



haag müller, inc.

Architecture • Engineering • Interiors
101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

November 10, 2017

Planning/Zoning Administration Dept.
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Attn: Bruce Kaniewski – Village Planner/Zoning Administrator
Re: McDonalds Restaurant Remodel – 1020 North Rochester Street

Hello Planning/Zoning Administration Dept.,

We are submitting to you today our building and site alteration proposal for the McDonald's Remodel at 1020 North Rochester Street. We have included the following documents in our proposal for your use:

Hard Copies on 24 x 36 sheets:

1. Exterior Elevations (A-201 & A-202)
2. Site Survey
3. Site Demolition & Renovation Plan (C-101)
4. Floor Plan (A-101)
5. Colored Renderings of Exterior Elevations (A-203)

Written Description of Proposed Work

Project Applicant

Steve Jeske, Architect
Haag Muller, Inc.
101 East Grand Avenue, Suite 1
Port Washington, WI 53074
Ph: 262-268-1200
Email: sjeske@haagmuller.com

Restaurant Operator

Dion Conn (Operator), Todd Pickett (Manager)
DP&K, Inc.
S40 W22690 Sommers Hill Dr.
Waukesha, WI 53189
Ph: 414-324-7004
Email: tpickett@dpkinc.net

- Existing property size: **48,282 S.F. (1.11 Acres)**
- Existing building gross square footage: **4,100 S.F.**
- Proposed Building gross square footage: **4,720 S.F.**
- Project Location can be found in the **B – 2** zoning district.
- Current land use is to remain as existing, **Fast Food/Dining.**
- Current Occupancy type: **Assembly (A-2)**
- There will be no change in hours of operation or additional staff added due to the new building addition.

- Exterior Building Materials – Existing face brick and window sill row lock to remain. Existing Brick will be checked for areas of damage. (Damaged areas will be repaired as needed) New construction to be finished in a combination of painted E.I.F.S, brick, and tile. The new building addition will replicate the face brick look from the existing structure.
- The new building design will include upgrades to natural anodized aluminum storefront frames in place of the existing dark bronze frames. New accent bands, Trellis's, canopies, and metal panels will tie the new natural aluminum window frames to the entire building.
- A new ADA pedestrian connection to the public sidewalk will be created to allow the safe passage of customers to a from the site.
- The existing restrooms are being remodeled to meet ADA code requirements.
- The existing ADA parking is being moved towards the new building addition to place them closer to the new entrance. The ADA parking stalls are being constructed out of concrete to ensure durability and ADA compliance.
- The existing landscaping at or near the location of the new building addition will be demo'd completely. All existing landscaping not being demo'd is to remain as is.
- All new concrete walks will be constructed to replace the red stained and stamped concrete walks that exist currently.

Respectfully Submitted,
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aaron m. yakel
associate designer