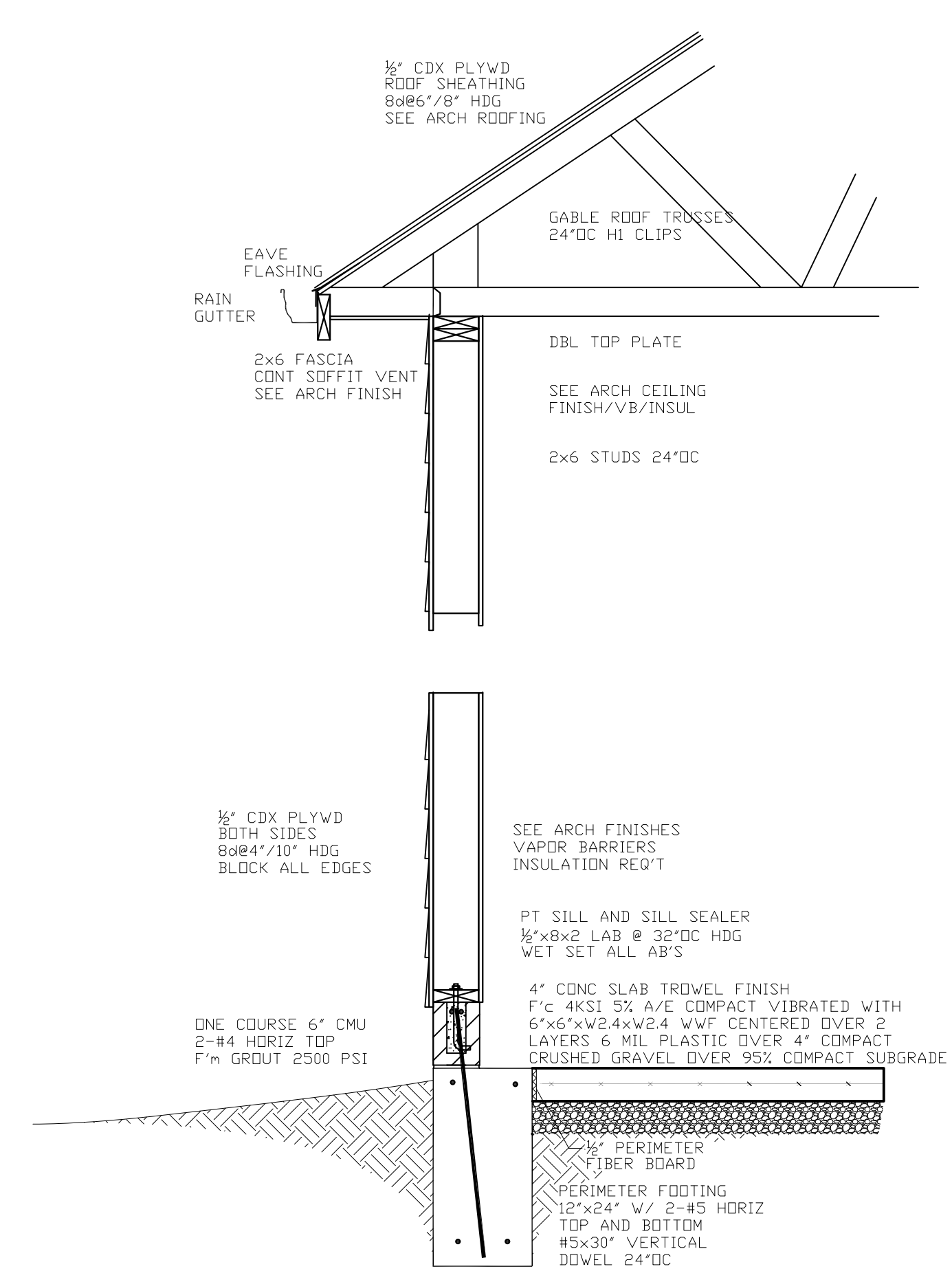
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 DESIGNER: RRS
 ISSUE: 3/6/2026 2:05:26 PM
 SUBMITTAL DATE: XX-XX-XX
 DESIGN NO. P-02525
 CONSTRUCTION NO.

PLANS

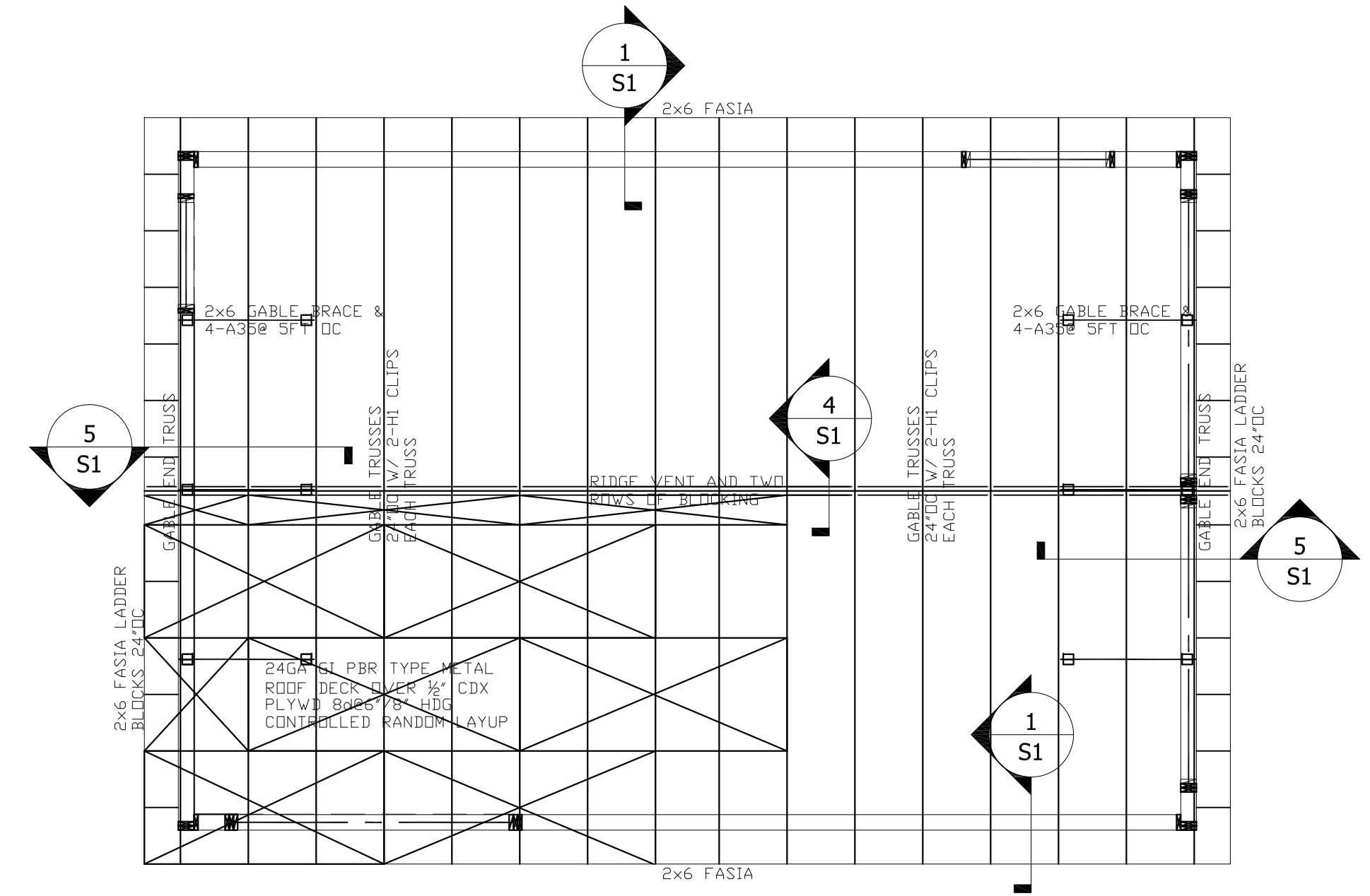
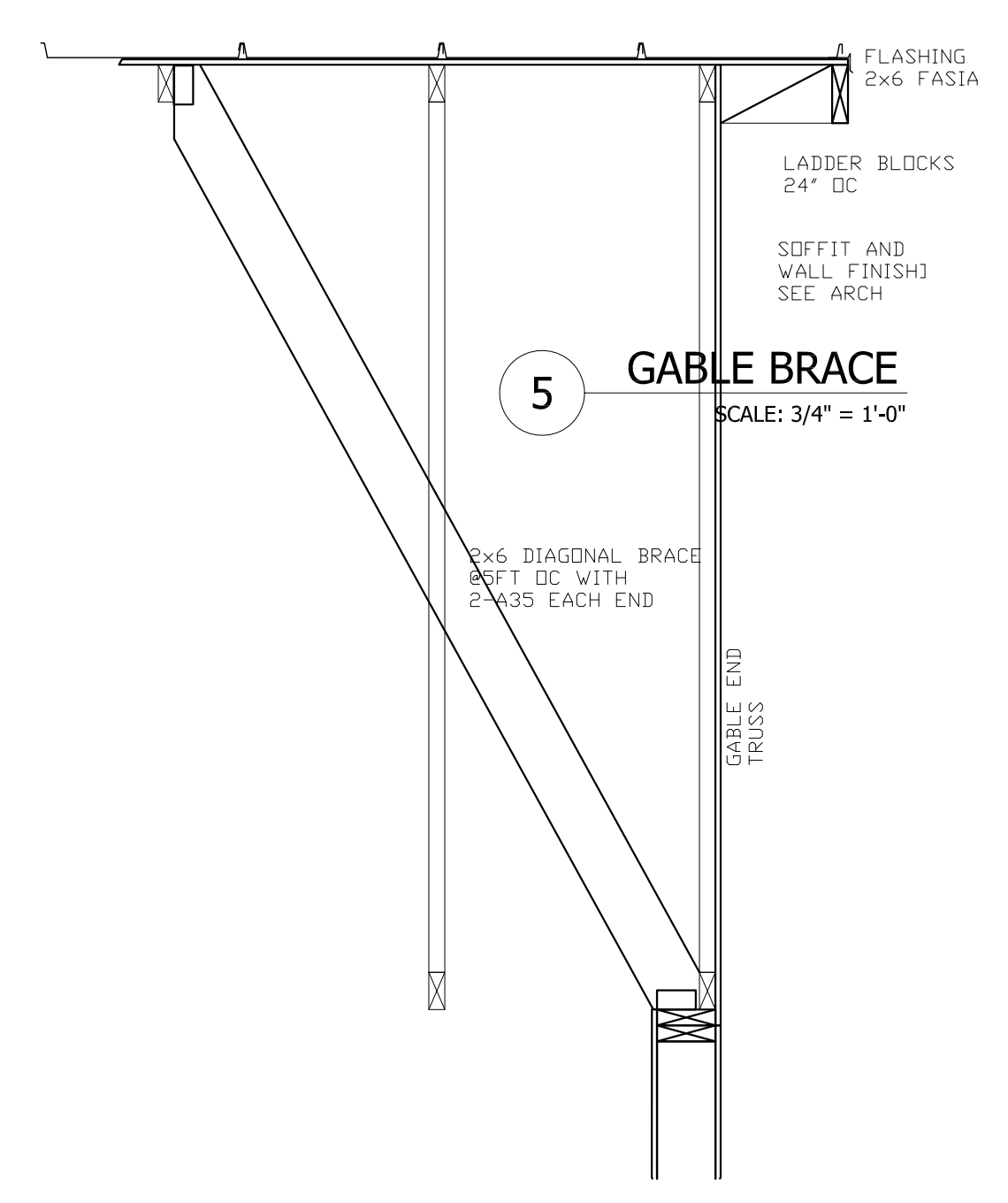
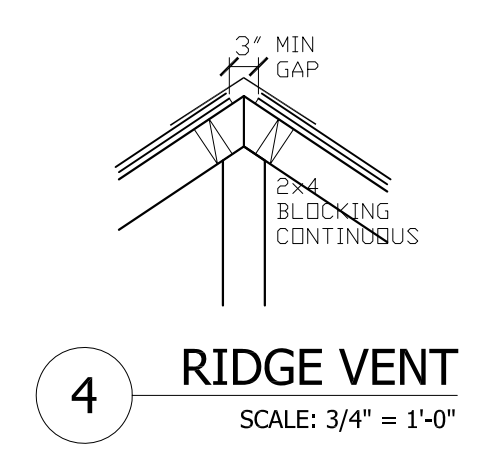
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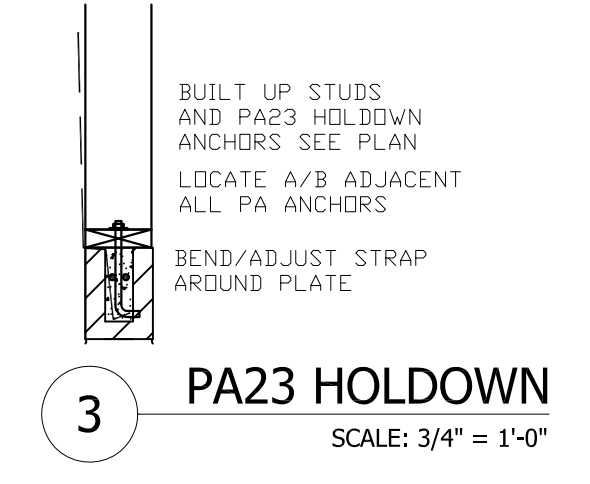
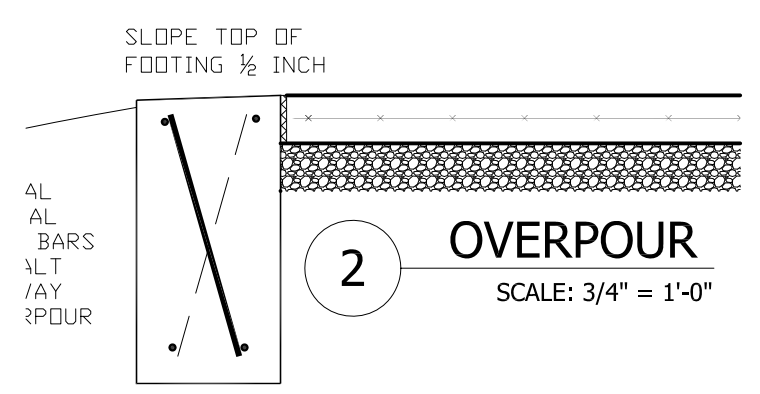
A FOUNDATION PLAN SCALE: 1/4" = 1'-0"



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



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

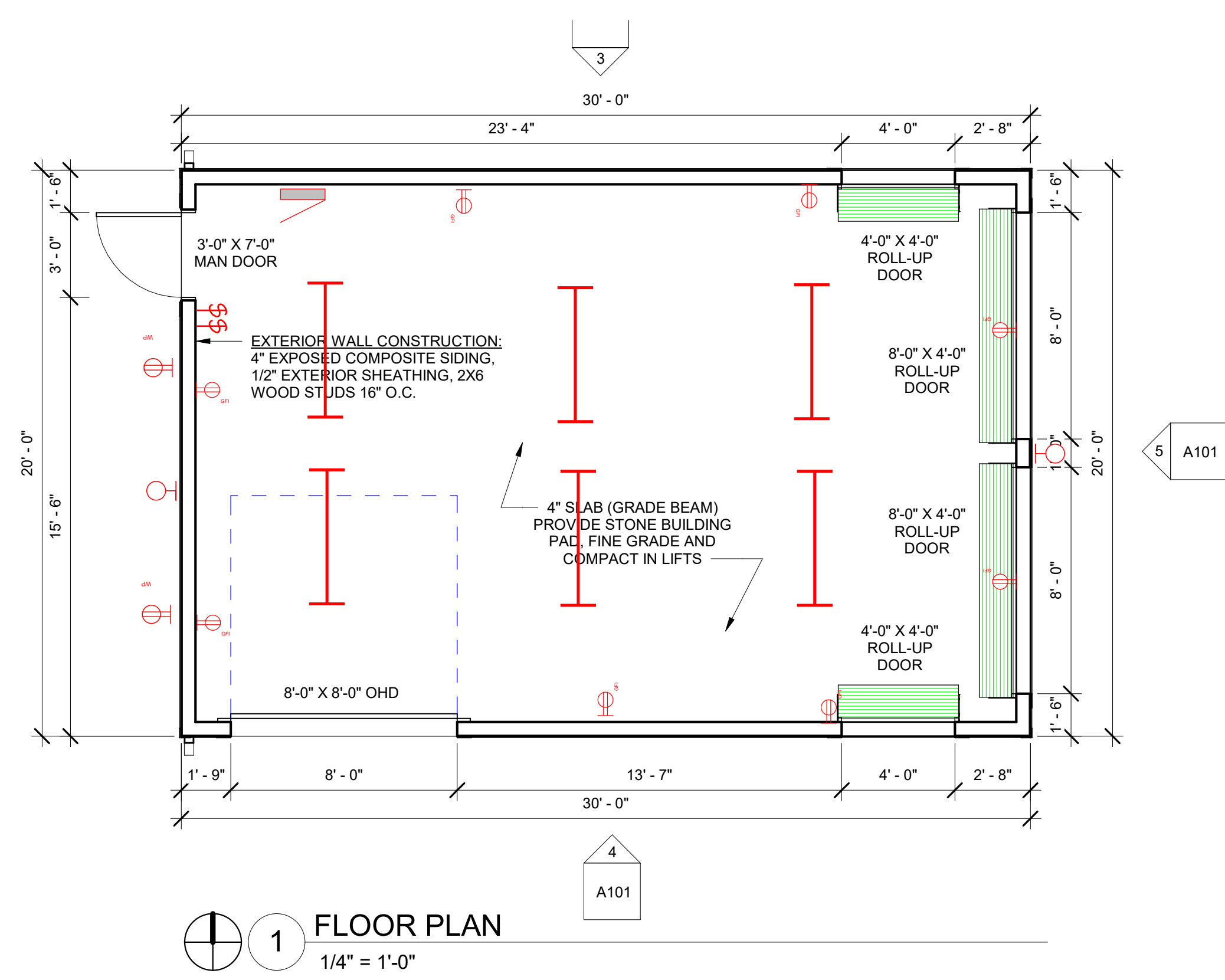


ASCE logo and contact information for Robert Latta, PE, 1810 Dakdale Drive, Waukesha, WI 53189. Phone: 262-309-3188. Email: ERN.LATTA@JUNO.COM

-  Wallpack
-  Outdoor GFI
-  Indoor GFI
-  Panel supplied by village
-  light switch
-  8' LED strip light



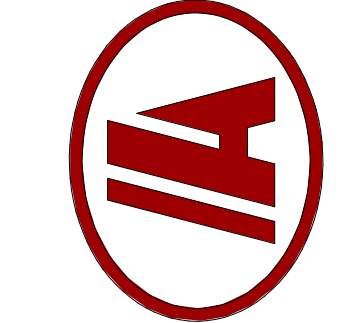
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REVISIONS

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ANDERSON ASHTON DESIGN / BUILD
 2746 South 168th Street
 New Berlin, WI 53151
 Phone: (262) 786-6640
 WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:
MUKWONAGO BARN

INDIAN HEAD PARK, MUKWONAGO, WI 53149

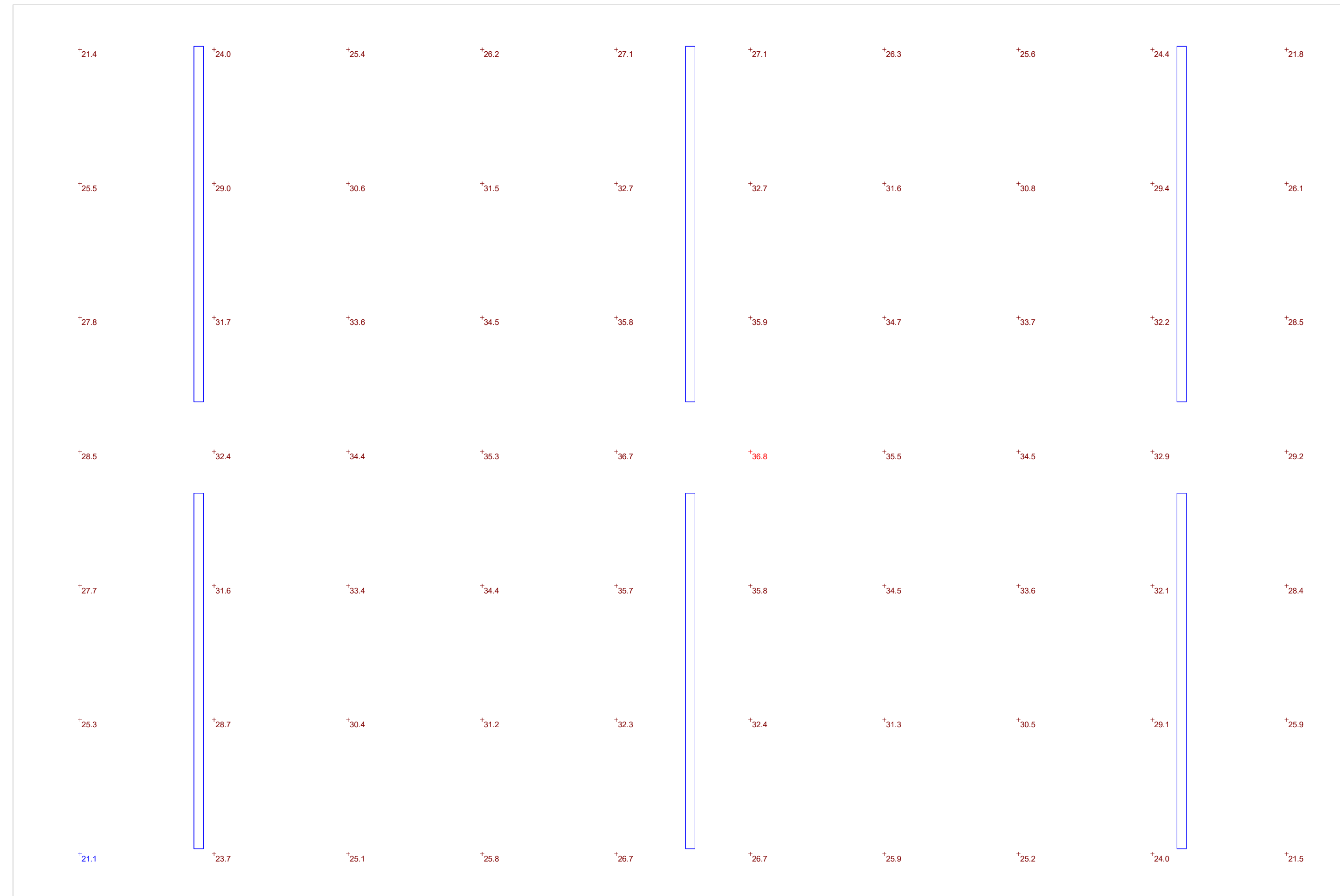
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 CONSTRUCTION NO. -

PLANS

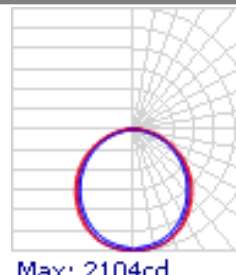
COPYRIGHT PROTECTED 2025

SHEET SIZE 24X36

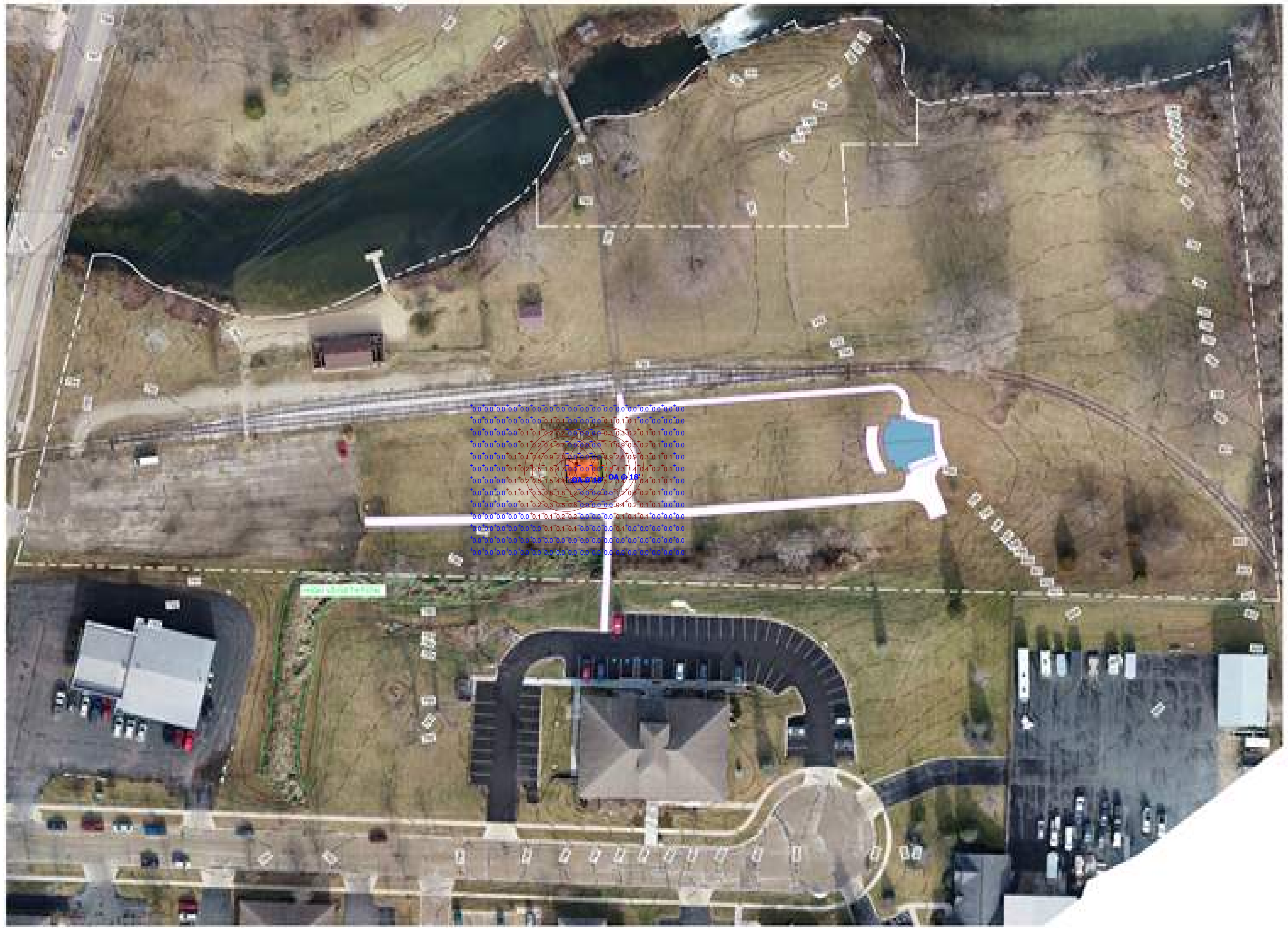
Page 39 of 91



Plan View
Scale - 1" = 2ft

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		6	Lithonia Lighting	CSS L96 ALO4 MVOLT SWW3 80CRI set to 6000 lumen in the field	Contractor LED Single Strip Light, 96", Switchable lumens (6000LM / 8000LM /10000LM), 120-277V, Switchable White (3500K, 4000K, 5000K), 80 CRI, Set to 6000LM 4000K	1	6277	0.95	48.52	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	29.8 fc	36.8 fc	21.1 fc	1.7:1	1.4:1



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

MURKOWAGO BARN

AS01

ANDERSON ASHTON

IA

Plan View
Scale - 1" = 60ft

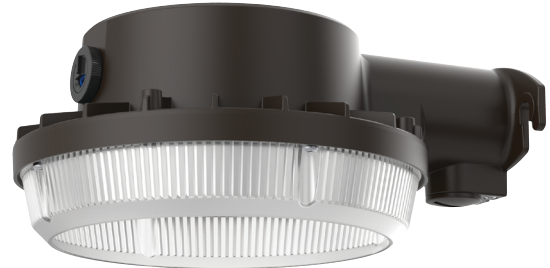
Symbol	Label	Image	QTY	Manufacturer	Description	Number Lamps	Lamp Output	LLF	Catalog	Input Power	Polar Plot
○	OA		2	Lithonia Lighting	BGS 6,000L 4000K	1	6391	1	BGS P2 SWW2 40K	145.3036	

Designer
Date 07/29/2025
Scale Not to Scale
Drawing No.
Summary



Catalog Number
Notes
Type

Contractor Select™
BGS LED
 Security Light



BGS LED security lights are the affordable area light for illuminating large areas including yards, farms, pathways, entrances, or any general illumination needs. Ideal for replacing up to 150W metal halide traditional sources, the BGS mounts directly to walls, poles, or with a mounting arm accessory. Efficient LEDs provide years of worry-free operation. Available in two performance packages, the BGS can replace up to 100W(P1) or 150W metal halide(P2) light sources.

FEATURES:

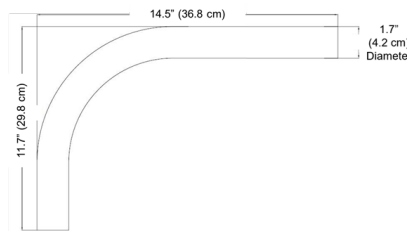
- Replaces up to 150W traditional light sources
- Adjustable dusk to dawn photocell
- Available in two sizes:
 - P1 - 4,000 lumens
 - P2 - 6,000 lumens
- Switchable CCT - offers warm, cool and daylight in a single fixture (P2 only)
- IP65 rated



Catalog Number	CI CODE	UPC	Lumens	Wattage	Voltage	CCT	Finish	Replaces Up To	Pallet Quantity
BGS P1 40K 120 PE DDB M2	*27702K	196182551291	4000L	35	120V	4000K	DDB	100W Metal Halide	160
BGS P2 SWW2 MVOLT PE DDB M2	*27702N	196182551277	6000L	45	MVOLT 120-277V	SWW2 3000K, 4000K, 5000K	DDB	150W Metal Halide	120

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for BGR LED.

Accessories: Order as separate catalog number.	
OMA	Mounting Arm
CI Code	*136XUY
UPC Code	00745973700907





Specifications

INTENDED USE:

BGS LED is the affordable choice to illuminate yards, alleyways, farms, or doorways. The BGS P1 is well suited for residential applications while the BGS P2 is ideal for residential or commercial installations.

CONSTRUCTION:

IP65 rated, die-cast aluminum housing with an impact-resistant, polycarbonate lens. Removable diffuser provides some up-light and while also reducing uncomfortable glare.

ELECTRICAL:

Energy-efficient LEDs are mounted on the integral aluminum heat sink to maximize heat dissipation and promote long LED life.

BGS P1: 120V only, 2.5kv surge protection,

BGS P2: MVOLT(120-277V) utilize 0-10V continuous dimming capable drivers to ensure system power factor >90% and THD <20%. Standard 6kV surge protection tested in accordance with ANSI/IEEE C62.41.2. Category C. Switchable CCT includes between 3000K(warm), 4000K(neutral) or 5000K(daylight)

INSTALLATION:

Mounts directly to wooden posts or poles using (3) 2" lag bolts (included) or can be used with an existing 1-5/8" mounting arm. Can also be installed using the Lithonia Lighting OMA mounting arm (sold separately).

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. for -40°C minimum ambient.

BGS P2: DesignLights Consortium® (DLC) qualified product. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm.

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

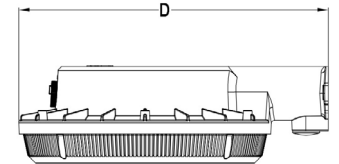
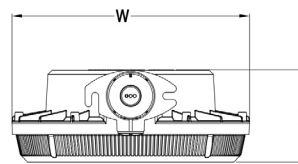
Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.

Luminaire	Depth (D)	Width (W)	Height (H)	Backplate Width (W)	Fixture Weight
BGS P1	8.83" (22.4cm)	7" (17.6cm)	3.5" (9cm)	2-3/4" (7.0cm)	1.52lbs (0.69kg)
BGS P2	11.3" (28.7cm)	9.3" (23.5cm)	3.5" (9cm)	2-3/4" (7.0cm)	2.26lbs (1.03kg)

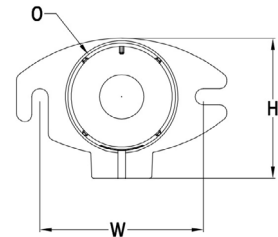


BACKPLATE:

Width: 2-3/4" (7 cm)

Height: 2-3/8" (6 cm)

Opening: 1-3/4" (4.5 cm)



Electrical Characteristics

Series	Delivered Lumens	Input Power	Electrical Load			
			Current (A)			
			120V	208V	240V	277V
BGS	4,000L	34	0.29			
	6,000L	45	0.38	0.22	0.19	0.17



Catalog Number
Notes
Type

Contractor Select™

CSS

LED Strip Light



The light-duty, dimmable, damp-location and DLC® listed CSS LED strip light can easily mount individually to a ceiling, horizontal and vertical wall, or by continuous row. The size and versatility makes it suitable for tight spaces, task lighting, restrooms, under/over cabinet and storage closets.

FEATURES:

- Inspired by classic fluorescent strip channels, this LED fixture offers a traditional appearance that incorporates the latest technology
- Quick and simple to install with the snap-lock tool-less channel cover
- Features a low-glare diffuse lens for enhanced aesthetic



Catalog Number	UPC	Description	Lumens	Wattage	Voltage	Color Temperature	Color Rendering Index	Pallet Quantity
CSS L48 4000LM MVOLT 40K 80CRI	00193048852622	4' MVOLT LED Strip Light	4298	35.3	MVOLT (120-277)	4000K	80CRI	98
CSS L96 8000LM MVOLT 40K 80CRI	00193048852721	8' MVOLT LED Strip Light	8596	72	MVOLT (120-277)	4000K	80CRI	102
CSS L24 AL015 MVOLT SWW3 80CRI	00197589015300	2' MVOLT Switchable LED Strip Light	1842-2757	13, 16, 19	MVOLT (120-277)	35K/40K/50K	80CRI	336
CSS L48 AL03 MVOLT SWW3 80CRI	00193048852677	4' MVOLT Switchable LED Strip Light	3851-5884	27, 36, 43	MVOLT (120-277)	35K/40K/50K	80CRI	98
CSS L96 AL04 MVOLT SWW3 80CRI	00193048852738	8' MVOLT Switchable LED Strip Light	6272-12046	46, 64, 90	MVOLT (120-277)	35K/40K/50K	80CRI	102
CSS L24 AL015 UVOLT SWW3 80CRI M6‡	197589330625	2' UVOLT Switchable LED Strip Light	1438-2654	10, 15, 19	UVOLT (120-347)	35K/40K/50K	80CRI	336
CSS L48 AL03 UVOLT SWW3 80CRI‡	197589330700	4' UVOLT Switchable LED Strip Light	3501-6109	27, 36, 46	UVOLT (120-347)	35K/40K/50K	80CRI	90
CSS L96 AL04 UVOLT SWW3 80CRI‡	197589330670	8' UVOLT Switchable LED Strip Light	6867-11937	50, 65, 91	UVOLT (120-347)	35K/40K/50K	80CRI	90

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for CSS LED.

NOTE: ‡ indicates configurations stocked for Canada only.

Accessories: Order as separate catalog number.	
HC36 M12	Chain hanger and jack chain, 36" (pair)
ZACVH	Aircraft cable 10' (one pair)
SQ	5/8" Swivel-stem hanger (specify length in 2" increments up to 48")
Y J10	Y hanger in multiples of 10 (five pair)
WGCSS	Wireguard with Mounting hardware (one 4ft)
MNLK JBOXCVR M12	Junction box cover with hardware, white



Specifications

INTENDED USE:

Inspired by classic fluorescent strip channels, this LED fixture offers a traditional appearance that incorporates the latest technology. Available in several color temperatures, lumen packages and lengths. Ideal for use in commercial, retail, office, warehouse and display applications. **Certain airborne contaminants can diminish integrity of acrylic.** [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. [Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.](#)

CONSTRUCTION:

Compact-design channel and cover are formed from code-gauge, cold-rolled steel.

Easy to install row aligner bracket included for continuous row mounting.

Finish: High-gloss, baked white enamel (standard).

OPTICS:

LEDs provide 80+ color rendering index (CRI) at 3500 K, 4000 K and 5000 K. Diffuse acrylic lens provides smooth, linear illumination. Lumen output exceeds 1,000 lumens per foot.

ELECTRICAL:

Luminaire Surge Protection Level: Designed to withstand up to 2.5kV/0.75kA per ANSI C82.77-5-2015. For applications requiring higher level of protection additional surge protection must be provided. Driver is standard 0-10V dimming class 2.

INSTALLATION:

Fixture may be surface or suspension mounted with appropriate mounting options (see accessories). Aligner locks in place for easy continuous row mounting.

LISTINGS:

CSA certified to US and Canadian safety standards and listed suitable for damp locations. Minimum starting temperature at -22°F (-30°C). Maximum ambient operating temperature of 104°F (40°C) for 4ft models and 95°F (35°C) for 2ft and 8ft models.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Suitable for use within closet spaces when installed per NEC 410.16 (A)(1) and 410.16(C)(3) (5) spacing requirements.

WARRANTY:

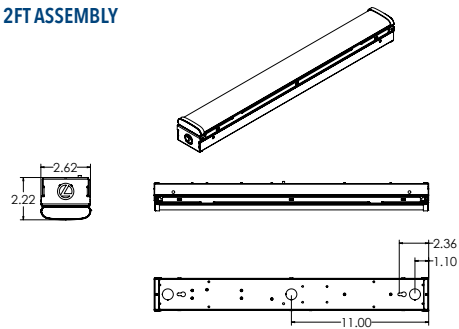
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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.

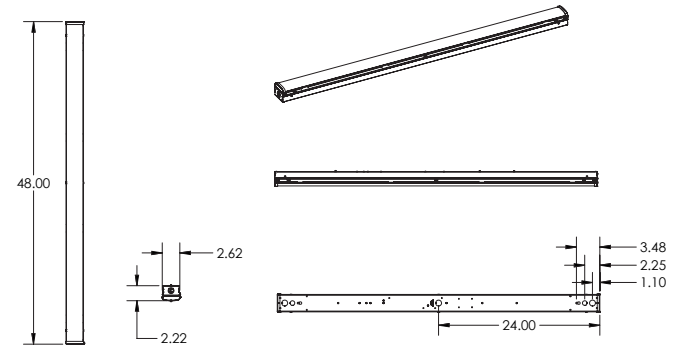
Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.

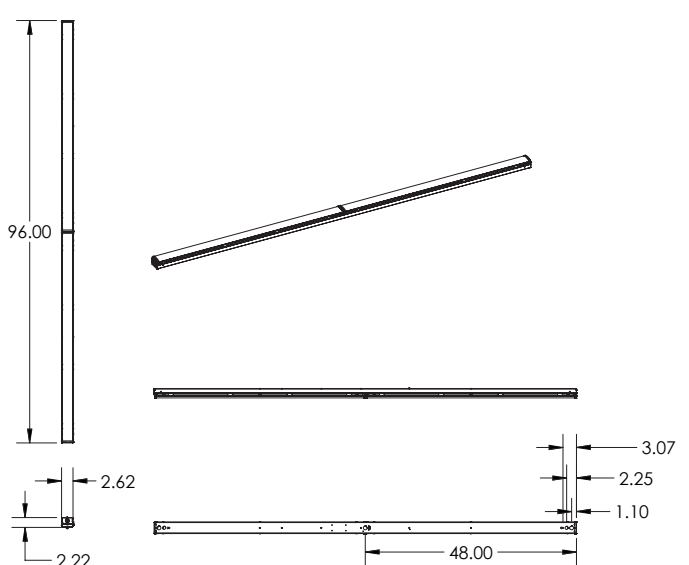
2FT ASSEMBLY



4FT ASSEMBLY



8FT ASSEMBLY



Hydraulic REPORT



Indianhead Park Concession Hydraulic Report

November 2025

**Revisions December 2025*

PREPARED FOR:

Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Parkway
Suite 300
Waukesha, WI 53188



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EXECUTIVE SUMMARY

The Village of Mukwonago is looking to add a Concession Building, with minimum grading, at Indianhead Park. The Concession Building has a proposed first floor elevation that is above the base flood elevation. Indianhead Park is within the floodway of the Mukwonago River, Zone AE. The proposed structure is an allowable structure per local, state and federal regulations. The regulatory HEC-RAS file was received from the Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer and imported into Version 6.4 for this analysis.

This report shows that there is no increase in the base flood elevation at any location along the Mukwonago River due to the proposed improvements.

There was impact to the base flood elevations in comparison to the Corrective Effective results, hence a CLOMR is not required per correspondence with WDNR in November 2025.

INTRODUCTION

The Indianhead Park Concession project is proposed to construct a permanent Concession Building within the regulatory floodway along the southern banks of the Mukwonago River. The Concession Building has a proposed first floor elevation of 793.5ft. This is above the base flood elevation of 793.3ft. The proposed structure is a permitted use within a floodway per NR 116.12(2)(a) as it is:

1. Not designed for human habitation;
2. Has a low flood damage potential;
3. Associated with an open space use (park);
4. Offers no obstruction to flood flows;
5. Firmly anchored to prevent them from floating away; and
6. All service facilities are at or above the flood protection elevation.

The focus of the modifications to the HEC-RAS model along the Mukwonago River is between River Station (RS) 12152 and RS 11990. The HEC-RAS model was obtained from WDNR. This model is called Mukwonago River Detailed Study as shown in Figure 1.

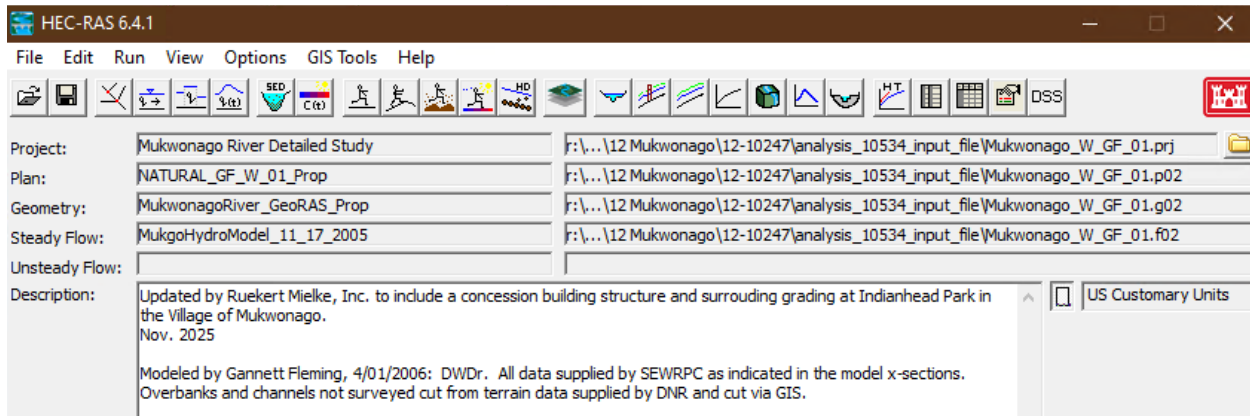


Figure 1. Model Project

Hydraulic Model (HEC-RAS) Geometry Model

The current regulated model for the Mukwonago River within HEC-RAS was last completed in 2006. The area of interest for this report is between County Road ES and Indianhead Park bike/trail crossings (RS 12152-11990).

The regulatory model from WDNR Surface Water Data Viewer has interpolated cross sections along the entire river. These interpolations were removed for the Corrective Effective and Proposed Conditions geometry. It appears that the interpolations assist with the floodplain delineation and dam break analysis, but not to further the river hydraulics. Cross section interpolations were added back into the model between RS 12152 (FEMA Cross Section V) and 11990 to define the proposed area of interest. The proposed improvements are not intercepted by either RS 12152 or 11990.

In the corrective effective geometry, a 2025 LiDAR drone flight over the area of interest was utilized between RS 12152 and 11990. The channel geometry was not updated because there are no proposed changes to the channel of the river and only the overbanks geometry was updated.

The proposed project includes minimal grading directly surrounding the proposed building structure. This grading and an obstruction for the proposed structure were added to the respective river stations for the proposed conditions.

Hydrology

The Mukwonago River flows from west to east into the Fox River. Phantom Lake is upstream of the project area. There are no changes to the flows from the HEC-RAS data.

RESULTS

Table 1 shows the HEC-RAS output file for Duplicate Effective, Corrective Effective and Proposed Conditions.

Table 1. Water Surface Elevation Results

River Station	FEMA Cross Section	FIS Regulatory WSE (ft)	Duplicate Effective WSE (ft)	Corrective Effective WSE (ft)	Proposed Conditions WSE (ft)
22926			795.14	795.00	795.00
12501			793.91	793.87	793.87
12409			793.53	793.47	793.47
12152	V	793.3	793.45	793.39	793.39
Proposed Building					
11990			793.27	793.17	793.17
11969			792.88	792.73	792.73
11862	U	792.3	792.45	792.45	792.45
11829	T	788.1	788.25	788.25	788.25
11742	S	787.1	787.27	787.38	787.38
11551			787.36	787.29	787.29
11412	R	787.0	797.24	787.17	787.17

Figures 2 - 4 show the HEC RAS plan summary tables for the Duplicate Effective, Corrective Effective, and Proposed Conditions model runs:

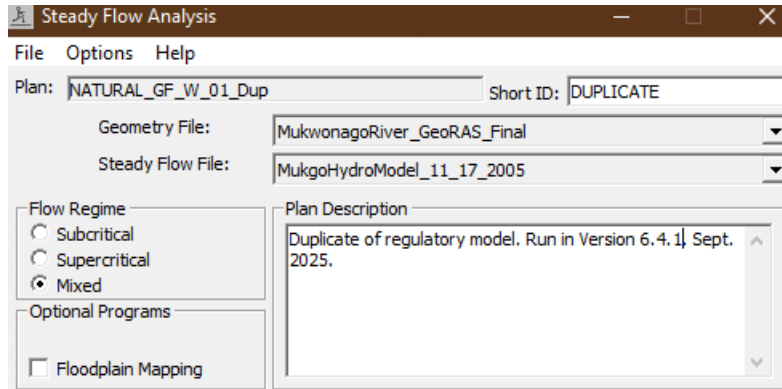


Figure 2. Duplicate Effective File

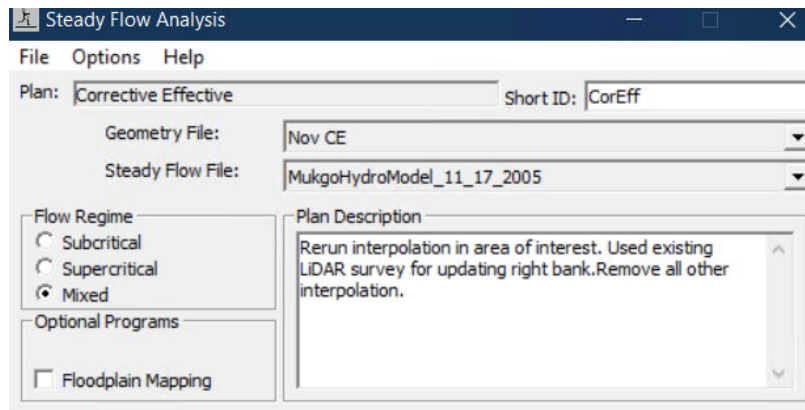


Figure 3. Corrective Effective File

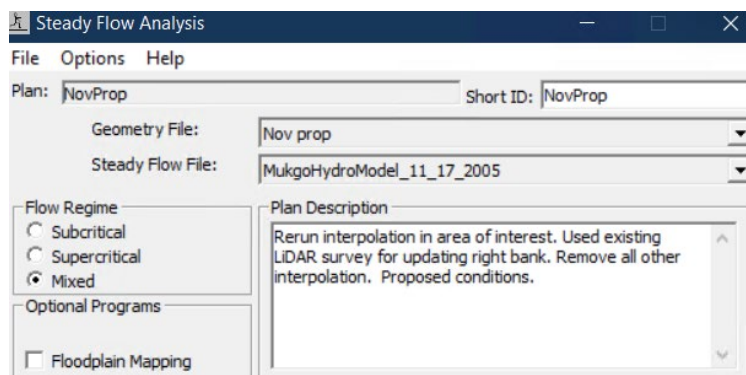


Figure 4. Proposed Conditions File

Katelyn Vandenberg

From: Hase, Michelle M - DNR <Michelle.Hase@wisconsin.gov>
Sent: Tuesday, December 2, 2025 8:32 AM
To: Katelyn Vandenberg
Subject: RE: CLOMR/LOMR Clarification

Caution: This is an external email of your Organization. Please take care when clicking links or opening attachments.

If the tenths place does not change (when rounding), and it's only decreases, FEMA has told us that no LOMR is needed as it won't actually change anything in the FIS/mapping.

The submittal should go to the local community as they would issue the permit for the project and they can request DNR review of anything submitted. DNR review is only required if a Letter of Map Change is needed.

Michelle Hase, P.E. (she/her)
262-282-0447

Our core values include professionalism, integrity, and customer service.
Please visit our [survey](#) to provide feedback on your experience interacting with any DNR employee.

From: Katelyn Vandenberg <KVandenberg@ruekert-mielke.com>
Sent: Tuesday, December 2, 2025 7:40 AM
To: Hase, Michelle M - DNR <Michelle.Hase@wisconsin.gov>
Subject: CLOMR/LOMR Clarification

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Michelle,

In our correspondence on the Mukwonago River CLOMR on 11/24/2025 you mentioned that "...no impact to the BFE or decrease that don't change the tenths place, a CLOMR/LOMR would not even be required"

I have another project in Waukesha County (Lake Bluff). This project is:

- Replacing a culvert crossing with a larger opening
- No change in channel geometry
- No increase in base flood elevation
- Decrease in WSEL less than 0.1ft at a few cross sections near the bridge.

Based on our previous conversation, we assume this project will only require DNR approval and no CLOMR/LOMR will be necessary. We plan to submit a certificate of no rise to DNR.

Feel free to give me a call to discuss.

National Flood Hazard Layer FIRMMette



88°20'10"W 42°51'36"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

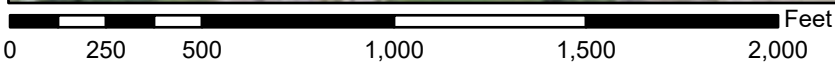
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/11/2025 at 8:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

88°19'32"W 42°51'19"N

Basemap Imagery Source: USGS National Map 2023

“NO-RISE / NO-IMPACT” CERTIFICATION

This document is to certify that I am a duly qualified engineer licensed to practice in the State of Wisconsin.

It is to further certify that the attached technical data supports the fact that the proposed **Indianhead Park Concession, Village of Mukwonago, Waukesha County, Wisconsin** will not impact the base flood elevations, floodway elevations, and floodway widths on Mukwonago in the FEMA Flood Insurance Study for Waukesha County, dated October 19, 2023.

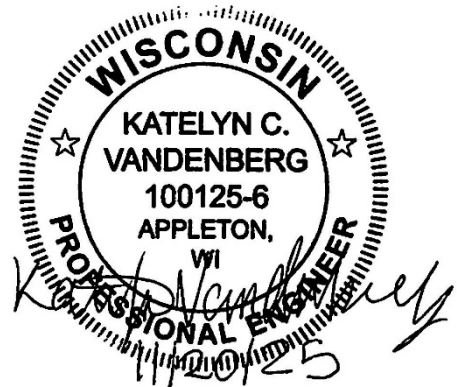
The following attached document(s) support our findings:

1. Floodplain Analysis for Development in the Floodplain, Indianhead Park Concession, Village of Mukwonago, Waukesha County, Wisconsin dated November 2025 and prepared by Ruekert & Mielke, Inc.

Katelyn C. Vandenberg
Name

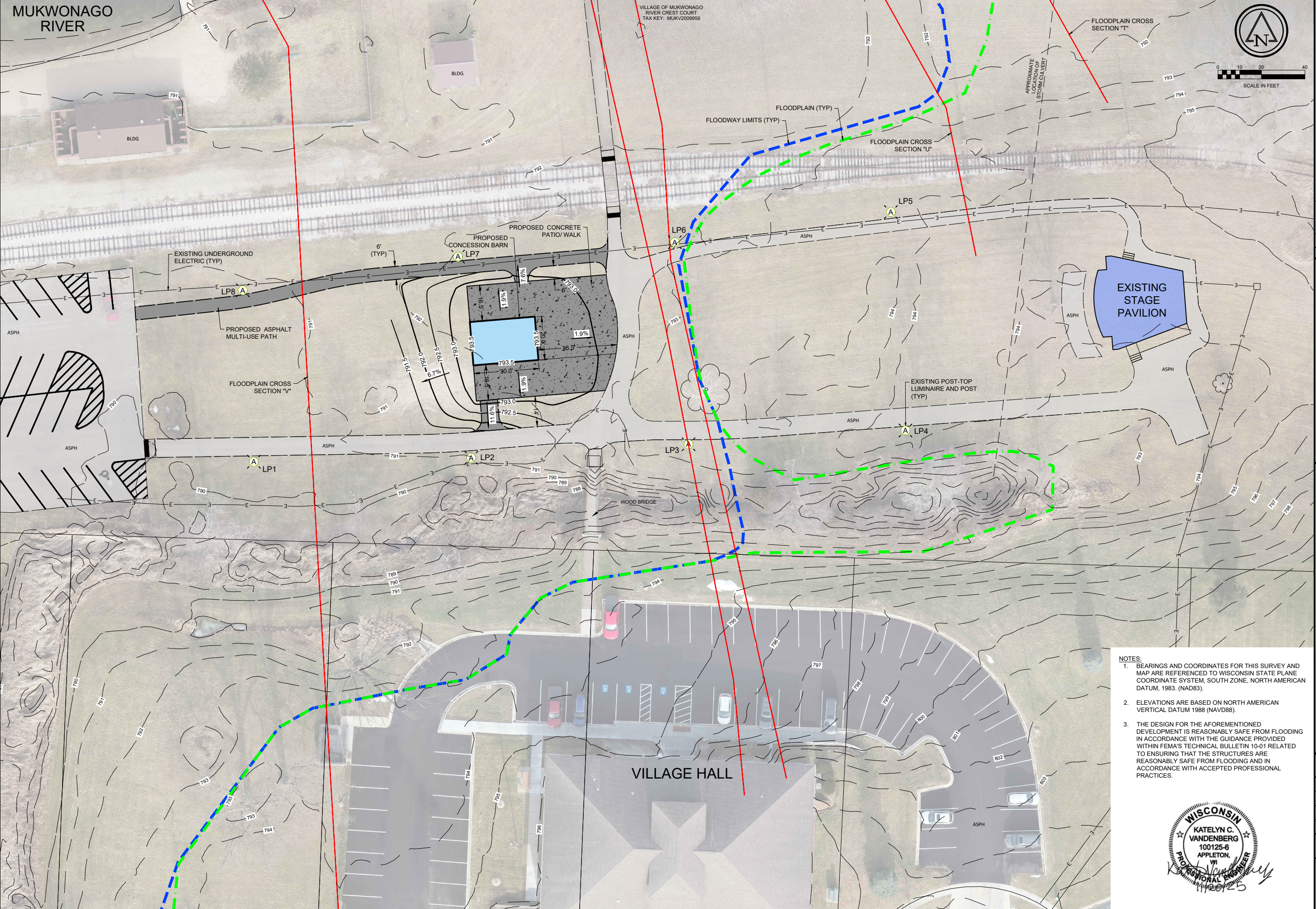
Project Engineer, P.E.
Title

Ruekert & Mielke, Inc.
Company



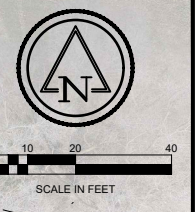
Seal, Signature & Date:

Nov 19, 2025 1:18pm PLOTTED BY MMChalakhi SAVED BY MMChalakhi
 IMAGES: 2025-1-10 Indianhead_2600; RM SQUARE; Full Color-Print;
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MUKWONAGO RIVER

VILLAGE OF MUKWONAGO
RIVER CREST COURT
TAX KEY: MUKV2009959



FLOODPLAIN CROSS SECTION "T"

APPROXIMATE LOCATION OF STORM CULVERT

FLOODWAY LIMITS (TYP)
FLOODPLAIN (TYP)

FLOODPLAIN CROSS SECTION "U"

EXISTING UNDERGROUND ELECTRIC (TYP)

PROPOSED CONCRETE PATIO WALK
PROPOSED CONCESSION BARN

EXISTING STAGE PAVILION

PROPOSED ASPHALT MULTI-USE PATH

EXISTING POST-TOP LUMINAIRE AND POST (TYP)

VILLAGE HALL

- NOTES:**
- BEARINGS AND COORDINATES FOR THIS SURVEY AND MAP ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM, 1983. (NAD83).
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - THE DESIGN FOR THE AFOREMENTIONED DEVELOPMENT IS REASONABLY SAFE FROM FLOODING IN ACCORDANCE WITH THE GUIDANCE PROVIDED WITHIN FEMA'S TECHNICAL BULLETIN 10-01 RELATED TO ENSURING THAT THE STRUCTURES ARE REASONABLY SAFE FROM FLOODING AND IN ACCORDANCE WITH ACCEPTED PROFESSIONAL PRACTICES.



<p>Ruekert • Mielke</p> <p>Waukesha • Kenosha • Madison Global Water Center • Fox Valley www.ruekertmielke.com</p>	<p>INDIANHEAD PARK</p> <p>PROPOSED COMMUNITY DEVELOPMENT PROJECT</p> <p>VILLAGE OF MUKWONAGO WAUKESHA/ WALWORTH COUNTIES</p>
<p>© COPYRIGHT 2025 RUEKERT & MIELKE INC.</p> <p>DESIGNED BY: MEM DRAFTED BY: MEM CHECKED BY: TRT DATE: NOVEMBER, 2025</p>	
<p>FILE NO. 12-10209</p>	
<p>SHEET NO. 1</p>	

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: March 4, 2026
 MEETING DATE: March 10, 2026, 6:30 P.M.
 SUBJECT: Indianhead Park Concession Barn – Site Plan, Architectural Review, and Conditional Use

BASIC INFORMATION	
Project:	Indianhead Park Concession Barn
Applicant:	Village of Mukwonago Department of Public Works
Consulting Engineer:	Ruekert & Mielke, Inc.
Consulting Architect:	Anderson Ashton Design / Build
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2009959
Acreage:	7.93 Acres
Current Use:	Park / Recreational / Open Space
Proposed Use:	Park / Recreational / Open Space
Reason for Request:	Addition of Accessory Structure
Land Use Classification:	P-1 – Public and SemiPublic
Zoning Classification:	P-1 – Public and SemiPublic

Project Summary & Overview

The Village of Mukwonago Public Works Department is proposing to construct a replication of the iconic barn that currently resides in the former Kiwanis Park at the NE corner of STH 83 and CTH NN. The proposed barn construction in Indianhead Park will mimic the design or the existing barn. The proposed Concession Barn is a structure that will be accessory to the open space use of Indianhead Park. The intended use of the Concession Barn is to serve concessions during various park functions and concerts.

The applicant has provided a summary memo describing the intended use and plan of operation. In accordance with P-1 Zoning District regulations, all structures require a Conditional Use approval by the

~Mukwonago, Village of > 12-10247 > Design > Approval > Plan Commission > Staff Report-20260304 - Indianhead Park Concession Barn - SPAR and CUP.docx~

Village Board. Additionally, a site plan and architectural review approval is required from the Village's Plan Commission.

The proposed structure and improvements are located within the Floodway of Lower Phantom Lake, subjecting the improvements to the standards and regulations imposed by Wisconsin State Code NR 116.12 and Village of Mukwonago Code of Ordinance Sections 100-283 Shoreland protection overlay district and floodplain/wetlands setback zoning standards and 100-273 Floodway District (FW). While ordinance section 100-283 requires that all accessory structures be located 20-feet from any mapped floodplain and 2-feet above the associated floodplain elevation, it also indicates that the referenced section does not supersede the standards set forth in 100-273. Section 100-273 deems that structures accessory to open space uses are permitted structures within the Floodway District, subject to the standards for development of structures located within the Floodway District. This is also consistent with NR 116.12 and applicable FEMA guidelines. Given the location of the structure with respect to the overall intent of the Shoreland protection overlay district setback requirements, the structure, despite not meeting the setback requirements, does not negatively impact or pose a risk to shorelands in which the ordinance is intended to protect.

Village Ordinance 100-273(c)(2) sets the standards for permissible structures within the Floodway District. In accordance with these requirements, the first floor elevation of the structure was designed to be at an elevation above the regional flood elevation which exempts the structure from being designed to allow automatic pass-through a flood waters via vents or flood gates. Hydraulic analysis and associated modeling were conducted based on the proposed improvements and a No-Rise Certifications was completed that shows that the proposed project does not have an impact on the regional flood elevations or otherwise inhibit the natural flow of floodwaters.

The proposed building will not contain any floor drains or gravity sewer that would be impacted by any flooding event. Additionally, any electrical services will be located above the flood protection elevation, which is 2-feet above the regional flood elevation. The proposed building is not intended for human habitation and does not have a potential for high flood damage that would pose a risk to public health and safety. As a result, the proposed structure is in compliance with the requirements of NR 116.12.

Village Ordinance Section 100-273 (c)(2)b. further requires that the structure is floodproofed so that the structure is water tight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention. While this requirement follows the Wisconsin DNR model ordinance, the overall intent of the floodproofing requirement from FEMA is for structural components located below the flood elevation that could be negatively impacted by flood waters, even with the first floor above the floodplain elevation. That being said, the Village has opted to install a 2-ft high concrete wall at the base of the structure to meet this requirement to the maximum extent practicable. Therefore, the Floodplain Administrator is of the opinion that the design of the structure is substantially conforming to the regulatory intents of state and federal law does not negatively impact the floodplain, floodway, or pose a substantial risk for flood damage that would negatively impact welfare of the general public or the welfare of natural resources.

It should be noted, with significant relevance, that recent historical flooding events meeting or exceeding the 100-year flooding event have proven that flood waters do not reach the area of the proposed improvements and accessory structure. This historical field analysis is contradictory to the mapped floodway and floodplain boundaries. This data is relevant in making a determination that the proposed structure is not at risk of flood damage and does not pose a risk to human health and safety by not being

floodproofed in addition to meeting the other regulatory requirements for elevations of the proposed structure relative to the regional flood elevation; which is consistent with Federal and State regulations and intent.

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.

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:** No comments at this time.
- Public Works** No comments at this time.
- Utilities** Any proposed utility improvements, including water service and sanitary service via raised grinder pump application shall be approved by the Utilities Director prior to implementation.
- Police** No comments at this time.
- Fire:** No comments at this time.
- Building Inspection** No comments at this time.
- Planning** The Planner, as the acting Floodplain Administrator is issuing an approving permit via the Site Plan and Architectural Review approving resolution.

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 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.
 - f. 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. Applications
2. Supporting Development Documents
3. Hydraulic Report & No-Rise Certification for Floodplain

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2026-05

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF AN
ACCESSORY STRUCTURE CONCESSION BARN, LOCATED AT INDIANHEAD PARK ON MAIN
STREET, PARCEL MUKV2009959**

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 construction of an accessory structure Concession Barn at Indianhead Park which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by The Village of Mukwonago Department of Public Works, and

WHEREAS, the construction of any structure is a conditional use within the P-1 Public and Semipublic District – in which the subject property is located, and

WHEREAS, the proposed accessory structure is permitted by local, state, and federal law subject to their respective standards, and

WHEREAS, the proposed accessory structure is customary to the open space use of the existing park space, and

WHEREAS, the project substantially complies with the requirements enumerated within Village Ordinance 100-283 the intents of ordinance, and

WHEREAS, the project substantially complies with the requirements enumerated within Village Ordinance 100-273 Floodway District (FW) that are consistent with State and Federal Law and Regulations, and

WHEREAS, the project meets the requirements of the Village Zoning code.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for construction of an accessory structure Concession Barn in Indianhead Park, based upon the plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this resolution shall serve as the approved floodplain permit as required by Village Ordinance Section 100-277 under the authority of the Floodplain Administrator that the Floodplain Administrator has reviewed the proposed site improvements in conjunction with the engineering hydraulic analysis and No-Rise Certification and deems that the proposed structure and site improvements are in compliance and substantially conform to said requirements to the maximum extent practicable as required by Federal, State, and local code requirements and regulatory intents.

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. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
3. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
4. The applicant must obtain all required land disturbance permits and building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
7. 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.
8. All 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.
9. Any future modification to the site may require Site Plan and Architectural Review approval modifications.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of March, 2026.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zervas, Deputy Clerk-Treasurer

ORDINANCE NO.1041

An Ordinance Allowing Land Zoned For Commercial, Industrial, or Mixed-Use Development To Be Subdivided Into Not More Than Ten Parcels Through Preparation Of A Certified Survey Map

WHEREAS, Wis. Stat. § 236.34 allows minor subdivisions of land through creation of a certified survey map (“CSM”), as opposed to requiring preparation of a plat, under certain circumstances. The statute allows a local municipality to accommodate subdivision of more than four parcels through creation of a CSM, instead of through creation of a plat, if all of the following conditions apply:

- The land to be subdivided must be zoned for commercial, industrial, or mixed-use development;
- The municipality in which the land is located has established a municipal planning agency, and the planning agency has recommended that the municipality allow subdivision of land by CSM in this manner;
- After a public hearing, the municipality adopts an ordinance or resolution specifying a maximum number of parcels, above four, into which land may be subdivided by CSM.; and

WHEREAS, current Village Code limits land division by CSM to subdivisions of not more than four parcels; and

WHEREAS, the Village Board deems it in the interests of the general welfare of the Village to increase the number of parcels that can be divided by CSM to 10, in areas zoned for commercial, industrial, or mixed-use development; and

WHEREAS, the Plan Commission of Mukwonago has reviewed this proposal and recommends passage to the Village Board; and

NOW THEREFORE, at a regular meeting of the Village Board of the Village of Mukwonago, Waukesha County, Wisconsin, held on the 18th day of March, 2026, by a favorable vote of the Board, said Board does ordain as follows:

SECTION 1

Subsection “(a)” of § 45-91, “Minor Subdivisions,” of Article IV, “Certified Survey Maps,” of Chapter 45, “Land Division,” is hereby repealed and replaced as follows:

- (a) When it is proposed to divide land into not more than four parcels or building sites, any one of which is five acres or less in size, or when it is proposed to divide a block, lot, or outlet within a recorded subdivision plat, into not more than four parcels or building sites, without changing the boundaries of said block, lot, or out lot, the subdivider may subdivide by use of a certified survey map. The certified survey map shall include all

parcels of land five acres or less in size and may, at the discretion of the owners, include any number of parcels containing five acres or more.

SECTION 2

Subsection “(b)” of § 45-91, “Minor Subdivisions,” of Article IV, “Certified Survey Maps,” of Chapter 45, “Land Division,” is hereby repealed and replaced as follows:

When it is proposed to divide land that is zoned for commercial, industrial, or mixed-use development into not more than ten parcels or building sites, any one of which is five acres or less in size, the subdivider may subdivide by use of a certified survey map. The certified survey map shall include all parcels of land five acres or less in size and may, at the discretion of the owners, include any number of parcels containing five acres or more.

SECTION 3

That all Ordinances or parts of Ordinances conflicting with the provisions of this Ordinance are hereby to such extent repealed.

SECTION 4

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 5

That this Ordinance shall take effect and be in force from and after its passage and posting as provided by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago and shall indicate the number of this amending ordinance therein.

PASSED AND ADOPTED by the Village Board of the Village of Mukwonago, Waukesha County, Wisconsin, 18th day of March, 2026.

Fred Winchowky, Village President, Board of Trustees

Countersigned:

Lana Kropf, Village Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: March 3, 2026
 MEETING DATE: March 10, 2026, 6:30 P.M.
 SUBJECT: Proposed Ordinance Amendment for CSMs

BASIC INFORMATION	
Item for Review	Change to CSM Ordinance 45-91
Staff Recommendation:	Approve Ordinance as Drafted

Agenda Item Summary & Overview

The Wisconsin State Legislature enacted 2013 Wisconsin Act 272 in 2014, allowing the subdivision of land for certain zoning classifications via CSM in a greater number of parcels than four. This legislation facilitates easier division of land for potential development, eliminating various obstacles like not being able to split land into more than 4 parcels in a 5 year period via CSM and the additional approvals and requirements for plats that are typically not necessary for certain zoning classifications.

The attached Legislative Memo provides a summary of the changes that were made to the state law regarding CSMs. Currently, the Village’s Land Division Ordinance does not include language that allows for the changes that were enacted in Act 272. The Village Attorney has drafted an Ordinance that would align the Village Ordinance with State Law for these changes.

Recommended Action

Staff recommends that the Plan Commission recommend to the Village Board adoption of the proposed ordinance as drafted and provided by the Village Attorney.

Attachments

1. Proposed Ordinance
2. 2013 Wisconsin Act 272 Memo



WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

2013 Wisconsin Act 272
[2013 Senate Bill 502]

**Division of Land by
Certified Survey Map**

In general, a subdivision is a division of land for the purpose of sale or building development that results in the establishment of five or more parcels of 1.5 acres or less within five years. Under prior law, a subdivision required preparation of a plat in all cases. Boundary changes to land that do not result in a subdivision may generally be made by the preparation of a certified survey map (CSM), as opposed to a plat. Numerous requirements and approvals that apply to the preparation of a plat do not apply to the preparation and recording of a CSM.

2013 Wisconsin Act 272 (the Act) creates an exception that will allow land to be subdivided, without the preparation of a plat, under certain circumstances. In order for the exception to apply, all of the following must be true:

- The land is zoned for commercial, industrial, or mixed-use development.
- The city, village, town, or county (municipality) in which the land is located has established a municipal planning agency, and the planning agency has recommended that the municipality allow subdivision of land by CSM.
- After a public hearing, the municipality has adopted an ordinance or resolution specifying a maximum number of parcels, above four, into which land may be subdivided by CSM.

Also, certain requirements for subdivision plats will apply to a subdivision by CSM under the Act, including requirements related to the form and content of the map. In addition, the Act requires submission of the CSM to the Department of Administration for approval, in most cases, and to the Department of Transportation for approval, in certain cases.

Effective date: April 18, 2014.

Prepared by: Brian Larson, Staff Attorney

June 6, 2014

BL:bjjal

This memo provides a brief description of the Act. For more detailed information, consult the text of the law and related legislative documents at the Legislature's Web site at: <http://www.legis.wisconsin.gov>.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: March 4, 2026
 MEETING DATE: March 10, 2026, 6:30 P.M.
 SUBJECT: Field Park Driveway Relocations - Site Plan & Architectural Review

BASIC INFORMATION	
Project:	Field Park Driveway Relocation
Applicant:	Village of Mukwonago Public Works
Consulting Engineer:	Ruekert & Mielke, Inc.
Consulting Architect:	N/A
Request:	Site Plan & Architectural Review
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1963995
Acreage:	16.03 Acres
Current Use:	Public Park
Proposed Use:	Public Park
Reason for Request:	Relocate/Modify Driveway Entrances
Land Use Classification:	Public/Semi-Public
Zoning Classification:	Public/Semi-Public

Project Summary & Overview

As a result of ongoing development in the area of STH 83 and CTH NN, there are improvements that are planned to both roadways that will impact the existing entrance/exits to Field Park. Additionally, there is a need for better circulation and traffic movement into and out of the park.

Improvements on STH 83 would result in the existing driveway across from Park View Middle School turning into a right-in, right-out only movement. Additionally, intersection improvements at STH 83 and CTH NN require that the driveway on the north side of the park get moved further to the west. There is also pedestrian and vehicle visibility challenges that would pose a safety risk with the existing driveways, if they were to remain.

As a result, in conjunction with CTH NN improvements, the north driveway will be widened and moved further to the west, as shown in the exhibits. The existing driveway to STH 83 will be changed to pedestrian and bicycle access only with bollards installed and the driveway apron removed to prevent vehicular access. A new full access driveway is planned to be installed on Roberts Drive. Due to Waukesha County vision triangle requirements on CTH NN, it is not possible to add any entrance monuments as there currently are on the existing STH 83 entrance.

This planned site improvement necessitates a site plan review by the Plan Commission. The Public Works Director has provided a summary memo that better explains the improvements that are planned.

Staff Review

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

Recommended Action

Staff recommends the Planning Commission approve with conditions enumerated in the provided resolution.

Attachments

1. Summary Memo
2. Improvements Exhibits



Village of Mukwonago

440 River Crest Court, Mukwonago, Wisconsin 53149
Tel. (262) 363-6420 | Fax: (262)363-6425

STAFF REPORT

TO: Plan Commission

FROM: Ron Bittner, Public Works Director

DATE: February 13, 2026

****RE:** Site Plan & Architectural Review – Field Park Entrance Realignment

I. Background

Ongoing and future development along the North Rochester Street and Veterans Way corridor has resulted in increased traffic activity and evolving circulation needs near Field Park. The Village has identified an opportunity to improve access management, enhance multimodal safety, and streamline traffic flow through adjustments to the park's entrance configuration. Field Park currently has two vehicular entrances: one from Veterans Way and one from North Rochester Street. These access points were established prior to recent corridor improvements and do not fully align with current roadway geometry, pedestrian activity, or visibility expectations. The proposed realignment is intended to modernize access, increase safety, and support both neighborhood and park operations.

II. Project Overview

The submitted SPAR request includes realignment and modification of park entrances as follows:

1. Veterans Way Entrance Realignment

The existing entrance from Veterans Way will be relocated westward. This shift creates adequate space for a dedicated left-turn lane for vehicles entering the park from the east. The turn lane will help reduce queuing, minimize conflicts with through-traffic, and provide safer, more predictable entry movements.

2. Conversion of the North Rochester Street Entrance to Pedestrian/Bicycle Access

The current vehicular entrance along North Rochester Street will be closed to vehicles and repurposed exclusively for pedestrian and bicycle use. This change reduces vehicle–pedestrian conflict points, supports safe multimodal movement, and aligns with the corridor's growing pedestrian activity.

3. New Vehicular Entrance from Roberts Drive

A newly constructed vehicular entrance is proposed off Roberts Drive, aligned with the north-south segment of Roberts Drive. This configuration:

- Improves sight distances for motorists,
- Provides a clear, direct route into the park, and
- Simplifies internal park circulation for guests during events and high-traffic periods.

III. Analysis

Traffic Flow Improvements

Realigning the Veterans Way entrance and adding a turn lane will reduce congestion and improve peak-time movements into the park. The Roberts Drive entrance further distributes traffic and reduces reliance on a single access point.

Pedestrian & Bicycle Safety

Converting the North Rochester Street entrance into a non-vehicular access point prioritizes safe pedestrian routes and supports continued investment in the corridor's walkability.

Improved Sight Distances & Vision Triangles

The Roberts Drive alignment eliminates visibility issues associated with the current access layout. All proposed entrance locations have been reviewed to ensure compliance with recommended vision triangle standards.

Support for Future Development

These improvements accommodate ongoing and future development activity in the area, ensuring the adjacent roadway network can function efficiently while preserving safe access to Field Park.

IV. Staff Recommendation

Staff recommends **approval** of the Site Plan & Architectural Review for Field Park entrance realignment with the following components:

1. Relocate the Veterans Way entrance to the west to accommodate a left-turn lane.
2. Convert the North Rochester Street entrance to pedestrian and bicycle use only.
3. Construct a new vehicular entrance aligned with Roberts Drive.
4. Ensure final design details meet Village engineering standards for geometry, visibility, pedestrian crossings, and traffic control.

These improvements will enhance safety, improve circulation, and better support long-term development along the corridor.

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

PC RESOLUTION NO. 2026-03

A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR THE RELOCATION AND MODIFICATION TO EXISTING DRIVEWAY ENTRANCES FOR FIELD PARK, LOCATED AT 933 N. ROCHESTER STREET, PARCEL MUKV1963995

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 driveway modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Village of Mukwonago Public Works Department, and

WHEREAS, the project involves removing the vehicular driveway entrance off STH 83, adding a vehicular driveway entrance on Roberts Drive, and moving the driveway entrance on CTH NN, and

WHEREAS, the project complies with the requirements of the Village of Mukwonago zoning code.

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 Field Park driveway modifications 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. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
2. The applicant must begin work on the project within 12 months of this date and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of March, 2026.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: March 4, 2026
 MEETING DATE: March 10, 2026, 6:30 P.M.
 SUBJECT: Burn Boot Camp & Perfect Fit - Site Plan & Architectural Review

BASIC INFORMATION	
Project:	Burn Boot Camp & Perfect Fit
Applicant:	Campbell Construction JC, Inc.
Consulting Engineer:	Endpoint Solutions
Consulting Architect:	David Baum
Request:	Site Plan & Architectural Review
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2009989001
Acreage:	0.912 Acres
Current Use:	Vacant
Proposed Use:	Health Club
Reason for Request:	New Development
Land Use Classification:	Business
Zoning Classification:	B-2 General Business District

Project Summary & Overview

The applicant is proposing to construct a two tenant building that would contain two separate fitness facilities that are classified as “health clubs” in the Village’s Zoning Code. The proposed project consists of a single building and associated site development and shared parking for both businesses within the proposed building.

The applicant has provided an overview of the project which is included for Plan Commission review. The overview summary memo details the hours of operations, intended uses, occupancy loads, staffing, and other pertinent details.

The proposed development is a permitted use in the B-2 Zoning District and is subject to a site plan and architectural review by the Plan Commission.

Staff Review

Engineering:	Based on detailed analysis of the existing and proposed pervious and impervious surfaces, storm water management is not required by ordinance. The applicant shall provide a detailed construction set, including erosion control plans and utility plans for final approval by Village staff, prior to the issuance of building permits.
Public Works	The driveway approaches need to be removed off of Bayview Road. Clearly show the removal of the approaches on the plans as well as full sidewalk, terrace, and curb restoration.
Utilities	The applicant shall further coordinate the proposed water and sewer hook-up locations with the Utilities Director. Any unused services to the parcel shall be abandoned at their respective mains in accordance with Village Standards.
Police	No comments at this time.
Fire:	The applicant shall coordinate local approvals with the Fire Chief prior to the issuance of building permits and should otherwise obtain the necessary state suppression and detection permits, as applicable.
Building Inspection	Light pole light fixture height cannot exceed 25' from grade to top of fixture. Clearly show heights of fixtures on revised lighting plan.
Planning	The proposed plans meet the setback and design standards of the B-2 zoning code. The applicant shall submit a revised landscaping plan that removes the proposed Ginkgo trees from the vision triangle at the corner. Parking totals were provided based on max capacity and exceed the intended occupant loads provided in the summary memo. The trash enclosure shall be constructed of masonry compatible with materials used on street site of building.

Recommended Action

Staff recommends the Planning Commission approve with conditions enumerated in the provided resolution.

Attachments

1. Application Documents

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2026-04

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR BURN BOOT CAMP &
PERFECT FIT HEALTH CLUBS LOCATED AT 950 MAIN STREET, PARCEL MUKV2009989001**

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 Health Club development, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Campbell Construction JC, Inc., and

WHEREAS, the project involves the construction of an approximately 9,730 square foot building development and associated site improvements with shared parking, and

WHEREAS, the project complies with the requirements of the Village of Mukwonago zoning code.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for Burn Boot Camp & Perfect Fit 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. If changes are made to the provided plans, 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 prior to the issuance of building permits. Any outstanding matters must be resolved to staff's satisfaction. Construction shall comply with any conditions of approval issued by staff.
2. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
3. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
4. The applicant must obtain all required building permits within six months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.

6. The developer must comply with all requirements related to impact fees imposed by the Village. If an irrigation system is planned, the applicant shall disclose that to the Village Utilities Director at the time of impact fee calculation.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the 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.
9. 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.
10. Landscaping shall be installed per Village standards and approved plans, if applicable. The landscaping plan shall be revised in accordance with the comments issued by the Village Planner.
11. The applicant shall provide a plan and rendering for the proposed dumpster enclosure. The dumpster enclosure shall be constructed of masonry compatible with the principal building materials used on the street side of the building.
12. The applicant shall coordinate necessary utility abandonments, as applicable, with the utilities Director.
13. The applicant shall comply with all verbal changes requested by the Plan Commission, if any.
14. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 10th day of March, 2026.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

**RE: Village of Mukwonago, Wisconsin
Attn. Plan Commission
440 Rivercrest Ct
Mukwonago, WI 53149**

To Whom It May Concern:

Burn Boot Camp and Perfect Fit Fitness operate as two distinct yet complementary fitness businesses that share the same building, creating a multi-purpose wellness destination for the community. Although they function independently—with separate staffing, schedules, and program offerings—the shared facility allows each business to maximize space efficiency while providing a diverse range of fitness options under one roof.

Perfect Fit Fitness — Operations Narrative

Business Model & Services

Perfect Fit Fitness operates as a hybrid fitness facility, offering personal training, individualized fitness programming, and limited open-gym access. The business caters to clients seeking personalized support, structured workout plans, and consistency through regular training sessions. While open to the public, its access is generally through membership or booked training sessions, not unlimited open-gym use like a traditional big-box gym.

Hours of Operation Occupancy Load: 15
Monday – Friday: 6:00 AM – 9:00 PM
Saturday – Sunday: 8:00 AM – 7:00 PM

Staffing: 2-3 employees (dependent on scheduled appointments)

Burn Boot Camp — Operations Narrative

Business Model & Services

Burn Boot Camp operates as a membership-based group fitness studio focused on delivering high-intensity group bootcamp-style classes. Members attend scheduled camps led by certified trainers, with sessions designed around strength, conditioning, cardio, and metabolic training.

Hours of Operation Occupancy Load: 20
Monday – Friday: 4:00 AM – 11:00 AM, 3:00 PM – 11:00 PM
Saturday: 6:30 AM – 11:00 AM
Sunday: CLOSED
Staffing: 2–4 employees (dependent on class times)

Monica Martineau

Project Coordinator
Campbell Construction JC, INC



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 5 NOT SURVEY RELATED
6 - 9, 14 VISIBLE EVIDENCE SHOWN IF ANY
12 INTENTIONALLY OMITTED
11. Utility Easement granted to North-West Telephone Company, by an instrument recorded in Reel/Volume 31, Image/Page 1236, as Document No. 843111, 10' Easement for underground cable telephone line - exact location cannot be determined from the recorded document.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF SURVEYED PARCEL

Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, described as follows:
Commencing at the southeast corner of the Northeast 1/4 of said Section 35; thence North 89°45'01" West along the south line of said Northeast 1/4, 2303.60 feet; thence North 13°54'54" East, 533.52 feet; thence South 89°45'01" East, 187.61 feet to a point on a curve, the north right of way line of Bay View Road and the Point of Beginning;

LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 4 columns listing symbols and abbreviations for various features: SANITARY MANHOLE, STORM MANHOLE, STORM INLET, CLEANOUT, CATCH BASIN, LATERAL, UNKNOWN MANHOLE, WELL, HYDRANT, WATER VALVE, DOWN SPOUT, SPRINKLER VALVE, WATER SHUT OFF, STANDPIPE, WATER MANHOLE, GUY WIRE, etc.

TABLE A

- 1. Monuments found/placed at all corners of the surveyed property boundary.
7. The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.



GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

CURVE TABLE
CURVE NO. LENGTH RADIUS DELTA CHORD BEARING CHORD LENGTH TANGENT IN TANGENT OUT
C1 92.35' 386.37' 013°41'43" N82°54'10"W 92.13' N76°03'18"W N89°45'01"W

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY - US TITLE AND CLOSING SERVICES COMMITMENT NUMBER 108535 AMENDED DATED APRIL 10, 2015.

Parcel A: All that part of the Northeast 1/4 of Section 35, in Township 5 North, Range 18 East in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows, to-wit: Commencing at a point on the East and West 1/4 Section line distant West 2303.70 feet from the East 1/4 Section corner and thence North 14 deg. 00' East along the center line of County Trunk Highway #15 a distance of 534.29 feet to a point of commencement of the area herein described; thence East and parallel with said 1/4 Section line 217.8 feet; thence North 14 deg. 00' East 103.14 feet; thence West 217.8 feet to center line aforesaid; thence South 14 deg. 00' West 103.14 feet to the point of commencement, excepting therefrom that portion thereof conveyed to the Village of Mukwonago by deed recorded in Reel 1445, Image 205, as Document No. 1717553.

Parcel B: All that part of the Northeast 1/4 of Section 35, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Commencing at a point on the East and West 1/4 Section line, distant West 2303.70 feet from the East 1/4 Section corner, and thence North 14 deg. 00' East along the center line of State Trunk Highway #15, a distance of 637.43 feet to the point of commencement of the area to be described; thence East and parallel with the said 1/4 line 217.8 feet; thence North 14 deg. 00' East, 103.14 feet thence West 217.8 feet to center line aforesaid; thence South 14 deg. 00' West 103.14 feet to the point of commencement. Also, that part of the Northeast 1/4 of Section 35, in Township 5 North, Range 18 East in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Commencing at a point on the East-West 1/4 Section line distant West 2303.70 feet from the East 1/4 corner of the said Section; and running thence North 14 deg. 00' East along the center line of State Trunk Highway #15 740.57 feet to the point of commencement of the lands herein described; thence East 251.8 feet; thence North 14 deg. 38' East and parallel with the center line of the said Highway 25,785 feet; thence West 251.8 feet to a point in the said center line; thence South 14 deg. 38' West 25,785 feet to the point of commencement. Also, all that part of the Northeast 1/4 of Section 35, in Township 5 North, Range 18 East in the Village of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows: Commencing at a point on the East-West 1/4 line of the said Section distant West 2303.70 feet from the East 1/4 corner of said Section; and thence running North 14 deg. East and along the center line of State Trunk Highway #15 a distance of 637.42 feet; and thence East and parallel with the 1/4 line aforesaid 217.80 feet to the point of beginning of the parcel of land hereinafter described; thence North 14 deg. East 103.14 feet thence due East 34.00 feet; thence North 14 deg. 38' East 25,785 feet; thence South 01 deg. 00' West 125.05 feet; thence due West 63.30 feet to the point of beginning. Excepting therefrom the lands conveyed by Warranty Deed No. 3028466.

Tax Parcel Number: MUKV 2009.989 (PARCEL A); MUKV 2009.990 (PARCEL B)
Address: 950 Main St (Parcel A); 944 Main St (Parcel B)

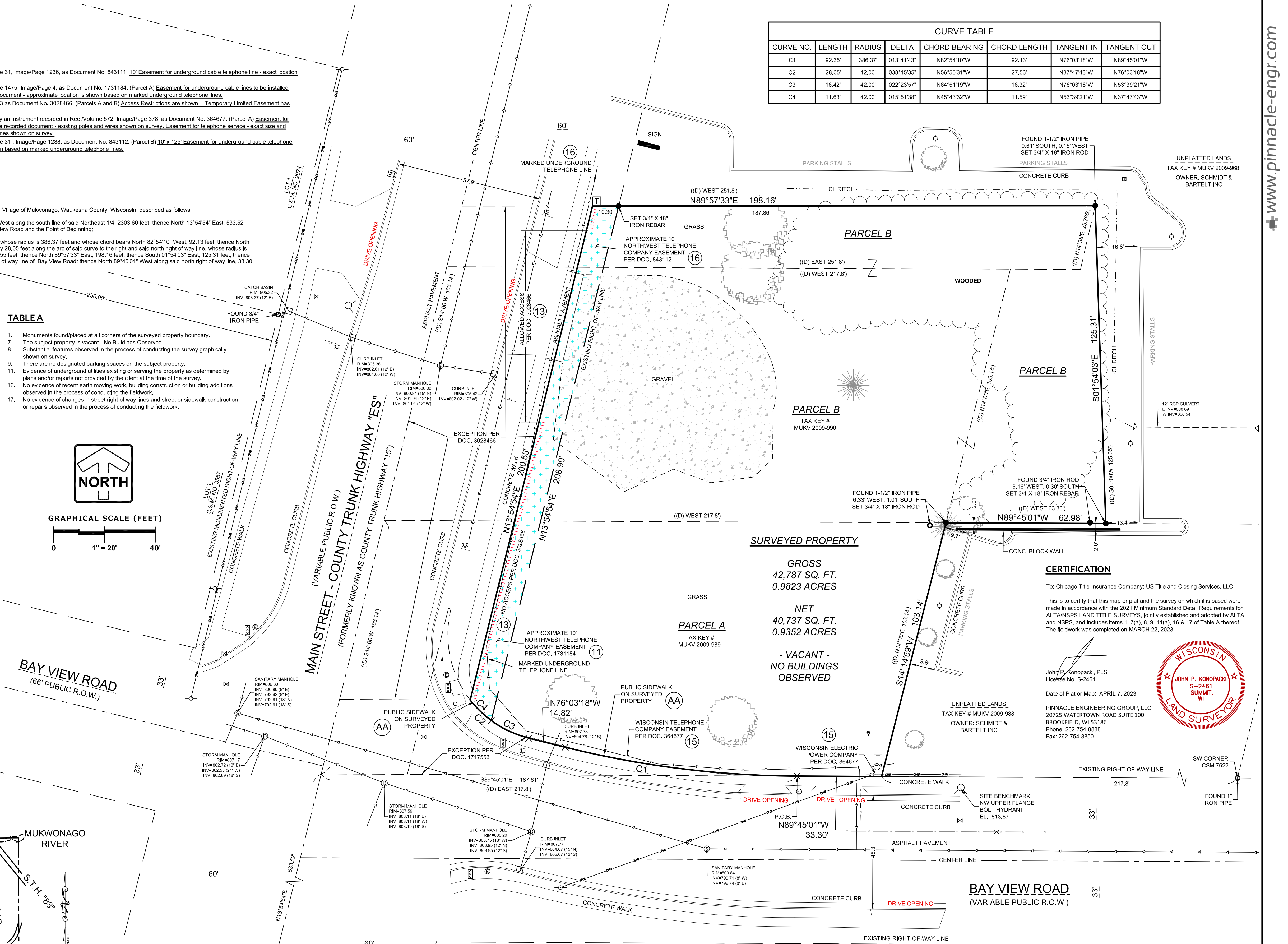
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE: 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888

944 & 950 MAIN STREET
BEING A PART OF THE SW 1/4 OF THE NE 1/4 SECTION 35, T5N, R18E, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS table with columns for NO., DATE, DESCRIPTION, and BY.

SHEET 1 of 1
DATE: 04/07/2023
SCALE: 1"=20'



SURVEYED PROPERTY
GROSS 42,787 SQ. FT. 0.9823 ACRES
NET 40,737 SQ. FT. 0.9352 ACRES
- VACANT - NO BUILDINGS OBSERVED

CERTIFICATION
To: Chicago Title Insurance Company; US Title and Closing Services, LLC.
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, 7(a), & 9, 11(a), 16 & 17 of Table A thereto. The fieldwork was completed on MARCH 22, 2023.
John P. Konopacki, PLS License No. S-2461
Date of Plat or Map: APRIL 7, 2023
PINNACLE ENGINEERING GROUP, LLC. 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 Phone: 262-754-8888 Fax: 262-754-8850



STATEMENT OF POTENTIAL ENCROACHMENTS

- Public Sidewalk on surveyed property without the benefit of an easement.
SE CORNER, NE 1/4 SEC. 35, T5N, R18E (FOUND CONC. MON. W/ BRASS CAP) N=314,254.08; E=2,417,399.40 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) REFERENCE BENCHMARK: EL.=826.43

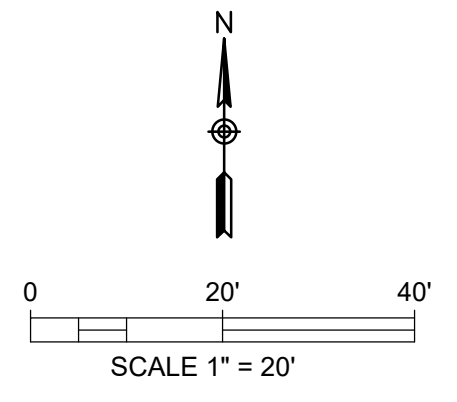
GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via Main Street - County Trunk Highway "ES", a publicly dedicated right of way and via Bay View Road, a publicly dedicated right of way.
3. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
4. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Northeast 1/4 Section 35, Town 5 North, Range 18 East, Elevation = 826.43.
6. Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Northeast 1/4 of Section 35, Township 5 North, Range 18 East which has a bearing of N89°45'01"W.

www.pinnacle-engr.com

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Jan 28, 2026 9:26am PLOTTED BY: jjeffery SAVED BY: jjeffery
 P:\Campbell Const - 5601011 - Burn Boot Camp - Mukwonago\CAD\Exhibits\EX1.0_560-011 Burn Boot Camp - Stormwater Impervious Area Exhibit.dwg Layout1
 IMAGES: T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.png; Z:\Projects\2023\3096.00-W\SURVEY\DOCUMENTS\VC MAP.png; T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.png
 XREFS: ... \ACAD-3096.00 EXISTING-Model - EPS EDIT.dwg; ... \Endpoint.dwg; ... \Border-Burn Boot Camp.dwg; ... \560-011 Burn Boot Camp - Proposed Layout.dwg



IMPERVIOUS AREA CALCULATION

	EXISTING IMPERVIOUS AREA REMOVED AND CONVERTED TO GREEN SPACE =	1,140 SF (0.026 AC)
	PROPOSED ADDED IMPERVIOUS AREA =	22,838 SF (0.524 AC)
NET INCREASE IMPERVIOUS AREA =		21,698 SF (0.498 AC)
SITE DISTURBANCE: 40,737 SF (0.935 AC)		
STORMWATER IS REQUIRED IN THE VILLAGE OF MUKWONAGO WITH THE ADDITION OF 0.5 ACRES OR GREATER OF IMPERVIOUS SURFACES OR LAND DISTURBING ACTIVITY OF 1 ACRE OR GREATER. THEREFORE, THIS SITE IS EXEMPT FROM STORMWATER REQUIREMENTS.		

REV.	DATE
8	
7	
6	
5	
4	
3	
2	

Endpoint Solutions

6871 S. LOVERS LANE
 FRANKLIN, WI 53132
 PHONE: (414) 427-1200

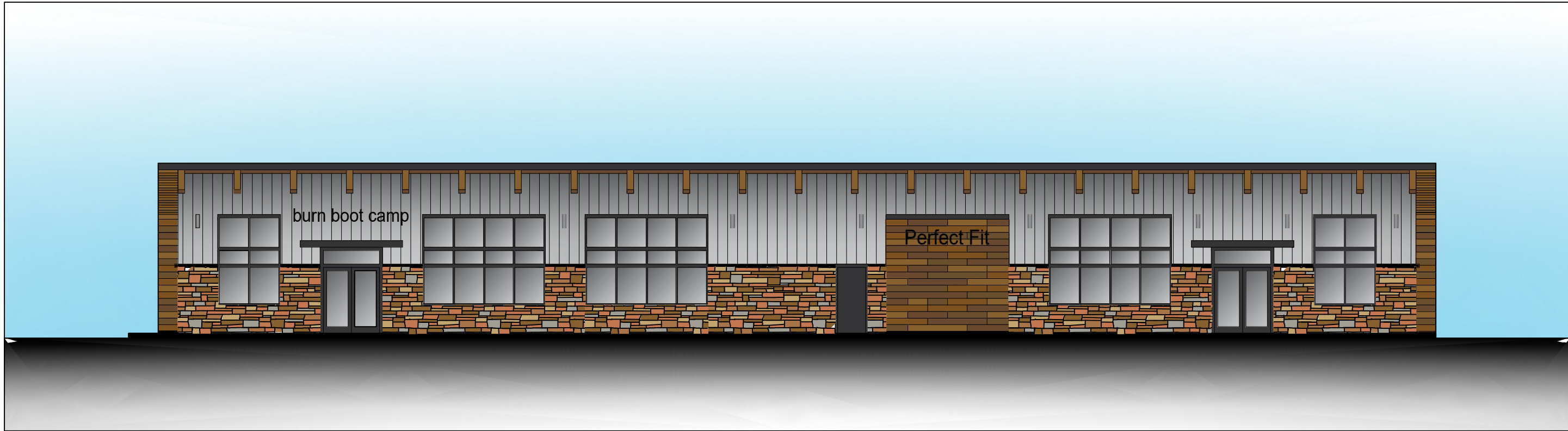
**BURN BOOT CAMP
 STORMWATER IMPERVIOUS
 AREA EXHIBIT**

950 MAIN STREET
 MUKWONAGO, WISCONSIN

DRAWN BY: JJJ DATE:
 CHECKED BY: JAH 01/30/2026
 APPROVED BY: JAH

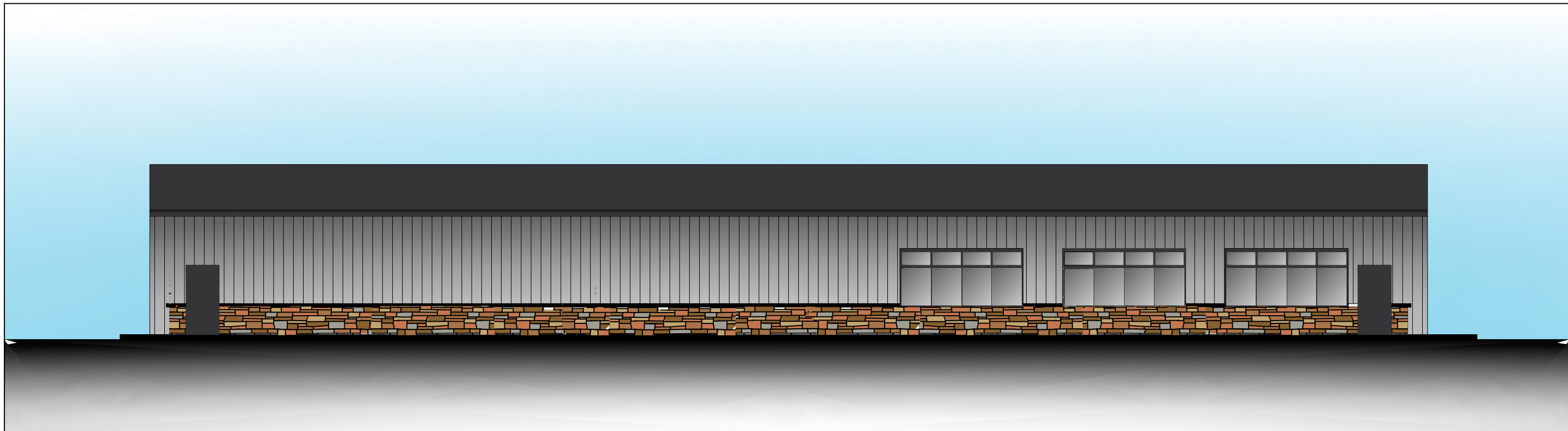
PROJECT NO.
 560-011

SHEET NO.
EX1.0



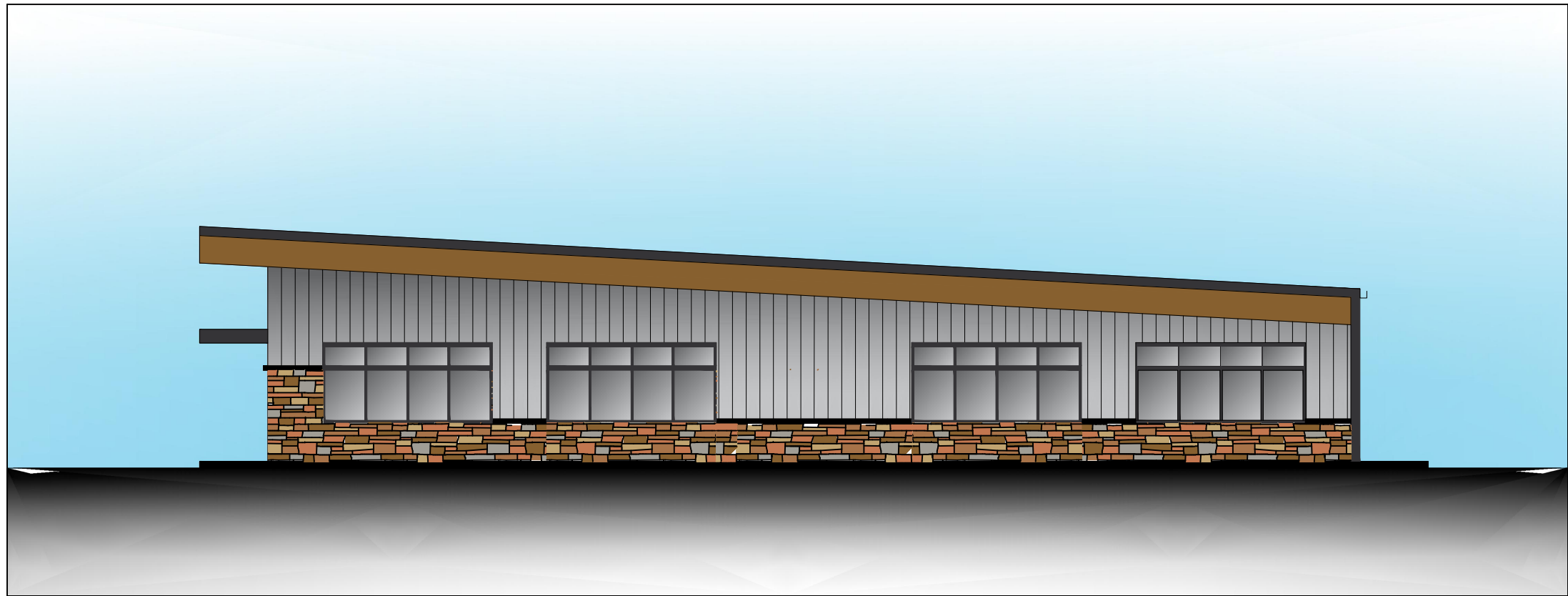
1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



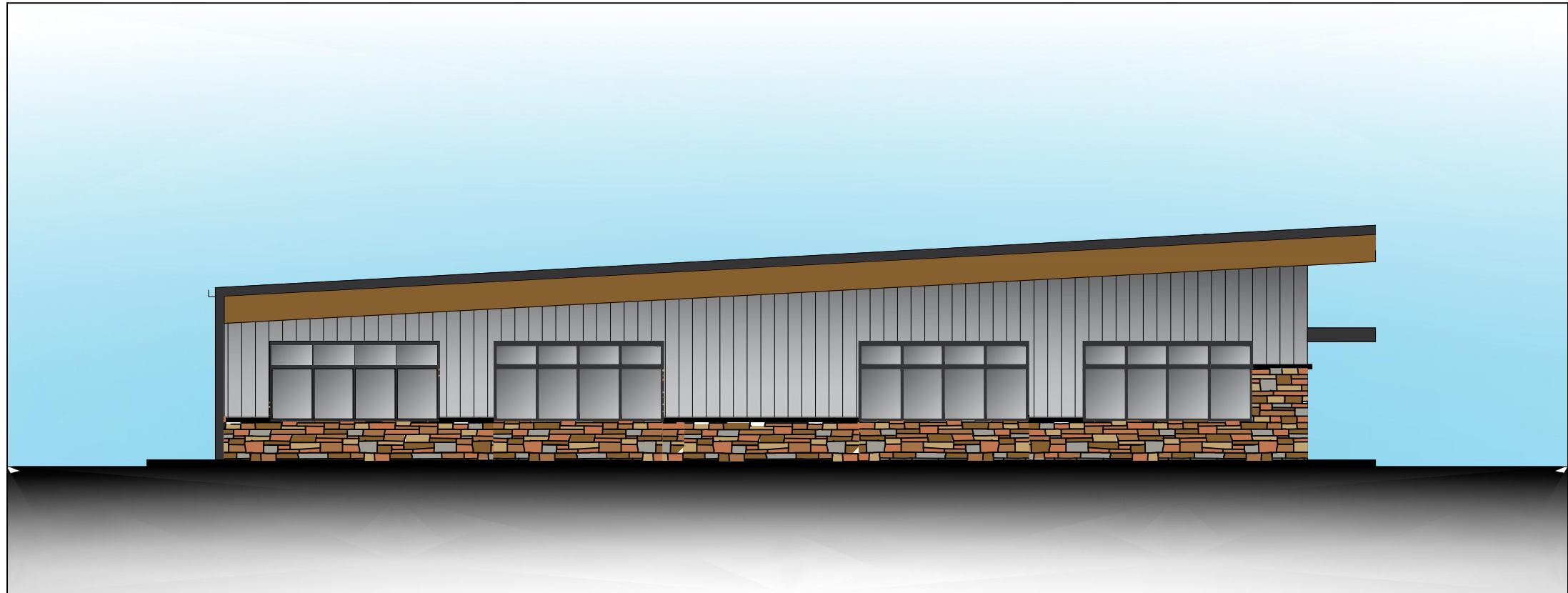
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



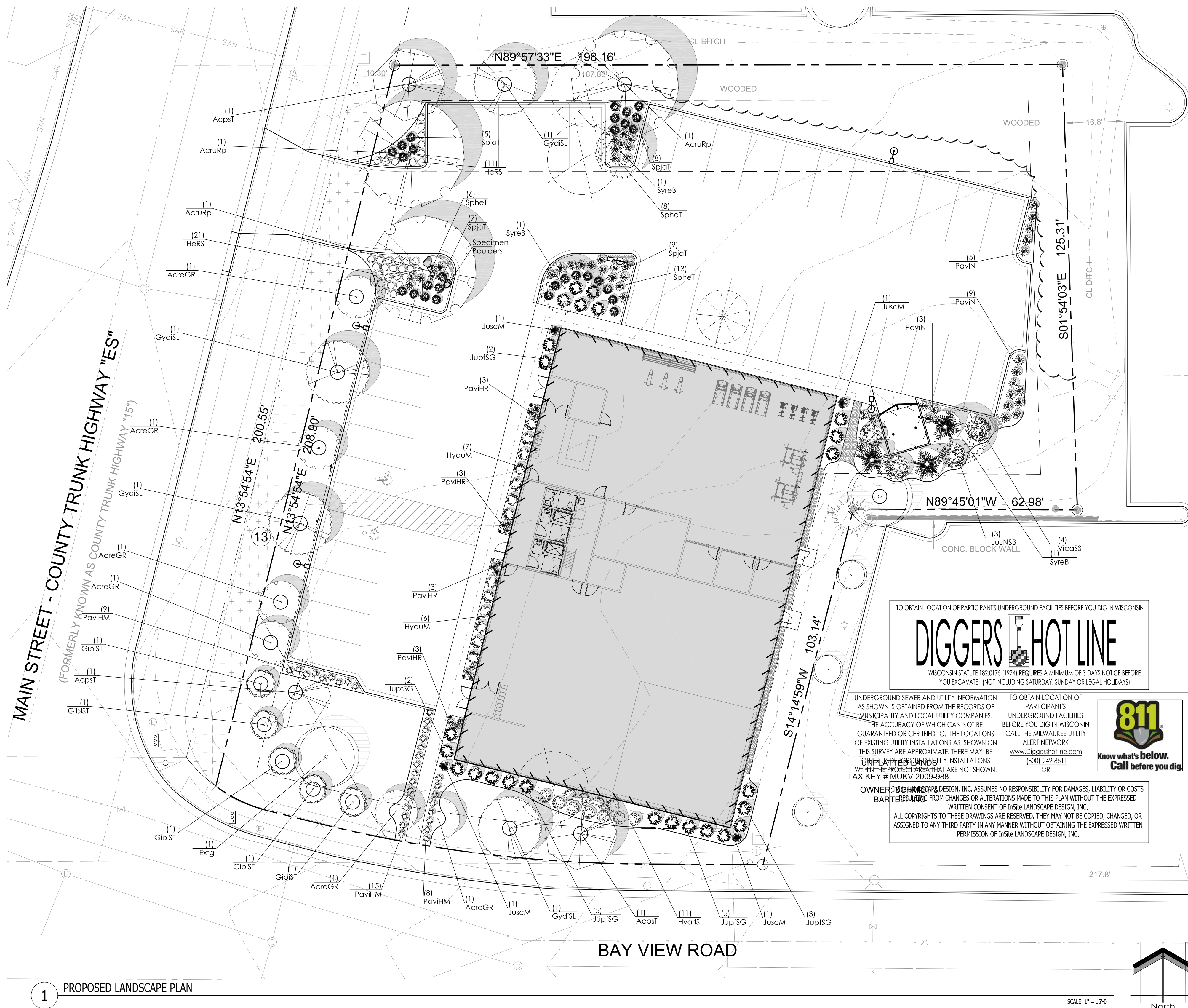
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)	TOTAL IMPERVIOUS	26,127 SQ. FT. (0.60 Acres)
LOT ZONING	B-2 - General Business District	TOTAL GREENSPACE	14,610 SQ. FT. (0.34 Acres)
LOT AREA	40,737 SQ. FT. (0.94 Acres)	SITE LANDSCAPE PERCENTAGE	36%
SITE BUILDING AREA	10,000 SQ. FT.	TOTAL PARKING STALLS	39 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE OF MUKWONAGO LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 100-913 General design requirements, § 100-152 B-2 general business district.
 (J) General development requirements.
 (I) Landscaping, Landscaping plans are subject to plan commission review and approval subject to the following minimum standards. Any alteration to that plan shall be subject to further plan commission review and approval.
 (A) The minimum number of trees on a site shall be calculated based on the street frontage; one tree is required for each 20 feet. For lots with 100 feet or less of road frontage; a minimum of five trees shall be planted or retained. A minimum of two trees are to be planted or retained in each front yard and each street side yard.
 LINEAL FEET OF STREET FRONTAGE ALONG MAIN STREET = 209' NUMBER OF TREES REQUIRED = 10.5 TREES
 LINEAL FEET OF STREET FRONTAGE ALONG BAY VIEW ROAD = 157' NUMBER OF TREES REQUIRED = 7.85 TREES
TOTAL NUMBER OF TREES REQUIRED - 19 TREES - 20 PROVIDED 19 NEW PROPOSED AND 1 EXISTING

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE VILLAGE OF MUKWONAGO. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE VILLAGE OF MUKWONAGO.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE PROTECTION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE BAY VIEW ROAD HEALTH CLUB PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z66.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED BAY VIEW ROAD HEALTH CLUB PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SEEDDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 6". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
 20% KENTUCKY BLUE GRASS
 15% NEWPORT KENTUCKY BLUE GRASS
 15% SR 2100 Kentucky Bluegrass
 25% Creeping Red Fescue
 15% Replicator Perennial Ryegrass
 10% Fiesta 4 Perennial Ryegrass
 APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
 MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 • NECESSARY IRRIGATION (IF REQUIRED)
 • INTEGRATED PEST MANAGEMENT,
 • PROPER FERTILIZATION
 • TREE CARE AND PRUNING, SHRUB TIP CLIPPING
 AND SHAPING AS REQUIRED
 • REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PURSUANCE TO:
 • WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES & SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU DICA VATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE UNPLANNED AND UNIDENTIFIED INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. TAX KEY # MLWKV 2009-998

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.diggershotline.com (800) 242-8511 OR 811

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1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Acpst	☒	Acer pseudoplatanus 'Tunpelti'	Regal Felticoal Sycamore Maple	3"-Cal - B&B	1
3	AcruRp	☒	Acer rubrum 'Frank Jr.'	Redpointe Maple	3"-Cal - B&B	1
6	AcreGR	☒	Acer rubrum 'JFS-KW78'	Armstrong Gold Red Maple	3"-Cal - B&B	1
5	GibiST	○	Ginkgo Biloba 'JN9' Sky Tower	Sky Tower Ginkgo	3"-Cal - B&B	1, 7
4	GydlSL	☒	Gymnocladus dioica 'Skinny Latte'	Skinny Latte Kentucky Coffeetree	3"-Cal - B&B	1
3	SyreB	☒	Syringa reticulata 'Bainace'	Snowdance Japanese Tree Lilac	2 1/2"-Cal - B&B	1
2	Extg	○	Exiting to Remain	Exiting to Remain	Existing	2
3	Extg	☒	Exiting to be Removed	Exiting to be Removed	Existing	3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuJNSB	☒	Juniperus 'J.N. Select Blue'	Star Power Juniper	6" - B&B	4
1	Extg	○	Exiting to Remain	Exiting to Remain	Existing	2
1	Extg	☒	Exiting to be Removed	Exiting to be Removed	Existing	3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
32	HeRS	○	Hemerocallis x Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	6

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	HyarIS	☒	Hydrangea arborescens 'Invincible Spirit'	Invincible Spirit Hydrangea	18" - 24" - Cont	5
13	HyquM	☒	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	18" - Cont	5
29	SpjAt	☒	Spiraea japonica 'Tracy'	Double Play Big Bang Spiraea	15" - 18" - Cont	5
4	VicaSS	☒	Viburnum Carlesii 'J.N.Select S'	Sugar n' Spice Koreanopice Viburnum	24" - 30" - B&B	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JuscM	☒	Juniperus scopulorum 'Medora'	Medora Juniper	3" - 4" - B&B	4
25	JupISG	☒	Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
32	PaviHM	☒	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1-Gal - Cont	6
15	PaviHR	☒	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
20	PaviN	☒	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
27	SpheT	☒	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
- Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
- Evenly shaped upright tree/shrub with full branching to the ground.
- Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- Male only

INSITE
 LANDSCAPE DESIGN
 Landscape Consulting
 & Master Planning Design Services
 11525 W. North Avenue, Suite 1B
 Wauwatosa, WI 53226
 Tel (414) 476-1204
 www.insitedesigninc.com
 mdavis@insitedesigninc.com

PRELIMINARY PLAN SET

Project:
BAY VIEW ROAD HEALTH CLUB
 950 Main Street
 Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
01/28/26		Plan Commission Submittal

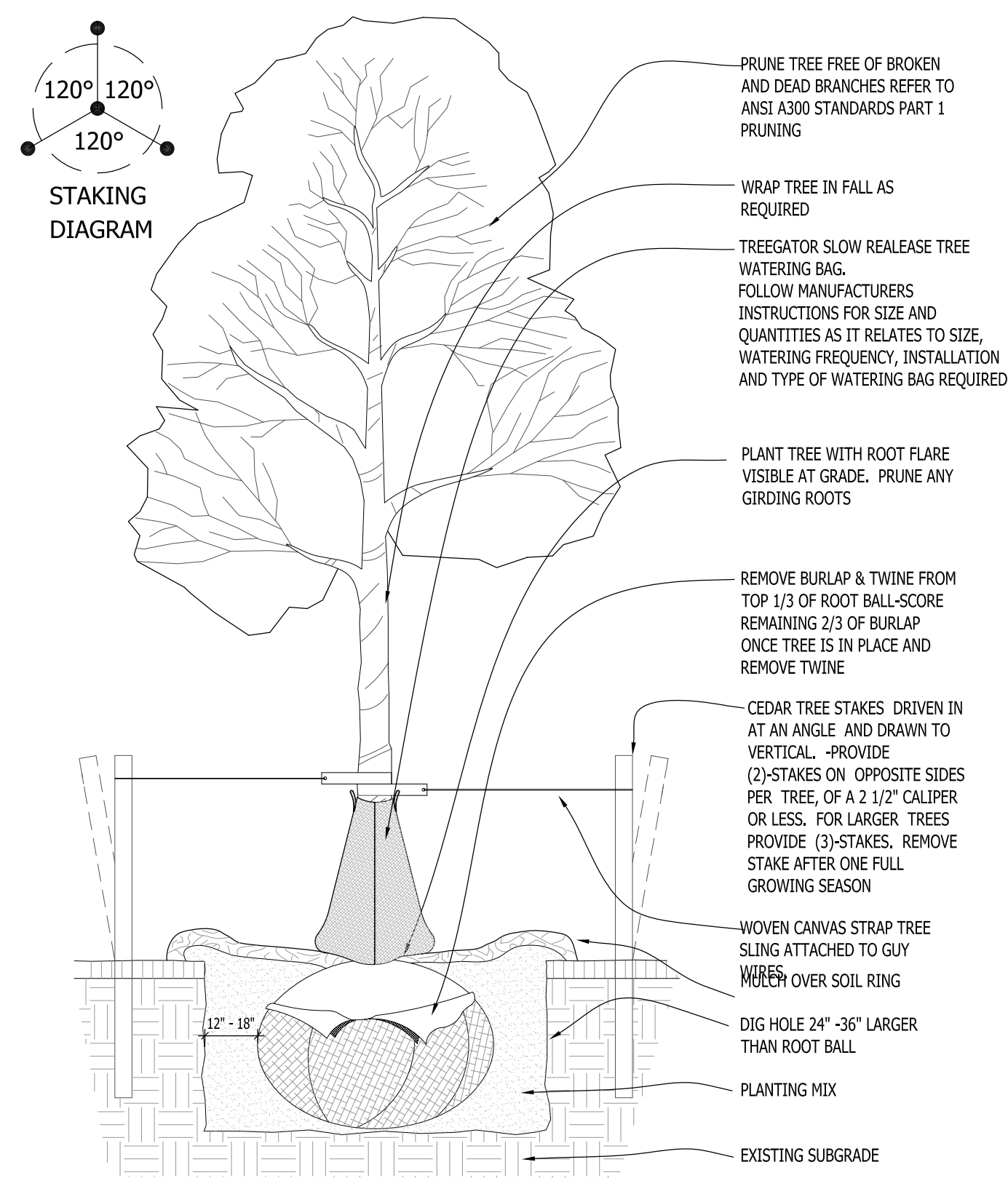
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Sheet Title:
 PROPOSED LANDSCAPE PLAN,
 GENERAL NOTES,
 AND PLANT MATERIAL TABLE

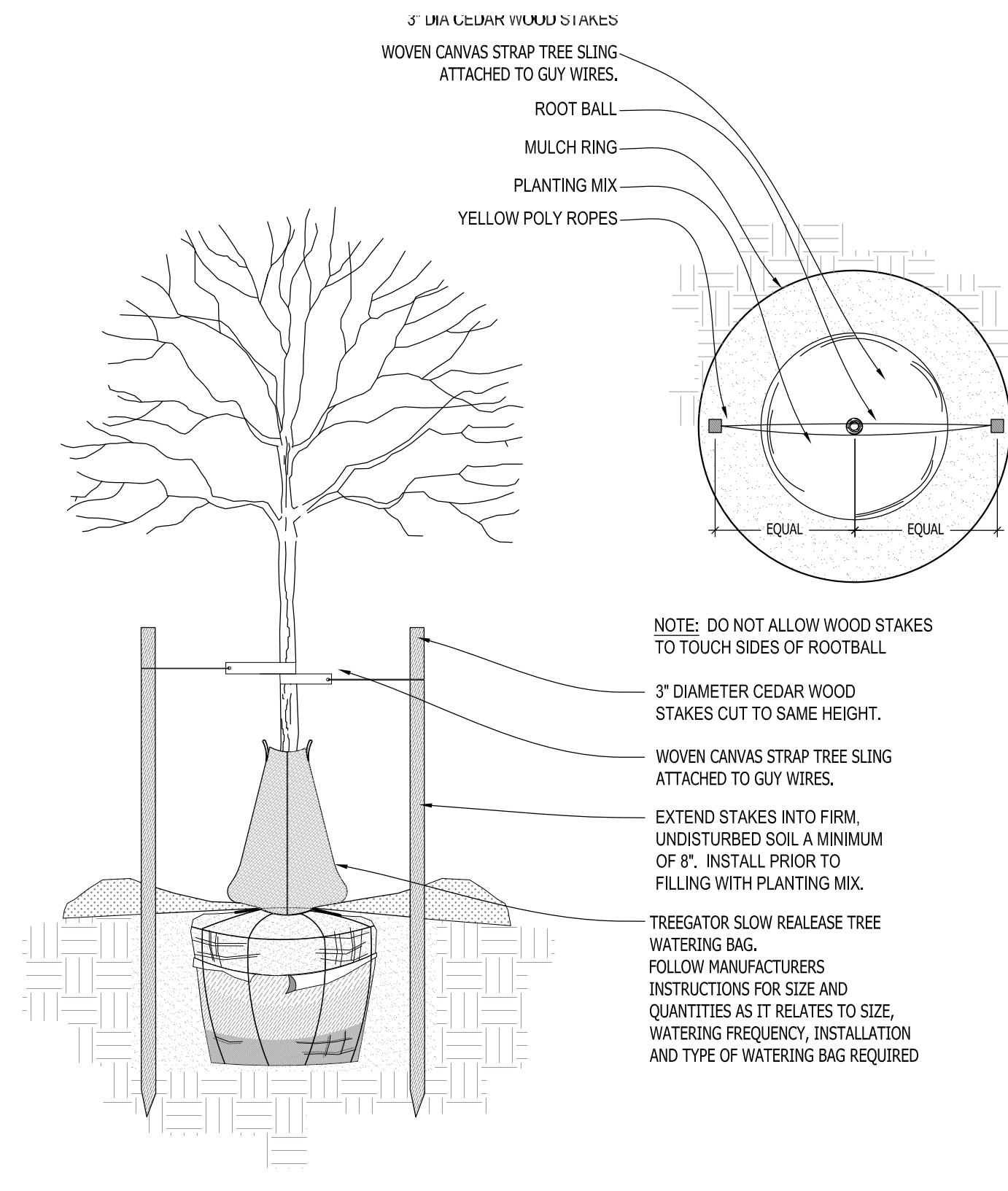
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 Scale: 1" = 16'-0"
 Drawn By: MCD
 Job Number: L25-073
 Sheet Number:

LSP1.1

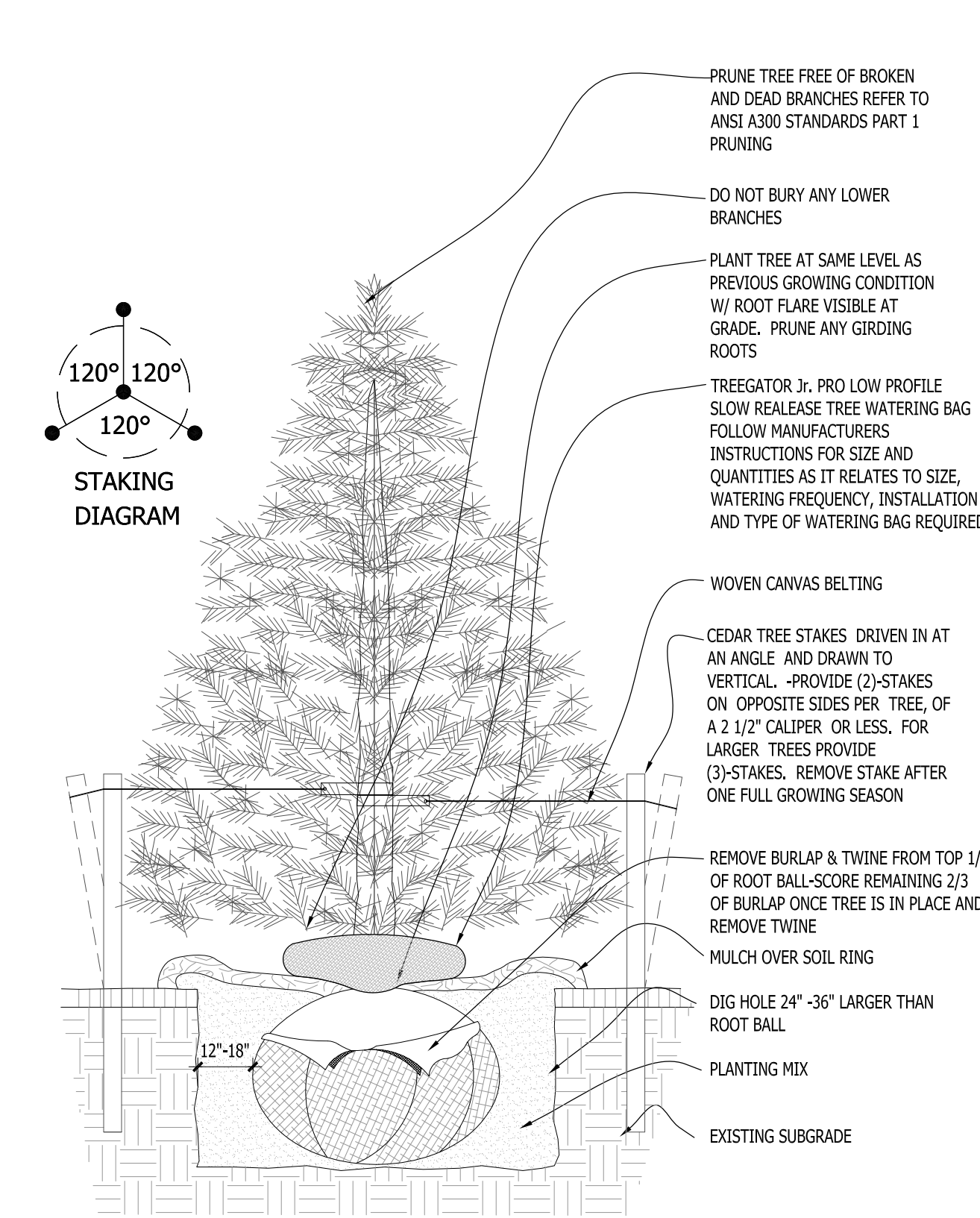
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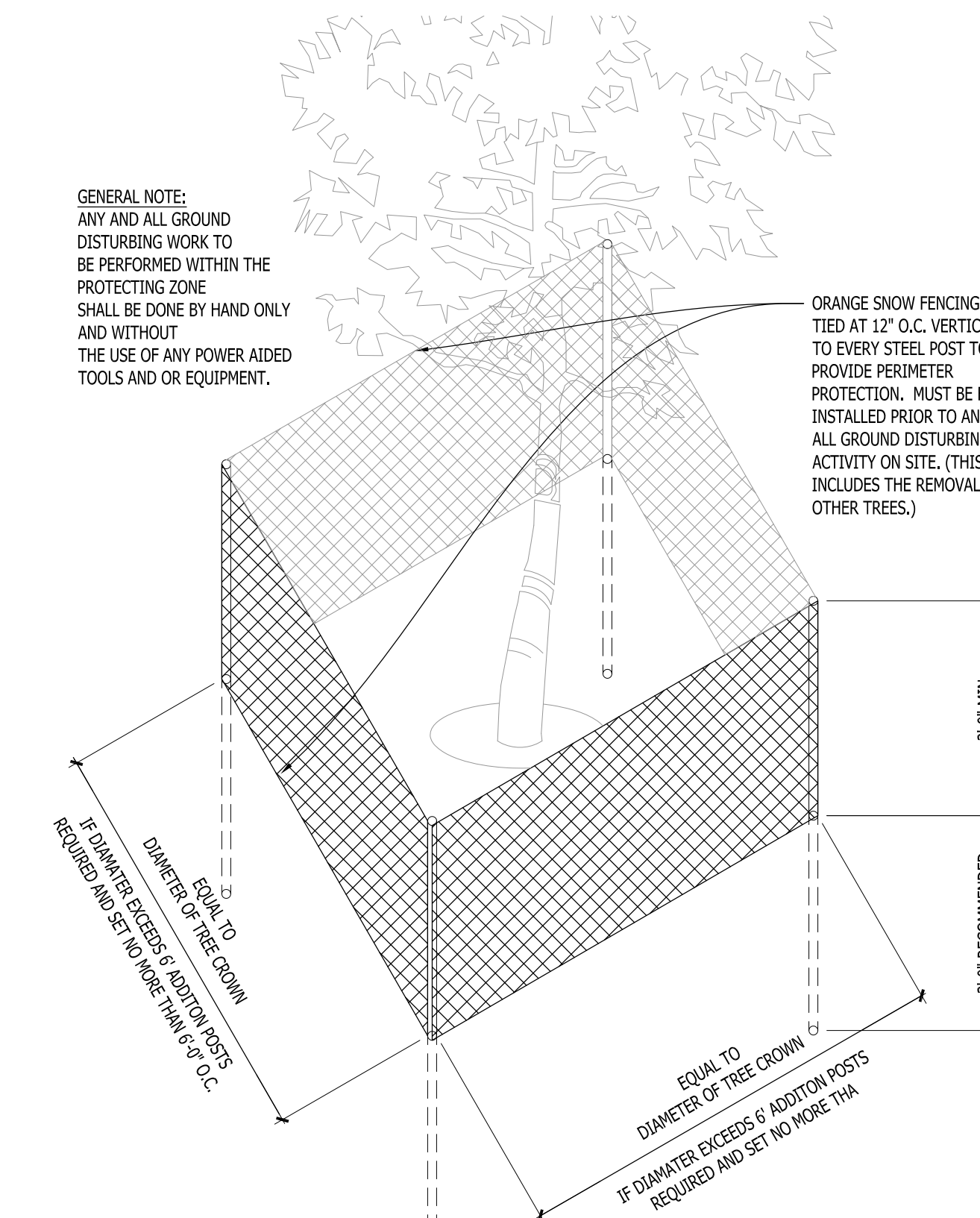
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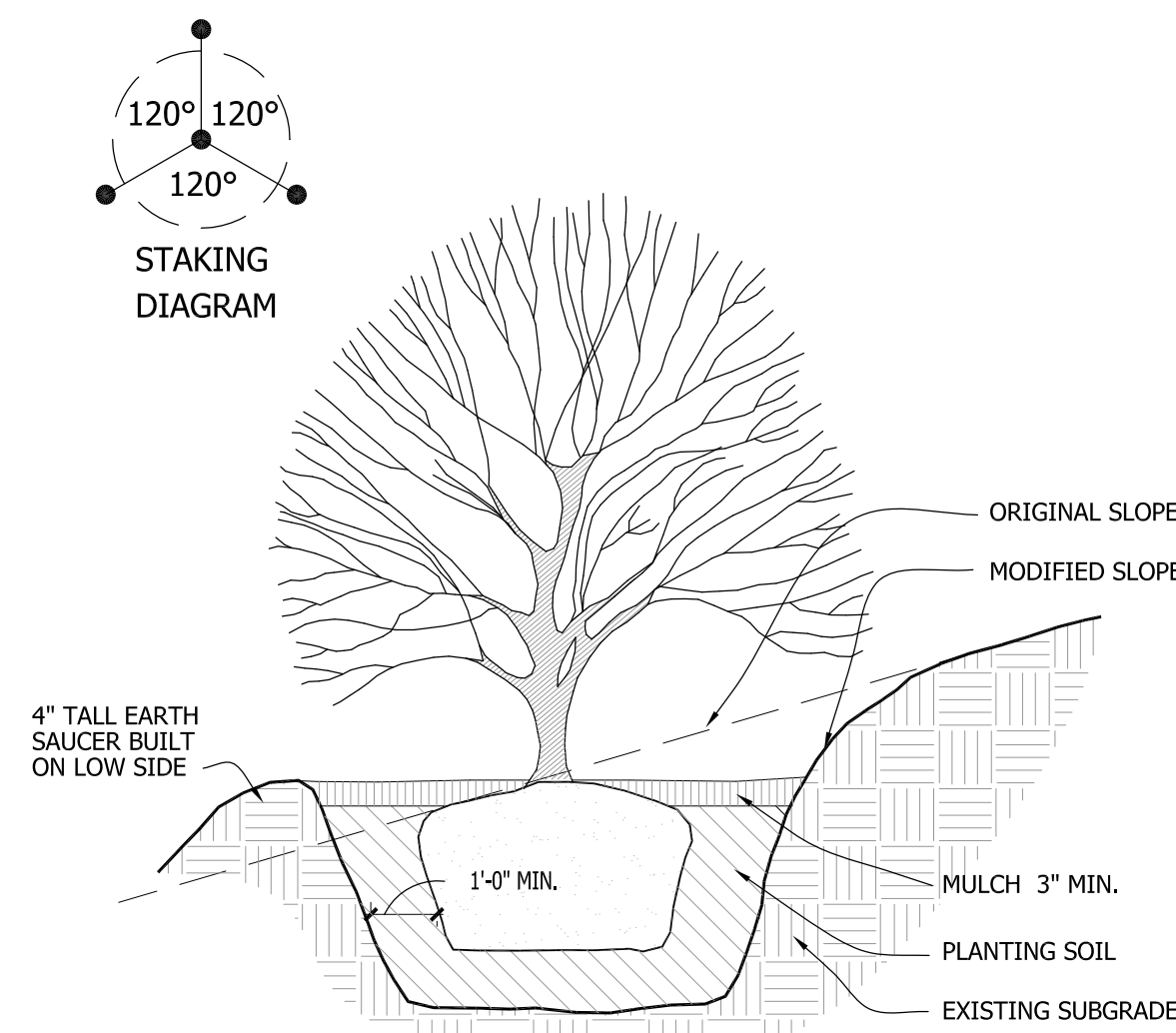
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



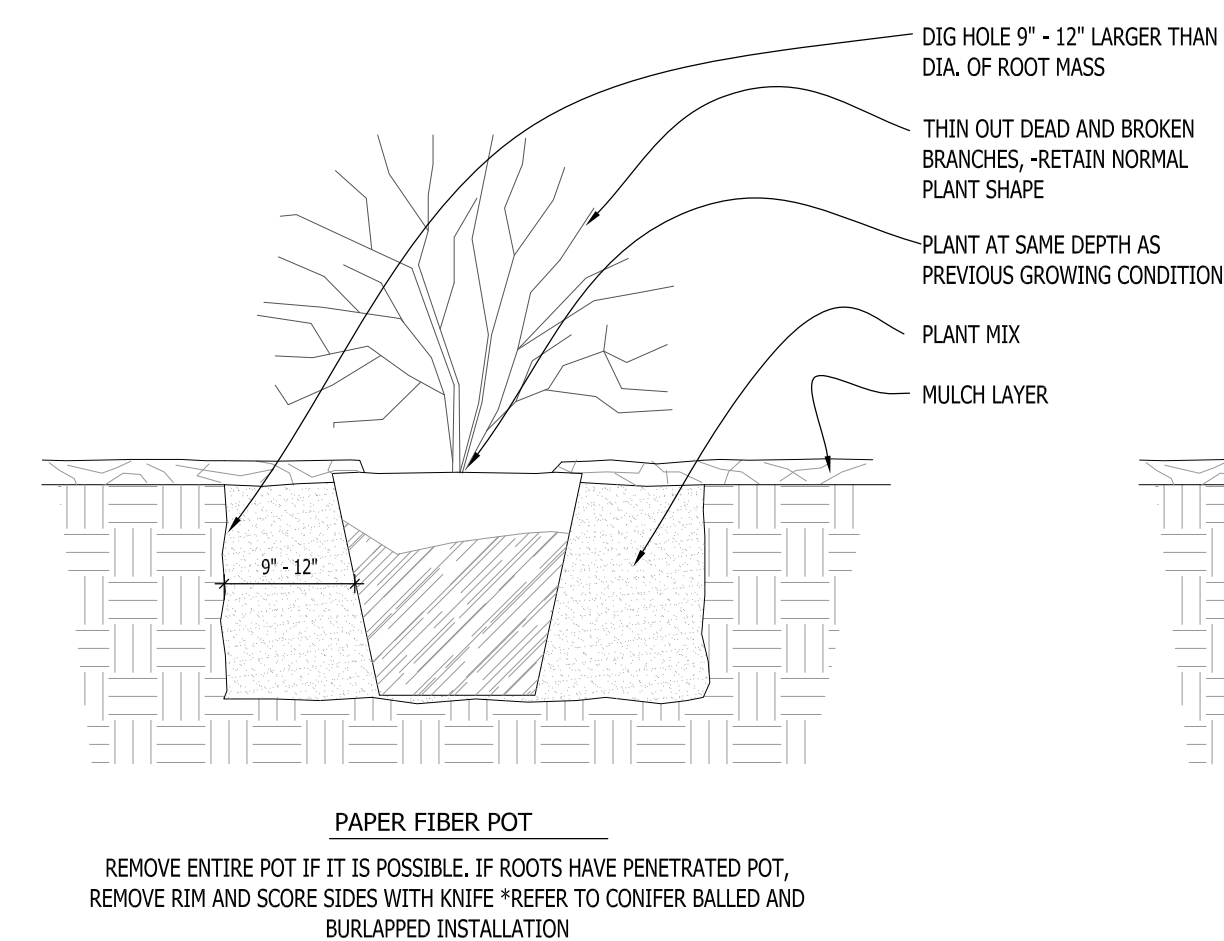
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



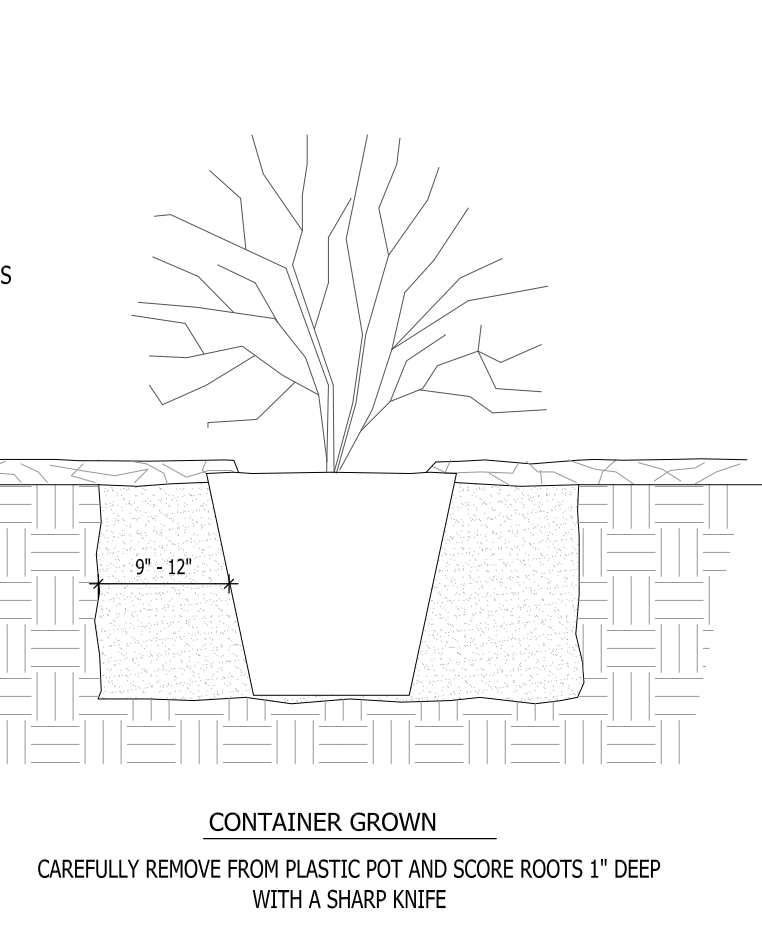
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



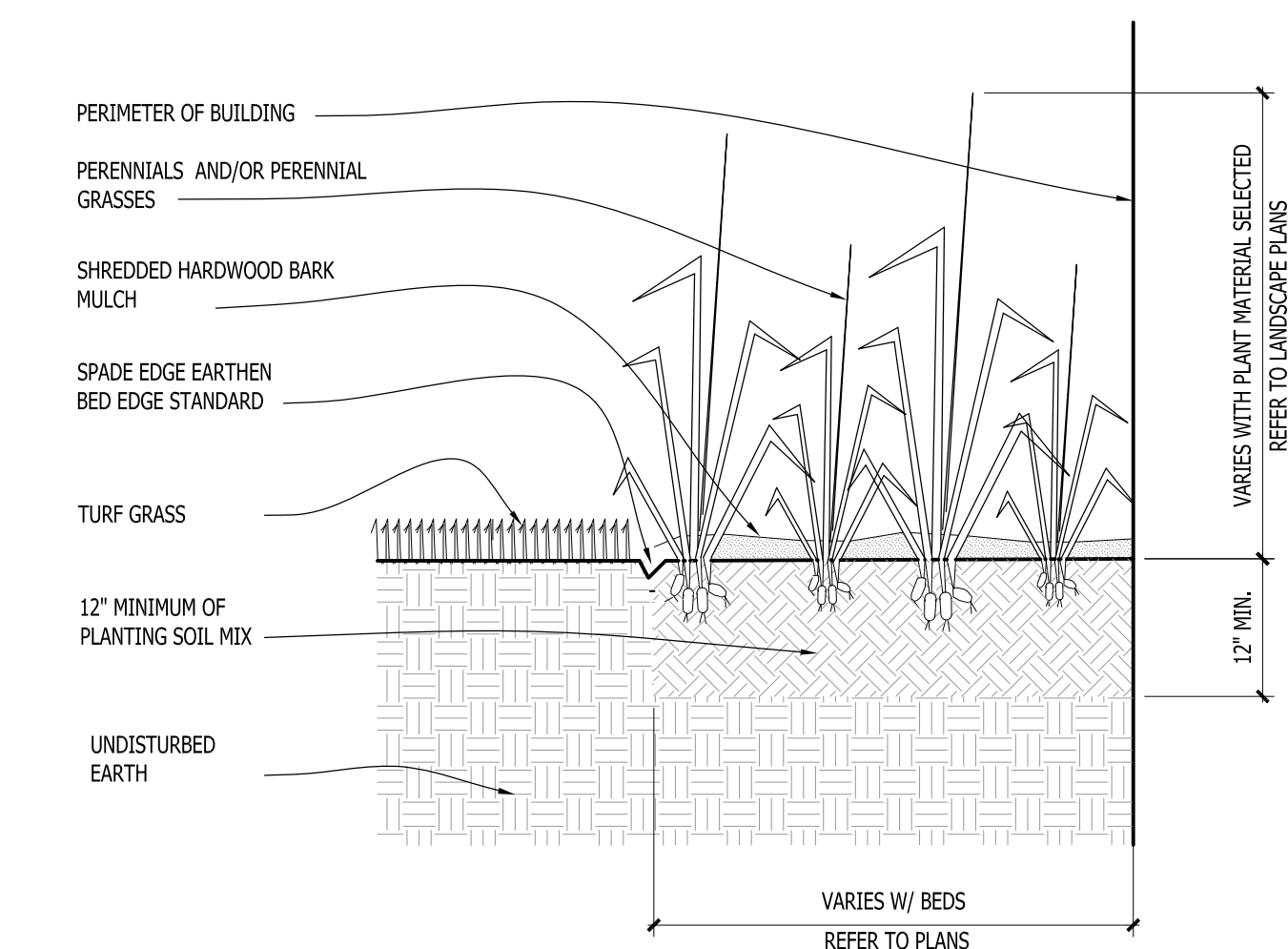
5 SLOPE PLANTING DETAIL SCALE: NONE



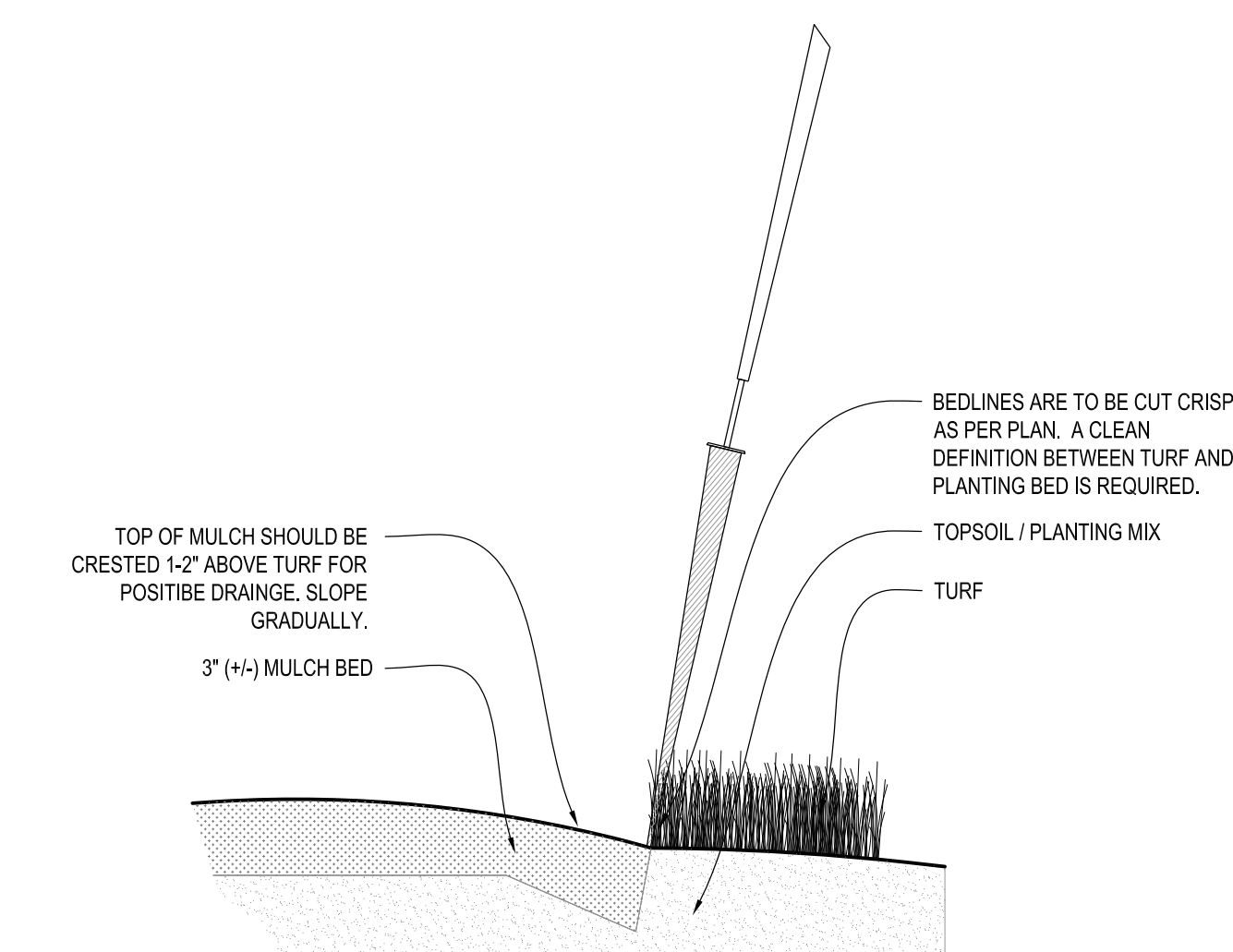
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



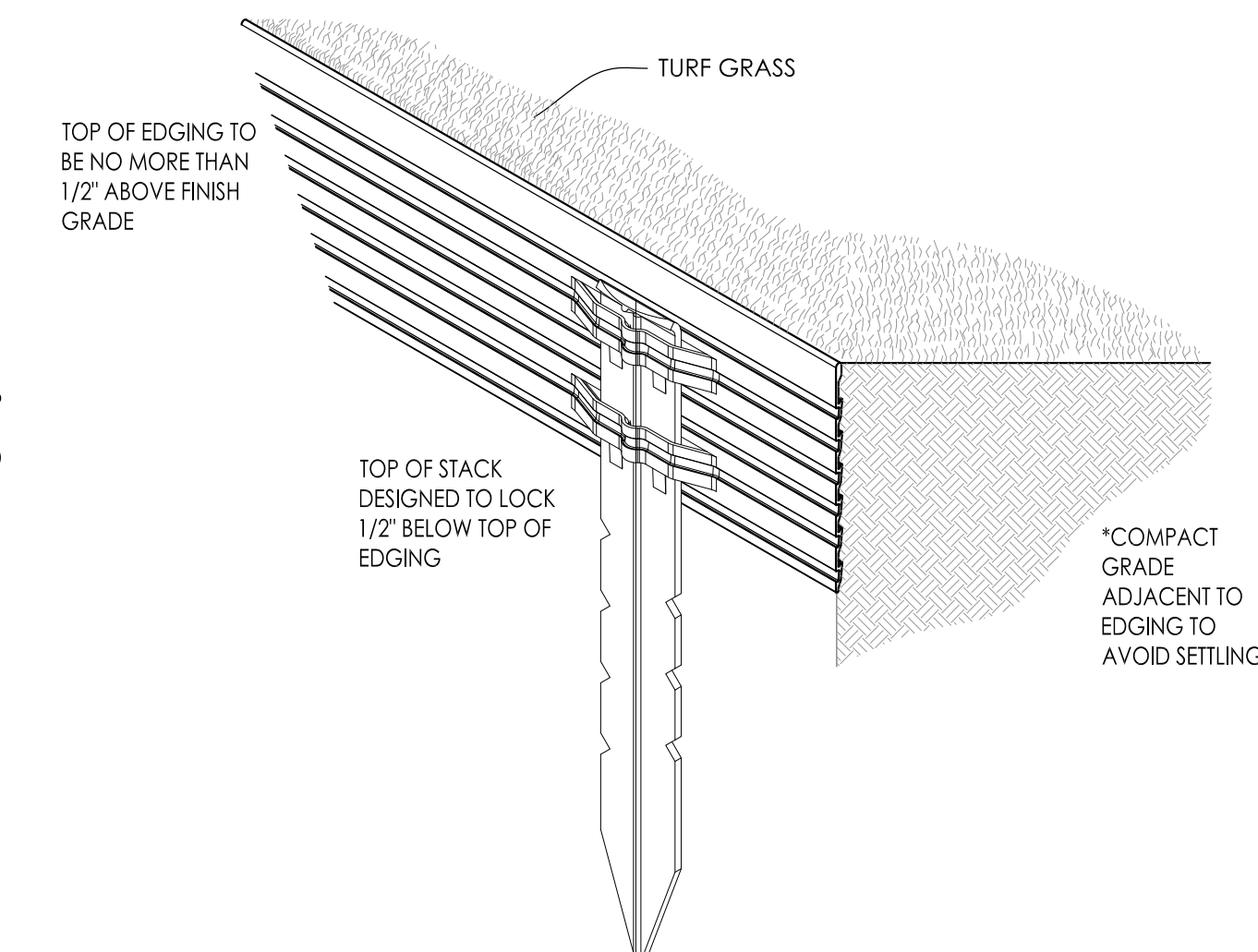
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



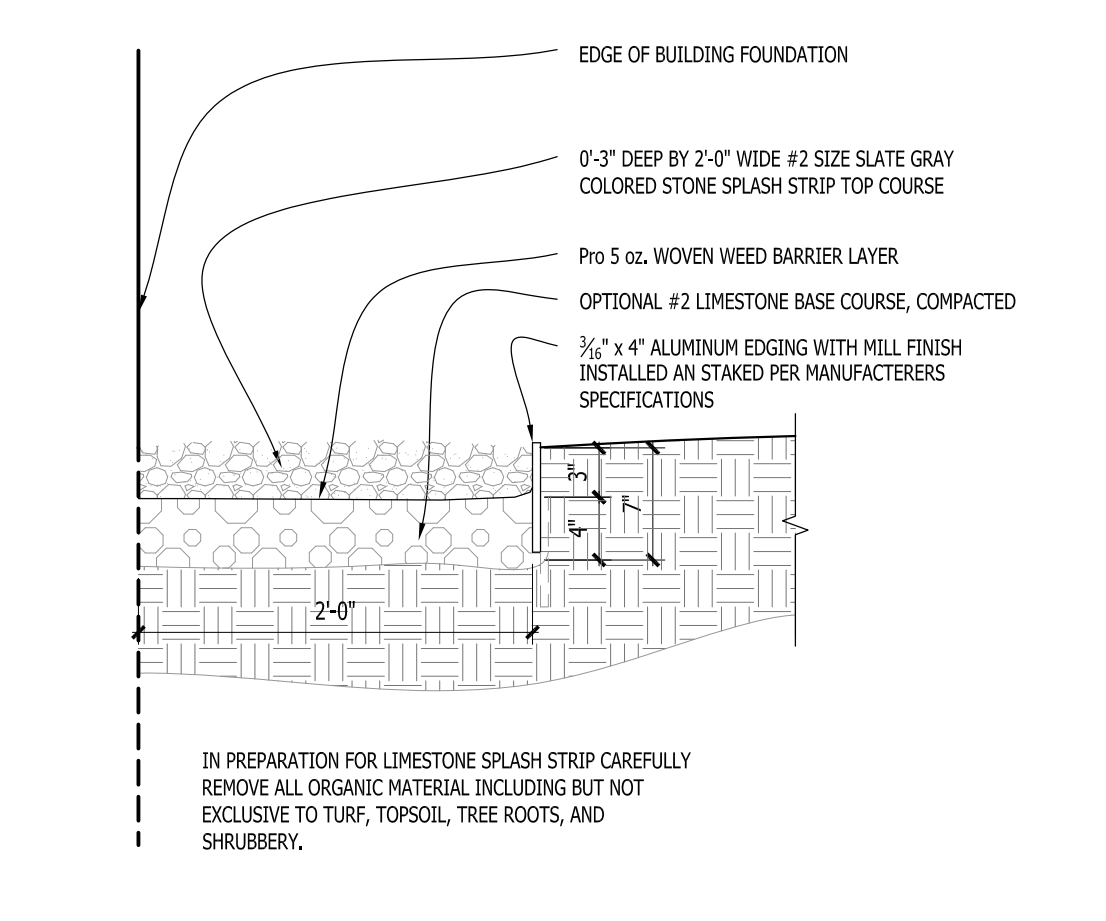
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

Project:
BAY VIEW ROAD HEALTH CLUB
950 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

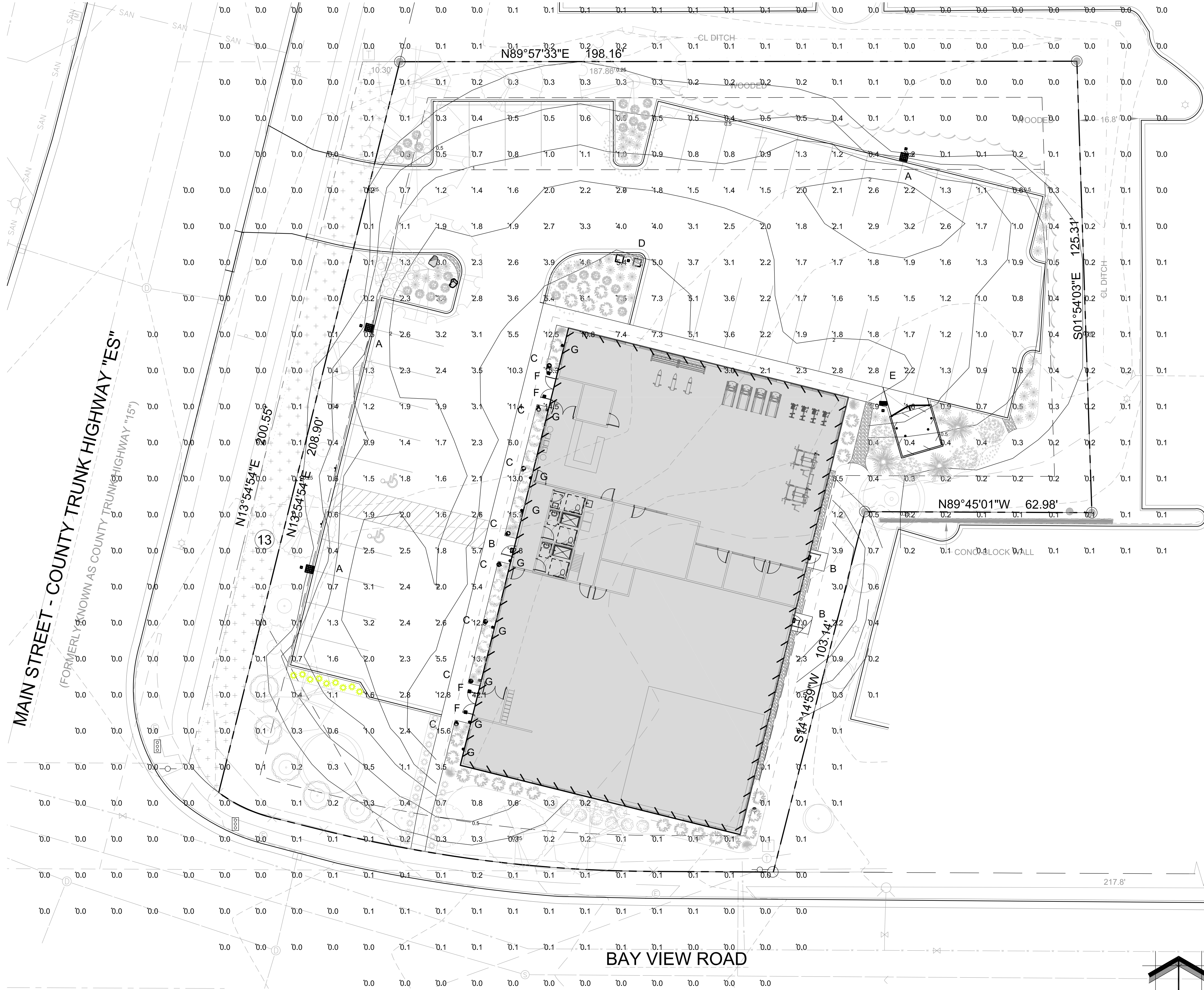
Date	Number	Description
01/28/26		Plan Commission Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 01/28/26
Scale: As Noted
Drawn By: MCD
Job Number: L25-073
Sheet Number:

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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	3	EACL01_D3AW740 WITH ELS- EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_D3A W740 ELS-EAC-ABL- BLCK.ies	Absolute	1.00	73
○	C	8	XHYP3-360-LED-30- 350-NW-UE	XHYP3		XHYP3-360- LED-30-350- NW-UE.ies	Absolute	1.00	34
□	D	1	EACL01_D3AW740	EACL AREA LIGHT	LEDs	EACL01_D3A W740 .ies	Absolute	1.00	146
■	E	1	EACL01_A2AN740 -120-277V WITH ELS-EAC- ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_A2AN 740 120-277V-ELS- EAC-ABL- BLCK.ies	Absolute	1.00	21
□	B	3	EWLS02_17AF740 -120- 240V	EWLS02 WALL PACK	LEDs	EWLS02_17A F740 120-240V.ies	Absolute	1.00	12
□	F	4	ECLS01_ASSM730 -120-277V	EVOLVE CANOPY LED SOFFIT - ECLS01	LED	ECLS01_A5S M730 -120-277V.ies	Absolute	1.00	39
⊕	G	9	CCT: 2938K, CRI: 80.9Ra	WCED3D-17W-830	LED Wallcylinder	WCED3D-17W- 830-W.ies	Absolute	1.00	16.3

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	15.7 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

- FIXTURE "A" (3) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE w/ FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 18'-0" SQUARE BLACK POLE.
- FIXTURE "C" (8) IS A NEW BOLLARD LOCATION. TO BE INSTALLED ON A NEW 6'-8" TALL REINFORCED POURED CONCRETE FOUNDATION.
- FIXTURE "D" (1) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE (DOUBLE HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 18'-0" SQUARE BLACK POLE.
- FIXTURE "E" (1) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE w/ FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 18'-0" SQUARE BLACK POLE.
- ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING w/ OPTIONAL PHOTOCCELL CONTROL.
- ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
- ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
- INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
- CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
- PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A DARK BRONZE FINISH w/ OPTIONAL PHOTOCCELL CONTROL.
- ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND FINISHED SUCH THAT THE LIGHT EMITTED FROM THE LUMINAIRE AT AN ANGLE OF 90 DEGREES FROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOTS, BUILDINGS OR STREETS IN EXCESS OF 1.0 FOOT CANDLE OR GREATER.
- ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.
- FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 8'-0", 9'-0" AND 12'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

Project:
BAY VIEW ROAD HEALTH CLUB
950 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
01/28/26		Plan Commission Submittal

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Sheet Title:
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing: 01/28/26
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L25-073
Sheet Number:

PHO1.1

1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

PHOTOMETRIC PLAN GENERAL NOTES

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
- ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

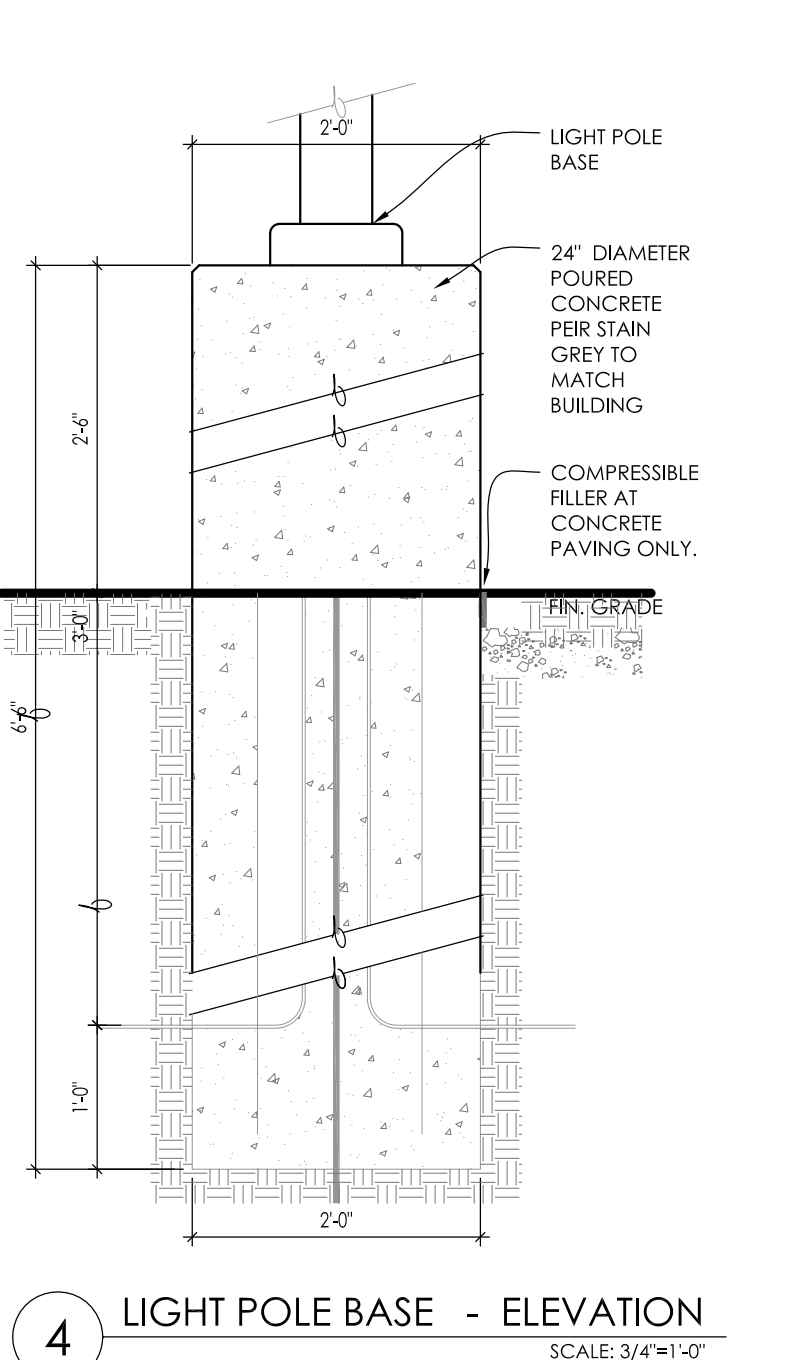
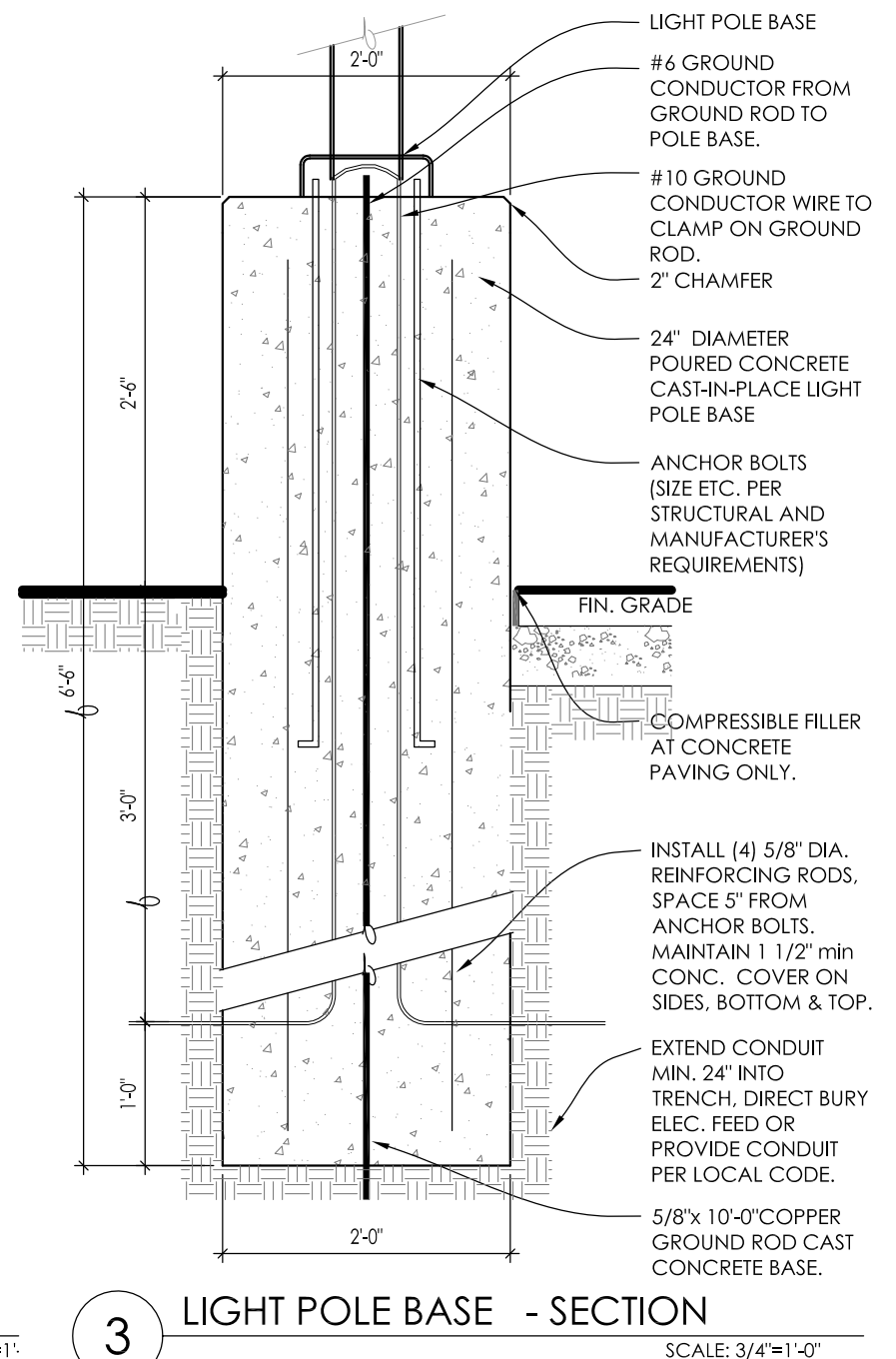
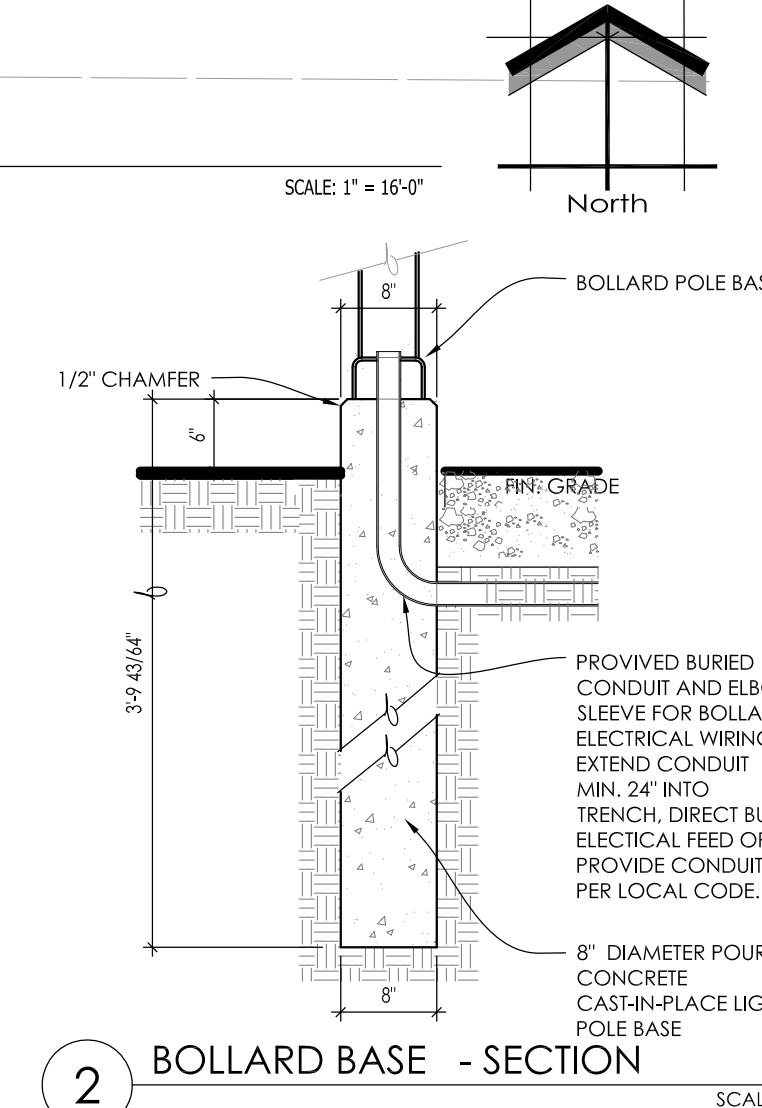
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE. (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.DiggersHotline.com
(800) 242-8311

811
Know what's below.
Call before you dig.

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EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

ECLS Soffit
LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing: Aluminum die cast enclosure. Integral heat sink for maximum heat transfer.

Lens: Impact resistant tempered glass.

Paint: Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available).

Weight: 10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens: 3,600 - 7,000

Distribution: Symmetric Medium

Efficacy: 119 - 138 LPW

CCT: 3000K, 4000K, 5000K

CRI: >70

Electrical

Input Voltage: 120-277V & 347V

Input Frequency: 50/60Hz

Power Factor: >90% at rated watts

Total Harmonic Distortion: <20% at rated watts

Surge Protection: Standard Surge (EMV/SKA)

Warranty

5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODE	25000 HR	50000 HR	65000 HR
TS	L92	L82	L71
AS	L95	L83	L92
BS	L95	L83	L92

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ordering Information

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CM (MM)	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
ECLS	01	0-120-277V	TS	Symmetrical Medium	7 x 70	3000K	1 = None 2 = On/Off 3 = 1-10V 4 = External Wired Dimmer (Only 3000K available)	1 = None 2 = Motion Sensor (Program)	JM = J-Box Mount	BLK = Black	85 = 8-Point Cordless Holes
C =		D = 347V	AS	Asymmetric	40 x 4000K	4000K	A = Wired to Control Program	A = Motion Sensor (Program)	PM = Pendant Mount	DKBZ = Dark Bronze	XXX = Special Finish
L =		BS	BS	Asymmetric	50 x 5000K	5000K	D = External Wired Dimmer (Only 3000K available)	B = Dimmed Motion Sensor	SM = Recessed Mount	GRAY = Gray	Y = Coastal Finish
									ES = Surface Mount w/ Bezel Plate	WHT = White	

Current

EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

ECLS Soffit
LED Canopy Light

Ordering Information

ECLS 01 SM 7

Current

EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

ECLS - Symmetric Medium

7500 lumens, 5000K
ECLS01_BSM750_IES

Current

1 GE EVOLVE ECLS SERIES CANOPY/SOFFT LUMINARIES

2 GE EVOLVE ECLS SERIES CANOPY/SOFFT LUMINARIES

3 GE EVOLVE ECLS SERIES CANOPY/SOFFT LUMINARIES

EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWLS L Series
LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing: Aluminum die cast enclosure. Integral heat sink for maximum heat transfer.

Lens: Impact resistant tempered glass.

Paint: Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Color: Black, Dark Bronze, Gray & White (RAL & custom colors available). Optional - Coastal Finish.

Weight: 8.6lbs (4 kg)

Optical System

Lumens: 1700 to 7000

Distribution: Asymmetric Forward

Efficacy: 117-148 LPW

CCT: 2700, 3000K, 4000K, 5000K

CRI: >70

Electrical

Input Voltage: 120-277V & 347V

Input Frequency: 50/60Hz

Power Factor: > 90% at rated watts

Total Harmonic Distortion: < 20% at rated watts

Surge Protection

10kV/5KA (Standard)
3kV/1.5KA (EMBB)

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

• Hold-Up Time: 90 minutes @ 1400 lumens

• Meet egress light level and uniformity requirements

• Not available in 347V

• Operating Temperature (for EMBB models) 0° to 40°C

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODE	DISTRIBUTION	25000 HR	50000 HR	65000 HR
17_25	AF	L99	L99	L99
40_70	AF	L94	L87	L85

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ordering Information

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CM (MM)	CCT	DIMMING	FUNCTION	MOUNTING	COLOR	OPTIONS
EWLS	02	0-120-277V	AF	Asymmetric Forward	7 x 70	27-3000K	1 = None 2 = On/Off 3 = 1-10V 4 = External Wired Dimmer (Only 3000K available)	1 = None 2 = Motion Sensor (Program)	CB = Coastal Box Mount	BLK = Black	EMBB = Emergency Battery Backup
W =		D = 347V	AS	Asymmetric	40 x 4000K	4000K	A = Wired to Control Program	A = Motion Sensor (Program)	PM = Pendant Mount	DKBZ = Dark Bronze	XXX = Special Finish
L =		BS	BS	Asymmetric	50 x 5000K	5000K	D = External Wired Dimmer (Only 3000K available)	B = Dimmed Motion Sensor	SM = Recessed Mount	GRAY = Gray	Y = Coastal Finish
									ES = Surface Mount w/ Bezel Plate	WHT = White	

Current

EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWLS L Series
LED Wall Pack

Ordering Information

EWLS 02 0 40 AF 70 40 N 3 CB DKBZ

Current

EVOLVE

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EWLS L Series
LED Wall Pack

70AF
ASYMMETRIC FORWARD
EWLS02_70AF750... 700-277Vies

EMBB Mode
ASYMMETRIC FORWARD
1400 LUMEN
EWLS02_EMBB...ies

Current

2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

3 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

4424
120V

3" LED Architectural Cylinder Up & Downlight

DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W or 17W AC modules, with finishes available in white, black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction

- Aluminum die-cast with powder coat finish

Electrical

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Stable driving current prevents inrush damage to circuit switches and modules
- Operating temperature -31°F (-35°C) to 122°F (50°C)
- Available in 80CRI, 3000K & 4000K

Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° Beam angle

Finish

- Available in black, brushed aluminum and oil-rubbed bronze

Certifications

- cCSAus for wet location
- 5 year limited warranty
- Wet location rated

Current

3 GE CURRENT 4424 CYLINDER SCONCE DOWN LIGHT (w/ TOP COVER)

INSITE
LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

BAY VIEW ROAD HEALTH CLUB

950 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
01/28/26		Plan Commission Submittal

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Sheet Title:

PROPOSED BUILDING MOUNTED LIGHT FIXTURES

Date of Drawing: 01/28/26

Scale: NONE

Drawn By: MCD


Job Number: L25-073

Sheet Number:

PHO1.2

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2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE



EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____
PROJECT NAME _____ TYPE _____
DATE _____
CATALOG NUMBER _____

EACL® Series
LED Area Light/Compact Low Wattage

Current's EACL Series of Area Light luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction
Housing: Die-cast aluminum housing with integral heat sink for maximum heat transfer.
Standard: Black, Dark Bronze Gray, White (RAL & custom colors available).
Optional: Anodized finish available.
Weight: 18 lbs (8.16 kg) Max depending on configuration.

Optical System
Lumens: 2900 - 20400
Distribution: Asymmetric Forward Type IV, Asymmetric Wide Type II, Asymmetric Narrow/Auto Type II
Efficacy: 123 - 143 LPW
CCT: 3000K, 4000K, 5000K
CRI: > 90

Electrical
Input Voltage: 120-277V & 347-480V
Input Frequency: 50/60Hz
Power Factor: > 90% at rated watts
Total Harmonic Distortion: < 20% at rated watts

Surge Protection*
TYPICAL (E2 SERIES) ENHANCED (H2 SERIES)
6KV/3KA* 10KV/3KA*

Warranty
5 Year (Standard)

Lumen Maintenance
Projected Lx per IES TM-21-11 at 25°C
LUMEN CODES Lx (ft) @ HOURS
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4, E2, E3, E4, F2, F3, F4
L94 L90 L88
H2, H3, H4 L97 L96 L95


Luminaire Ambient Temperature Factor
AMBIENT TEMP (°C) INITIAL FLUX FACTOR AMBIENT TEMP (°C) INITIAL FLUX FACTOR
10 1.02 30 0.99
20 1.01 40 0.98
25 1.00 50 0.97

Operating Temperature: -40°C to 60°C
Vibration: 3G vibration per ANSI C36.1-2018
LM-79: Testing in accordance with IESNA Standards

Controls
Dimming: Standard - 0-10V, Optional - DALI (Option U)
Sensors: Photo Electric Sensors (PE) available, LightSight and Daytime Compatible.

Current LED.com Page 1 of 10
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1 GE EVOLVE EACL SERIES AREA LUMINARIES



EVOLVE
EACL Series Luminaire
Shielding Specification & Ordering Guide

The next evolution of the Evolve® LED Area Light delivers even better trespass control. Current's exclusive reflective optical ring design produces superior vertical illuminance and efficiently directs the light without wasted and unneeded light spill into neighboring properties. Due to the extensive variety of parking lot configurations coupled with tightening ordinances, Current now offers a full array of shielding to accommodate challenging sites.

The shielding options available for the Evolve® Area Light focus on the following applications:
• Left & Right Cutoff
• Front Cutoff
• Backlight Control & B-U-G Improvement

Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 1MH to 2.5 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

All shields can be installed easily in the field. The next evolution of the Evolve® LED Area Light and shielding options will help you meet any parking lot challenge.

Current LED.com Page 1 of 2
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3 GE EVOLVE EACL SERIES LUMINARIES SHIELDING

EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____
PROJECT NAME _____ TYPE _____
DATE _____
CATALOG NUMBER _____

Ordering Information
EACL 01 0 F4 AF 7 50 N D D1 GRAY

PROD. ID	REV.	VOLTAG	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING*	CONTROLS	MOUNTING AREA	COLOR	OPTIONS
A1	0	0-120-277V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
A2	1	1-347-480V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
A3	1	1-347-480V	Asy-4000K	AF - Asymmetric Forward	7-70	40-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
A4	1	1-347-480V	Asy-5000K	AF - Asymmetric Forward	7-70	50-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
B1	0	0-120-277V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
B2	1	1-347-480V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
B3	1	1-347-480V	Asy-4000K	AF - Asymmetric Forward	7-70	40-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
B4	1	1-347-480V	Asy-5000K	AF - Asymmetric Forward	7-70	50-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
C1	0	0-120-277V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
C2	1	1-347-480V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
C3	1	1-347-480V	Asy-4000K	AF - Asymmetric Forward	7-70	40-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
C4	1	1-347-480V	Asy-5000K	AF - Asymmetric Forward	7-70	50-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
D1	0	0-120-277V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
D2	1	1-347-480V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
D3	1	1-347-480V	Asy-4000K	AF - Asymmetric Forward	7-70	40-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
D4	1	1-347-480V	Asy-5000K	AF - Asymmetric Forward	7-70	50-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
E1	0	0-120-277V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
E2	1	1-347-480V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
E3	1	1-347-480V	Asy-4000K	AF - Asymmetric Forward	7-70	40-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
E4	1	1-347-480V	Asy-5000K	AF - Asymmetric Forward	7-70	50-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
F1	0	0-120-277V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
F2	1	1-347-480V	Asy-3000K	AF - Asymmetric Forward	7-70	30-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
F3	1	1-347-480V	Asy-4000K	AF - Asymmetric Forward	7-70	40-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing
F4	1	1-347-480V	Asy-5000K	AF - Asymmetric Forward	7-70	50-10000K	N/A	1 - None	0 - 1" Hole	GRAY - Gray	F - Fusing

Current LED.com Page 2 of 10
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4 GE EVOLVE SSSE SERIES POLES

EVOLVE
SSSE Series Poles
Square | Straight | Steel

Project Name _____
Date _____ Type _____
Notes _____

APPLICATIONS
Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

CONSTRUCTION
Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle dots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36).
Base Cover: Two-piece square aluminum base cover included standard.
Pole Cap: Pole cap supplied with removable cover when applicable. Tenon and post-top configurations also available.
Hand Hole: Rectangular 3/8" steel hand hole frame (2.39" x 4.38" opening). Mounting provisions for grounding lug located behind gasketed cover.
Anchor Bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling washers and two nuts per bolt for leveling washers and two nuts per bolt for leveling washers.
Anchor Bolt Part Numbers: 3/4 x 30 x 3 - TAB-30-M38, 1 x 36 x 4 - TAB-36-M38

FINISH
• Durable thermoplastic polyester powder coat paint finish with nominal 3.0 mil thickness
• Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
• Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

10 DAY - EVOLVE EXPRESS SHIP PROGRAM
• Ships in 10 days
• Limit of 5 poles

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4 GE EVOLVE SSSE SERIES POLES

EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____
PROJECT NAME _____ TYPE _____
DATE _____
CATALOG NUMBER _____

OPTICAL CODE	DST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BOLT PATTERN	
			3000K	4000K/5000K	120-277V	347-480V	3000K	4000K/5000K
A4			2900	2900	21	23	E140-G6	E140-G6
B4			4800	4800	28	28	E140-G6	E140-G6
C4			7900	7900	36	36	E140-G6	E140-G6
D4			8000	8000	39	39	E140-G6	E140-G6
E4			10200	10200	46	46	E140-G6	E140-G6
F4			14100	14100	62	62	E140-G6	E140-G6
H4			18500	18500	83	83	E140-G6	E140-G6
A2			2900	2900	21	23	E140-G6	E140-G6
A3			4800	4800	28	28	E140-G6	E140-G6
B2			7900	7900	36	36	E140-G6	E140-G6
B3			8000	8000	39	39	E140-G6	E140-G6
C2			10200	10200	46	46	E140-G6	E140-G6
C3			14100	14100	62	62	E140-G6	E140-G6
D2			18500	18500	83	83	E140-G6	E140-G6
D3			2000	2000	21	23	E140-G6	E140-G6
E2			4800	4800	28	28	E140-G6	E140-G6
E3			7900	7900	36	36	E140-G6	E140-G6
F2			8000	8000	39	39	E140-G6	E140-G6
F3			10200	10200	46	46	E140-G6	E140-G6
H2			14100	14100	62	62	E140-G6	E140-G6
H3			18500	18500	83	83	E140-G6	E140-G6

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2 GE EVOLVE EACL SERIES LUMINARIES SHIELDING

EVOLVE
SSSE Series Poles
Square | Straight | Steel
Ordering Information

Project Name _____
Date _____ Type _____
Notes _____

Example: SSSE25-40A-2-E2-DKKB-UL

SSSE	20	40	B	E2	GRAY
SSSE 20-40A	20	40	B	E2	GRAY

NOTES:
1. Removable tenon used in conjunction with side arm mounting. Not used by default.
2. Specify option location using MOUNTING ORIENTATION logic. Refer to next page.
3. Not available with VM1 - Mid Pole Vibration Damper.
4. Not recommended for pole 20' and taller with E2 or less than 1" field installed.
5. Factory installed.

MOUNTING ORIENTATION
1 Denotes handhole location

DRILL PATTERNS
UNIVERSAL DRILL PATTERN (UDP)

ACCESSORIES - ORDER SEPARATELY

CATALOG NUMBER	DESCRIPTION
VM1*	1st mode vibration damper
VM2**	2nd mode vibration damper

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2 GE EVOLVE EACL SERIES LUMINARIES SHIELDING

3 GE CURRENT 4424 CYLINDER SCONCE DOWN LIGHT (w/ TOP COVER)

EVOLVE
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____
PROJECT NAME _____ TYPE _____
DATE _____
CATALOG NUMBER _____



PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION	SAP NUMBER	PART NUMBER	DESCRIPTION
9000352	WANS - 277	ANSI RS44 Dimming PE Device Enthalp, 105-500V	28304	PECTRL	STANDARD 480V
9000353	WANS - 480	ANSI RS44 Dimming PE Device Enthalp, 105-500V	80436	PECTRL	STANDARD 347V
9000337	PE-M-LED-7	ANSI C80A4 Dimming PE, 347-277V	73251	SOCLPECTRL	Shocking cap
9000338	PE-M-LED-7	ANSI C80A4 Dimming PE, 347V			
9000339	PE-M-LED-7	ANSI C80A4 Dimming PE, 480V			

Back Light Shield

SHIELD ORIENTATION	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	E2-EACL-RE-BLCK

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2 GE EVOLVE EACL SERIES LUMINARIES SHIELDING

EVOLVE
SSSE Series Poles
Square | Straight | Steel
Ordering Information

Project Name _____
Date _____ Type _____
Notes _____

CATALOG NUMBER	HEIGHT FEET	HEIGHT METERS	NOMINAL SHIRT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BOLT SQUARE (RANGE)	ANCHOR BOLT SIZE	BOLT PROTECTION	POLE WEIGHT	
SSSE15-40A	15	4.57	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	2.5	177
SSSE18-40A	18	5.49	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	3.5	186
SSSE21-40A	21	6.40	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	4.5	195
SSSE24-40A	24	7.32	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	5.5	204
SSSE27-40A	27	8.23	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	6.5	213
SSSE30-40A	30	9.14	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	7.5	222
SSSE33-40A	33	10.06	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	8.5	231
SSSE36-40A	36	10.97	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	9.5	240
SSSE39-40A	39	11.88	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	10.5	249
SSSE42-40A	42	12.80	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	11.5	258
SSSE45-40A	45	13.72	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	12.5	267
SSSE48-40A	48	14.63	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	13.5	276
SSSE51-40A	51	15.55	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	14.5	285
SSSE54-40A	54	16.46	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	15.5	294
SSSE57-40A	57	17.38	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	16.5	303
SSSE60-40A	60	18.29	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	17.5	312
SSSE63-40A	63	19.21	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	18.5	321
SSSE66-40A	66	20.12	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	19.5	330
SSSE69-40A	69	21.04	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	20.5	339
SSSE72-40A	72	21.95	4" Square	0.125"	9"	8"-9"	5.66"-7.02"	3/8"	3/8"x30"x3"	21.5	348

VILLAGE OF MUKWONAGO

REPORTS AND PRESENTATIONS TO THE VILLAGE BOARD



Topic:	Update on the Zoning Code Progress		
Date:	March 3, 2026		
Presenter:	Diana Dykstra	Department:	Village Administrator

Conformance with Strategic Plan

Approval of this action would conform to the following strategic goal:

- Energized Workforce
- Balanced Development
- Responsible Finances
- Quality of Life
- X Other _____

Overview/Background Information

The Building Dept met to review chapters of the new zoning code.
 The Following Chapters have been reviewed;
Chapter 1 – General Provisions Completed
Chapter 8 Building Types – Completed
Chapter 11 – Historic Preservation – Changes were made to reflect process
Chapter 12 Floodplains
 The Village just paid to adopt a new floodplain ordinance in 2024. We would want to remove this suggested copy and incorporate what was approved in 2024 by the governing body and filed with the DNR.
Chapter 20 Enforcement – Completed
Appendix A Land Use Table; Clarifications were made; still needed final key. This was not finalized.
Appendix C – Dimensional Standards – Completed with changes.
Appendix D – Building Type Illustrations – Completed with minor changes. Changes were dealing with multi family and front door access.
Appendix E Plant Materials; This was approved.
Appendix G Mapping Requirements; This is in final stage of approval.

This was a rather productive start to our review and believe the next review will be significant as well.

Key Issues (if necessary)

Fiscal Note/Budget Impact

N/A

Action Required/Recommendation

No Action Required

Attachments

Revised 09-15-2025