

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, November 14, 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 Approval of minutes from October 10, 2023 regular meeting.
[20231010 PlanCommissionMinutesdraft.pdf](#)

5. New Business

Discussion and Possible Action on the Following Items

- 5.1 Discussion and possible approval of **PC-RESOLUTION 2023-10** for a Site Plan and Architectural Review for the Lighting Plan at Empire Level/Milwaukee Tool; 929 Empire Dr and Holz Pkwy; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.
[Staff Report - SPAR Lighting Plan - Mke Tool](#)
[Empire Mke Lighting on Temp Lot.pdf](#)
[PC-RESOLUTION 2023-10 SPAR MKE Tool.pdf](#)
- 5.2 Discussion and possible recommendation to the Village Board for approval of **RESOLUTION 2023-49** for the Extraterritorial CSM Review for Linda and Scott Kosteretz; N9033and N9025 Army Lake Rd in the Town of East Troy; Parcel P ET1500005B.
[Staff - Kosteretz Resubmit ETZ.docx](#)
[4-October-2023-CSM Town Approval.pdf](#)
[ETZ Kosteretz docs CSM update 101623.pdf](#)
[RESOLUTION 2023-49 Kosteretz EXTR TER.pdf](#)

- 5.3 Discussion and possible approval for **PC-RESOLUTION 2023-11** for a Site Plan and Architectural Review at 201 N Rochester St; Harjinder Khasria, applicant; Parcel MUKV 1976-091-002.

[Staff - SPAR - Site Plan - 201 N Rochester St.docx](#)

[201 N Rochester St - Site Plan 2023.pdf](#)

[PC-Resolution_2023-11_-_SPAR_-_201_N_Rochester_St.pdf](#)

- 5.4 Sign and Zoning Code Overview

6. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, 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, October 10, 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
John Meiners
Jason Wamser
Eric Brill
Tim Rutenbeck
Karl Kettner

Excused: Mark Penzkover

Also present: Erin Scharf, Community Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm

James Pauer, 1314 Regees Rd, spoke against Honeywell Rd 4-Unit PUD.

Attorney Gabrielle Boehm, representing Carol Pankowski, spoke against Honeywell Rd 4-Unit PUD.

Carol Pankowski, 1271 Honeywell Rd, spoke against Honeywell Rd 4-Unit PUD.

Closed at 6:36 pm

Approval of Minutes

Motion by Meiners/Brill to approve minutes from September 12, 2023 regular meeting, carried.

Public Hearings

Public Hearing for Comprehensive Plan 2035 Amendment for the future land use of the Small Farm Road Lot 26 from Open Space/Recreational and Primary Environmental Corridor to Medium Lot Single Family II and Primary Environmental Corridor, located at the Northwest Corner of Small Farm Road and Holz Parkway (MUKV 1971-139-002), submitted by applicant and owner, Abdulaziz Sanqur.

Opened at 6:37 pm

No Comments

Closed at 6:38 pm

Public Hearing for rezoning of the Small Farm Road Lot 26 from M-1 Limited Industrial to R-1 Single-Family Medium Lot and a Planned Unit Development overlay, located at the Northwest Corner of Small Farm Road and Holz Parkway (MUKV 1971-139-002), submitted by applicant and owner, Abdulaziz Sanqur.

Opened at 6:38 pm

No Comments

Closed at 6:39 pm

Public Hearing for rezoning to develop a 4-Unit (4-Lot) PUD on land currently zoned R-1 single-family residential with a minimum lot size of 15,000 square feet within new or existing neighborhoods designated within the Update to Comprehensive Plan 2035 as medium lot single family II.

Opened at 6:39 pm

Attorney Gabrielle Boehm, representing Carol Pankowski, spoke against Honeywell Rd 4-Unit PUD.

James Pauer, 1314 Regees Rd, spoke against Honeywell Rd 4-Unit PUD.

Andrew Gertner, 1304 Regees Rd, spoke against Honeywell Rd 4-Unit PUD.

Closed at 6:42 pm

New Business

Discussion and possible recommendation to the Village Board for ORDINANCE 1023 for a Comprehensive Plan Map Amendment from Open Space/Recreational and Primary Environmental Corridor to Medium Lot Single Family II and Primary Environmental Corridor at the northwest corner of Small Farm Road and Holz Parkway; Parcel MUKV 1971-139-002; Abdulaziz Sanqur, applicant.

Scharf gave overview of project.

Motion Meiners/Brill to recommend to the Village Board for approval of ORDINANCE 1023 for a Comprehensive Plan Map Amendment from Open Space/Recreational and Primary Environmental Corridor to Medium Lot Single Family II and Primary Environmental Corridor at the northwest corner of Small Farm Road and Holz Parkway; Parcel MUKV 1971-139-002; Abdulaziz Sanqur, applicant, carried.

Discussion and possible recommendation to the Village Board on ORDINANCE 1024 for a Zoning Map Amendment from M-1 Light Industrial to R-1 Single Family Medium Lot Residential District and PUD-Planned Unit Development Overlay at the northwest corner of Small Farm Road and Holz Parkway; Parcel MUKV 1971-139-002; Abdulaziz Sanqur, applicant.

Scharf gave overview of project.

Motion by meiners/Kettner to approve ORDINANCE 1024 for a Zoning Map Amendment from M-1 Light Industrial to R-1 Single Family Medium Lot Residential District and PUD-Planned Unit Development Overlay at the northwest corner of Small Farm Road and Holz Parkway; Parcel MUKV 1971-139-002; Abdulaziz Sanqur, applicant, carried.

Discussion and possible recommendation to the Village Board for a Planned Unit Development at 1271 Honeywell Road; Parcels MUKV 2011-990 and MUKV 2011-992-013; Warren Hansen, applicant.

Scharf gave overview of project.

Action tabled until December 12, 2023 Plan Commission meeting.

Discussion and possible recommendation to the Village Board for RESOLUTION 2023-55 for an Extraterritorial Review of a Certified Survey Map at N9022 Army Lake Road in the Town of East Troy; Parcel P ET 1000009; V2G Surveying, applicant; Dennis DeGrave/Francis DeGrave Life Estate, owner.

Scharf gave overview of project.

Motion by Meiners/Brill to approve **RESOLUTION 2023-55** for an Extraterritorial Review of a Certified Survey Map at N9022 Army Lake Road in the Town of East Troy; Parcel P ET 1000009; V2G Surveying, applicant; Dennis DeGrave/Francis DeGrave Life Estate, owner, carried.

EMC Sign Compliance Update.

Community and Economic Development Department Process Improvements and Updates to Website.

Adjournment

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC, CMC
Deputy Clerk/Treasurer

DRAFT

Site Plan and Architectural Review Request

Staff has reviewed the lighting plan and has no concerns.

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
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

Site Plan and Architectural Review

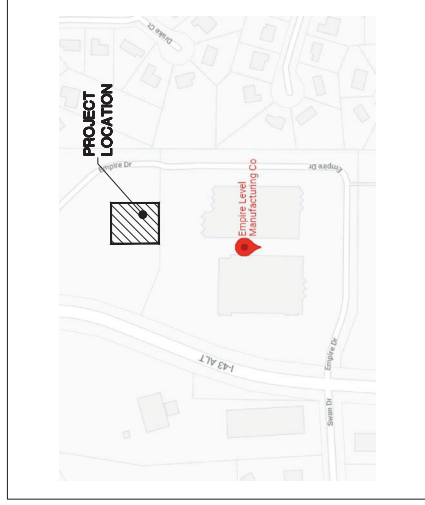
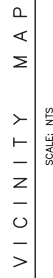
Staff recommends the Planning Commission approve with conditions, for the request to construct a parking lot as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. Final Inspection by Village staff once complete.
3. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

Attachments

1. Plans
2. Resolution

PAVING PLANS
FOR
929 EMPIRE DR. - TEMP PARKING LOT
VILLAGE OF MUKWONAGO, WISCONSIN

[illegible][illegible]

ENGINEER:
RASMITH
CONTACT: RYAN LANCOUR, P.E.
16745 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005-5938
PH: (262) 781-1000
FAX: (262) 781-8466

APPROVAL AGENCY:
VILLAGE OF MUKWONAGO
440 RIVER CREST CT.
MUKWONAGO, WI 53149
PH: (262) 363-6420

OWNER:
EMPIRE LEVEL MANUFACTURING CO
9279 EMPIRE DR.
MUKWONAGO, WI 53149

[illegible]



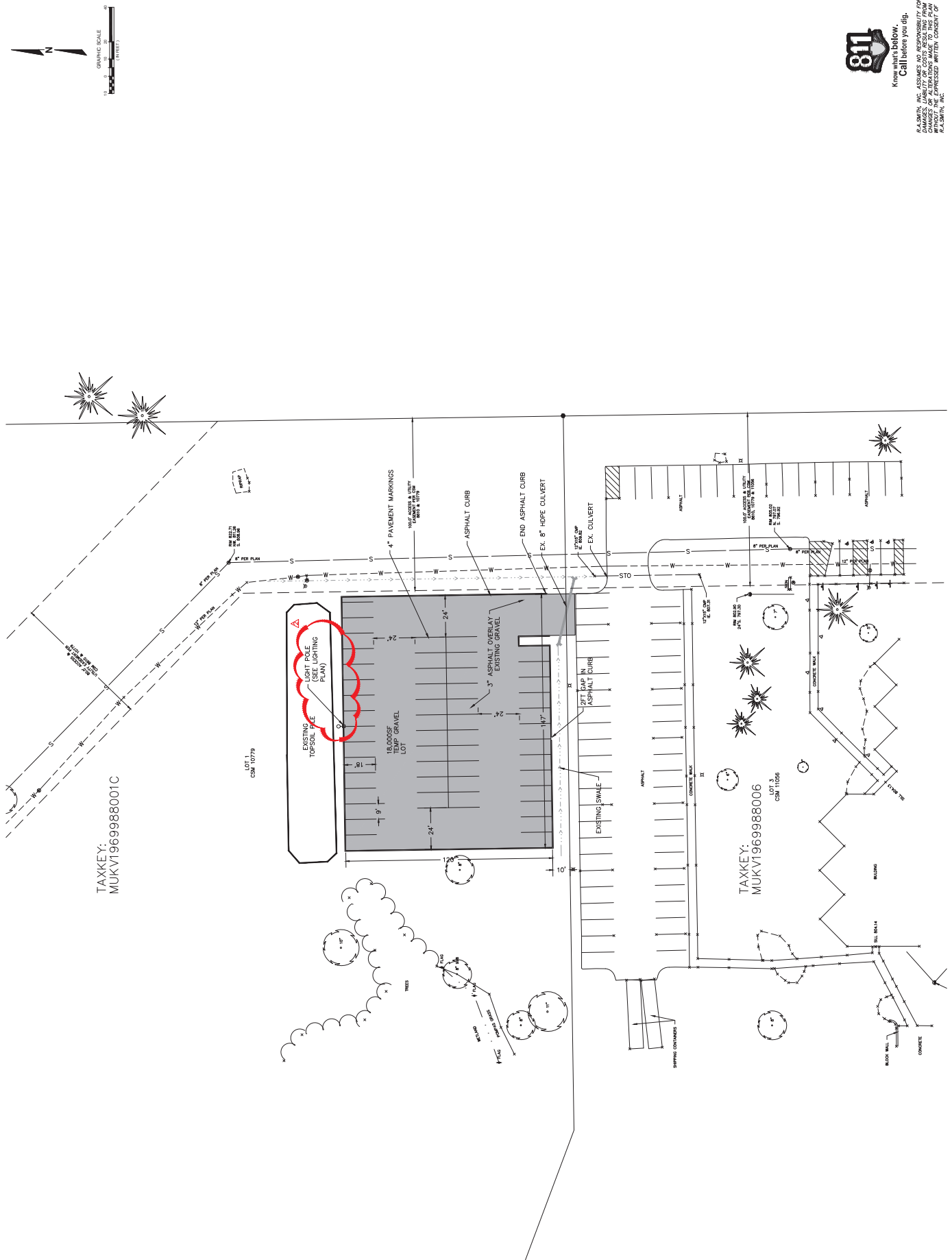
Know what's below.
Call before you dig.
RA.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
CHANGES OR ALTERATIONS MADE TO THIS PLAN
OR ANY INFORMATION PROVIDED HEREON WITHOUT WRITTEN CONSENT OF
RA.SMITH, INC.

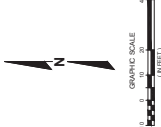
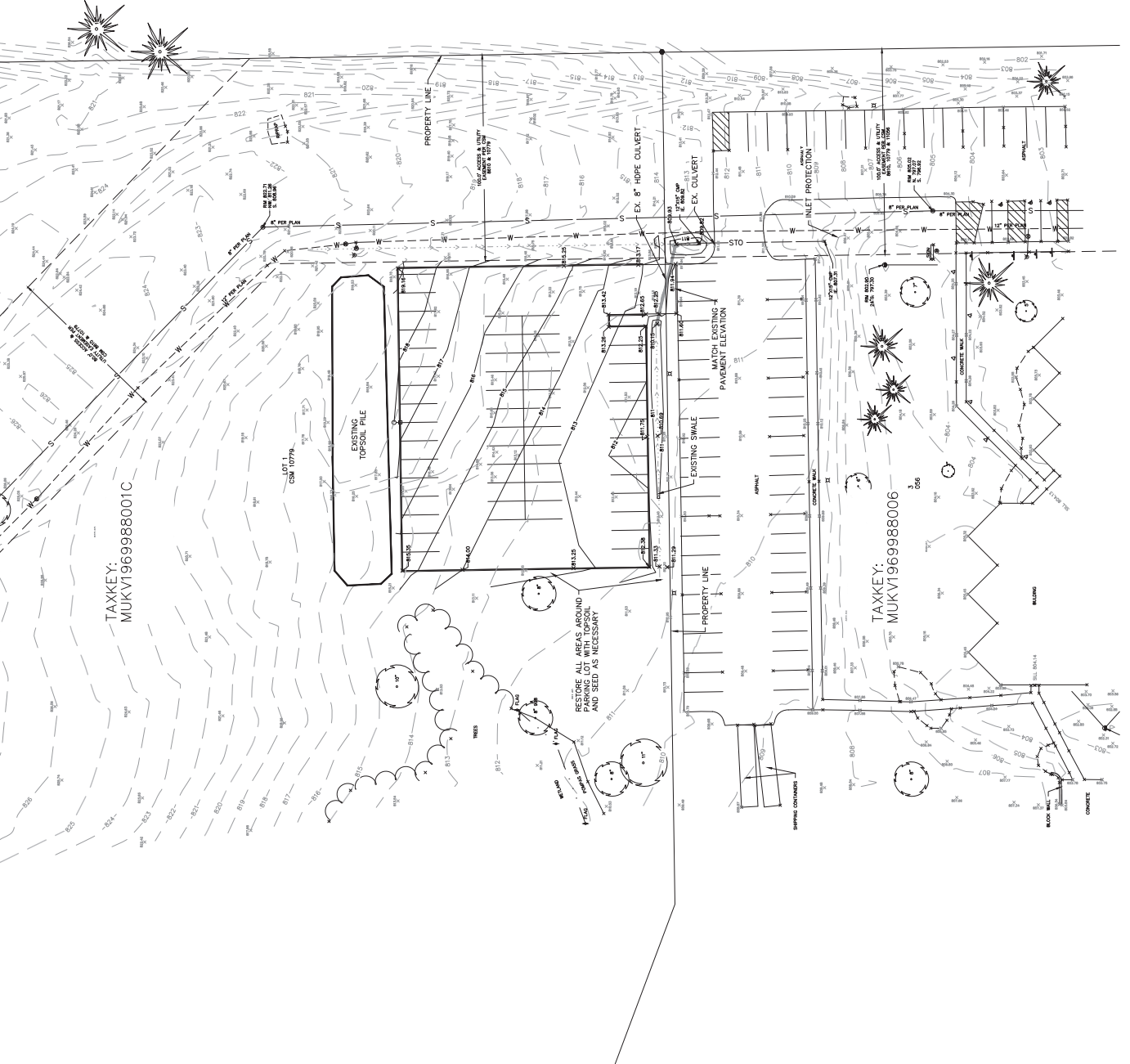
© COPYRIGHT 2023 R.A. Smith, Inc.
DATE: 10/23/2023
SCALE: 1" = 20'
JOB NO. 310234-01
PROJECT LOCATION: RVA-1, LANCOOR, P.E.
DESIGNED BY: RAL
CHECKED BY: RAL
SHEET NUMBER C100

929 EMPIRE DR.
MUKWONAGO, WI
SITE
PLAN

creativity beyond engineering
rasmith.com
16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000
Brookfield, WI | Menasha, WI | Appleton, WI | Madison, WI
Caledonia, WI | Kaukauna, WI | Janesville, WI | Port Washington, WI

DATE	DESCRIPTION
10/23/23	ADDED LIGHT POLE





DATE	DESCRIPTION
11/24/21	REV 1: UPDATED ELEVATIONS

rasmith
CREATIVITY BEYOND ENGINEERING
16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

929 EMPIRE DR.
MUKWONAGO, WI
GRADING
PLAN

© Copyright 2023 R.A. Smith, Inc.
DATE: 10/23/2023
SCALE: 1" = 20'
JOB NO. 310234-01
PROJECT LOCATION: RWA-1, LANDCOW, P.E.
DESIGNED BY: R.A.
CHECKED BY: R.A.
SHEET NUMBER C200

Know what's below.
Call before you dig.
R.A. Smith, Inc. assumes no responsibility for
changes or alterations made to this plan
after the date of issue. All work shall be
performed in accordance with the
R.A. Smith, Inc.

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2023-10

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR
EMPIRE/MILWAUKEE TOOL/SCHWER PHLECHT & WERKZEUG PROPERTIES, LLC AT
929 EMPIRE DR AND HOLZ PARKWAY, PARCEL NUMBER MUKV 1969-988-006 AND
MUKV 1969-988-001**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Milwaukee Tool (Owner),

WHEREAS, the use is permitted within the M-4 – Medium Heavy Industrial in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the lighting at 929 Empire Dr, based upon the plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

Staff recommends the Planning Commission approve with conditions, for the request to add lighting to the temporary parking lot as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. Final Inspection by Village staff once complete.
3. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,

Approved and Adopted this 14th day of November 2023 by the Plan Commission of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Linda Gourdoux, WCMC, CMC
Deputy Clerk-Treasurer

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

RESOLUTION APPROVAL PETITION REZONE/CSM

Whereas, the Planning Commission for the Town of East Troy convened on October 4, 2023; and

Whereas, the applicant, Estate of Audrey Noffz, Owners / Don Chaput Applicants, Parcel No. PA 260 400 002, PA 2604 00 003 applied for a REZONE/CSM to request to make some zoning changes to their CSM that was approved by the Planning Commission and Town Board in April of 2023. The County Zoning Administration did a further review of the CSM and asked the applicant to make some changes due to the rear setback of lot 1 where the applicant's primary residence is located; and

Whereas, the County Zoning Administration has asked the applicant to rezone Lot 1 to become C-3, Lot 3 to become C-2, Lot 4 to become R-1 and the wetlands to become C-1; and

Whereas, The Commission clarified that the purpose of this request today is to honor the request of the County Zoning administration as illustrated in a letter attached in the packet information that was sent by the Zoning Administration.

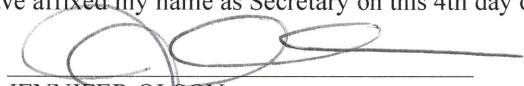
Whereas, the Planning Commission voted unanimously to APPROVE the applicants' REZONE/CSM as presented on October 4, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission requests a motion by the Town of East Troy, Town Board to APPROVE the REZONE/CSM at N9033 Army Lake Road, N9025 Army Lake Road East Troy, WI Parcel No. PA 2604 00 003, PA 2604 00 003, PA 322 500 003.

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, JENNIFER OLSON do hereby certify that I am the duly elected, qualified and acting Secretary of the Town of East Troy, Planning Commission and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Planning Commission, of the Town of East Troy held in said Town on the 4th day of October, 2023, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Secretary on this 4th day of October, 2023.


JENNIFER OLSON,
PLANNING COMMISSION SECRETARY
Town of East Troy

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
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Whereas, the applicant, Estate of Audrey Noffz, Owners / Don Chaput Applicants, Parcel No. PA 260 400 002, PA 2604 00 003 applied for a REZONE/CSM to request to make some zoning changes to their CSM that was approved by the Planning Commission and Town Board in April of 2023. The County Zoning Administration did a further review of the CSM and asked the applicant to make some changes due to the rear setback of lot 1 where the applicant's primary residence is located; and

Whereas, the County Zoning Administration has asked the applicant to rezone Lot 1 to become C-3, Lot 3 to become C-2, Lot 4 to become R-1 and the wetlands to become C-1; and

Whereas, The Commission clarified that the purpose of this request today is to honor the request of the County Zoning administration as illustrated in a letter attached in the packet information that was sent by the Zoning Administration.

Whereas, the Planning Commission voted unanimously to APPROVE the applicants' REZONE/CSM as presented on October 4, 2023;

NOW, THEREFORE, BE IT RESOLVED that REZONE/CSM at N9033 Army Lake Road, N9025 Army Lake Road East Troy, WI Parcel No. PA 260400003, PA 260400003, PA 322500003 is APPROVED.

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly elected, qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 9th day of October, 2023, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 11th day of October, 2023.

KIM BUCHANAN, CLERK/TREASURER
Town of East Troy

CERTIFIED SURVEY MAP NO.

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:
BEARINGS REFER TO THE
NORTHLINE OF THE
SOUTHEAST 1/4 OF
SECTION 10, T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

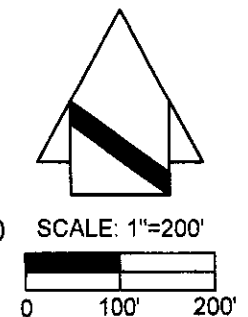
OWNERS:
THOMAS J. MILBRATH
LINDA L. MILBRATH
LINDA R. KOSTERETZ-
EXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854

NORTHWEST CORNER
OF THE SOUTHEAST 1/4
OF SECTION 9-4-18
CONCRETE MONU. FD.
WITH BRASS CAP.
303,567.60
2,404,259.67

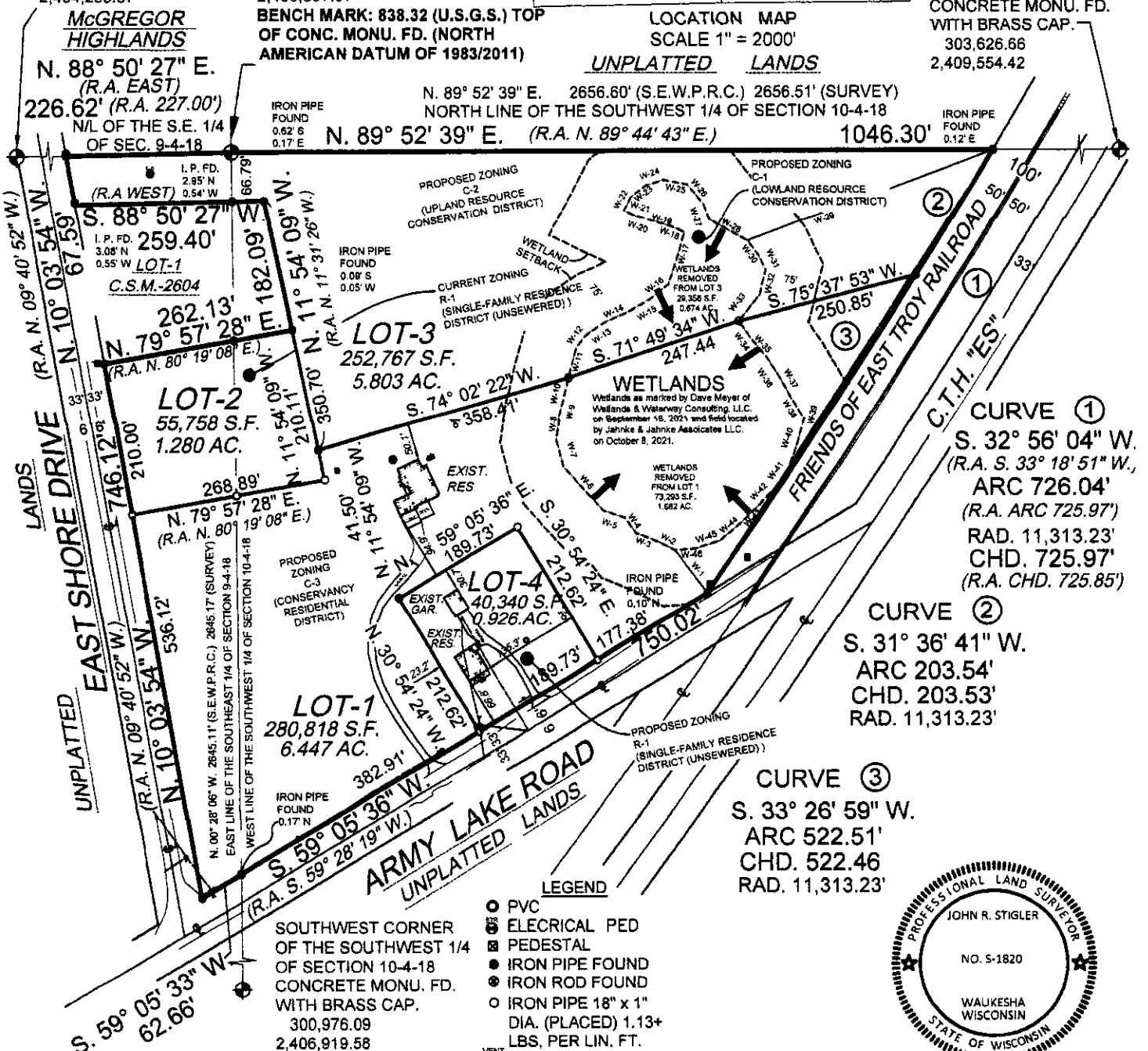
NORTHWEST CORNER
OF THE SOUTHWEST 1/4
OF SECTION 10-4-18
CONCRETE MONU. FD.
WITH BRASS CAP.
303,620.96
2,406,897.97

BENCH MARK: 838.32 (U.S.G.S.) TOP
OF CONC. MONU. FD. (NORTH
AMERICAN DATUM OF 1983/2011)

LOCATION MAP
SCALE 1" = 2000'



NORTHEAST CORNER
OF THE SOUTHWEST 1/4
OF SECTION 10-4-18
CONCRETE MONU. FD.
WITH BRASS CAP.
303,626.66
2,409,554.42



SURVEYOR:
JOHN R. STIGLER S-1820
JAHNKE & JAHNKE ASSOC., LLC.
524 BLUEMOUND ROAD
WAUKESHA, WI. 53188
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS 21st DAY OF DECEMBER 2022.

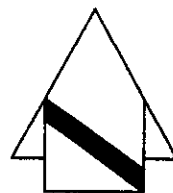
CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 11

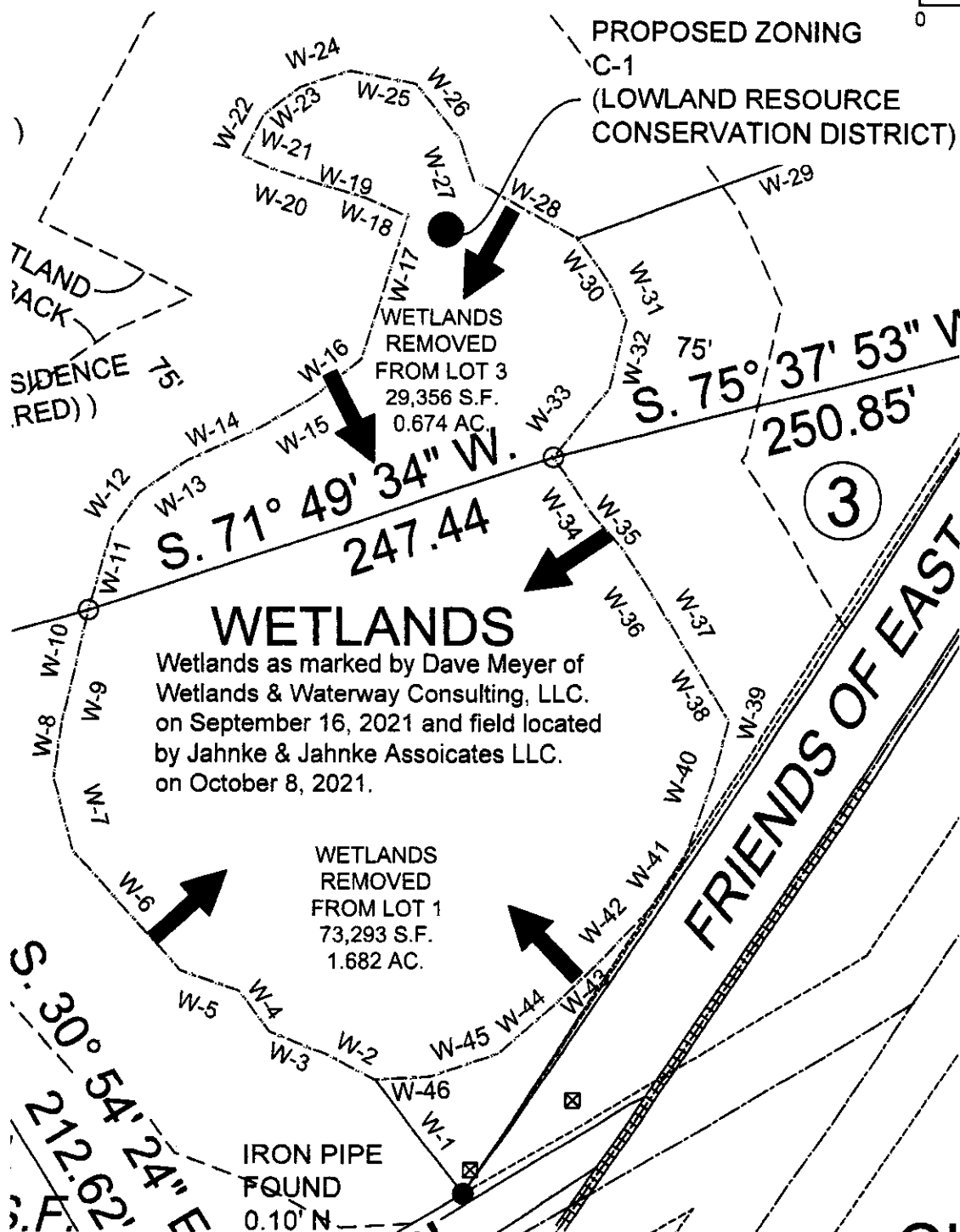
A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map No. 2604 & 3225

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BEARINGS REFER TO THE
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SOUTHEAST 1/4 OF
SECTION 10, T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

OWNERS:
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LINDA L. MILBRATH
LINDA R. KOSTERETZ-
EXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854



SCALE: 1"=80'



SURVEYOR:
JOHN R. STIGLER S-1820
JAHNKE & JAHNKE ASSOC., LLC.
711 W. MORELAND BLVD.
WAUKESHA, WI. 53188
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS _____ DAY OF _____ 20____

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 11

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:
BEARINGS REFER TO THE
NORTHLINE OF THE
SOUTHEAST 1/4 OF
SECTION 10, T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

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LINDA R. KOSTERETZ-
EXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854

WETLAND CHART

W-1	74.00'	N. 37° 33' 23" W. (TIE)	W-24	26.44'	N. 71° 19' 45" E.
W-2	26.54'	N. 61° 54' 42" W.	W-25	34.14'	S. 78° 44' 41" E.
W-3	31.99'	N. 68° 43' 29" W.			
W-4	25.60'	N. 36° 09' 27" W.	W-26	36.13'	S. 38° 20' 44" E.
W-5	31.85'	N. 71° 07' 53" W.	W-27	21.98'	S. 18° 39' 23" E.
			W-28	59.82'	S. 60° 59' 42" E.
W-6	81.55'	N. 41° 52' 31" W.	W-29	359.90'	S. 69° 44' 51" W. (TIE)
W-7	38.24'	N. 14° 55' 33" W.	W-30	26.83'	S. 36° 09' 05" E.
W-8	28.84'	N. 08° 23' 27" E.			
W-9	24.10'	N. 13° 56' 30" E.	W-31	21.08'	S. 24° 59' 45" E.
W-10	34.08'	N. 13° 06' 24" E.	W-32	35.58'	S. 13° 30' 17" W.
			W-33	45.55'	S. 38° 41' 54" W.
W-11	43.07'	N. 16° 12' 45" E.	W-34	31.60'	S. 34° 32' 51" E.
W-12	21.95'	N. 37° 39' 34" E.	W-35	25.68'	S. 41° 07' 34" E.
W-13	29.29'	N. 55° 26' 13" E.			
W-14	40.49'	N. 65° 56' 35" E.	W-36	34.44'	S. 33° 39' 52" E.
W-15	29.57'	N. 60° 07' 25" E.	W-37	27.71'	S. 29° 43' 38" E.
			W-38	41.21'	S. 31° 11' 53" E.
W-16	33.16'	N. 51° 16' 49" E.	W-39	30.83'	S. 14° 53' 39" W.
W-17	75.42'	N. 17° 43' 38" E.	W-40	45.33'	S. 20° 05' 04" W.
W-18	22.72'	N. 66° 37' 33" W.			
W-19	29.44'	N. 73° 14' 47" W.	W-41	28.33'	S. 36° 34' 32" W.
W-20	21.74'	N. 72° 12' 30" W.	W-42	31.69'	S. 42° 17' 23" W.
			W-43	36.90'	S. 46° 00' 43" W.
W-21	15.21'	N. 64° 22' 24" W.	W-44	36.76'	S. 49° 27' 43" W.
W-22	22.85'	N. 28° 10' 31" E.	W-45	36.54'	S. 70° 59' 44" W.
W-23	23.48'	N. 52° 04' 47" E.	W-46	28.39'	S. 86° 36' 55" W.

SURVEYOR:
JOHN R. STIGLER S-1820
JAHNKE & JAHNKE ASSOC., LLC.
711 W. MORELAND BLVD.
WAUKESHA, WI. 53188
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS _____ DAY OF _____ 20____

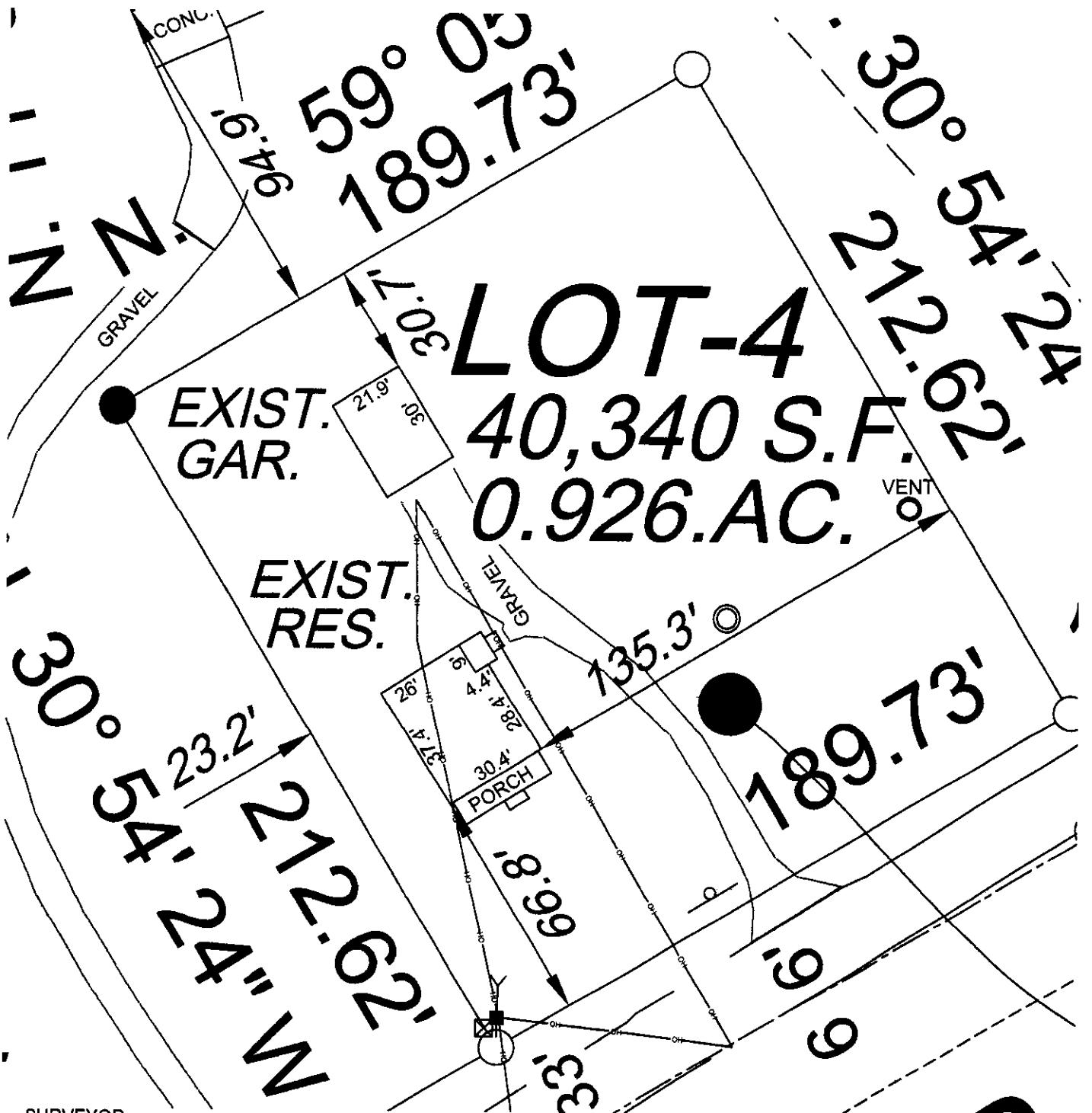
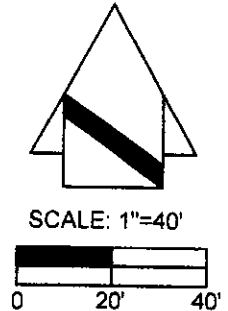
CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 11

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:
BEARINGS REFER TO THE
NORTHLINE OF THE
SOUTHEAST 1/4 OF
SECTION 10, T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

OWNERS:
THOMAS J. MILBRATH
LINDA L. MILBRATH
LINDA R. KOSTERETZ-
EXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854



SURVEYOR:
JOHN R. STIGLER S-1820
JAHNKE & JAHNKE ASSOC., LLC.
711 W. MORELAND BLVD.
WAUKESHA, WI. 53188
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS _____ DAY OF _____ 20__

INSTRUMENT DRAFTED BY JOHN R. STIGLER

FILE NAME:21-9496/dwg P.S.WALWORTH 268

CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 11

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest

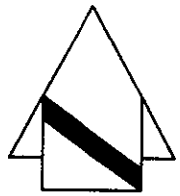
1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,

TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN

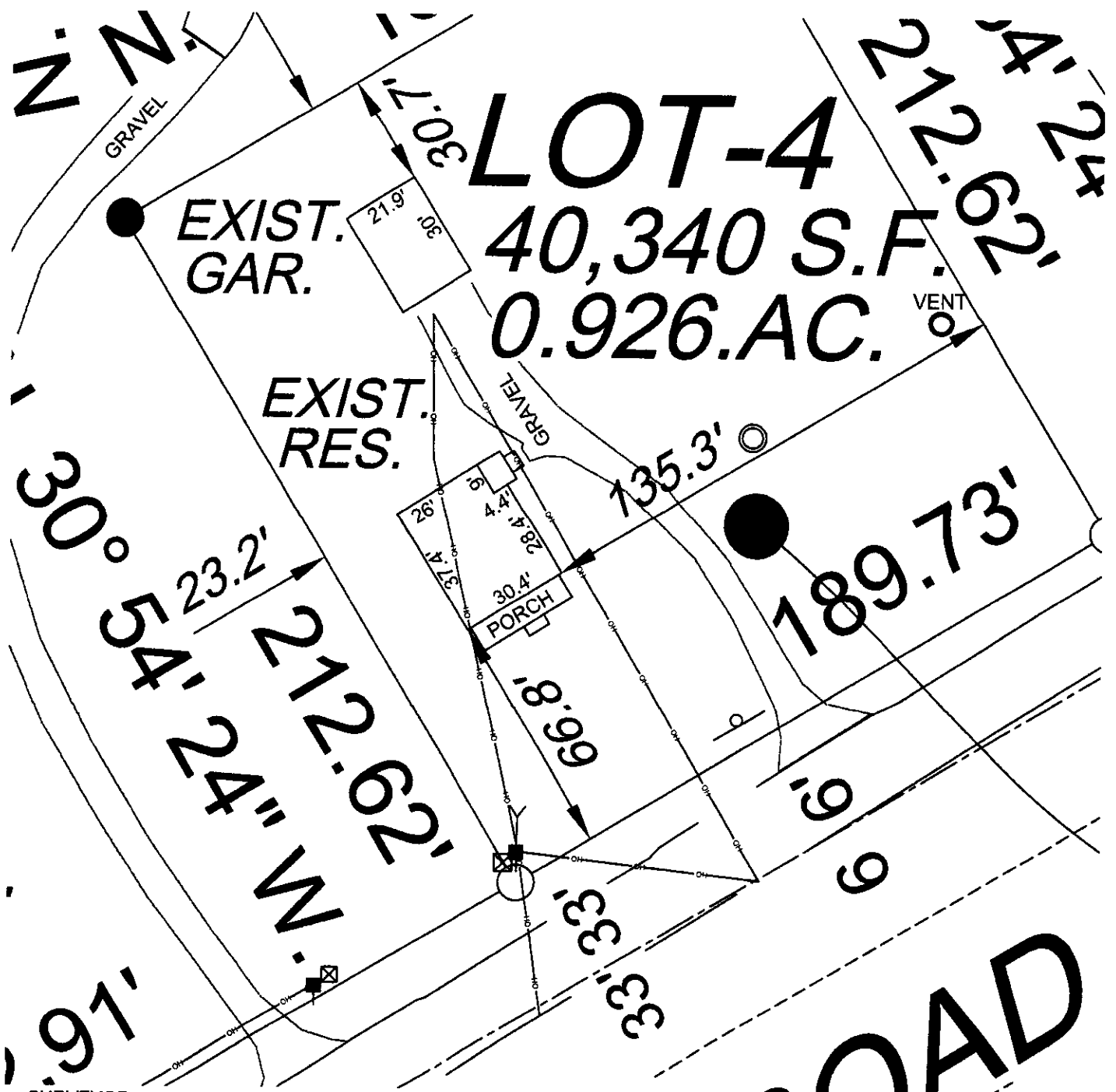
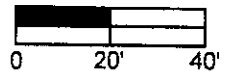
Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:
BEARINGS REFER TO THE
NORTHLINE OF THE
SOUTHEAST 1/4 OF
SECTION 10, T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

OWNERS:
THOMAS J. MILBRATH
LINDA L. MILBRATH
LINDA R. KOSTERETZ-
EXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854



SCALE: 1"=40'



SURVEYOR:
JOHN R. STIGLER S-1820
JAHNKE & JAHNKE ASSOC., LLC.
711 W. MORELAND BLVD.
WAUKESHA, WI. 53188
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS _____ DAY OF _____ 20____

INSTRUMENT DRAFTED BY JOHN R. STIGLER

FILE NAME:21-9496/dwg P.S.WALWORTH 268

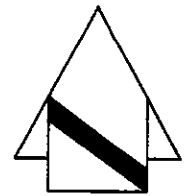
CERTIFIED SURVEY MAP NO. _____

Sheet 6 of 11

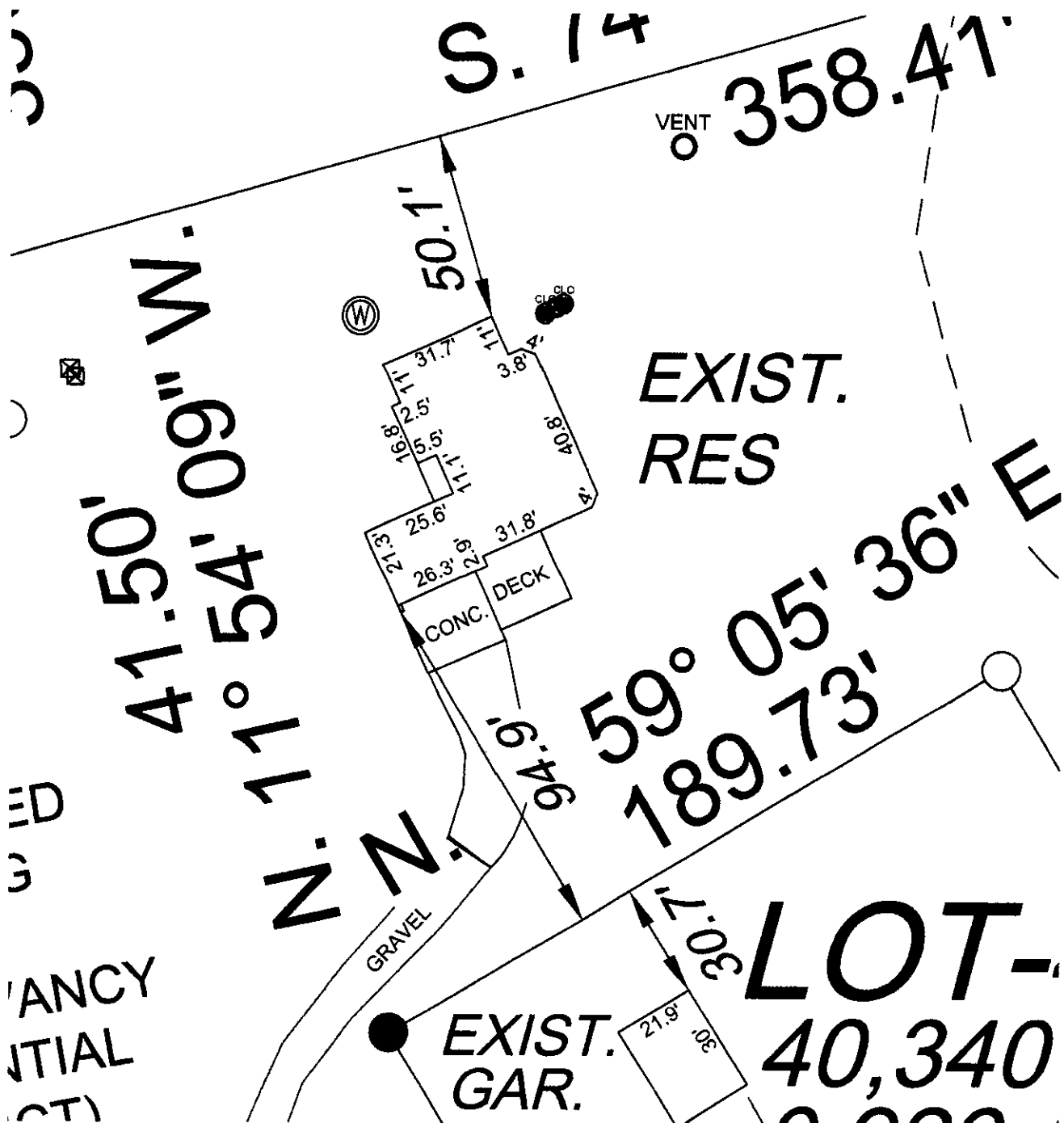
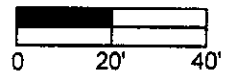
A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:
BEARINGS REFER TO THE
NORTHLINE OF THE
SOUTHEAST 1/4 OF
SECTION 10, T4N, R18E
HAS A BEARING OF
N. 89° 52' 39" E. PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM
GRID, SOUTH ZONE.

OWNERS:
THOMAS J. MILBRATH
LINDA L. MILBRATH
LINDA R. KOSTERETZ-
EXECUTOR
LINDA R. KOSTERETZ
SCOTT G KOSTERETZ
N9025 ARMY LAKE ROAD
EAST TROY, WI 53120
(414) 852-3854



SCALE: 1"=40'



SURVEYOR:
JOHN R. STIGLER S-1820
JAHNKE & JAHNKE ASSOC., LLC.
711 W. MORELAND BLVD.
WAUKESHA, WI. 53188
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820
DATED THIS _____ DAY OF _____ 20____

CERTIFIED SURVEY MAP NO. _____

Sheet 7 of 11

A part of the Northeast ¼ of the Southeast ¼ of section 9 and part of the Northwest ¼ of the Southwest ¼ of
Section 10, Town 4 North, Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map Nos. 2604 & 3225

Legal Description for Lot 1 to be Rezoned C-3:

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East, Town of East Troy, Walworth County, Wisconsin, being a redivision of Certified Survey Map Numbers 2604 & 3225 described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of Section 9, Town 4 North, Range 18 East; thence South 88° 50' 27" West along the North line of the Southeast 1/4 of Section 9, Town 4 North, Range 18 East, 226.62 feet to the East right-of-way line of East Shore Drive; thence South 10° 03' 54" East along said right-of-way line, 499.65 feet for the point of beginning; thence North 79° 57' 28" East, 268.89 feet; thence North 11° 54' 09" West; 41.50 feet; thence North 74° 02' 22" East, 358.41; thence North 71° 49' 34" East, 247.44 feet; thence North 75° 37' 53" East, 250.85 to the west right-of-way line of Friends of East Troy Railroad; thence 522.51 feet Southwesterly along the arc of a curve of radius 11,313.23 feet, chord bears South 33° 26' 59" West, 522.46 feet with curve line to the East and along said West railroad right-of-way line to the North right-of-way line of Army Lake Road; thence South 59° 05' 36" West along said North right-of-way line, 750.02 feet to a point on the East line of said 1/4 section; thence continuing along said North right-of-way line South 59° 05' 33" West, 62.66 feet to the East right-of-way line of East Shore Drive; thence North 10° 03' 54" West along said East right-of-way line, 536.12 feet to the point of beginning.

Excepting therefrom wetlands area described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of Section 9, Town 4 North, Range 18 East; thence South 88° 50' 27" East along the North line of said Southeast 1/4 Section, 226.62 feet; thence South 10° 03' 54" East along the East right-of-way line of East Shore Drive, 1,035.76 feet to a point on the north right-of-way line of Army Lake Road; thence North 59° 05' 36" East along the North right-of-way of Army Lake Road, 750.02 feet; thence North 37° 33' 23" West, 74.00 feet for the point of beginning; thence North 61° 54' 42" West, 26.54 feet; thence North 68° 43' 29" West, 31.99 feet; thence North 36° 09' 27" West, 25.60 feet; thence North 71° 07' 53" West, 31.85 feet; thence North 41° 52' 31" West, 81.55 feet; thence North 14° 55' 33" West, 38.24 feet; thence North 08° 23' 27" East, 28.84 feet; thence North 13° 56' 30" East, 24.10 feet; thence North 13° 06' 24" East, 34.08 feet; thence North 71° 49' 34" East, 247.44 feet; thence South 34° 32' 51" East, 31.60 feet; thence South 41° 07' 34" East, 25.68 feet; thence South 33° 39' 52" East, 34.44 feet; thence South 29° 43' 38" East, 27.71 feet; thence South 31° 11' 53" East, 41.21 feet; thence South 14° 53' 39" West, 30.83 feet; thence South 20° 05' 04" West, 45.33 feet; thence South 36° 34' 32" West, 28.33 feet; thence South 42° 17' 23", 31.69 feet; thence South 46° 00' 43" West, 36.90 feet; thence South 49° 27' 43" West, 36.76 feet; thence South 70° 59' 44" West, 36.54 feet; thence South 86° 36' 55" West, 28.39 feet to the point of beginning.

Containing 280,818 square feet or 6.447 acres more or less.

JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this _____ day of _____, 20____

OWNERS: SCOTT G. AND LINDA R. KOSTERETZ
Instrument drafted by John R. Stigler

P.S. Walworth 268

CERTIFIED SURVEY MAP NO. _____

Sheet 8 of 11

A part of the Northeast ¼ of the Southeast ¼ of section 9 and part of the Northwest ¼ of the Southwest ¼ of
Section 10, Town 4 North, Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map Nos. 2604 & 3225

Legal Description for Lot 3 to be Rezoned C-2:

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4, North Range 18 East, Town of East Troy, Walworth County, Wisconsin, being a redivision of Certified Survey Map Numbers 2604 & 3225 described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of Section 10, Town 4 North, Range 18 East; thence North 89° 52' 39" East along the North line of the Southwest 1/4 of Section 10, Town 4 North, Range 18 East, 1,046.30 feet to the West right-of-way line of Friends of East Troy Railroad; thence Southeasterly 203.54 feet along the arc of a curve with curve line to the East and along said West railroad right-of-way line, with a radius of 11,313.23 feet, chord bears South 31° 36' 41" West, 203.53 feet; thence South 75° 37' 53" West, 250.85 feet; thence South 71° 49' 34" West, 247.44 feet; thence South 74° 02' 22" West, 358.41 feet; thence North 11° 54' 09" West, 350.70 feet; thence South 88° 50' 27" West, 259.40 feet to the East right-of-way line of East Shore Drive; thence North 10° 03' 54" West, 67.59 feet along said East right-of-way line to the North line of the Southeast 1/4 of Section 9, Town 4 North, Range 18 East; thence North 88° 50' 27" East along the North line of the Southeast 1/4 of Section 9, Town 4 North, Range 18 East, 226.62 feet to the point of beginning.

Excepting therefrom wetlands area described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of Section 10, Town 4 North, Range 18 East; thence North 89° 52' 39" East along the North line of said Southwest 1/4 Section, 1,046.30 feet to the West right-of-way line of Friends of East Troy Railroad; thence South 69° 44' 51" West, 359.90 feet for the point of beginning; thence South 36° 09' 05" East, 26.83 feet; thence South 24° 59' 45" East, 21.08 feet; thence South 13° 30' 17" West, 35.58 feet; thence South 38° 41' 54" West, 45.55 feet; thence South 71° 49' 34" West, 247.44 feet; thence North 16° 12' 45" East, 43.07 feet; thence North 37° 39' 34" East, 21.95 feet; thence North 55° 26' 13" East, 29.29 feet; thence North 65° 56' 35" East, 40.49 feet; thence North 60° 07' 25" East, 29.57 feet; thence North 51° 16' 49" East, 33.16 feet; thence North 17° 43' 38" East, 75.42 feet; thence North 66° 37' 33" West, 22.72 feet; thence North 73° 14' 47" West, 29.44 feet; thence North 72° 12' 30" West, 21.74 feet; thence North 64° 22' 24" West, 15.21 feet; thence North 28° 10' 31" East, 22.85 feet; thence North 52° 04' 47" East, 23.48 feet; North 71° 19' 45" East, 26.44 feet; thence South 78° 44' 41" East, 34.14 feet; thence South 38° 20' 44" East, 36.13 feet; thence South 18° 39' 23" East, 21.98 feet; thence South 60° 59' 42" East, 59.82 feet to the point of beginning.

Containing 252,767 square feet or 5.803 acres more or less.

Legal Description for Lot 4 to be Rezoned R-1:

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, being a redivision of Certified Survey Map Numbers 2604 & 3225 described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 9, Town 4 North, Range 18 East; thence South 88° 50' 27" West along the north line of Section 9, Town 4 North, Range 18 East, 226.62 feet to the East right-of-way line of East Shore Drive; thence South 10° 03' 54" East along said right-of-way line, 1,035.76 feet to the North right-of-way line of Army Lake Road; thence North 59° 05' 33" East along said North right-of-way line, 62.66 feet to a point on the East line of said 1/4 section; thence North 59° 05' 36" East, 382.91 feet along said North right-of-way line for the point of beginning; thence North 30° 54' 24" West, 212.62 feet; thence North 59° 05' 36" East, 189.73 feet; thence South 30° 54' 24" East, 212.62 feet to said North right-of-way line; thence South 59° 05' 36" West along said North right-of-way line, 189.73 feet to the point of beginning.

Containing 40,340 square feet or 0.926 acres more or less.

JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this _____ day of _____, 20____

OWNERS: SCOTT G. AND LINDA R. KOSTERETZ
Instrument drafted by John R. Stigler

P.S. Walworth 268

CERTIFIED SURVEY MAP NO. _____

Sheet 9 of 11

A part of the Northeast ¼ of the Southeast ¼ of section 9 and part of the Northwest ¼ of the Southwest ¼ of
Section 10, Town 4 North, Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map Nos. 2604 & 3225

Legal Description for Wetlands to be Rezoned C-1:

Commencing at the Northeast corner of the Southeast 1/4 of Section 9, Town 4 North, Range 18 East; thence South 88° 50' 27" East along the North line of said Southeast 1/4 Section, 226.62 feet; thence South 10° 03' 54" East along the east right-of-way line of East Shore Drive, 1,035.76 feet to a point on the North right-of-way line of Army Lake Road; thence North 59° 05' 33" East along the North right-of-way line of Army Lake Road; thence North 59° 05' 36" East along the north right-of-way of Army Lake Road, 750.02 feet; thence North 37° 33' 23" West, 74.00 feet for the point of beginning; thence North 61° 54' 42" West, 26.54 feet; thence North 68° 43' 29" West, 31.99 feet; thence North 36° 09' 27" West, 25.60 feet; thence North 71° 07' 53" West, 31.85 feet; thence North 41° 52' 31" West, 81.55 feet; thence North 14° 55' 33" West, 38.24 feet; thence North 08° 23' 27" East, 28.84 feet; thence North 13° 56' 30" East, 24.10 feet; thence North 13° 06' 24" East, 34.08 feet; thence North 16° 12' 45" East, 43.07 feet; thence North 37° 39' 34" East, 21.95 feet; thence North 55° 26' 13" East, 29.29 feet; thence North 65° 56' 35" East, 40.49 feet; thence North 60° 07' 25" East, 29.57 feet; thence North 51° 16' 49" East, 33.16 feet; thence North 17° 43' 38" East, 75.42 feet; thence North 66° 37' 33" West, 22.72 feet; thence North 73° 14' 47" West, 29.44 feet; thence North 72° 12' 30" West, 21.74 feet; thence North 64° 22' 24" West, 15.21 feet; thence North 28° 10' 31" East, 22.85 feet; thence North 52° 04' 47" East, 23.48 feet; North 71° 19' 45" East, 26.44 feet; thence South 78° 44' 41" East, 34.14 feet; thence South 38° 20' 44" East, 36.13 feet; thence South 18° 39' 23" East, 21.98 feet; thence South 60° 59' 42" East, 59.82 feet; thence South 36° 09' 05" East, 26.83 feet; thence South 24° 59' 45" East, 21.08 feet; thence South 13° 30' 17" West, 35.58 feet; thence South 38° 41' 54" West, 45.55 feet; thence South 34° 32' 51" East, 31.60 feet; thence South 41° 07' 34" East, 25.68 feet; thence South 33° 39' 52" East, 34.44 feet; thence South 29° 43' 38" East, 27.71 feet; thence South 31° 11' 53" East, 41.21 feet; thence South 14° 53' 39" West, 30.83 feet; thence South 20° 05' 04" West, 45.33 feet; thence South 36° 34' 32" West, 28.33 feet; thence South 42° 17' 23", 31.69 feet; thence South 46° 00' 43" West, 36.90 feet; thence South 49° 27' 43" West, 36.76 feet; thence South 70° 59' 44" West, 36.54 feet; thence South 86° 36' 55" West, 28.39 feet to the point of beginning.

Containing 102,649 square feet or 2.356 acres more or less.

JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this _____ day of _____, 20____

OWNERS: SCOTT G. AND LINDA R. KOSTERETZ
Instrument drafted by John R. Stigler

P.S. Walworth 268

CERTIFIED SURVEY MAP NO. _____

Sheet 10 of 11

A part of the Northeast ¼ of the Southeast ¼ of section 9 and part of the Northwest ¼ of the Southwest ¼ of
Section 10, Town 4 North, Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map Nos. 2604 & 3225

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided, and mapped the following land bounded and described as follows:

All that part of Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, further described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of Section 10, Town 4 North, Range 18 East being marked by a concrete monument; thence North 89° 52' 39" East, 1046.30 feet (recorded as North 89° 44' 43" East) to the West right-of-way line of "Friends of East Troy Railroad"; thence 726.04 feet Southwesterly along the arc of a curve of radius 11,313.23 feet, chord bears South 32° 56' 04" West, 725.97 feet along said Westerly right-of-way line of "Friends of East Troy Railroad"; thence South 59° 05' 36" West (recorded as South 59° 28' 19" West), 750.02 feet to a point on the West line of said 1/4 section; thence South 59° 05' 33" West, 62.66 feet to the East right-of-way line of East Shore Drive; thence North 10° 03' 54" West, 746.12 feet along said east right-of-way line; thence North 79° 57' 28" East (recorded as North 80° 19' 08" East), 262.13 feet; thence North 11° 54' 09" West (recorded as North 11° 31' 26" West), 182.09 feet; thence South 88° 50' 27" West (recorded as West), 259.40 feet; thence North 10° 03' 54" West (recorded as North 09° 40' 52" West), 67.59 feet; thence North 88° 50' 27" East (recorded as East), 226.62 feet (recorded as 227.00 feet), to the point of beginning.

Containing an area of 732,372 square feet or 16.813 acres of land more or less.

I further certify that I have made such survey, land division, and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of East Troy and County of Walworth in surveying, dividing, and mapping the same.

JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)/SS
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this _____ day of _____, 2023.

My commission expires April 17th, 2027.

MOHAMMAD RANJHA - NOTARY PUBLIC

OWNERS: SCOTT G. AND LINDA R. KOSTERETZ
Instrument drafted by John R. Stigler

P.S. Walworth 268

CERTIFIED SURVEY MAP NO. _____

Sheet 11 of 11

A part of the Northeast ¼ of the Southeast ¼ of section 9 and part of the Northwest ¼ of the Southwest ¼ of
Section 10, Town 4 North, Range 18 East,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN
Being a redivision of Certified Survey Map Nos. 2604 & 3225

OWNER'S CERTIFICATE:

As owners we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of East Troy and Walworth County.

SCOTT G. KOSTERETZ – OWNER

LINDA R. KOSTERETZ (WIFE) - OWNER

STATE OF _____)ss
_____)

Personally came before me this _____ day of _____, 20____, the above named _____ and _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC –

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described in the foregoing affidavit of John R. Stigler, surveyor, and consents to the above certificate of SCOTT G. KOSTERETZ and LINDA R. KOSTERETZ, owners.

IN WITNESS WHEREOF, the _____, has caused these presents to be signed by _____, its _____, at _____, this _____ day of _____, 20____.

CITIZENS BANK MUKWONAGO

_____-_____

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 20____ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

WALWORTH COUNTY APPROVAL:

Approved by resolution of the Walworth County Zoning Agency this _____ day of _____, 20____.

RYAN G. SIMONS - CHAIRPERSON

TOWN OF EAST TROY APPROVAL:

Approved this _____ day of _____, 20____ by the Town Board of the Town of East Troy, Walworth County, Wisconsin.

JOSEPH S. KLARKOWSKI – TOWN OF EAST TROY CHAIRMAN

JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this _____ day of _____, 20____

OWNERS: SCOTT G. AND LINDA R. KOSTERETZ
Instrument drafted by John R. Stigler

P.S. Walworth 268

VILLAGE OF MUKWONAGO RESOLUTION 2023-49

**RESOLUTION APPROVING A CERTIFIED SURVEY FOR A PROPERTY LOCATED AT
N9033 AND N9025 ARMY LAKE ROAD IN THE TOWN OF EAST TROY, WALWORTH
COUNTY**

WHEREAS, Linda and Scott Kosteretz (applicant) on behalf of the Estate of Audrey Noffz, this property located at in the Town of East Troy and has 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 November 14, 2023, 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 East Troy's approval which was granted on October 11, 2023.
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 15th day of November 2023.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk



PLANNING COMMISSION

November 14, 2023 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

Mini-Mart / NHI Real Estate Holdings Two LLC
201 N Rochester St

MUKV1976091002

Case Summary

Parcel Data

Proposal:	Parking Lot Asphalt/Stripping/Dumpster Enclosure
Applicant:	Harjinder Khasria (Jim)
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve w/conditions

Parcel Characteristics / Conditions

Acreage:	0.55
Current Use:	Vacant/Mixed Use
Proposed Use:	Business/Mixed Use
Reason for Request:	Temporary Parking Lot – Extension to Keep
Land Use Classification:	Business/Commercial
Zoning Classification:	Village Center/B-2 – Mixed Use
Census Tract:	2039.01



Site Plan and Architectural Review Request

Staff has reviewed the plan and has no concerns. Several years ago the canopy and pumps were removed. Paving was to be completed at that time, but was not followed through on from the previous owner.

There is a new tenant working through the occupancy process and we are requesting the property be brought into compliance. A new mini-mart will be going into the space and the residential tenant will remain upstairs.

As indicated on the plan there is a dumpster enclosure planned for the rear of the building. The parking lot is being paved and properly stripped. Handicap signage will be provided.

The 3ft buffer required in the code will be completed in spring of 2024. Plantings shall be approved by staff. The dumpster enclosure can be

Any signage will need to be approved by staff with the proper permits.

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
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

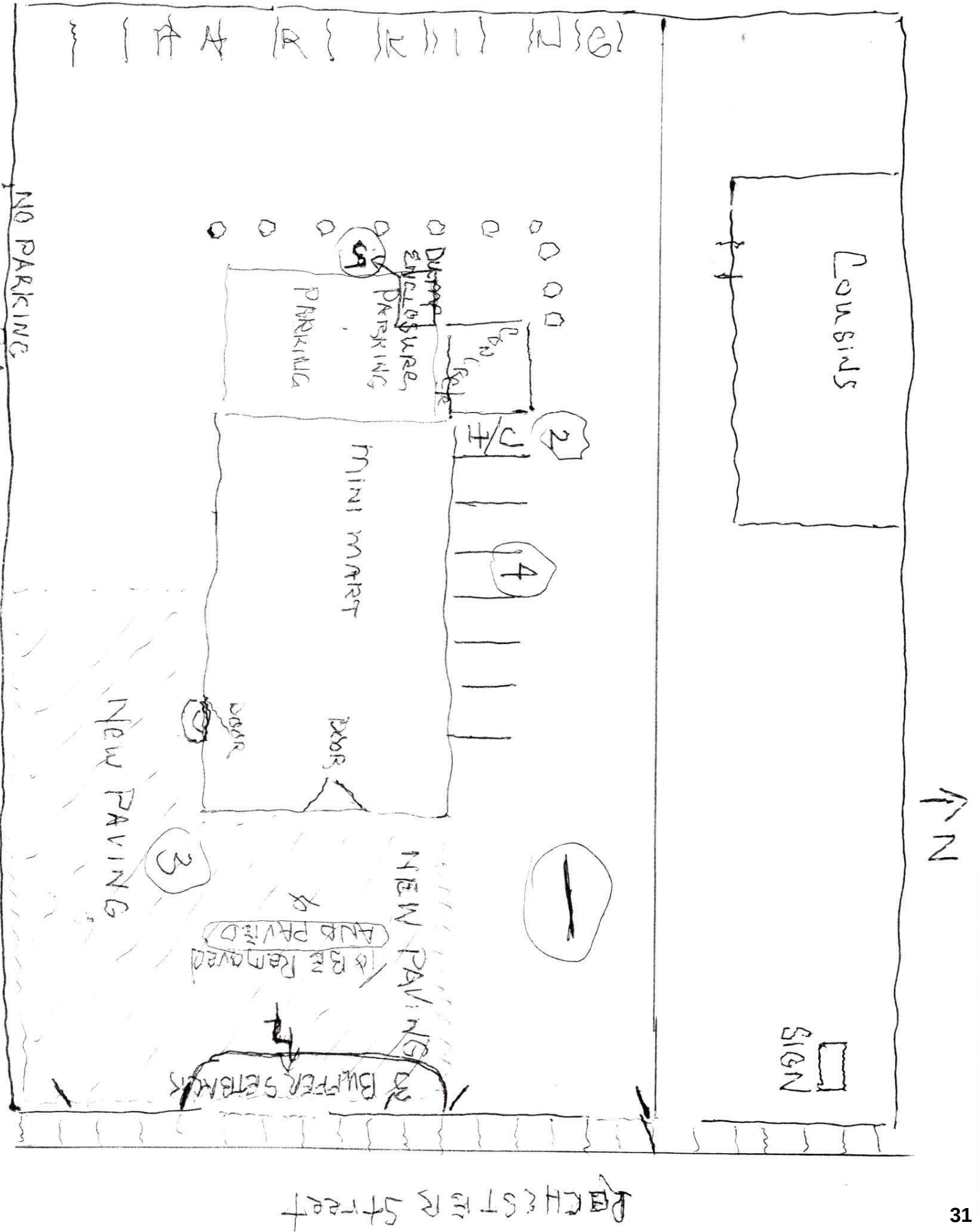
Site Plan and Architectural Review

Staff recommends the Planning Commission approve with conditions, for the request to add stripping, add a landscape buffer, and a dumpster enclosure as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. Landscape buffer plants to be planted by June 1, 2024 and approved by staff.
3. All landscaping shall be maintained.
4. Dumpster enclosure details to be worked out with staff and to be completed by June 1, 2024.
5. Any signage shall be approved by Village staff with the proper submittal of permits.
6. Final Inspection by Village staff once complete.
7. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. may require Site Plan and Architectural Review by the Plan Commission.

Attachments

1. Plans
2. Resolution



ms Scharf

- ① ANSWER / SITE PLAN
- ② HC parking
- ③ New paving
- ④ Striping
- ⑤ Dumpster
- ⑥ Removal Parking HAZARD
- ⑦ Curb Buffer

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2023-11

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR MINI-MART/NHI
REAL ESTATE HOLDINGS TWO, LLC AT 201 N ROCHESTER ST,
PARCEL NUMBER MUKV 1976-091-002**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Harjinder Khasria (Owner),

WHEREAS, the use is permitted within the Village Center/B-2 General Business District – in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the modifications at 201 N Rochester St, based upon the plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

Staff recommends the Planning Commission approve with conditions, for the request to add stripping, add a landscape buffer, and a dumpster enclosure as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. Landscape buffer plants to be planted by June 1, 2024 and approved by staff.
3. All landscaping shall be maintained.
4. Dumpster enclosure details to be worked out with staff and be completed by June 1, 2024.
5. Any signage shall be approved by Village staff with the proper submittal of permits.
6. Final Inspection by Village staff once complete.
7. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. may require Site Plan and Architectural Review by the Plan Commission.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,

Approved an Adopted this 14th day of November 2023 by the Plan Commission of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Linda Gourdoux, WCMC,CMC
Deputy Clerk-Treasurer