

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, December 13, 2022

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Comments from the Public

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

4. Approval of Minutes

- 4.1 Approval of minutes from November 15, 2022 regular meeting.
[20221115 PlanCommissionMinutesdraft.pdf](#)

5. New Business

Discussion and Possible Action on the Following Items

- 5.1 Discussion and possible approval of **PC-RESOLUTION 2022-22** for monument sign for Meadowlands Townhomes along the northerly lot line (along CTH EE).
[Staff report for December 13 2022.pdf](#)
[PC-RESOLUTION 2022-22 Meadowland Townhomes monument sign.pdf](#)
- 5.2 Discussion and possible recommendation to Village Board approval of **RESOLUTION 2022-75** for Extraterritorial review of a one-lot certified survey map for Wayne and Delores Pringle, owner; W301S10329 Hillside Dr (Town of Mukwonago); MUKT 2005-052
[Staff report for December 13 2022.pdf](#)
[Pringle Revised CSM 12-06-2022.pdf](#)
[RESOLUTION 2022-75 Extraterritorial Review TofMukwonago.pdf](#)
- 5.3 Discussion and possible recommendation to the Village Board to approve RESOLUTION 2022-76 for a General Development Plan for THE Block located at MUKV 2009-990 and MUKV 2009-989.

Staff report for December 13 2022 for General Dev Plan.pdf
20221129_The Block PUD Documentation.pdf
RESOLUTION 2022-76 The Block GDP.pdf

6. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Tim Schwecke (Advisory)

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE SPECIAL PLAN COMMISSION MEETING

Tuesday, November 15, 2022

Call to Order

President Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

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

Commissioners absent: Mark Penzkover

Also present: Fred Schnook, Village Administrator
Tim Schwecke, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm
No Comments from the public
Closed at 6:31 pm

Approval of Minutes

Motion by Meiners/Brill to approve minutes from October 11, 2022 regular meeting, unanimously carried.

New Business

Discussion and possible recommendation approval to the Village Board ORDINANCE 1011 for proposed revisions to Section 100-251 of the zoning code and the rezoning of the property at 560 Bay View Rd from B-2 (General Business) to P-1 (Public and Semipublic) as drafted or as amended.

Schwecke gave overview of project

Motion by Meiners/Brill to recommend to the Village Board for approval ORDINANCE 1011 for proposed revisions to Section 100-251 of the zoning code and the rezoning of the property at 560 Bay View Rd from B-2 (General Business) to P-1 (Public and Semipublic) as drafted or as amended, unanimously carried.

Discussion and approval of PC-RESOLUTION 2022-21 for Site Plan and Architectural Review of building addition for Walmart, applicant; 250 E Wolf Run; Parcel MUKV 2013-994-001.

Schwecke gave overview of project

Motion by Meiners/Brill to approve **PC-RESOLUTION 2022-21** for Site Plan and Architectural Review of building addition for Walmart, applicant; 250 E Wolf Run; Parcel MUKV 2013-994-001, unanimously carried.

Discussion and possible recommendation to Village Board on ORDINANCE 1012 to amend Chapter 100 regarding Popup Vendor Venues as a Planned Development District. (If the Plan Commission is agreeable to the potential zoning code amendment, a motion can be made recommending the change to the Village Board. The Village Board will then conduct the public hearing allowing for proper public notice.).

Schwecke gave overview of project

Motion by Meiners/Brill to recommend to the Village Board approval of **ORDINANCE 1012** to amend Chapter 100 regarding Popup Vendor Venues as a Planned Development District. (If the Plan Commission is agreeable to the potential zoning code amendment, a motion can be made recommending the change to the Village Board. The Village Board will then conduct the public hearing allowing for proper public notice.), unanimously carried.

Adjournment

Meeting adjourned at 6:55 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer



PLANNING COMMISSION

December 13, 2022, at 6:30 pm
Mukwonago, WI

MONUMENT SIGN FOR MEADOWLANDS TOWNHOMES

Project Summary

Request:	Monument sign for Meadowlands Townhomes
Applicant:	Bielinski Homes, Inc (John Donovan, agent)
Application number:	2022-64
Acreage:	NA
Current Use:	Residential
Proposed Use:	Residential
Land Use Classification:	Residential
Zoning Classification:	Residential
Staff Recommendation:	Approve with conditions

Project Summary

Meadowland Townhomes LLC (Bielinski Homes) has submitted a sign permit application to install a monument sign for Meadowlands Townhomes along the northerly lot line (along CTH EE).

Planning Staff Review

Section 64-21 of the sign regulations allow monument signs for condominiums complexes subject to Plan Commission review and approval.

The proposed design (masonry base), sign area (20 sf), height (<6 ft), and placement (>10 ft from lot line) complies with applicable requirements. Further, the sign placement will not interfere with intersection visibility or impede the flow of stormwater.

The monument sign will not be internally lit. Ground-mounted lighting is not proposed.

Landscaping around the base of the sign is apparently not proposed. The approved landscape plan for the townhome development shows a new tree in the place where the monument sign will be placed. The landscape plan will need to be revised to show where that one tree will now be located.

Potential Plan Commission Motion:

Approve the monument sign as proposed subject to the draft resolution (as drafted OR as amended).

Attachments

1. Application materials
2. Draft PC resolution

PLAN COMMISSION RESOLUTION 2022-22

RESOLUTION APPROVING SIGNAGE FOR MEADOWLAND TOWNHOMES

WHEREAS, Meadowland Townhomes LLC (Bielinski Homes, Inc) submitted a sign permit application to the Village for review consistent with the review procedures in Chapter 64 of the municipal code; and

WHEREAS, the proposed sign consists of a monument sign for Meadowland Townhomes located on Parcel Number MUKV1960999003; and

WHEREAS, the Plan Commission reviewed the proposed sign at their meeting on December 13, 2022; and

NOW, THEREFORE, BE IT RESOLVED, the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the monument sign as proposed subject to the following conditions:

1. The applicant must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.
2. The applicant must pay any outstanding fees/charges related to this application.
3. The address of the property must be displayed on the sign face as required by the sign regulations.
4. The landscape plan for the project must be revised to show where the tree will now be located.

Passed and dated this 13th day of December, 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____

Fred Winchowky, Chairman/Village President

Attest: _____

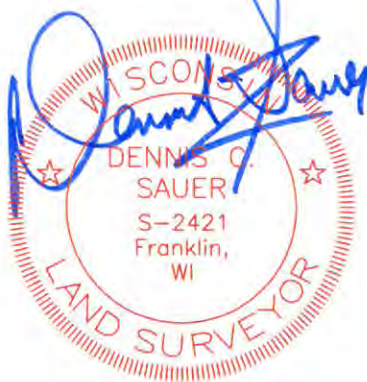
Linda Gourdoux, Deputy Village Clerk

CERTIFIED SURVEY MAP NO. _____

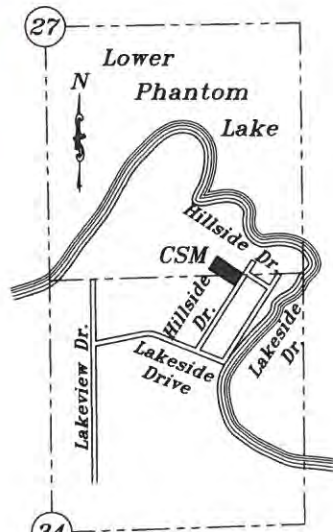
Being a combination of Lots 1,2 and 3, Block 3, Phantom Beach Park, together with unplatted lands, all being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northeast 1/4 of the Northeast 1/4 of Section 34, Town 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

Prepared for:
Wayne and Delores Pringle
W301S10329 Hillside Dr.
Mukwonago, WI 53149

Prepared by:
Dennis C. Sauer PLS 2421
Metropolitan Survey Service, Inc.
9415 W. Forest Home Ave., Ste. 202
Hales Corners, WI 53130



8/12/22
Rev. 11/02/22
Rev. 11/07/22
Rev. 12/06/22



Vicinity Map

SE 1/4 Sec. 27-5-18
&
NE 1/4 Sec. 34-5-18
1"=2000'



Notes:

- Denotes iron pipe found and accepted.
- Denotes 1"x24" iron pipe set, weighing 1.13 lbs/lin. ft. min.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone(NAD-27), with the North line of the NE 1/4 of Section 34, T5N, R18E having an assumed bearing of S 88°16'11" W.



Graphic Scale

Scale: 1"=80'

NOTES:

1. This entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.

2. No documents found of easements, existing or proposed on the Subject Property.

North



Scale:
1"=80'

CERTIFIED SURVEY MAP NO. _____

Being a combination of Lots 1, 2 and 3, Block 3, Phantom Lake Park, together with unplatted lands, all being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northeast 1/4 of the Northeast 1/4 of Section 34, Town 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a combination of Lots 1, 2 and 3, Block 3, Phantom Lake Park, together with unplatted lands, all being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northeast 1/4 of the Northeast 1/4 of Section 34, Town 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin; bounded and described as follows: Commencing at the meander corner for the Northeast corner of the Northeast 1/4 of Section 34, Town 5 North, Range 18 East; thence S 88°16'11" W along the North line of said Northeast 1/4, 571.65 feet to a point on the West line of Hillside Drive; thence N 32°36'50" E along said West line, 14.43 feet to the East corner of Lot 1, Block 3, Phantom Beach Park, said point being the point of beginning of the lands to be described; thence N 57°23'27" W along the North line of said Lot 1, 125.00 feet to the North corner of said Lot 1; thence N 53°56'36" W, 200.12 feet to a point; thence S 32°37'24" W, 162.22 feet to a point; thence S 57°25'26" E, 324.79 feet to a point on the aforementioned Hillside Drive; thence N 32°36'50" E along said West line, 150.00 feet to the point of beginning.
Said lands containing 49,949 sq. ft (1.15 acres).

That I have made such survey, land division and map by the direction of Wayne M Pringle and Dolores R Pringle, husband and wife, owners of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, and the ordinances of Waukesha County, Town of Mukwonago and the Village of Mukwonago, in surveying, dividing and mapping the same.

August 12, 2022
Date
REV. 11/2/22
REV. 12/6/22


Dennis C. Sauer
Professional Land Surveyor S-2421

PREPARED FOR:
Wayne & Dolores Pringle
W301 S10329 Hillside Dr
Mukwonago, WI 53149

PREPARED BY:
Metropolitan Survey Service, Inc.
9415 W Forest Home Ave, Suite 202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a combination of Lots 1, 2 and 3, Block 3, Phantom Lake Park, together with unplatted lands, all being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northeast 1/4 of the Northeast 1/4 of Section 34, Town 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE:

Wayne M Pringle and Dolores R Pringle, husband and wife, as owners, do hereby certify that we have caused the lands described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the ordinances of Waukesha County and the Town of Mukwonago.

IN WITNESS WHEREOF, the said Wayne M Pringle and Dolores R Pringle, has caused these presents to be signed at _____, Wisconsin, this _____ day of _____, 20____.

Wayne M Pringle, Owner

Dolores R Pringle, Owner

STATE OF WISCONSIN)
_____) COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20____, Wayne M Pringle and Dolores R Pringle, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signature

Print Name: _____
Notary Public-State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____) COUNTY) SS

TOWN BOARD APPROVAL:

APPROVED by the Town Board of the Town of Mukwonago, Wisconsin, this _____ day of _____, 20____.

Peter Topczewski, Chairman

Kathy Karalewitz, Clerk

VILLAGE OF MUKWONAGO APPROVAL:

APPROVED by the Village Board of the Village of Mukwonago, Wisconsin, this _____ day of _____, 20____.

Fred Winchowsky, President

Diana Dykstra, Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236.34 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20____.

Dale R. Shaver, Director

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2482

[Handwritten Signature]

8/12/22
11/2/22
12/6/22

VILLAGE OF MUKWONAGO RESOLUTION 2022-75

**RESOLUTION APPROVING A CERTIFIED SURVEY FOR A PROPERTY LOCATED AT
W301S10329 HILLSIDE DRIVE IN THE TOWN OF MUKWONAGO**

WHEREAS, Wayne and Delores Pringle own the property located at W301S10329 Hillside Drive in the Town of Mukwonago and have submitted a certified survey map to the Village for review; and

WHEREAS, the property is located in the Village's extraterritorial review area and is therefore subject to the review by the Village; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on December 13, 2022, and recommended approval of the same as set forth in this resolution; and

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Mukwonago approves the proposed certified survey map subject to the following conditions:

1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
2. The certified survey map must comply with the Town of Mukwonago's approval which was granted on September 7, 2022.
3. The property owner must pay all fees and charges that are owed to the Village.

The Village President is authorized to sign the original certified survey map when the above conditions have been satisfied as determined by the village planner.

Passed and dated this 21st day of December 2022

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk



PLANNING COMMISSION

December 13, 2022, at 6:30 pm

Mukwonago, WI

GENERAL DEVELOPMENT PLAN FOR THE BLOCK LOCATED AT MUKV2009990 AND MUKV2009989

Overview The developer has submitted a petition to establish a unique project under the procedures and requirements for a Popup Vendor Venue (Article XV of the zoning code). This type of project is reviewed using the procedures for establishing a planned development district (PDD) which occurs in two steps as generally described below.

Step One. The first stage is a general development plan (GDP) which shows the entire property holding. The general development plan shows the general locations of buildings or building envelopes, common open spaces, parking and drive areas, principal landscape features and all public infrastructure planned for the entire unified development site. If the development is proposed to occur in phases, sequence of development should be indicated. It is recognized that general development plans are often submitted prior to the identification of the ultimate land user or the specific land uses.

Step Two. The second stage is a final development plan (FDP) which shows detailed plans and information for that portion of a project which is intended for construction in the near future.

While the developer has submitted a set of detailed plans, the matter on the agenda is whether the proposed project as envisioned is a good fit for the area and use of the subject property.

The subject property consists of two adjoining properties at the northeast intersection of Main Street and Bay View Road. Both are zoned B-2, a prerequisite for proposing a Popup Vendor Venue. The project is also not located next to a residential property, again another prerequisite.

As proposed, the project consists of the following elements:

- Permanent building (1,700 sf) with food/drink service, dining area and restrooms
- Eight shipping containers (160 sf each) for retail sales and the like
- Playground area
- Outdoor seating area
- Onsite parking

The entire facility is enclosed by a decorative fence between the containers and building which are used to enclose the activity area. Proposed access is off of Main Street and Bay View Road.

Village departments have reviewed the plan and offered comments and suggestions. All of these relate to the final development plan (i.e., the layout and design of the project).

Potential motion

Recommend to the Village Board the approval of the General Development Plan for The Block as set forth in the resolution.

Attachments

1. Project plan
2. Village Board resolution for General Development Plan

THE BLOCK - BUSINESS INCUBATOR



DEVELOPED BY: BRADLEY ZAJORK
ARCHITECT: STRANG INC.



Site Location Map -



NW CORNER LOOKING SE -



SW CORNER LOOKING NE -



SE CORNER LOOKING NW -



Site Location Map -



PIZZA HUT / CARQUEST AUTO PARTS



QUILT-AGIOUS



VILLAGE AUTOMOTIVE & TIRE



SCHMIDT & BARTELT FUNERAL HOME



MADISON, WI | WAUKESHA, WI

PARCEL INFO:

LOT AREA: 40,649 SF

ZONING : B-2 GENERAL BUSINESS

BUILDING HEIGHT: 2 STORIES MAX OF 35'-0"

FLOOR AREA: 2,000 SF MIN, 1,200 SF MIN ON FIRST FLOOR OF 2 STORY BUILDING

BUILDING COVERAGE: 35% MAX

LOT COVERAGE: 75% MAX

PERIMETER GREENSPACE: 10'-0" ON ALL SIDES

REAR YARD SETBACK: 30'-0"

SIDE YARD SETBACK: 10'-0"

STREET YARD SETBACK: 10'-0"

BUILDING HEIGHT

PRINCIPAL : 1 STORIES = 15'-0"

BUILDING AREA

PRINCIPAL : LEVEL 1 : 1,700 SF

SHIPPING CONTAINERS: (8) 20 FT CONTAINERS x 160 = 1,280 SF

BUILDING COVERAGE: 2,980 / 40,649 SF = 7.33%

PARKING

TOTAL PARKING: (34) STALLS

(31) STANDARD PARKING STALLS

(3) ADA PARKING STALLS

SITE

ELEVATION: 100'-0" = 806'-0" AMSL

LOT COVERAGE: 23,984 / 40,649 SF = 59%



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[illegible]

theBLOCK

STREET ADDRESS
CITY, ST, ZIP

DATE: 08/19/2022
DRAWING SET SD
PROJECT NO. 2022098

**NOT FOR
CONSTRUCTION**

EXISTING SITE PLAN

A100

16



MADISON, WI | WAUKESHA, WI

PARCEL INFO:

LOT AREA: 40,649 SF

ZONING : B-2 GENERAL BUSINESS

BUILDING HEIGHT: 2 STORIES MAX OF 35'-0"

FLOOR AREA: 2,000 SF MIN, 1,200 SF MIN ON FIRST FLOOR OF 2 STORY BUILDING

BUILDING COVERAGE: 35% MAX

LOT COVERAGE: 75% MAX

PERIMETER GREENSPACE: 10'-0" ON ALL SIDES

REAR YARD SETBACK: 30'-0"

SIDE YARD SETBACK: 10'-0"

STREET YARD SETBACK: 10'-0"

BUILDING HEIGHT

PRINCIPAL : 1 STORIES = 15'-0"

BUILDING AREA

PRINCIPAL :	LEVEL 1 : 1,700 SF
SHIPPING CONTAINERS:	(8) 20 FT CONTAINERS x 160 = 1,280 SF
BUILDING COVERAGE:	2,980 / 40,649 SF = 7.33%

PARKING

TOTAL PARKING: (34) STALLS

(31) STANDARD PARKING STALLS

(3) ADA PARKING STALLS

SITE

ELEVATION: 100'-0" = 806'-0" AMSL

LOT COVERAGE: 23,984 / 40,649 SF = 59%

SITE SURFACES

BUILDING :	1,582 SF
SHIPPING CONTAINERS :	1,120 SF
STAGE CONTAINER :	210 SF
NEW PAVEMENT :	16,075 SF
CURB CUT (EXISTING) :	825 SF
SIDEWALK (EXISTING) :	1,449 SF
SIDEWALK (NEW) :	2,657 SF
TURF (PERVIOUS) :	2,202 SF
OUTDOOR SEATING AREA :	3,570 SF

NEW IMPERVIOUS SURFACE

BUILDING :	1,582 SF
SHIPPING CONTAINERS :	1,120 SF
STAGE CONTAINER :	210 SF
NEW PAVEMENT :	16,075 SF
SIDEWALK (NEW) :	2,657 SF
OUTDOOR SEATING AREA:	3,570 SF

SUB TOTAL: 25,214 SF

REMOVED EXISTING IMPERVIOUS SURFACE

GRAVEL LOT (EXISTING): 4,000 SF +/-

TOTAL ADDITIONAL IMPERVIOUS SURFACE

21,214 SF

MAINTAIN <.5 ACRES OF ADDITIONAL
IMPERVIOUS SURFACE. TURF TO BE
DESIGNED AS PERVIOUS SURFACE.



SITE PLAN

SCALE: 1/16" = 1'-0"

[illegible]

theBLOCK

950 MAIN ST.,
MUKWONAGO, WI

DATE: 11/08/2022
DRAWING SET: SD
PROJECT NO.: 2022098

DATE: 11/08/2022
DRAWING SET: SD
PROJECT NO.: 2022098

ARCHITECTURAL SITE PLAN

**NOT FOR
CONSTRUCTION**

A200-A

11/29/2022 1:35:59 PM



MADISON, WI | WAUKESHA, WI

PARCEL INFO:

LOT AREA: 40,649 SF

ZONING : B-2 GENERAL BUSINESS

BUILDING HEIGHT: 2 STORIES MAX OF 35'-0"

FLOOR AREA: 2,000 SF MIN, 1,200 SF MIN ON FIRST FLOOR OF 2 STORY BUILDING

BUILDING COVERAGE: 35% MAX

LOT COVERAGE: 75% MAX

PERIMETER GREENSPACE: 10'-0" ON ALL SIDES

REAR YARD SETBACK: 30'-0"

SIDE YARD SETBACK: 10'-0"

STREET YARD SETBACK: 10'-0"

BUILDING HEIGHT

PRINCIPAL : 1 STORIES = 15'-0"

BUILDING AREA

PRINCIPAL : LEVEL 1 : 1,700 SF

SHIPPING CONTAINERS: (8) 20 FT CONTAINERS x 160 = 1,280 SF

BUILDING COVERAGE: 2,980 / 40,649 SF = 7.33%

PARKING

TOTAL PARKING: (34) STALLS

(31) STANDARD PARKING STALLS

(3) ADA PARKING STALLS

SITE

ELEVATION: 100'-0" = 806'-0" AMSL

LOT COVERAGE: 23,984 / 40,649 SF = 59%



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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[illegible]

theBLOCK

950 MAIN ST.,
MUKWONAGO, WI

DATE: 11/08/2022
DRAWING SET SD
PROJECT NO. 2022098

**NOT FOR
CONSTRUCTION**

CONCEPTUAL LANDSCAPE PLAN

A200-B



MADISON, WI | WAUKESHA, WI



COPYRIGHT STRANG, INC. 2022

[illegible]

theBLOCK

STREET ADDRESS
CITY, ST ZIP

DATE: 08/19/2022
DRAWING SET: SD
PROJECT NO.: 2022098

FIRST FLOOR PLAN

**NOT FOR
CONSTRUCTION**

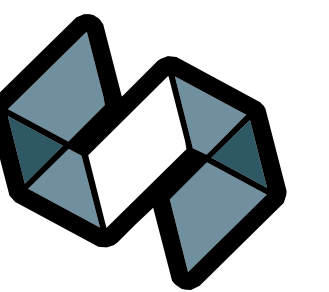
A201



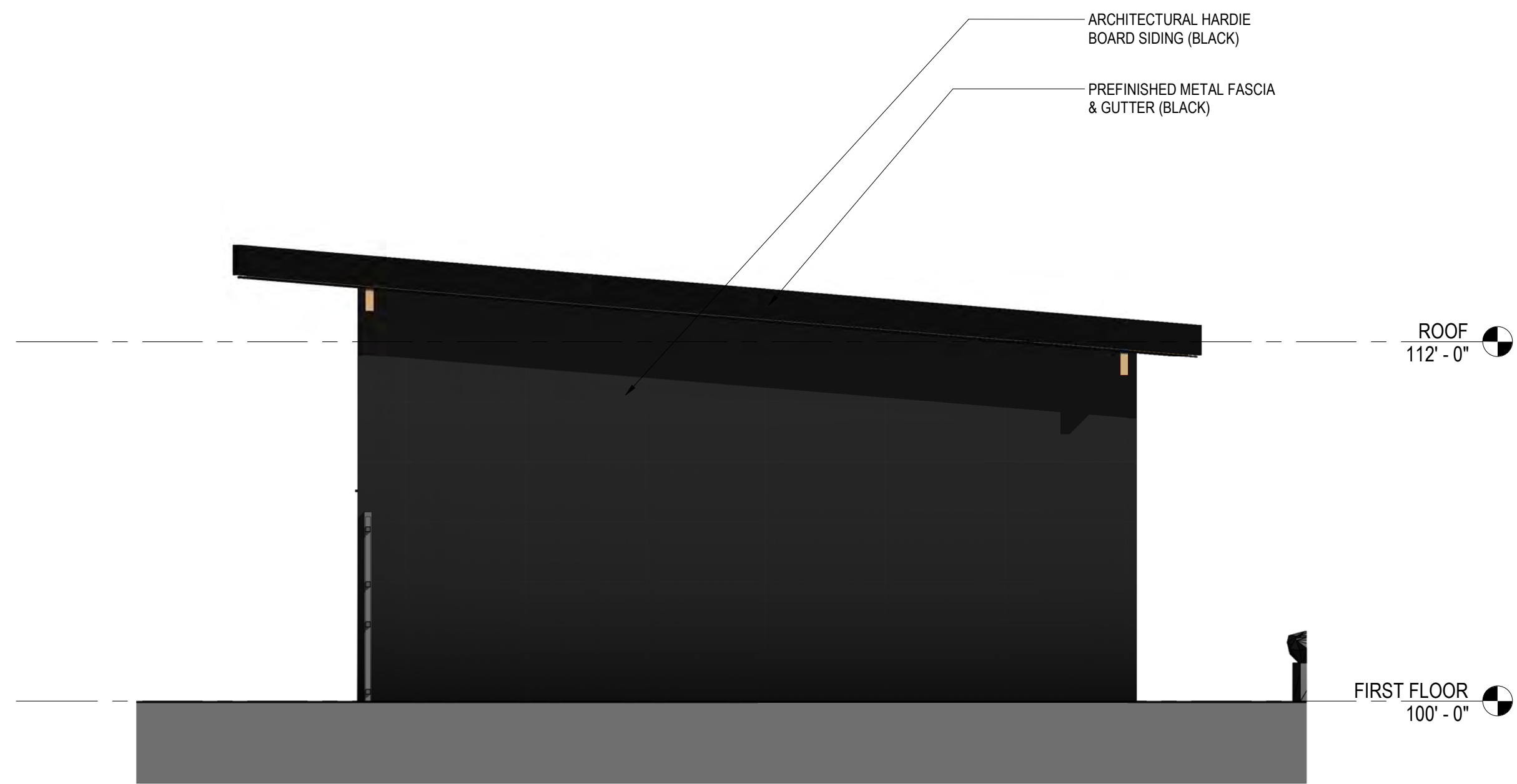
1 NORTH ELEVATION - PRESENTATION
PR001 SCALE: 1/4" = 1'-0"



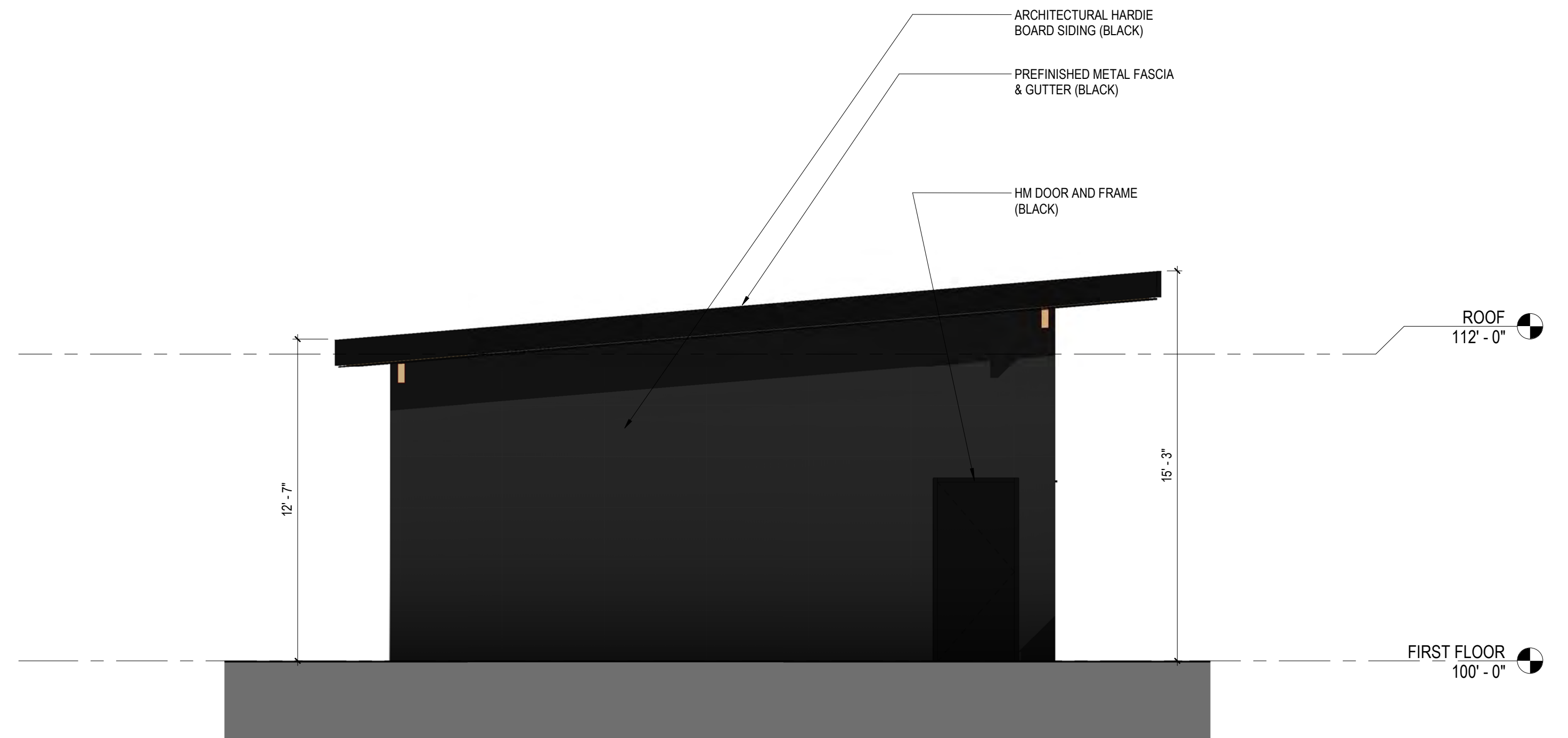
2 SOUTH ELEVATION - PRESENTATION
PR001 SCALE: 1/4" = 1'-0"



STRANG

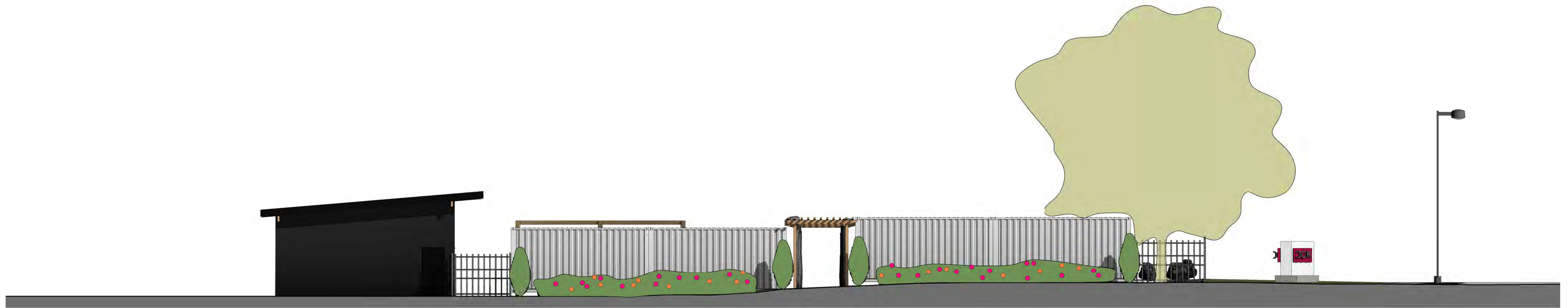


1
PR002 EAST ELEVATION - PRESENTATION
SCALE: 1/4" = 1'-0"

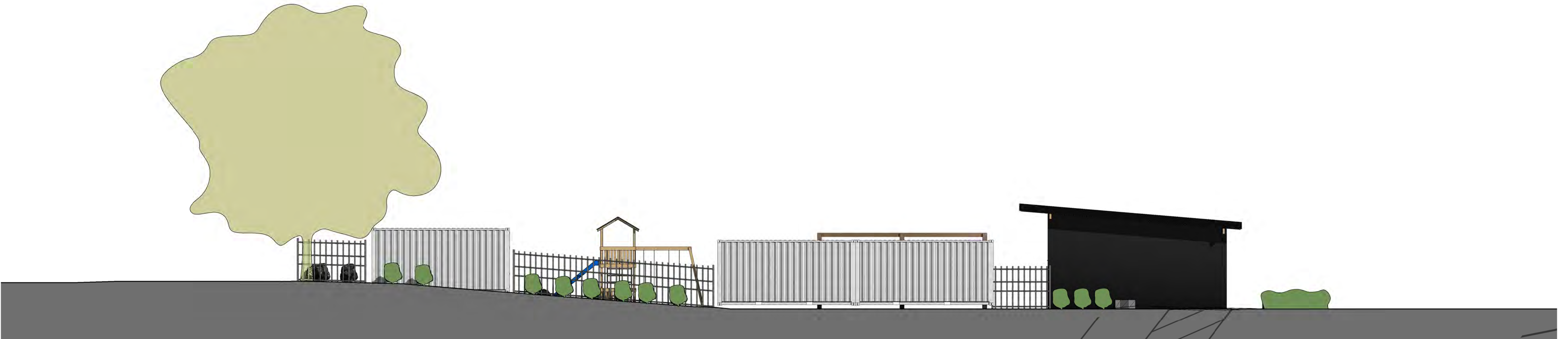


2
PR002 WEST ELEVATION - PRESENTATION
SCALE: 1/4" = 1'-0"

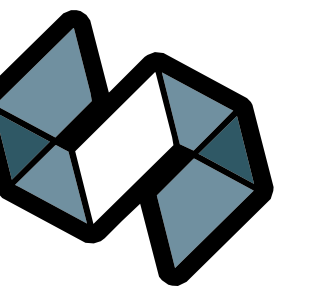




1
PR003
EXTERIOR WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
PR003
EXTERIOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



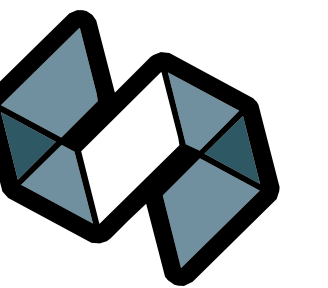
STRANG



1 OVERVIEW
PR004 SCALE: 1/2" = 1'-0"



1 OVERVIEW - NIGHT
PRO05 SCALE: 12" = 1'-0"



STRANG



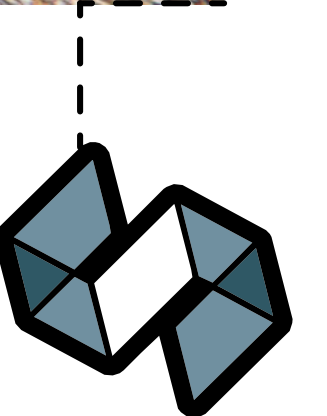
1 SW CORNER LOOKING NE
PR006 SCALE: 12" = 1'-0"



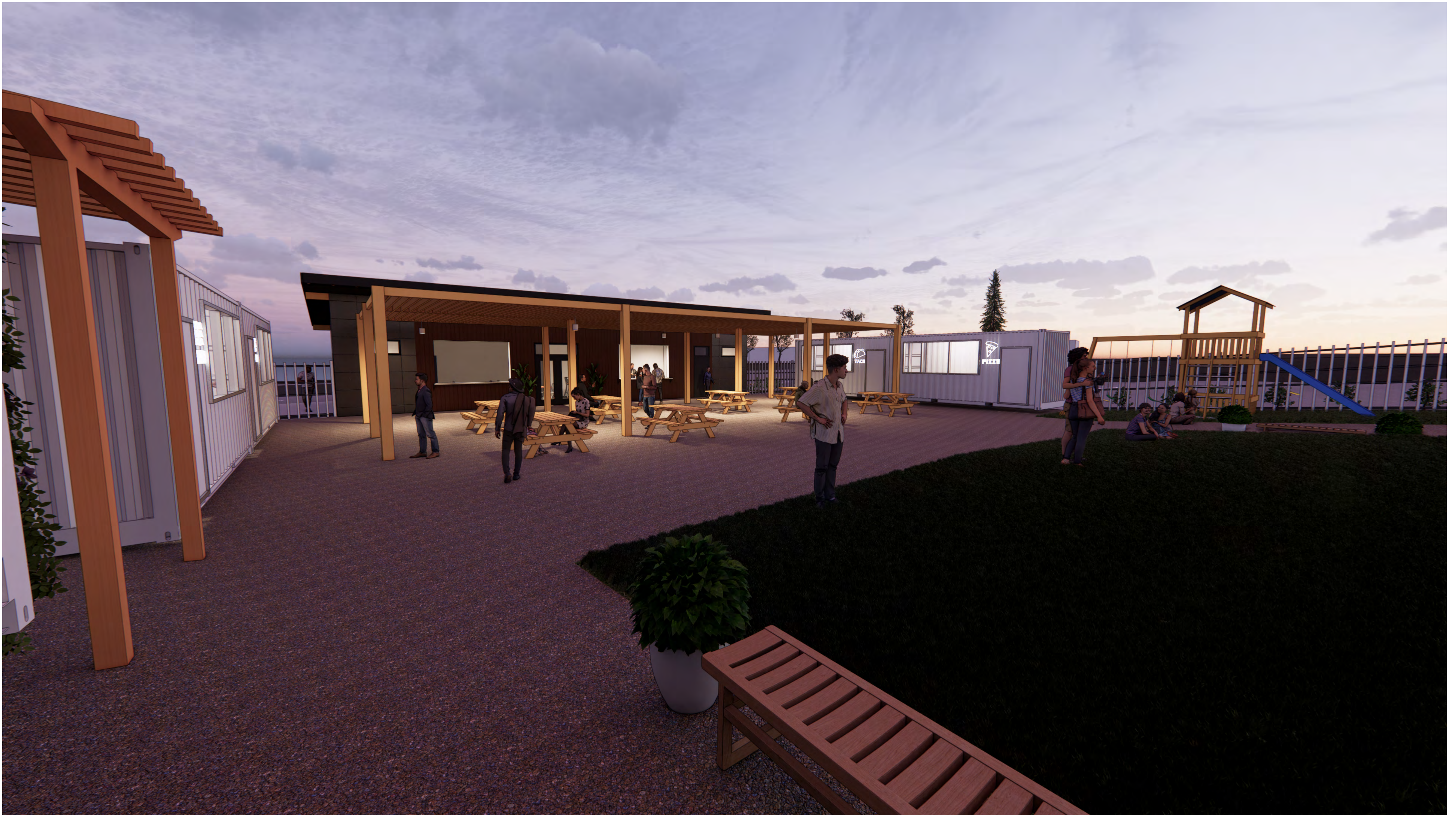
1 NW CORNER LOOKING SE
PR007 SCALE: 12" = 1'-0"



1 INTERIOR COURTYARD LOOKING SOUTH
 PRO08 SCALE: 12" = 1'-0"



STRANG



1 INTERIOR COURTYARD LOKING NORTH
 PROGS SCALE: 1/2" = 1'-0"

RESOLUTION 2022-76

**TO APPROVE A GENERAL DEVELOPMENT PLAN ALLOWING A
POPUV VENDOR VENUE AS A PLANNED UNIT DEVELOPMENT
FOR TAX KEY NO. MUKV2009990 AND MUKV2009989**

WHEREAS, TCB 2 LLC owns the subject properties and Bradley Zajork has an agreement to purchase the properties subject to development approvals from the Village of Mukwonago; and

WHEREAS, Bradley Zajork has submitted a petition to establish a Popup Vendor Venue on the subject property as allowed by the zoning code; and

WHEREAS, the subject properties have a base zoning classification of B-2; and

WHEREAS, the Village's zoning code allows Popup Vendor Venues as a Planned Development District; and

WHEREAS, the Plan Commission has reviewed the petitioner's General Development Plan at their meeting on December 13, 2022 and recommended approval of the same; and

WHEREAS, the Village Board conducted a public hearing at their meeting on January 18, 2023, regarding the same matter.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the General Development Plan for the project consisting of the following elements:

- Permanent building (1,700 sf) with food/drink service, dining area and restrooms
- Eight shipping containers (160 sf each) for retail sales and the like
- Playground area
- Outdoor seating area
- Onsite parking

NOW, THEREFORE, BE IT FURTHER RESOLVED this approval is conditional meaning the developer must submit a final development plan to the Plan Commission consistent with the zoning code and obtain approval of the same within 12 months of this date. If this has not been done, this approval will become null and void on such date without any further action by the Village. The subject properties will retain their B-2 zoning classification.

NOW, THEREFORE, BE IT FURTHER RESOLVED no development or land-disturbing activity of any kind may be undertaken until the Plan Commission has approved the final development plan and all necessary terms and conditions have been satisfied.

Passed and dated this 18th day of January 2023

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk