

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, June 13, 2023

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Comments from the Public

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

4. Approval of Minutes

- 4.1 Discussion and approval of minutes from May 9, 2023 regular meeting.
[20230509 PlanCommissionMinutesdraft.pdf](#)

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 Public Hearing to discuss Comprehensive Plan 2035 Amendment for the future land use of the Kiwanis Park parcels from Open Space/Recreational to Commercial/Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN); Mikko Erkamaa, applicant; Parcels MUKV 1963-996-005 and MUKV 1963-996-006.
[6.13.2023 Comp Plan Amend PH.pdf](#)
- 5.2 Public Hearing for Rezoning of Kiwanis Park parcels from P-1 - Public and Semi Public to B-2 - General Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN); Mikko Erkamaa, applicant; Parcels MUKV 1963-996-005 and MUKV 1963-996-006.

[6.13.2023 multiple hearings.pdf](#)

- 5.3 Public Hearing for Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; Bielinski Homes Inc., Developer, applicant; Parcel MUKV 2091-989-002.

[6.13.2023 multiple hearings.pdf](#)

- 5.4 Public Hearing for the Final Development Plan for the Planned Unit Development for The Block located at Main St and Bay View Rd; Bradley Zajork, Developer, applicant; Parcels MUKV 2009-989 and MUKV 2009-990.

[6.13.2023 multiple hearings.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board **ORDINANCE 1016** for the Comprehensive Plan Amendment for Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006.

[Staff - Kiwanis - Comp Plan Amend.pdf](#)

[ORDINANCE 1016 Amend Comp Plan 2035.pdf](#)

- 6.2 Discussion and possible recommendation to the Village Board **ORDINANCE 1017** for Rezoning of Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006.

[Staff - Kiwanis - Rezoning.pdf](#)

[ORDINANCE 1017 Amend Zoning Map.pdf](#)

- 6.3 Discussion and possible recommendation to the Village Board **RESOLUTION 2023-27** for the Final Development Plan to Amend the PUD for Grey Fox Townhomes, Bielinski, applicant; Grey Fox Trl and Edgewood Ave; Parcel MUKV 2091-989-002.

[Staff - FDP PUD Amend - Bielinski.pdf](#)

[Combined Drawings.pdf](#)

[RESOLUTION 2023-27 Bielinski-Edgewood Ave.pdf](#)

- 6.4 Discussion and possible recommendation to the Village Board for **RESOLUTION 2023-26** for the Final Development Plan for a Pop=up Vendor Venue as a Planned Unit Development for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990.

[Staff - FDP PUD - The Block - Main St.pdf](#)

[RESOLUTION 2023-26 PUD-The Block.pdf](#)

- 6.5 Discussion and possible recommendation to the Village Board on **RESOLUTION 2023-25** for the Certified Survey Map for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990.

[Staff - CSM - The Block - Main St.pdf](#)

[RESOLUTION 2023-25 CSM-The Block.pdf](#)

7. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Erin Scharf (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 PLAN COMMISSION MEETING Tuesday, May 9, 2023

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
Mark Penzkover
Eric Brill
Karl Kettner
Tim Rutenbeck
John Meiners
Jason Wamser

Also present: Fred Schnook, Village Administrator
Erin Scharf, Community Planner/Zoning Administrator
Nathan Bayer, Village Attorney
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Closed at 6:31 pm

Approval of Minutes

Motion by Meiners/ Brill to approve minutes from March 14, 2023 regular meeting, carried, Wamser abstained.

New Business

Discussion and possible approval of PC-RESOLUTION 2023-04 for a monument sign for Mt Olive Ev. Lutheran Church; 211 Main Street; Parcel MUKV 1976-126.

Scharf gave overview of project

Motion by Meiners/Brill to approve PC-RESOLUTION 2023-04 for a monument sign for Mt Olive Ev. Lutheran Church; 211 Main Street; Parcel MUKV 1976-126, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2023-05 for a site plan and architectural review for an addition at St. John's Ev. Lutheran Church and School; 410 W Veterans Way; Parcel MUKV 1963-996-008.

Scharf gave overview of project

Eric Fleischman, MSI General gave overview of project

Motion by Meiners/Penzkover to approve PC-RESOLUTION 2023-05 for a site plan and architectural review for an addition at St. John's Ev. Lutheran Church and School; 410 W Veterans Way; Parcel MUKV 1963-996-008, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2023-06 for site plan and architectural review for planters and hoop house at Mukwonago Food Pantry; 305

Eagle Lake Ave; Parcel MUKV 1974-922.

Scharf gave overview of project

Cindy Eggelston, Mukwonago Food Pantry gave overview of project

Motion by Meiners/Brill to approve **PC-RESOLUTION 2023-06** for site plan and architectural review for planters and hoop house at Mukwonago Food Pantry; 305 Eagle Lake Ave; Parcel MUKV 1974-922, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2023-07 for site plan and architectural review for various site improvements to Village Pumper, Harjinder Khasria, owner; 710 and 712 Main St; Parcel MUKV 1976-208-009.

Scharf gave overview of project

Motion by Penzkover/Brill to approve **PC-RESOLUTION 2023-07** for site plan and architectural review for various site improvements to Village Pumper, Harjinder Khasria, owner; 710 and 712 Main St; Parcel MUKV 1976-208-009, carried.

Roll Call: Yes; Brill, Kettner, Penzkover, Rutenbeck, Wamser, Winchowky; Abstain; Meiners

Discussion and possible recommendation to move forward with the Bielinski Development at Grey Fox Trail and Edgewood Avenue to amend the PUD - Multi Family Development. Bielinski Homes/Harmony Homes, owner; Parcel MUKV 2091-989-002.

Scharf gave overview of project

John Donovan, Bielinski gave overview of project

Plan Commission had no issues with the project and look forward to seeing the more detailed submission.

Village Attorney to present a review of criteria for Amending Conditional Use permits and Act 67 refresher.

Bayer gave presentation.

Planner will present Zoning and Sign Code updates timeline.

Scharf gave timeline details for Zoning and Sign Code completion.

Adjournment

Meeting adjourned at 7:43 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

NOTICE OF PUBLIC HEARINGS
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, June 13 2023, for the following:

Comprehensive Plan 2035 Amendment for the future land use of the Kiwanis Park Parcels from Open Space/Recreational to Commercial/Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN) (MUKV1963996005 and MUKV1963996006), by applicant (Mikko Erkamaa).

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 6:30 pm and the public hearings will be conducted in the order listed on the meeting agenda.

For information regarding these public hearings, contact the Village Planner/Zoning Administrator, at planner@villageofmukwonago.gov or 262-363-6420 *2111 during regular office hours. All interested parties will be heard.

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, Diana Dykstra, at 262-363-6420.

VILLAGE OF MUKWONAGO
Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on May 11, 2023

NOTICE OF PUBLIC HEARINGS
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2. Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave (MUKV2091989002), applicant (Bielinski Homes Inc., Developer).
3. Final Development Plan for the Planned Unit Development for The Block located at Main St and Bay View Rd (MUKV2009989 and MUKV2009990), applicant (Bradley Zajork, Developer).

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VILLAGE OF MUKWONAGO
Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on May 30 and June 6, 2023

NOTICE OF PUBLIC HEARINGS
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VILLAGE OF MUKWONAGO
Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on May 30 and June 6, 2023



PLANNING COMMISSION

June 13, 2023, at 6:30 pm
Mukwonago, WI

COMPHENSIVE PLAN AMENDMENTS

MUKV1963-996-005 AND MUKV1963-996-006

Project Summary

Request:	Comprehensive Plan Map Amendment
Applicant:	Mikko Erkamaa
Location:	2 Parcels on the Northwest corner of CTH NN and CTH 83
Acreage:	Parcel A: 2.8607 acres and Parcel B: 5.4297 acres
Current Use:	Park and Open Space
Future Use:	Open Space/Recreational
Zoning Classification:	P-1 Public and Semipublic

Planning Staff Review

Comp Plan Amendment The applicant is petitioning to amend the 2035 Land Use for the parcels at the Northwest corner of CTH NN and CTH 83 from the proposed future land use of Public and Semipublic to General Commercial Business.

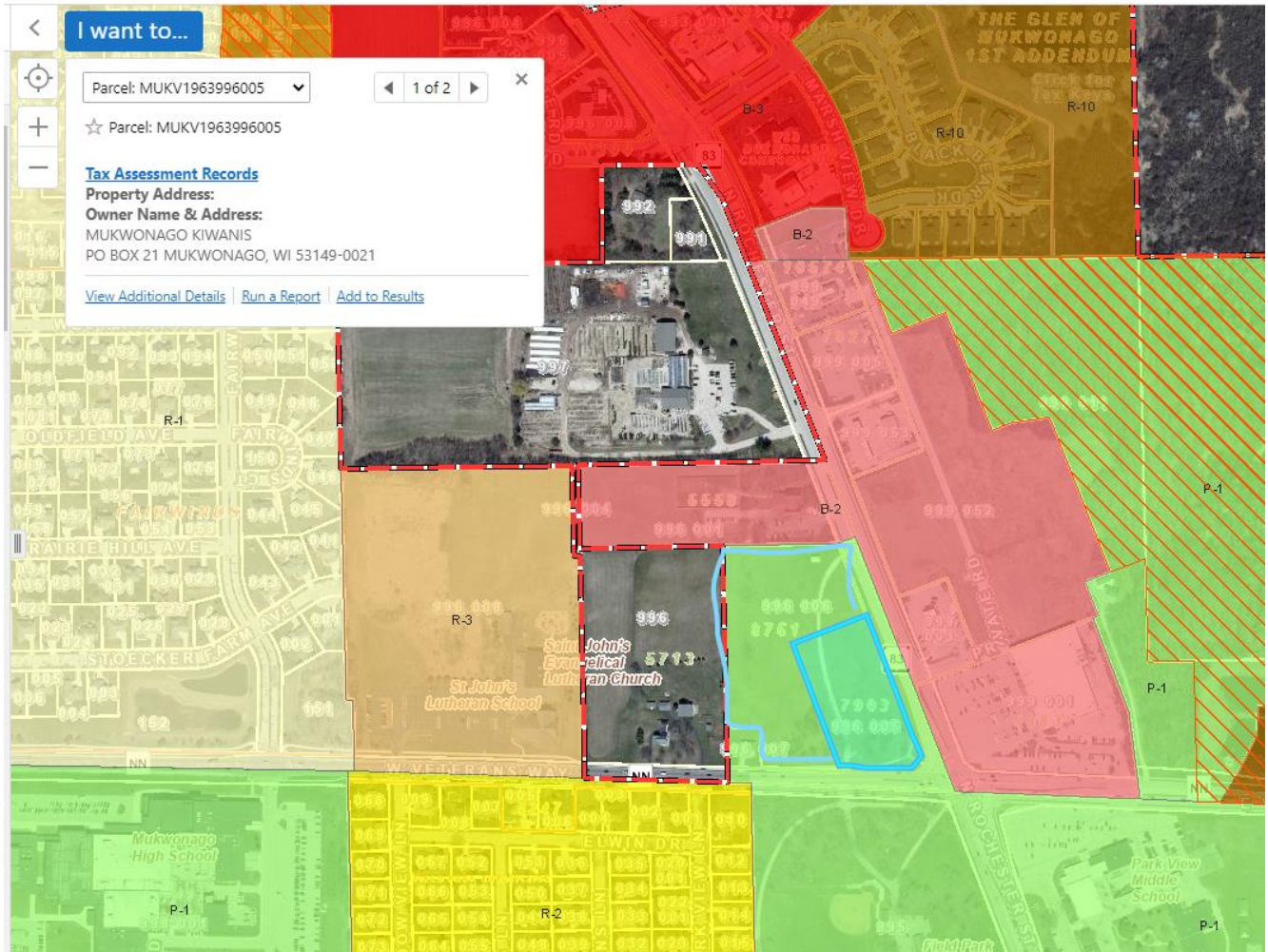
The request to amend the 2035 Comp Plan Map of these two parcels aligns with the surrounding lands current and future land use plan. The future land use of surrounding parcels along CTH 83 are Commercial Business uses.

Recommendation:

Recommend approval to the Village Board for the proposed rezoning of the parcels at CTH NN and CTH 83 from P-1 (Public and Semipublic) to B-2 (General Business) as set forth in Ordinance 1016 (as drafted OR as amended).

Attachments

1. Map
2. Draft Ordinance 1016



**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

ORDINANCE NO. 1016

**ORDINANCE AMENDING THE “COMPREHENSIVE PLAN
2035” FOR THE VILLAGE OF MUKWONAGO**

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

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

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

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

WHEREAS, the applicant Mikko Erkamaa submitted a petition to the Village to amend the future land use map (Map 9) of the adopted comprehensive plan by changing the classification of the parcels at the Northwest Corner of CTH NN and CTH 83 from Open Space/Recreational to General Commercial Business and

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

WHEREAS, the Village Plan Commission at their meeting on June 13, 2023 determined that additional opportunities for public participation (aside from the public hearing conducted on June 13, 2023) are not needed for this minor amendment owing to the limited nature of the request; and

WHEREAS, the Village Plan Commission reviewed the petitioner’s request at their meeting on June 13, 2023, and found it to be a desirable change, recommending the Village Board approval of the proposed amendment; and

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

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

SECTION 1

The designation of the property located at the Northwest Corner of CTH NN and CTH 83 on the future land use map (Map 9) is changed from Open Space Recreational to General Commercial Business.

SECTION 2

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

SECTION 3

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

SECTION 4

This Ordinance shall take effect upon passage and publication as approved by law.

PASSED AND ADOPTED by the Village Board this 21st day of June, 2023

APPROVED:

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer



PLANNING COMMISSION

June 13, 2023, at 6:30 pm
Mukwonago, WI

ZONING MAP AMENDMENTS

MUKV1963-996-005 AND MUKV1963-996-006

Project Summary

Request:	Rezoning
Applicant:	Mikko Erkamaa
Location:	2 Parcels on the Northwest corner of CTH NN and CTH 83
Acreage:	Parcel A: 2.8607 acres and Parcel B: 5.4297 acres
Current Use:	Park and Open Space
Zoning Classification:	P-1 Public and Semipublic

Planning Staff Review

Rezoning The applicant is petitioning to rezone the parcels at the Northwest corner of CTH NN and CTH 83 from P-1 (Public and Semipublic) to B-2 (General Business).

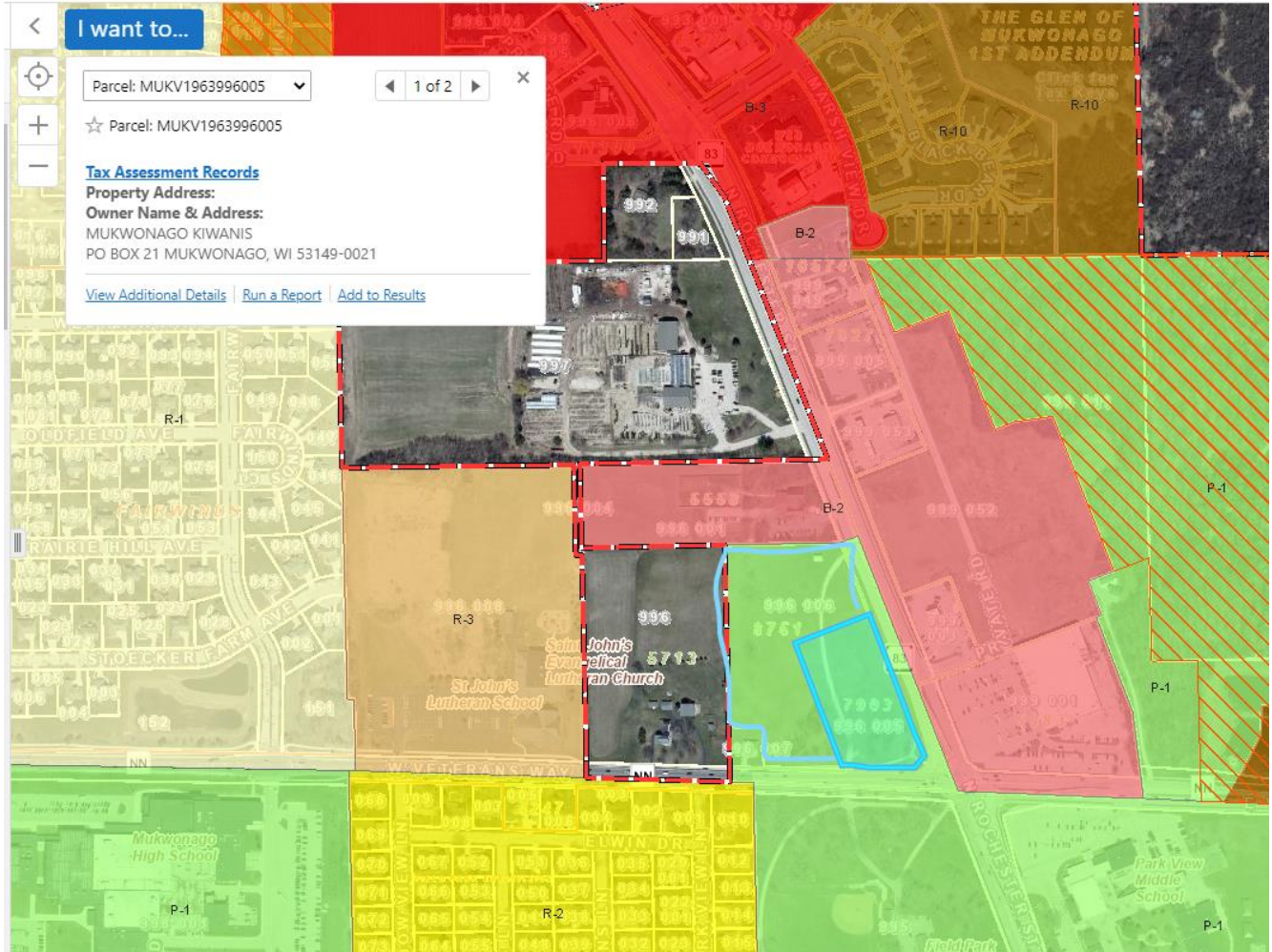
The request to rezone these two parcels aligns with the surrounding current and future land use plan.

Recommendation:

Recommend approval to the Village Board for the proposed rezoning of the parcels at CTH NN and CTH 83 from P-1 (Public and Semipublic) to B-2 (General Business) as set forth in Ordinance 1017 (as drafted OR as amended).

Attachments

1. Map
2. Draft Ordinance 1017



**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

ORDINANCE NO. 1017

**AN ORDINANCE TO AMEND THE ZONING MAP INCLUDED AS PART OF
CHAPTER 100 OF THE VILLAGE OF MUKWONAGO MUNICIPAL CODE**

The Village Board of the Village of Mukwonago, Waukesha/Walworth Counties, Wisconsin do ordain as follows:

SECTION I

SECTION 1. Change the zoning classification of Tax Parcel MUKV1963-996-005 from P-1 (Public and Semipublic) district to B-2 (General Business) district.

SECTION 2. Change the zoning classification of Tax Parcel MUKV1963-996-006 from P-1 (Public and Semipublic) district to B-2 (General Business) district.

SECTION II

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

SECTION III

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago and shall indicate the date and number of this amending Ordinance therein.

PASSED AND ADOPTED by the Village Board this 21st day of June 2023.

APPROVED:

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer



PLANNING COMMISSION

June 13, 2023 at 6:30pm
Mukwonago, WI

FINAL DEVELOPMENT PLAN REVIEW TO AMEND THE PLANNED UNIT DEVELOPMENT

Bielinski Development
Grey Fox Trl and Edgewood Ave

MUKV 2091-989-002

Case Summary

Parcel Data

Proposal:	Amend PUD - Multi-Family Development
Applicant:	Bielinski Homes/Harmony Homes (Owner)
Request:	General Development Plan - PUD Amendment
Staff Recommendation:	Approve w/conditions.

Parcel Characteristics / Conditions

Acreage:	2.7131
Current Use:	Multi-Family Residential
Proposed Use:	Multi-Family Residential
Reason for Request:	Final Development Plan to Amend PUD
Land Use Classification:	Multi-Family Residential
Zoning Classification:	R-10 Medium Density Multi-Family Residential
Census Tract:	2039.01

Project Summary / Plan of Operation

Grey Fox Trail-a multi-family residential development with (2) 12-unit buildings and 3 Family Townhomes on 2.72 acres with a density of 9.92 units per acre (includes the ROW vacation of roadway). The zoning on the parcel is R-10 Medium Density Multi-Family Residential District which is intended to provide residential units within new and existing neighborhoods per the Comp Plan of 2035. The development will be built and managed by Bielinski Homes.

Site Plan and Architectural Review Request

Staff has reviewed the proposal. The proposal meets the code maximum density requirements and impervious surface. The municipal code allows for 10 Units/Acre.

Staff Review

History

Edgewood Meadows Condominiums is located along Edgewood Avenue east of the Fox River, 0.4 mile south of CTH ES. Originally on 20+ acres, the development was approved in 2005 for a total of 120 condominium units, which included eight, 8-unit buildings with individual unit attached garages, eight, 4-unit buildings with individual unit attached garages and three, 8-unit buildings with underground parking. Only three of the 8 units and two of the 4-unit buildings were constructed for 32 units.

In 2005 the property was rezoned to R-10 with a Planned Unit Development overlay that set building footprints and locations. At that time, R-10 allowed a maximum density of 8 dwelling units per acre.

In 2019 the PUD was amended to allow for the construction of 17 buildings of side-by-side condominiums for a total of 34 units. The resultant number of condominium units for this amendment was 66 units, reduced from 96 units. This also included transferring 0.9 acre to the west portion of the site on which the 8-unit buildings with underground parking are approved. (66 units on 14.3 acres, or 4.6 dwelling units per acre to align with the new PUD standards from the Zoning Ordinance adopted in 2017.

This Concept Plan came before the Plan Commission in May of 2023 and there were no adverse comments.

Proposed Amendment

The developer is proposing to construct two, 12-unit buildings and 3 Family Townhomes, for a total of 27 Units. The previous PUD proposal had three-8 family buildings proposed for the corner lot, for a total of 24 Units. The unit count has increased by 3 units. With the proposed development there are 30 garage spaces, 30 driveway spaces and 16 surface spaces. The site includes a dumpster enclosure as well. The proposed development is still within the maximum density allowed at 10 units per acre.

Proposed Lot Coverage:

- Building = 0.53 acres
- Pavement & Walk = 0.80 acres
- Total Impervious = 1.33 acres (48.9%) – more than allowed per code and may affect SWMP
- Open Space = 1.39 acres (51.1%) – includes ROW (not including ROW, .997 acres required of Open Space)

Code Allowances – Lot Coverage:

- Building coverage (principal only), maximum = 40 % of total lot size, not including public ROW
- Perimeter greenspace, minimum = 40 % of total lot size, not including public ROW

The PUD amendment will also include minor modifications to building setbacks to the interior property line abutting the 3 family townhomes.

The Village Attorney will review the amendment to the Developer's Agreement. From my understanding the HOA will remain in control of all parcels.

Engineering	R&M: • Strongly urge that they work to fit within the allotted impervious surface for that lot that was included in the SWMP and shown in the SWMA. • Their analysis of the property needs to identify the allotted impervious surface from the 2005 SWMP and what their planned impervious surface is on their concept plan to prove that they are fitting within the SWMP and no changes are necessary.
Public Works	PW Director: • Main Stormwater Pond for the Development needs attention. • Trio should reach out to Harmony Homes to ensure compliance with Village Code.
Utilities	Utilities Director: • Concerns with site plan placement of utilities. • Code states sewer and water main is not intended to serve future development and therefore should be private. Large water and sewer lateral serve the whole development. • Will review at time of development to ensure modifications to utilities serve each building appropriately.
Police Fire	No Concerns at this time Fire Chief Comments: • Dedicated hydrant for suppression. • Measure out hydrant distance not greater than 300.' • WB-50 turn template. • FDC exterior access and locations.
Building Inspection Planning	No Concerns at this time No Concerns at this time

Recommendation

Staff recommends the Village Board to conditionally approve the General Development Plan Amending and allowing modifications as a Planned Unit Development for Construction of (2) two, 12 Unit Buildings and one, 3-Family Building, by applicant Bielinski Homes, parcel MUKV2091-989-002 on Grey Fox Trl and Edgewood Ave.

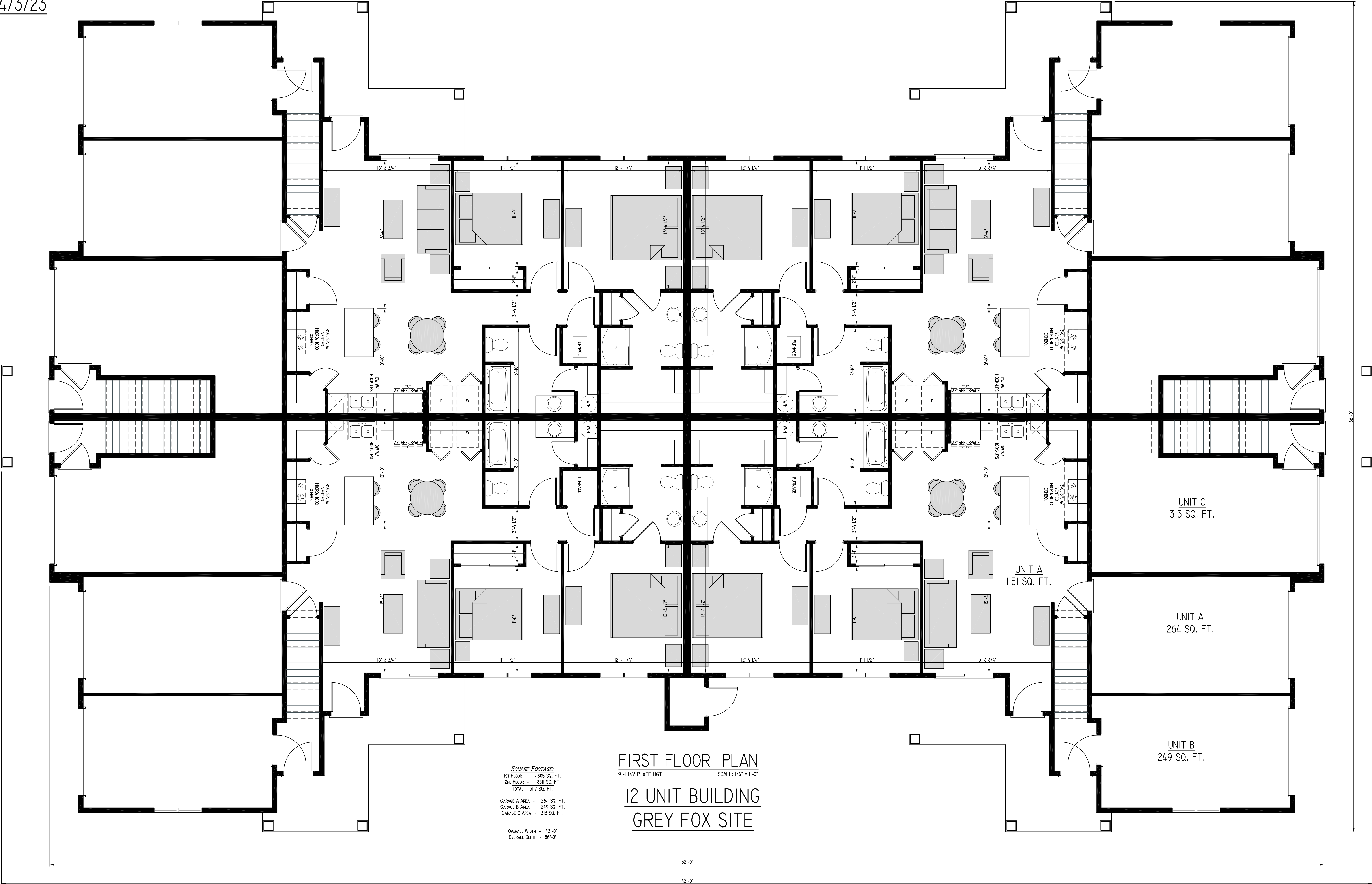
Attachments

1. Map 2. Plans 3. Resolution



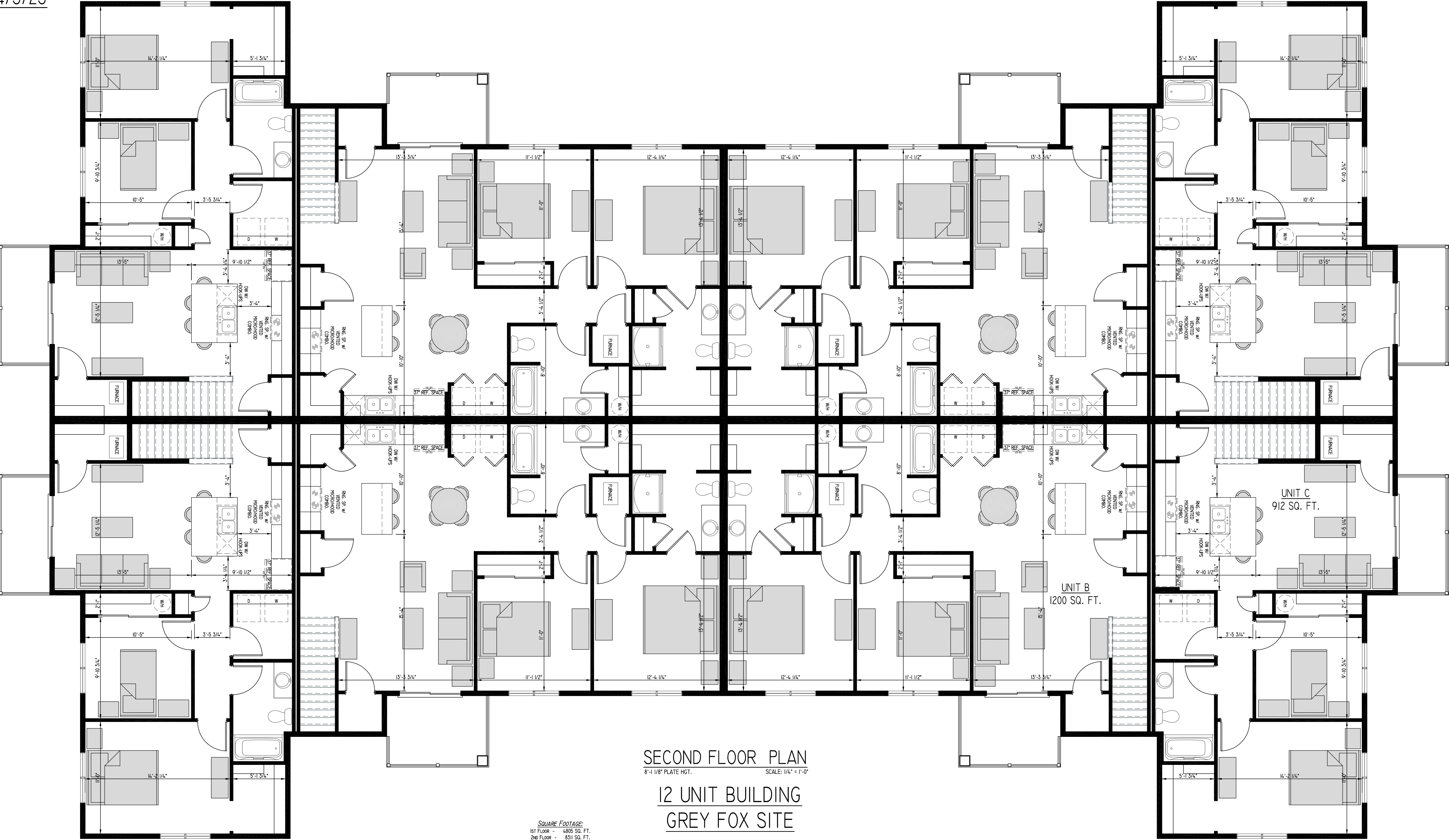
GREY FOX TOWNHOMES

DATE: 4/3/23



GREY FOX TOWNHOMES

DATE: 4/3/23



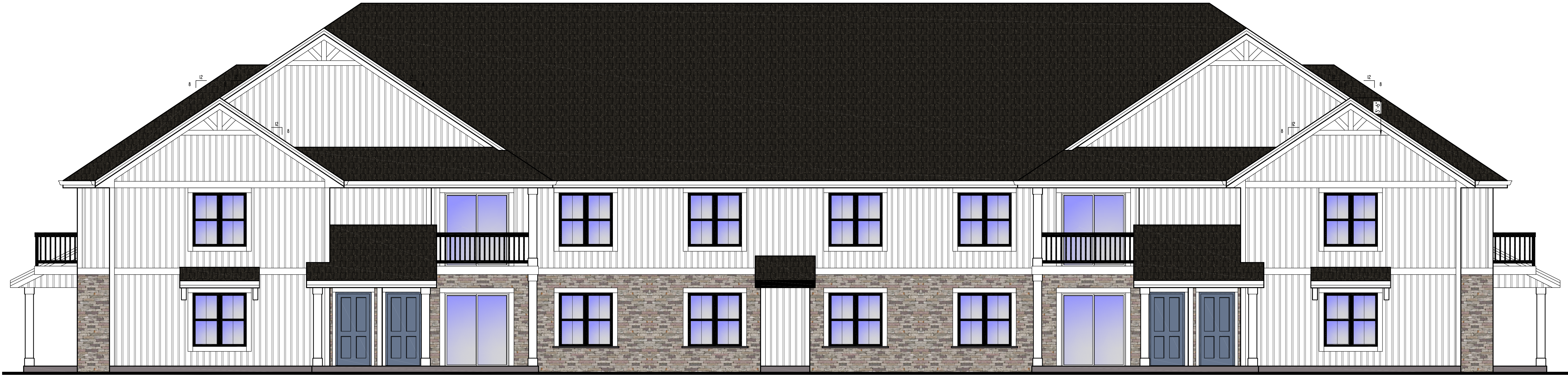
SECOND FLOOR PLAN
8'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"
12 UNIT BUILDING
GREY FOX SITE

SQUARE FOOTAGE:
1ST FLOOR - 4805 SQ. FT.
2ND FLOOR - 8311 SQ. FT.
TOTAL 13117 SQ. FT.
GARAGE A AREA - 264 SQ. FT.
GARAGE B AREA - 249 SQ. FT.
GARAGE C AREA - 315 SQ. FT.

OVERALL WIDTH - 142'-0"
OVERALL DEPTH - 86'-0"

GREY FOX TOWNHOMES

DATE: 4/3/23



FRONT ELEVATION



LEFT ELEVATION

EXTERIOR MATERIALS/COLORS:
ROOF: ONYX BLACK SHINGLES
SIDING: WHITE VINYL SIDING
CORNER BOARDS: WHITE MIRATEC
BANDBOARDS: WHITE MIRATEC
DECORATIVE GABLE TREATMENTS: WHITE MIRATEC
COLUMNS: WHITE MIRATEC
WINDOWS/PATIO DOORS: BLACK VINYL
OVERHEAD DOORS: WHITE STEEL
WINDOW/DOOR TRIM: WHITE MIRATEC
GUTTERS/DOWNSPOUTS: WHITE ALUMINUM
SOFFIT: WHITE ALUMINUM
FASCIA: WHITE ALUMINUM
FRIEZE BOARDS: BLACK MIRATEC
DECK: WHITE COMPOSITE
DECK RAILING: BLACK COMPOSITE
ENTRY DOORS: ROLLEX EVENING GRAY
STONE: HALQUIST - MAYVILLE SILVER

SQUARE FOOTAGE:
1ST FLOOR - 4805 SQ. FT.
2ND FLOOR - 8311 SQ. FT.
TOTAL 13117 SQ. FT.

GARAGE A AREA - 264 SQ. FT.
GARAGE B AREA - 249 SQ. FT.
GARAGE C AREA - 315 SQ. FT.

OVERALL WIDTH - 142'-0"
OVERALL DEPTH - 86'-0"

GREY FOX TOWNHOMES

DATE: 4/3/23



REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS/COLORS:
ROOF: ONYX BLACK SHINGLES
SIDING: WHITE VINYL SIDING
CORNER BOARDS: WHITE MIRATEC
BANDBOARDS: WHITE MIRATEC
DECORATIVE GABLE TREATMENTS: WHITE MIRATEC
COLUMNS: WHITE MIRATEC
WINDOWS/PATIO DOORS: BLACK VINYL
OVERHEAD DOORS: WHITE STEEL
WINDOW/DOOR TRIM: WHITE MIRATEC
GUTTERS/DOWNSPOUTS: WHITE ALUMINUM
SOFFIT: WHITE ALUMINUM
FASCIA: WHITE ALUMINUM
FRIEZE BOARDS: BLACK MIRATEC
DECK: WHITE COMPOSITE
DECK RAILING: BLACK COMPOSITE
ENTRY DOORS: ROLLEX EVENING GRAY
STONE: HALQUIST - MAYVILLE SILVER

SQUARE FOOTAGE:
1ST FLOOR - 4805 SQ. FT.
2ND FLOOR - 8311 SQ. FT.
TOTAL 13117 SQ. FT.

GARAGE A AREA - 264 SQ. FT.
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OVERALL DEPTH - 86'-0"

X:\2023\23-017-966 GREY FOX TRAIL - MUKWANAGO\DRAWINGS\PRELIMINARY\PRELIM_COVER_GREY_FOX.DWG

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDMR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-VILLAGE OF MUKWANAGO STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
-VILLAGE OF MUKWANAGO DEVELOPMENT STANDARDS
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.
12. NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.



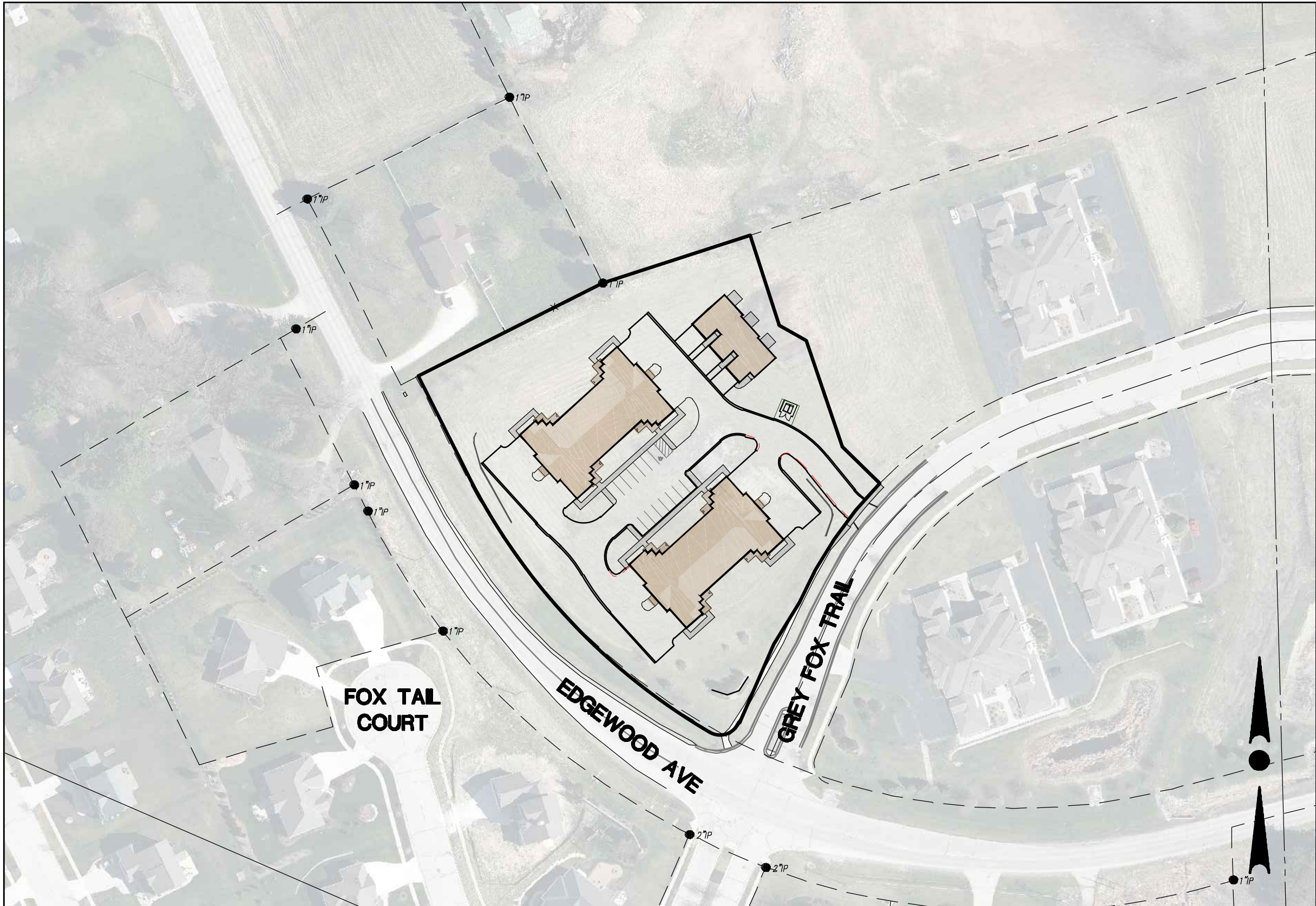
LOCATION MAP
NOT TO SCALE

GREY FOX TRAIL

PRELIMINARY SITE DEVELOPMENT PLANS

MULTIFAMILY RESIDENCE

VILLAGE OF MUKWANAGO, WISCONSIN



SITE PLAN
SCALE: 1" = 100'

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

DEVELOPER:
BIELINSKI HOMES, INC.
1830 MEADOW LANE,
SUITE A
PEWAUKEE, WI 53072
PHONE: (262) 542-9494

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C0.1	- EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	- PROPOSED SITE PLAN
C2.0	- MASTER GRADING PLAN
C3.0	- EROSION CONTROL PLAN
C4.0	- UTILITY SYSTEM PLAN
C5.0	- DETAILS



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWANAGO, WISCONSIN
BY: **BIELINSKI HOMES**
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
06/02/2023	PRELIMINARY SUBMITTAL

DATE:

MAY 2, 2023

JOB NUMBER:

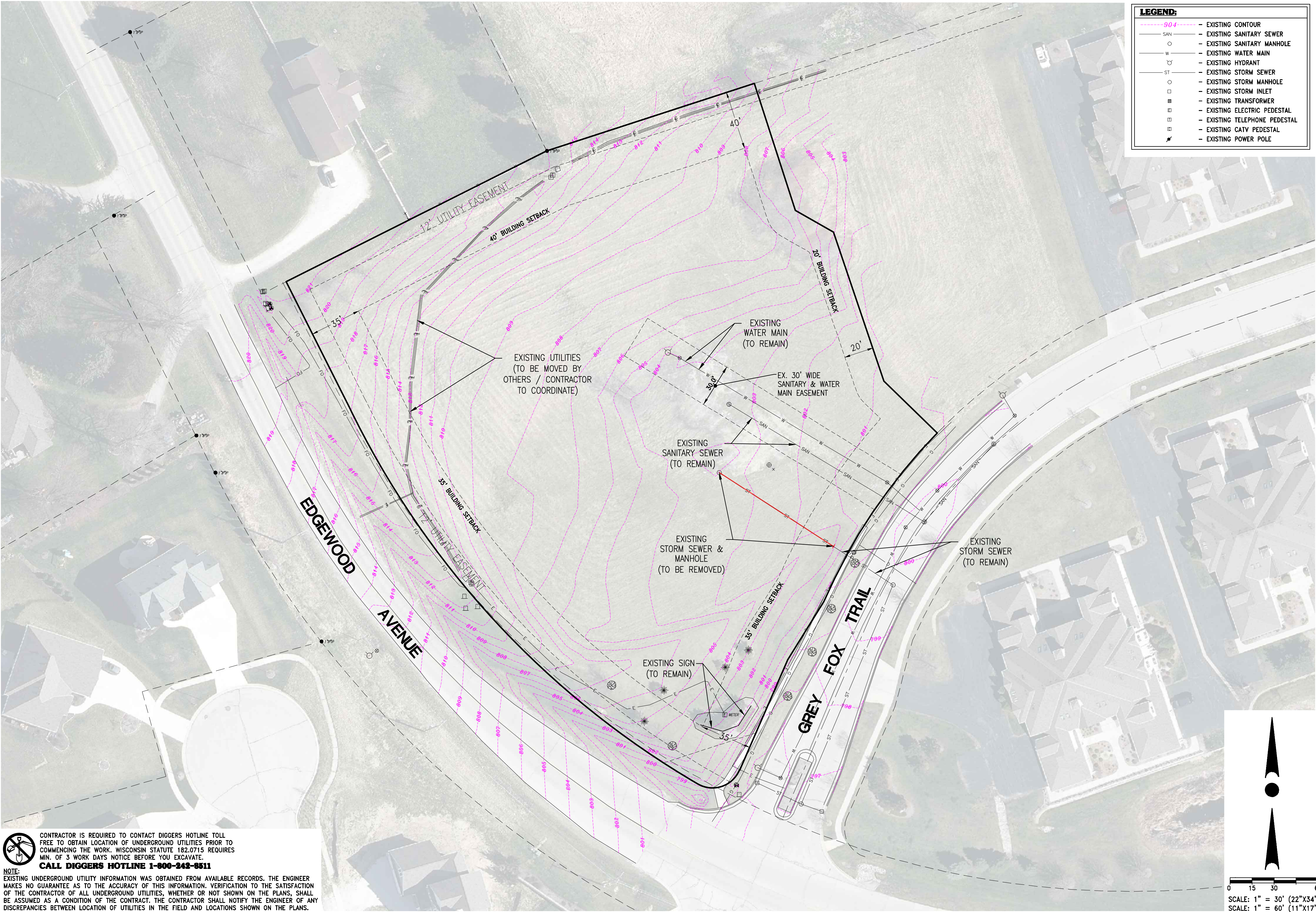
23-017-966

DESCRIPTION:

COVER
SHEET

SHEET

T1



LEGEND:

- 904 - EXISTING CONTOUR
- SAN - EXISTING SANITARY SEWER
- O - EXISTING SANITARY MANHOLE
- W - EXISTING WATER MAIN
- ⊗ - EXISTING HYDRANT
- ST - EXISTING STORM SEWER
- - EXISTING STORM MANHOLE
- - EXISTING STORM INLET
- - EXISTING TRANSFORMER
- ▣ - EXISTING ELECTRIC PEDESTAL
- ▤ - EXISTING TELEPHONE PEDESTAL
- ▥ - EXISTING CATV PEDESTAL
- ⚡ - EXISTING POWER POLE

NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N. CALHOUN RD., SUITE 300
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PHONE: (262) 790-1480
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EMAIL: jpuddles@trioeng.com

PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWANAGO, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
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DATE:
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JOB NUMBER:
23-017-966

DESCRIPTION:
EXISTING
CONDITIONS &
DEMOLITION PLAN

SHEET
C0.1



LEGEND:

- 904 --- EXISTING CONTOUR
- SAN --- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W --- EXISTING WATER MAIN
- EXISTING HYDRANT
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PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWANAGO, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

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DATE:
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JOB NUMBER:
23-017-966

DESCRIPTION:
PROPOSED
SITE PLAN

SHEET
C1.0

X:\2023\23-017-966 GREY FOX TRAIL - MUKWANAGO\DRAWINGS\PRELIMINARY\GREY FOX TRAIL_22X34.DWG

X:\2023\23-017-966 GREY FOX TRAIL - MUKWONAGO\DRAWINGS\PRELIMINARY\GREY FOX TRAIL_22X34.DWG



LEGEND:

- 904 --- EXISTING CONTOUR
- 904 — PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- XXX.XX PROPOSED SPOT ELEVATION
- FFE=808.60 PROPOSED FINISHED FLOOR ELEV.
- GAR=808.30 PROPOSED GARAGE ELEV.



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PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWONAGO, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

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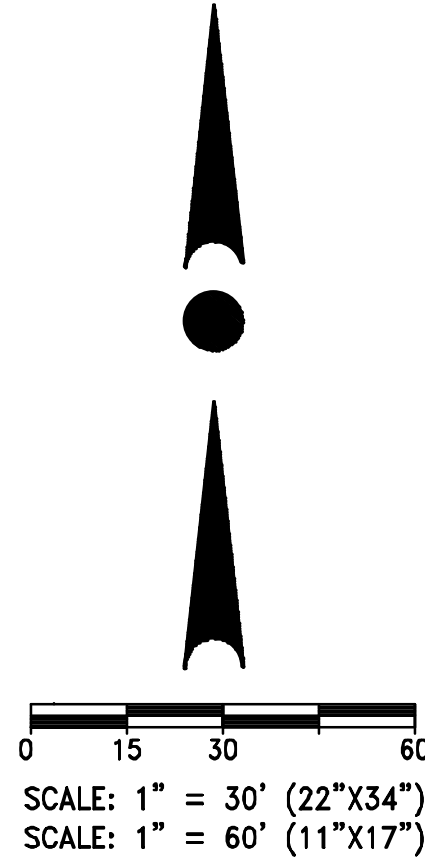
JOB NUMBER:
23-017-966

DESCRIPTION:
**MASTER
GRADING PLAN**

SHEET
C2.0

NOTE:
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CALL DIGGERS HOTLINE 1-800-242-8511

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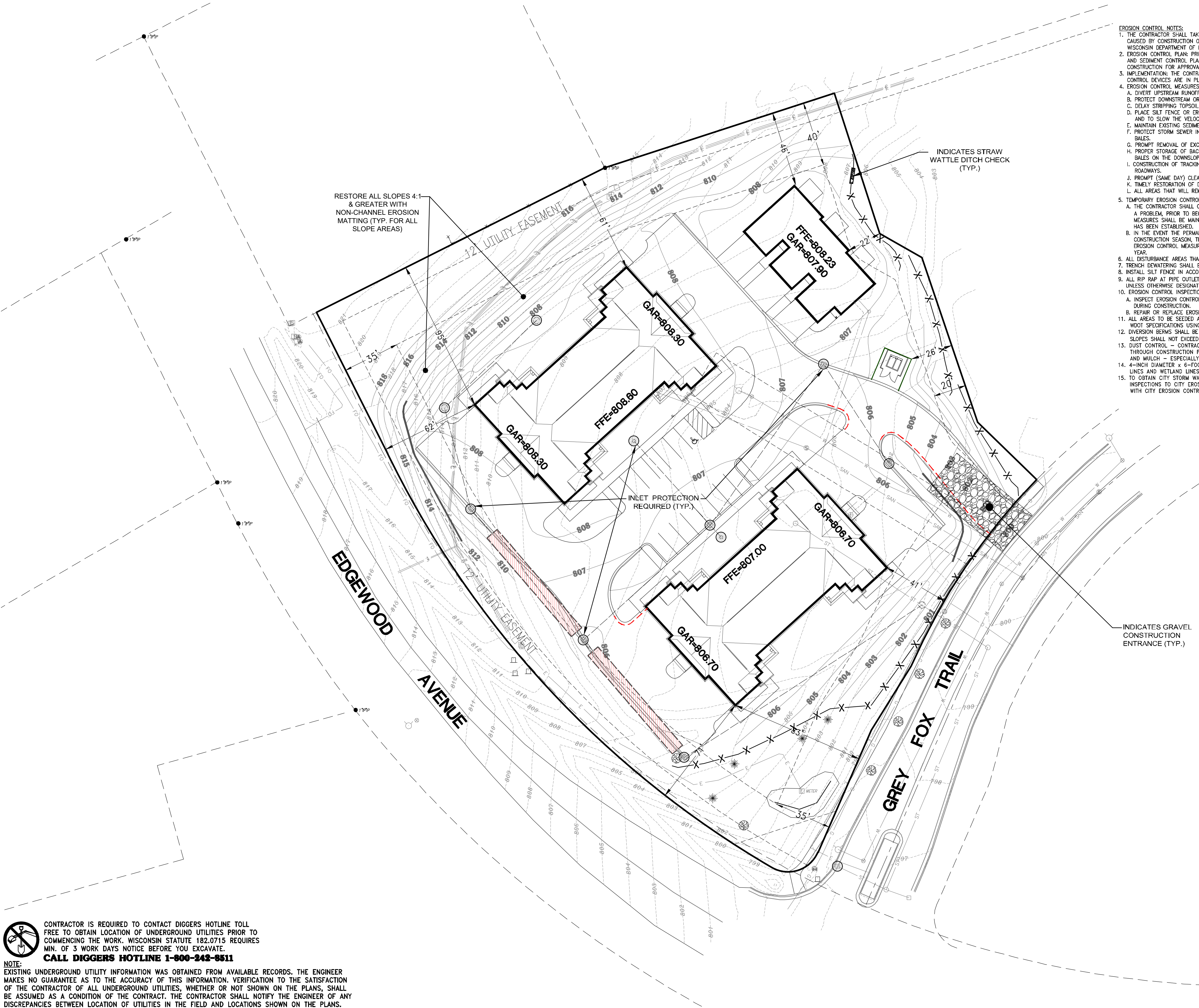


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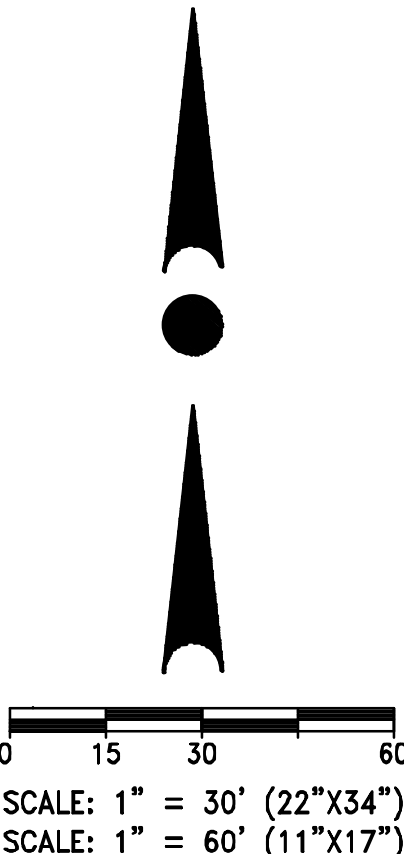


- EROSION CONTROL NOTES:
1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
 3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
 - F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - I. CONSTRUCTION OF TRACKING PAD TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDDED AS OF THAT DATE.
 5. TEMPORARY EROSION CONTROL MEASURES:
 - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
 7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
 8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS.
 9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3"x5" MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 10. EROSION CONTROL INSPECTION AND MAINTENANCE:
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 11. ALL AREAS TO BE SEEDDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
 12. DIVERSION BERMS SHALL BE CONSTRUCTED TO BLOCK AND REDIRECT RUNOFF AS INDICATED ON THE PLAN. SIDE SLOPES SHALL NOT EXCEED 2:1; TOP WIDTH SHALL BE 2' MIN.; BERM HEIGHT SHALL BE 1.5' MIN.
 13. DUST CONTROL - CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION OR THE USE OF BMPs SUCH AS SITE WATERING AND MULCH - ESPECIALLY WITH VERY DRY OR FINE SANDY SOILS.
 14. 4-INCH DIAMETER x 6-FOOT LONG CEDAR POSTS SHALL USED TO MARK ISOLATED NATURAL RESOURCE LIMIT LINES AND WETLAND LINES IN AREAS OUTSIDE OF THE COUNTY OWNED LANDS.
 15. TO OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS, AND SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 - SILT FENCE
1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING
1064 - SEDIMENT BASIN

LEGEND:

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
→	PROPOSED FLOW ARROW
XXX.XX	PROPOSED SPOT ELEVATION
X-X	PROPOSED SILT FENCE
○	PROPOSED INLET PROTECTION
■	PROPOSED TRACKING PAD



PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWUNAGO, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
05/02/2023	PRELIMINARY SUBMITTAL

DATE:
MAY 2, 2023

JOB NUMBER:
23-017-966

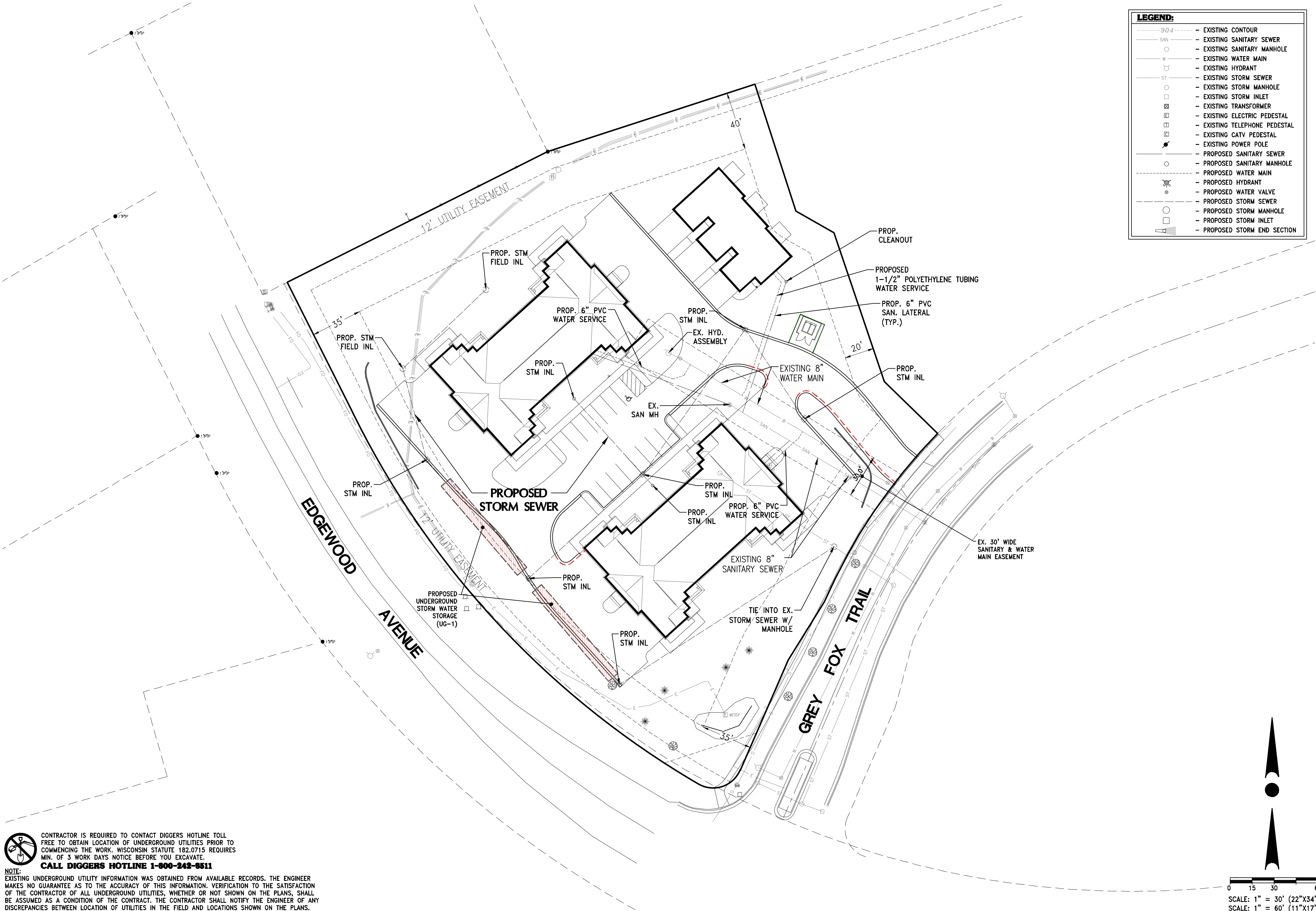
DESCRIPTION:
EROSION
CONTROL
PLAN

SHEET
C3.0

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jjudelso@trioeng.com



X:\2023\23-017-966 GREY FOX TRAIL - MUKWONAGO\DRAWINGS\PRELIMINARY\GREY FOX TRAIL_22X34.DWG



LEGEND:	
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
---	EXISTING WATER MAIN
○	EXISTING HYDRANT
---	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
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□	EXISTING CATV PEDESTAL
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---	PROPOSED STORM END SECTION



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0 15 30 60
SCALE: 1" = 30' (22"x34")
SCALE: 1" = 60' (11"x17")



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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EMAIL: jpuddisto@trioeng.com

PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWONAGO, WISCONSIN
BY: **BIELINSKI HOMES**
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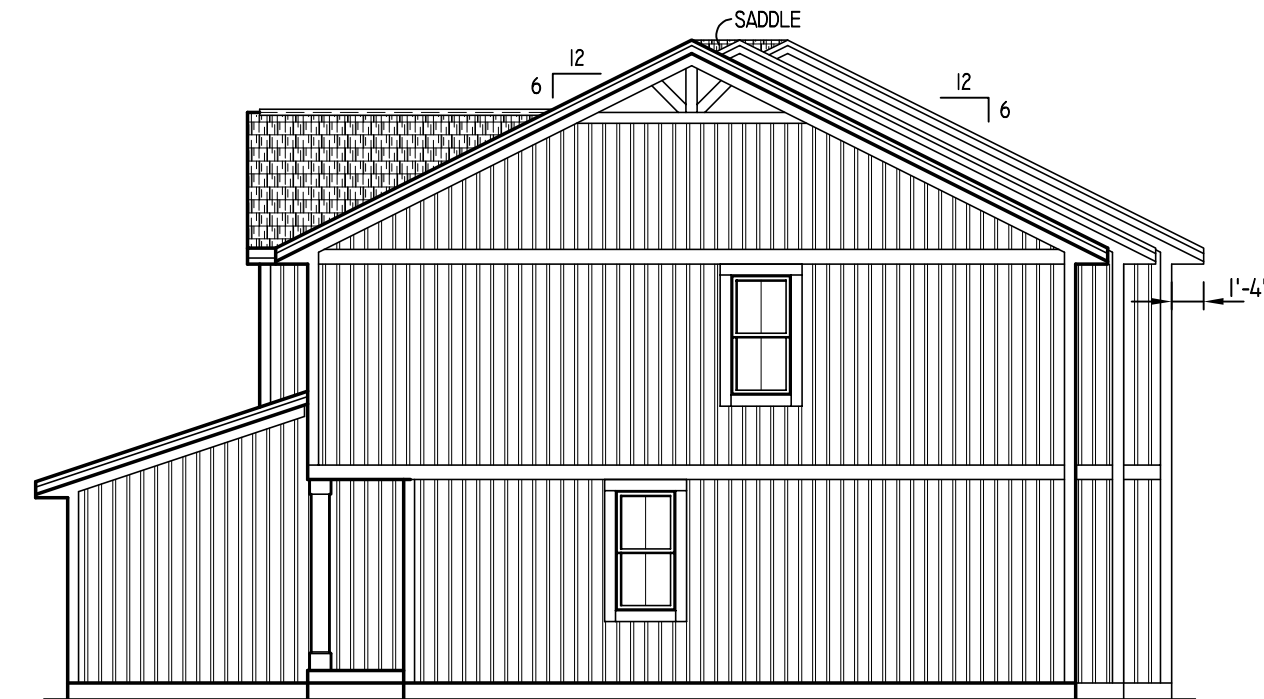
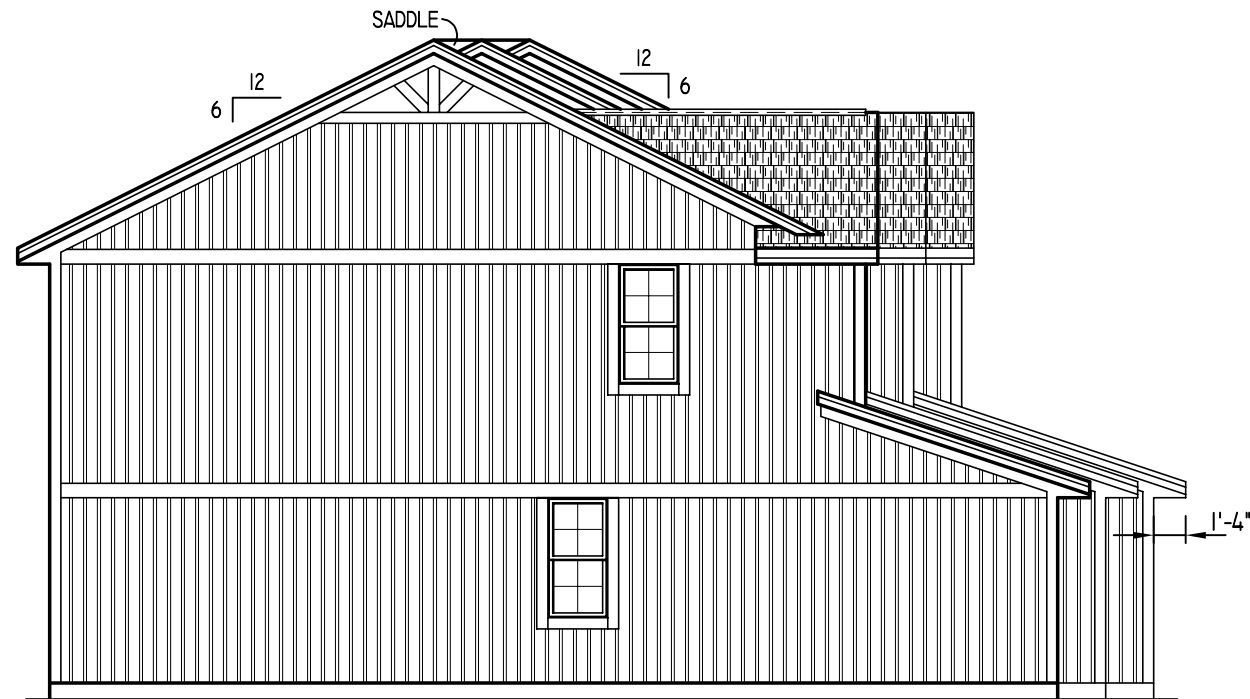
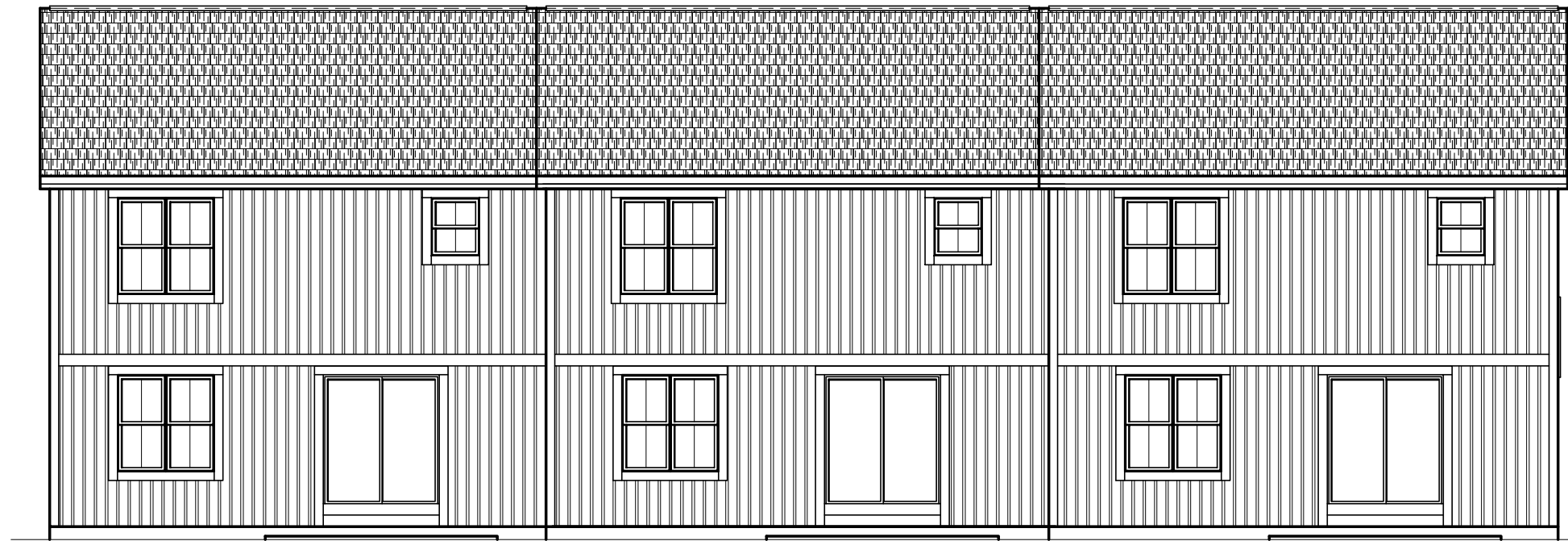
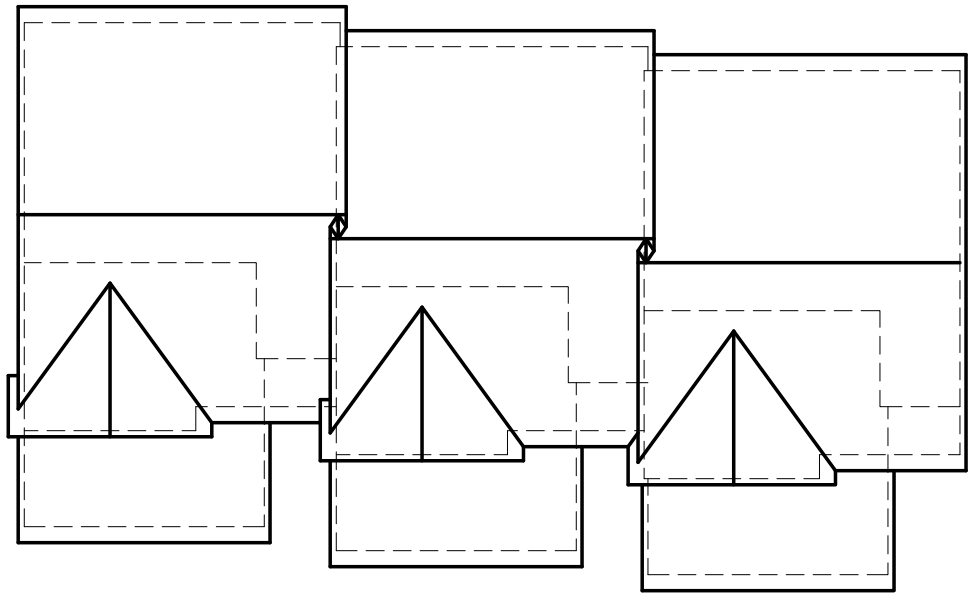
23-017-966

DESCRIPTION:

UTILITY
SYSTEM
PLAN

SHEET

C4.0



GREY FOX
TOWNHOMES 1434
AMERICANA

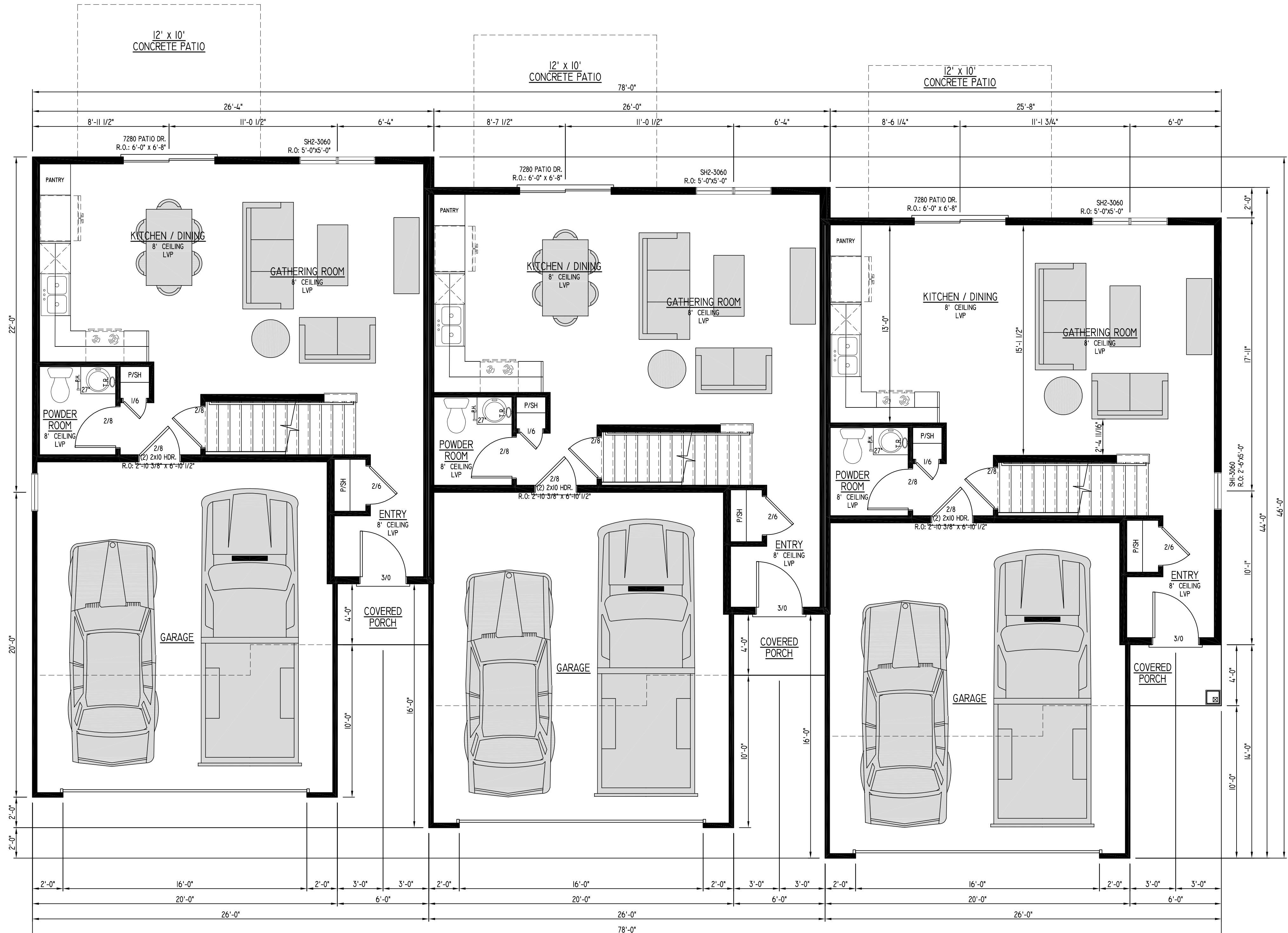
SQUARE FOOTAGE:

1ST FLOOR	-	573 SQ. FT.
2ND FLOOR	-	861 SQ. FT.
OPEN VOLUME	-	N/A
TOTAL	-	1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

PRELIMINARY
3/9/23

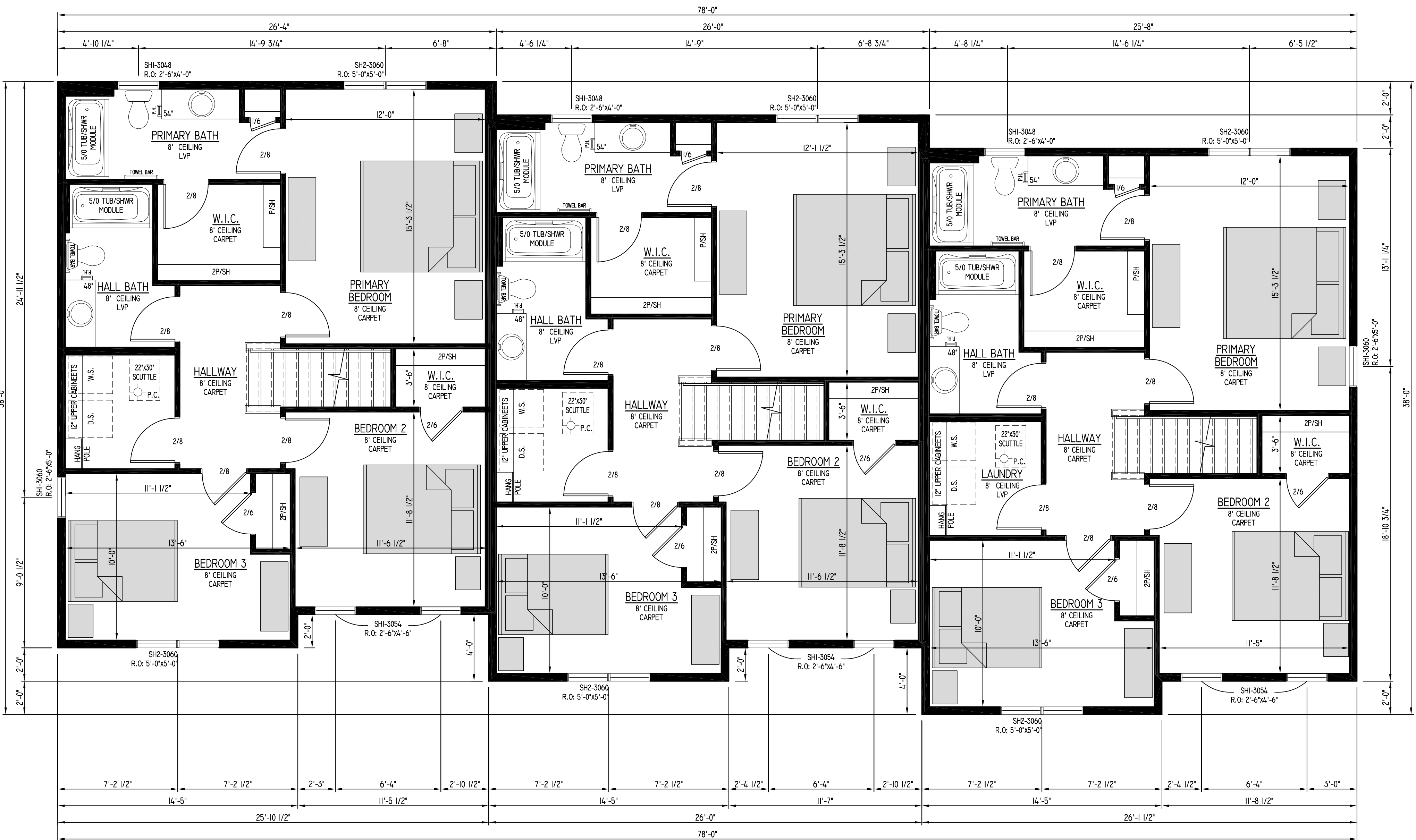


SQUARE FOOTAGE:
 1ST FLOOR - 573 SQ. FT.
 2ND FLOOR - 861 SQ. FT.
 OPEN VOLUME - N/A
 TOTAL - 1434 SQ. FT.
 GARAGE AREA - 435 SQ. FT.
 OVERALL WIDTH - 78'-0"
 OVERALL DEPTH - 46'-0"

FIRST FLOOR PLAN 8'-1 1/8" PLATE HEIGHT SCALE: 1/4" = 1'-0"

GREY FOX
 TOWNHOMES 1434

PRELIMINARY
 3/9/23



SECOND FLOOR PLAN

8'-1 1/8" PLATE HEIGHT

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

SQUARE FOOTAGE:

1ST FLOOR	-	573 SQ. FT.
2ND FLOOR	-	861 SQ. FT.
OPEN VOLUME	-	N/A
TOTAL	-	1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

OVERALL WIDTH - 78'-0"

OVERALL DEPTH - 46'-0"

GREY FOX
TOWNHOMES 1434

PRELIMINARY

3/9/23

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION 2023-27

**APPROVE A FINAL DEVELOPMENT PLAN AMENDING AND ALLOWING
MODIFICATIONS AS A PLANNED UNIT DEVELOPMENT FOR CONSTRUCTION OF
27 RESIDENTIAL CONDOMINIUM UNITS WITHIN 3 BUILDINGS**

EDGEWOOD MEADOWS (GREY FOX TRAIL) CONDOMINIUMS

JOHN DONOVAN, BIELINSKI HOMES, INC; APPLICANT

WHEREAS, pursuant to Section 100-53 of the Zoning Code, an application has been filed to amend a Planned Unit Development approved in 2005 for 120 residential condominium units along Edgewood Avenue within a development known as Edgewood Meadows Condominiums, and

WHEREAS, 44 residential units of the originally approved 120 units have been constructed; and

WHEREAS, applicant John Donovan of Bielinski Homes, Inc. submitted an application and plans to amend the original plans approved through a Planned Unit Development to now construct 27 residential condominium units on MUKV2091-989-002, Lot 1 of Certified Survey Map No.10090; and

WHEREAS, Section 100-53 allows amendment to a previously approved Planned Unit Development as a new Planned Unit Development Overlay; and

WHEREAS, Section 100-53 allows modifications to certain standards of the Zoning Code and other Municipal Code requirements as a Planned Unit Development Overlay; and

WHEREAS, Section 100-53 requires with submittal of a request for modifications as a Planned Unit Development that a Final Development Plan be approved prior to submittal of final and detailed development construction plans; and

WHEREAS, the subject site has a base zoning district of R-10, Medium Density Multi-Family; and

WHEREAS, the applicant submitted plans and information required for General Development Plan approval to support the approval of the requested modifications; and

WHEREAS, after proper notice pursuant to the Village of Mukwonago Zoning Code, a public hearing was noticed in the official newspaper as a Class II notice, and with notice

being mailed at least ten (10) days prior to the date of such public hearing to the owners of record of the properties situated within 250 feet of the boundaries of the properties affected, a public hearing was conducted by the Village Plan Commission on June 13, 2023; and

WHEREAS, the Final Development Plan and the request for Planned Unit Development modifications as submitted has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves an amendment to the Edgewood Meadows Condominiums Planned Unit Development and approval of a Final Development Plan allowing modifications as a Planned Unit Development Overlay for the construction of 27 residential condominium units within 3 buildings within Edgewood Meadows Condominiums, finding that the proposal conforms to the standards and criteria for Planned Unit Development approval as specified within Section 100-53.

NOW, THEREFORE, BE IT FURTHER RESOLVED the following Planned Unit Development modifications to applicable sections of the Village Municipal Code are approved and shall be memorialized within an amended Developer's Agreement to be approved by the Village Board with approval of a Planned Unit Development Final Development Plan:

1. A minimum 20-foot interior side yard building setback where the 3-family townhomes abut the property line, instead of the required 30 feet setback.

NOW, THEREFORE, BE IT FURTHER RESOLVED approving a Planned Unit Development Final Development Plan with modifications shall be subject to the following conditions:

1. Approval of the Planned Unit Development General Development Plan for 27 condominium units within 3 buildings intermixed with the prior constructed 44 condominium units shall be subject to the submitted plans on file in the office of the Village Zoning Administrator.
2. Approval of this Planned Unit Development Final Development Plan for an additional 27 condominium units within 3 buildings shall be subject to the requested modifications as listed above.
3. Approval of the Planned Unit Development Final Development Plan shall be consistent with the original Planned Unit Development approval in 2005 for Edgewood Meadow Condominiums.
4. Approval of the Planned Unit Development Final Development Plan shall be contingent on the submittal conformance to all applicable Village development ordinances, standards and policies, including but not limited to an amended Developers Agreement, an Amended Storm Water Maintenance Agreement, submission of updated Homeowners Association Documents to verify consent and the applicant recording of a new Condominium Plat.

NOW, THEREFORE, BE IT FURTHER RESOLVED the permittee, upon the granting of this Planned Unit Development Final Development Plan, shall agree to accept the same in writing.

Passed and dated this 21st day of June 2023.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer

ACCEPTANCE

This Final Development Plan Amendment, as a Planned Unit Development is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____

Representative

Bielinski Homes, Inc.

By: _____

Agent

Print Name: _____



PLANNING COMMISSION

June 13, 2023 at 6:30pm
Mukwonago, WI

FINAL DEVELOPMENT PLAN SITE PLAN AND ARCHITECTURAL REVIEW

944 Main St and 950 Main St
Parcel Numbers: MUKV 2009-989 AND MUKV2009-990

Case Summary

Parcel Data

Proposal:	PUD – The Block
Applicant:	Bradley Zajork
Request:	Final Development Plan as a PUD
Staff Recommendation:	Conditionally Approve

Parcel Characteristics / Conditions

Acreage:	0.9332
Current Use:	Business
Proposed Use:	Pop-up Vendor Venue
Reason for Request:	Review of Final Development Plan
Land Use Classification:	Business
Zoning Classification:	B-2 – General Business
Census Tract:	2039.01

Final Development Plan/Site Plan and Architectural Review Request

Bradley Zajork is proposing a Pop-up Vendor Venue (The Block) as a Planned Unit Development. The initial plans have been reviewed and approved by the Village Board. The final site plan is being presented to you.

Architectural/ Site Review

The applicant is seeking approval for the following:

- Permanent building (1580sf) with food/drink service, dining area and restrooms.
- 7 shipping containers (160sf each) for retail sales and the like.
- Playground area.
- A stage.
- Outdoor seating area.
- On-site parking.

- 2 Signs
- 1 Dumpster enclosure
- Landscaping and lighting

Utilities

- They need to connect to water and sewer on Main Street.
- They will need to abandon the water and sewer laterals on Bayview all the way back to the mains. That work needs to be inspected by R/M at their cost.
- The sampling manhole needs to be on the lot line.
- All work needs to meet Village spec and their construction details should reflect that.
- Also, I am not sure if they need an FDC hydrant on their property or not. The Fire Chief needs to determine that.

Stormwater Management	Plan required. Comments returned to applicant.
Wetlands	None
Signage	1-Monument sign proposed for the corner of property and 1-Wall Sign on the West Elevation of the Building.
Parking	32 spaces proposed.
Landscaping	Variety of landscaping proposed.
Trash Enclosure	New enclosure per plan.
Fencing	Area will be enclosed with a decorative fence.
Outdoor Lighting	Lighting is proposed on the interior area of the site.
Misc. Performance Standards	None

Staff Review

Engineering	Final SWMP required to be submitted in accordance with the details provided to the applicant.
Public Works	No concerns at this time
Utilities	Ord. 45-118(c) requires them to enter into agreement with Village to put pavement over easement in back.
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time
Planning	No concerns at this time

Recommendation

Final Development Plan/Site Plan and Architectural Review

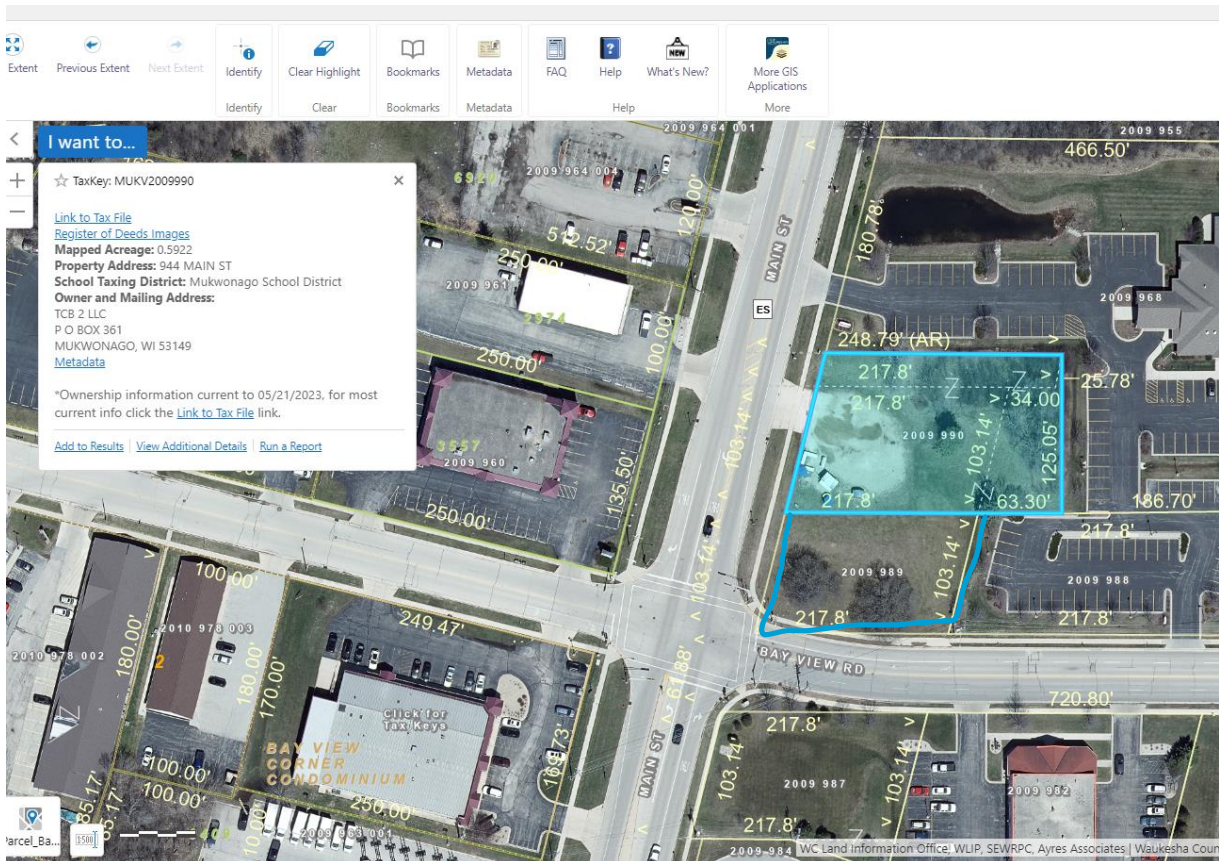
Staff recommends to the Village Board Approval a resolution for the Final Development Plan for The Block, as set forth in the attached resolution.

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.

2. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
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.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
9. A stormwater management maintenance agreement shall be prepared and executed prior to any disturbance of land. A copy of the recorded document shall be provided to the Village.
10. 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 Supervisor of Inspections 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.
11. Plans must allow for a WB-50 vehicle to access the site as required by the fire department.
12. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
13. All Utilities shall be constructed to meet the village specs and plans submitted shall reflect this.
14. Trash dumpster enclosure shall be constructed per village standards and plans submitted.
15. Landscaping and lighting shall be completed in accordance with the plan submitted. If modifications are made a plan will need to be submitted for review by the Zoning Administrator.
16. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Attachments

- | | | |
|---------|----------|---------------|
| 1. Maps | 2. Plans | 3. Resolution |
|---------|----------|---------------|



[The Block Plan Set](#)

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION 2023-26

**TO APPROVE A FINAL DEVELOPMENT PLAN ALLOWING A
POPUV VENDOR VENUE AS A PLANNED UNIT
DEVELOPMENT FOR TAX KEY NO. MUKV 2009-990 AND
MUKV 2009-989**

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 Final Development Plan at their meeting on June 13, 2023 and recommended Village Board approval of the same; and

WHEREAS, the Plan Commission conducted a public hearing at their meeting on June 13, 2023, regarding the same matter.

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

- Permanent building (1580sf) with food/drink service, dining area and restrooms.
- 7 shipping containers (160sf each) for retail sales and the like.
- Playground area.
- A stage.
- Outdoor seating area.
- On-site parking.
- 2 Signs
- 1 Dumpster enclosure
- Landscaping and lighting

NOW, THEREFORE, BE IT FURTHER RESOLVED this approval is conditional meaning the developer must submit and adhere to the following items below or 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.

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.
2. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
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.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
9. A stormwater management maintenance agreement shall be prepared and executed prior to any disturbance of land. A copy of the recorded document shall be provided to the Village.
10. 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 Supervisor of Inspections 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.

11. Plans must allow for a WB-50 vehicle to access the site as required by the fire department.
12. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
13. All Utilities shall be constructed to meet the village specs and plans submitted shall reflect this.
14. Trash dumpster enclosure shall be constructed per village standards and plans submitted.
15. Landscaping and lighting shall be completed in accordance with the plan submitted. If modifications are made a plan will need to be submitted for review by the Zoning Administrator.
16. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

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 21st day of June 2023

VLLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk



PLANNING COMMISSION

June 13, 2023 at 6:30pm
Mukwonago, WI

Certified Survey Map (CSM)

944 Main St and 950 Main St
Parcel Numbers: MUKV2009-989 AND MUKV2009-990

Case Summary

Parcel Data

Proposal:	Certified Survey Map to combine two (2) lots
Applicant:	Bradley Zajork / The Block
Request:	Merge two existing lots
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Lot 1 Acreage:	14,853 SF (0.341 acres)
Lot 2 Acreage:	25,796 SF (0.5922 acres)
Lot 1 Width:	103.14 ft
Lot 2 Width:	103.14 ft + 25.78 ft = Total 128.92 ft
Current Use:	Vacant Business Lots
Proposed Use:	Pop-up Vendor Venue as a PUD
Reason for Request:	Merging of 2 lots
Land Use Classification:	B-2 General Business
Zoning Classification:	B-2 General Business
Census Tract:	2039.02

Staff Review

The petitioner is seeking approval for the merging of 2 lots on Main St. The property consists of 2 parcels and the petitioner wants to merge them together with a one-lot certified survey map (CSM).

Recommendation

Recommend to the Village Board the approval of the proposed one-lot CSM, as set forth in the attached resolution.

1. The lot shall be complaint to the Zoning Classification of B-2 General Business Zoning District prior to recording.

2. Civil plans for utilities, grading and similar activity shall be submitted to the Village for approval by the Utilities Department and Village Engineer for review and approval prior to any building permits being submitted or approved.
3. Prior to any land-disturbing activity on either lot, a pre-construction meeting must be held with the developers / property owner(s) and primary contractors, and Village department heads and representatives.
4. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
5. The applicant / property owner(s) must obtain all applicable permits.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer must comply with all requirements related to the parkland fee imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
9. The developer shall comply with comments from the Village Engineer.
10. Each property will be permitted one driveway complaint with Village standards with the location of proposed driveways approved by the Village Engineer and Public Works Director or designees.
11. Any future modification to the proposed CSM prior to recording shall require review by the Planning Commission and Village Board.

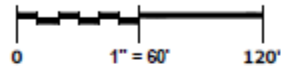
Attachments

1. Maps
2. Draft CSM
3. Resolution for CSM

CERTIFIED SURVEY MAP NO. _____

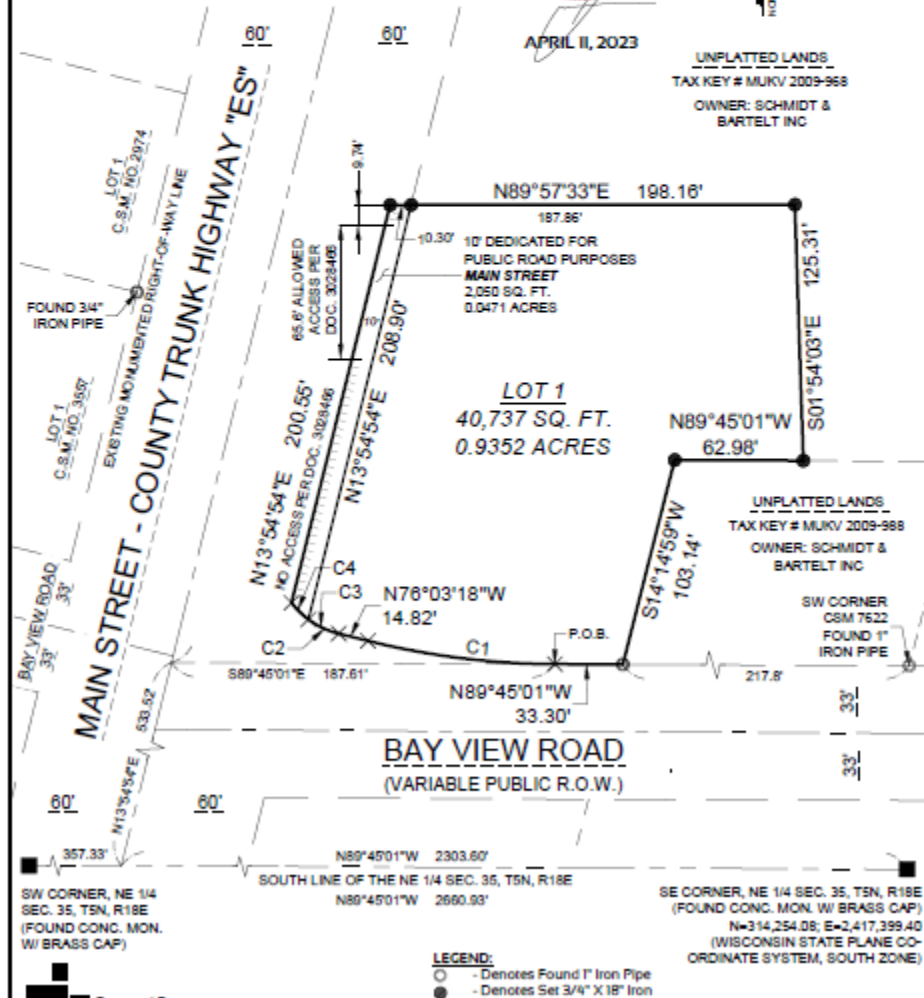
Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 5 North,
Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin.

GRAPHICAL SCALE (FEET)



APRIL 11, 2023

UNPLATTED LANDS
TAX KEY # MUKV 2009-988
OWNER: SCHMIDT &
BARTELT INC



**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION 2023- 25

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP (CSM)
FOR 944 MAIN ST AND 950 MAIN ST, MUKV 2009-989 AND MUKV 2009-990
THE VILLAGE OF MUKWONAGO**

WHEREAS, pursuant to Section 45, of the Municipal Code, an application for Certified Survey Map (CSM) has been filed for the approval for the purpose of merging two lots via a CSM, which application has been filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the BRADLEY ZAJORK

WHEREAS, the proposed lots within the General Business Lot Land Use Classification in which the subject property is located, and

WHEREAS, the proposed lots within the B-2 General Business Zoning District in which the subject property is located, and

WHEREAS, the proposed merging of land / Certified Survey Map (CSM) has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed merging of land / Certified Survey Map (CSM), based upon the draft CSM submitted.

NOW, THEREFORE, BE IT FURTHER RESOLVED this proposed division of land / Certified Survey Map (CSM), shall be subject to the following conditions:

1. The lot shall be complaint to the Zoning Classification of B-2 General Business Zoning District prior to recording.
2. Civil plans for utilities, grading and similar activity shall be submitted to the Village for approval by the Utilities Department and Village Engineer for review and approval prior to any building permits being submitted or approved.
3. Prior to any land-disturbing activity on either lot, a pre-construction meeting must be held with the developers / property owner(s) and primary contractors, and Village department heads and representatives.
4. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
5. The applicant / property owner(s) must obtain all applicable permits.

6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer must comply with all requirements related to the parkland fee imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
9. The developer shall comply with comments from the Village Engineer.
10. Each property will be permitted one driveway complaint with Village standards with the location of proposed driveways approved by the Village Engineer and Public Works Director or designees.
11. Any future modification to the proposed CSM prior to recording shall require review by the Planning Commission and Village Board.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, of the proposed merging of land / Certified Survey Map (CSM), shall agree to accept the same in writing.

Passed and dated this 21st day of June 2023.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer