

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, September 9, 2025

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Election of Temporary Chairperson

4. 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.

5. Approval of Minutes

5.1 Discussion and possible approval of Planning Commission minutes from August 12, 2025.

[20250812 PC Minutes Draft.docx](#)

6. 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.

6.1 Public Hearing regarding Proposed Territory Subtraction and Project Plan Amendment for TID No. 4

[Combined-Public-Notices-MUK TID 4 Amendment- 8.2025.docx](#)

7. New Business

Discussion and Possible Action on the Following Items

- 7.1 Discussion and possible recommendation to approve **Resolution 2025-32** a resolution designating the proposed territory subtraction and project plan amendment for the Tax Incremental District #4, Village of Mukwonago, Wisconsin
[TID#4 Territory Subtraction Amendment #1 Muk. Public Hearing Version](#)
[RESOLUTION 2025-32-TID #4 Territory Subtraction Amendment](#)
- 7.2 Discussion and possible approval for **PC-Resolution 2025-19** for a Site Plan and Architectural Review for Engineered Pump Manufacturing, LLC, Located at 445 McKenzie RD Parcel MUKV 1970-998-011
[Staff Report-20250903-Engineered Pump Manufacturing-SPAR](#)
[PC RESOLUTION 2025-19 - Engineered Pump Manufacturing](#)
- 7.3 Discussion and possible recommendation for Village Board to approve **Resolution 2025-31** for a Certified Survey Map within Extraterritorial Plat Review for Parcels PA 1683-0000-02 and PBL 00009 in the Town of East Troy, Walworth County
[Staff Report-20250903-Cox CSM-ETZ](#)
[RESOLUTION 2025-31 Cox CSM - ETZ](#)
- 7.4 Discussion on possible changes or clarifications to the Zoning Code regarding the definition on multi-family residential.

8. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, Fred Winchowky, VACANT SEAT, and Village Planner (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, August 12, 2025

Time: 6:30pm

Place: Mukwonago Municipal Building/Boar Room, 440 River Crest Court, Mukwonago, WI 53149

Call to Order

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

Roll Call

Commissioners present:

Fred Winchowky, Village President

Eric Brill

Karl Kettner

John Meiners

Jason Wamser

Also present:

Diana Dykstra, Clerk/ Treasurer/ Administrator

Peter Gesch, Village Planner

Shay Zervas, Deputy Clerk/ Treasurer

Excused:

Tim Rutenbeck

Comments from the Public

No Comments

Closed 6:31pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from July 8, 2025, regular meeting.

Unanimously carried.

New Business

Discussion and possible approval of PC-Resolution 2025 -27 for an amended Site Plan and Architectural Review for Journey Salon, Located at the West/Southwest corner of CTH ES and Phantom Woods Rd, Parcel MUKV 2011 991

Planner Gesch provided an overview of the proposed changes to the SPAR

Meiners/Brill motioned approve PC-Resolution 2025-27 for an amended Site Plan and Architectural Review for Journey Salon, Located at the West/Southwest corner of CTH ES and Phantom Woods Rd, Parcel MUKV 2011 991

Unanimously Carried.

**** Amended numbering to PC-Resolution 2025-18 to correct a clerical recording error.

Adjournment

Meeting adjourned at 6:37pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT (TID) NUMBER 4
IN THE VILLAGE OF MUKWONAGO, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Village of Mukwonago will hold an organizational Joint Review Board (JRB) meeting on September 8, 2025, at 1:00 p.m. at the Mukwonago Municipal Building/Board Room, located at 440 River Crest Court, Mukwonago, WI 53149. The purpose of this meeting is for the JRB to review the proposed project plan for TID 4. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Planning Commission, of the Village of Mukwonago, will hold a public hearing on September 9, 2025, at 6:30 p.m., at the Mukwonago Municipal Building/Board Room, 440 River Crest Court, Mukwonago, WI regarding the proposed project plan for TID 4 in the village.

Village of Mukwonago TID 4 is generally located around CTH "ES", River Crest Road, Bay View Road, and Mukwonago Drive located within the village's limits.

The proposed amendment will remove parcel MUKV2009965003 known as the Pointe Apartments and add project plan amendment costs estimated at \$1,500,000 consisting of multi-use trail improvements and additional infrastructure improvements.

Proposed public project improvements may include but are not limited to site grading, sanitary sewer system improvements, storm water management system improvements, electric service, gas service, communications infrastructure, street improvements, lighting, sidewalks, multi-use trail improvements, professional and organizational services, administrative costs, and finance costs.

The proposed costs include projects within the TID boundary and within a one-half mile radius of the boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed project plan. A copy of the TID 4 project plan is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plan may be made by contacting the village clerk, 440 River Crest Court, Mukwonago, WI; phone (262) 363-6420.

Dated this 28th day of August 2025

Lana Kropf
WCMC Clerk/Treasurer

Publication Date: September 2, 2025.

**Territory Subtraction and Project
Plan Amendment**
Tax Incremental District No. 4
in the
VILLAGE OF MUKWONAGO, WISCONSIN



September 9, 2025

(Anticipated Actions)

Organizational Joint Review Board Meeting Held	September 8, 2025
Plan Commission Public Hearing	September 9, 2025
Consideration by Planning Commission	September 9, 2025
Consideration by Village Board	September 17, 2025
Consideration by Joint Review Board	September 22, 2025

Prepared in Part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

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Village of Mukwonago Officials

Village Board

Fred H Winchowky	President
Dale Porter	Village Trustee
Eric Brill	Village Trustee
Scott Reeves	Village Trustee
Darlene Johnson	Village Trustee
John Meiners	Village Trustee
Ken Johnson	Village Trustee

Village Staff

Diana Dykstra	Village Administrator
Diana Doherty	Finance Director
Lana C Kropf	Clerk/Treasurer

Planning Commission

Fred H Winchowky, President	Eric Bill
John Meiners	Karl Kettner
Mark Penzkover	Jason Wamser
Peter Gesch	Tim Rutenbeck

Joint Review Board

Fred H Winchowky	Village Representative
Andrew Thelke	Waukesha County
Kristine Golz	Waukesha County Technical College
Joe Graczyk	Phantom Lakes Management District
Tom Karthhausser	Mukwonago School District
James Decker	Village of Mukwonago, Public Member

Introduction and Description of Territory Amendment

Tax Incremental District No. 4 (the "TID #4" or the "District") was created by the Village under the authority provided by Wisconsin Statute Section 66.1105 on August 15, 2017. The TID prior to and including this amendment is considered a "Mixed-Use District" based on the findings that no less than 50 percent, by area, of the TID is suitable for a combination of commercial and residential uses. The amended TID boundary will keep the TID as a Mixed-Use District.

If the territory subtraction amendment is approved the district will be amended on September 17, 2025, with an effective date of January 1, 2025.

Wisconsin Statutes Section 66.1105(4)(h)2 allows a municipality to modify the TID boundaries no more than four times during the life of the TID. This amendment is the first territory amendment in TID #4.

This first territory subtraction amendment removes Parcel MUKV2009965003 known as The Pointe Apartments. In accordance with Wisconsin Statute Section 66.1105(4)(h), to remove this territory within the TID #4 boundary a contiguous connection via parcels of land must be made to the existing TID #4 boundary.

As proposed, the TID #4 territory subtraction amendment would keep the Village under the 12% TID value threshold using 2025 valuation numbers.

This first territory subtraction and project plan amendment only addresses the elements or subject areas (required by Statute) that are affected by the territory subtraction and project plan amendment project additions. All other subject areas remain unchanged and can be referenced in the original TID#4 project plan.

The Village confirms with the amendment that less than 35% of the district is land proposed for newly platted residential development adhering to the statute compliance requirement.

The maps on page 6 show the district before this subtraction amendment and the map on page 7 shows upon the removal of territory TID # 4 will continue to be contiguous. The new territory boundary demonstrates that the entire District area remains contiguous.

Page 8 of this project plan contains a detailed list of the parcel to be removed with this subtraction amendment.

Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

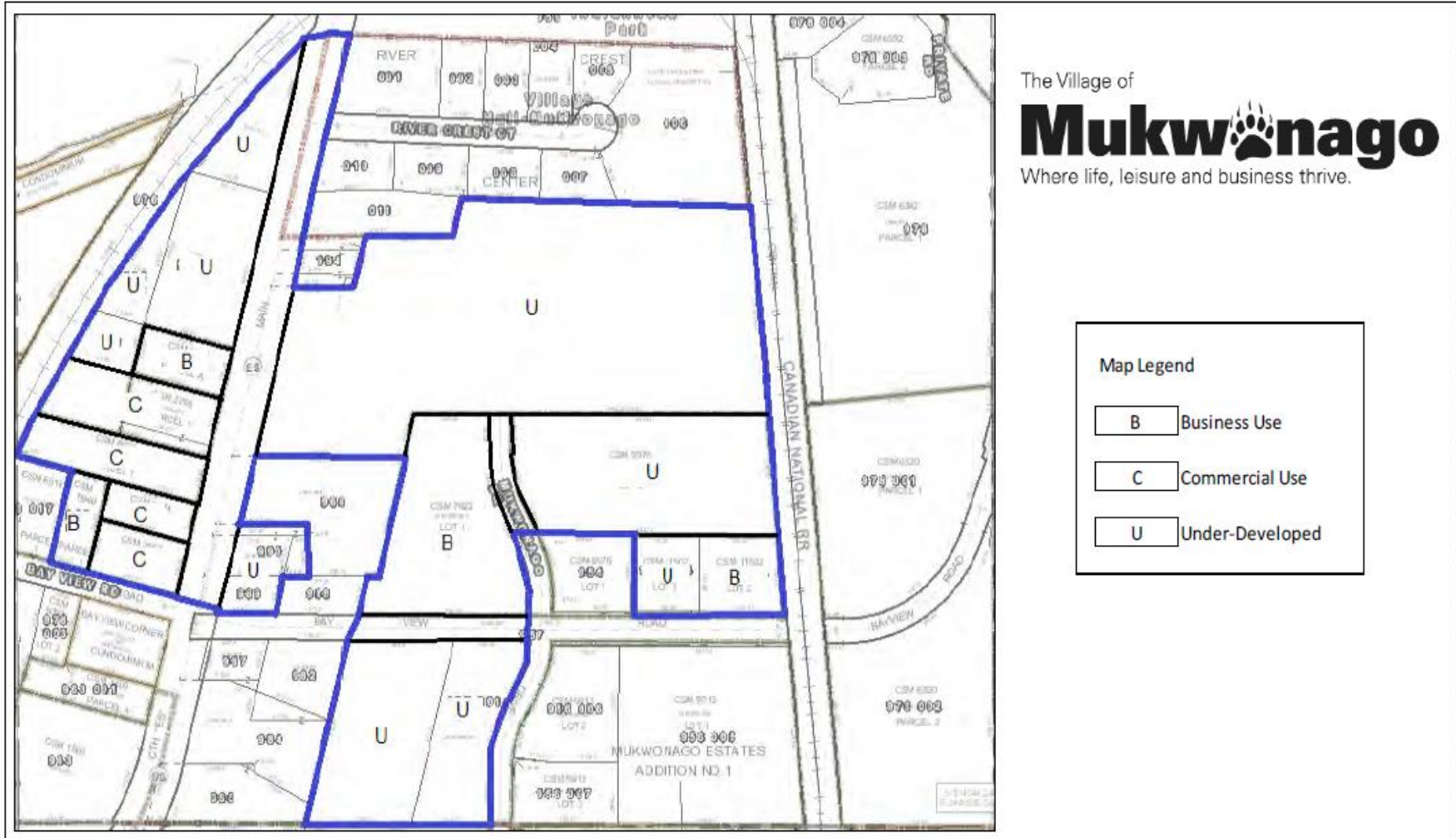
The village anticipates additional public project cost expenditures related to the amendment of approximately \$1,500,000 not including interest/financing costs during the TID's 20-year expenditure period. Proposed public project improvements may include, but not limited to infrastructure, public infrastructure improvements, multi-use trail improvements, professional and organizational services, administrative costs, and finance costs.

Exhibit A demonstrates revenues for TID #4 are generally trending toward meeting our expenditure commitments for projects within the TID boundaries. Although the final year of revenues for TID #4 remains several years off (2038), any additional property tax increment that can be captured by the TID would help to meet the expenditure commitments ahead of time and potentially help with additional redevelopment efforts within the TID. TID #4 has a maximum statutory life of 20 years with final tax collection in 2038. The final year to incur TIF related expenditures is 2032. Based on current cash flow projection, TID #4 is expected to close in 2037, the end of its maximum statutory extended life.

The legal description in Exhibit C describes the full TID #4 territory updated for the amended area.

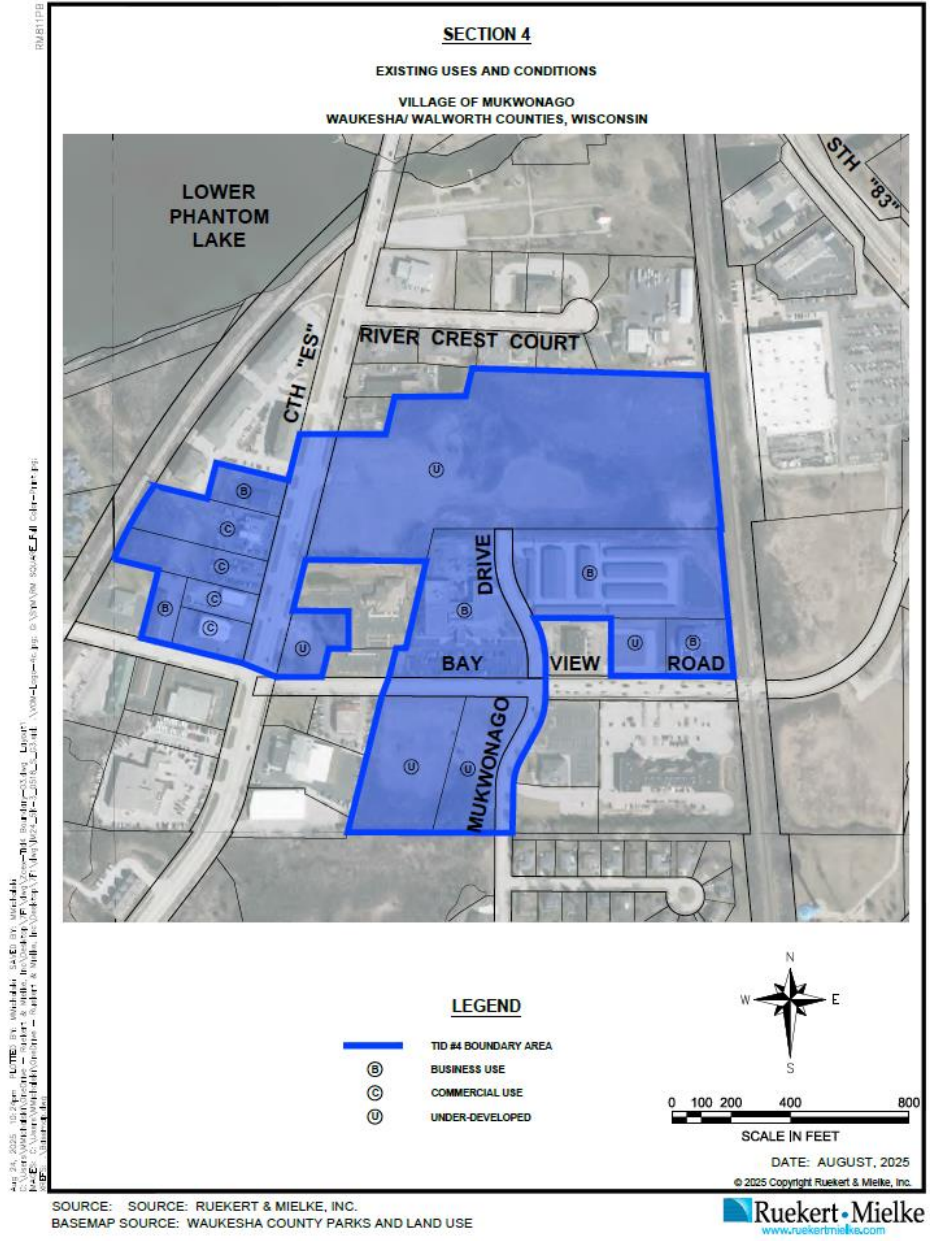
Maps of Territory Amendment and Existing Uses

The map shows an outline of the TID before amendment.



Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

Map of Amended TID#4 Current Boundary Existing Uses



Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

Preliminary Parcel List and Analysis

As of the 01/01/2025 parcel list.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Future Proposed Uses	Land	Improvements	Total Assessed Valuation
1	911 Main Street	MUKV2009965003	The Pointe Apartments LLC	4.375	100.0%	Residential	\$ 1,188,000.00	\$ 13,989,000.00	\$ 15,177,000.00
				TOTAL ACRES	4.38		\$ 1,188,000.00	\$ 13,989,000.00	\$ 15,177,000.00

Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. MULTI-USE TRAIL IMPROVEMENTS

LOCATION: Within TID and half-mile radius

TOTAL: \$500,000

DESCRIPTION: Pedestrian trails and/or other recreation improvements are intended to be created to serve the multiple-family residential development, other areas within the district boundary and within the half mile radius.

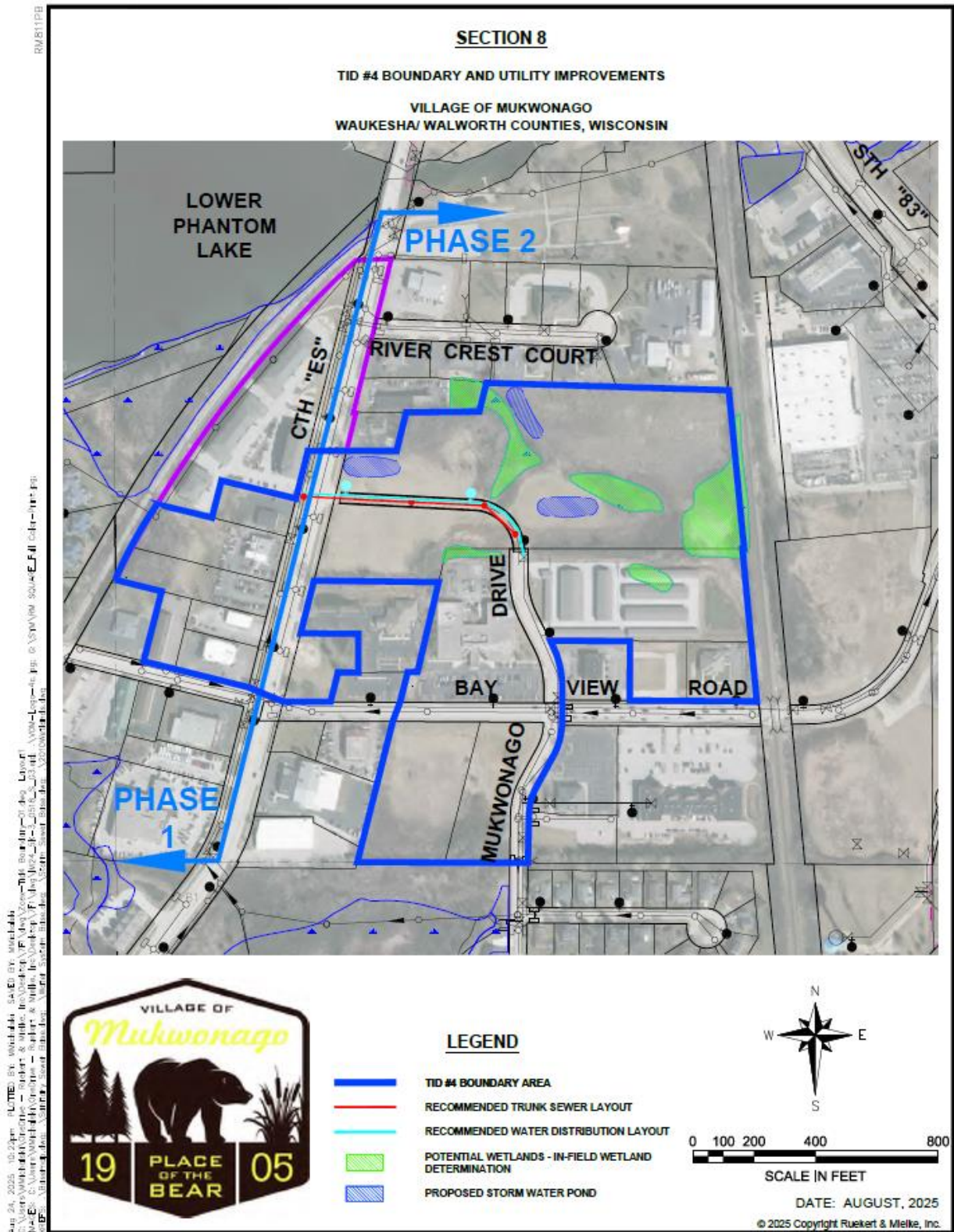
2. ADDITIONAL INFRASTRUCTURE IMPROVEMENTS

LOCATION: Within TID and half-mile radius

TOTAL: \$1,000,000

DESCRIPTION: Additional funding for the improvements of new and existing streets, sidewalks, sanitary sewer including life stations, water, storm sewer/stormwater ponds, and other improvements within TID boundary and half mile radius.

Maps Showing Proposed Improvements and Uses



SOURCE: SOURCE: RUEKERT & MIELKE, INC.
 BASEMAP SOURCE: WAUKESHA COUNTY PARKS AND LAND USE



**Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment**



Detailed List of Project Costs

1. MULTI-USE TRAIL IMPROVEMENTS	\$500,000
2. ADDITIONAL INFRASTRUCTURE IMPROVEMENTS	\$1,000,000
ESTIMATED TOTAL	\$1,500,000

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Method of Financing and Timing of When Costs are to be Incurred” follows in Section 13.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #4 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #4. The proforma analyzes expenses based on project plan costs of TID #4 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #4 tax increments will be used to fund project costs and implementation of this Plan or indirect financing for the Projects to be undertaken. In 2038, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred.

The village plans to fund project costs with cash received from future TID #4 tax increments to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the village may choose to utilize.

General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the “Community Development Authority Law”) the Village may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not the general obligations of the Village and therefore do not count against the Village’s borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the village’s borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond to one or more developers who provide

Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the village at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The village anticipates making total amended additional project expenditures of approximately \$1,500,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Village Board. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved, and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Equalized Valuation Test

The following calculations demonstrate that the Village is in compliance with Wisconsin State Statute Section 66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the Village. With the amendment to TID #4, the value increment of all existing Tax Increment Districts will be approximately 9.5%.

Valuation Test Compliance Calculation

2025 Equalized Valuation (TID IN)	\$1,616,595,700
Limit for 12% Test	\$193,991,484
Increment Value of Existing TIDs	\$169,241,000
Projected Increment Value Reduction	<u>\$-15,179,200</u>
Total Value Subject to Test	<u>\$154,061,800</u>
Compliance (<u>\$154,061,800</u> < \$193,991,484)	Meets Requirement

Village Attorney Opinion

Exhibit B contains a signed opinion from the Village attorney advising whether the boundary amendment is complete and complies with Wisconsin Statute Section 66.1105(4)(h)(2).



EXHIBIT A - CASH FLOW PROFORMA ANALYSIS

Current Status

Village of Mukwonago Tax Increment District No. 4 Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$13.32
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues			Expenditures				TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(m)	(k)	(l)	(m)	(n)	
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Principal	Interest	General Government Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(January 1)		(1)										(December 31)			
	Base Value															
	\$6,368,000															
	\$6,090,500															
2024	\$29,646,800				\$13.32	\$425,291	\$34,775	\$460,066	\$133,876	\$21,632	\$8,255	\$163,763	\$296,303	\$732,443	Per 2024 Audit	
2025	\$30,931,100	\$309,311	\$1,284,300	\$25,149,911	\$13.32	\$313,727	\$0	\$313,727	\$133,876	\$19,458		\$153,334	\$160,393	\$892,836	Expenditures Recovered	
2026	\$31,240,411	\$312,404		\$25,462,315	\$13.32	\$330,831	\$0	\$330,831	\$159,527	\$16,817		\$176,344	\$154,487	\$1,047,323	Expenditures Recovered	
2027	\$31,552,815	\$315,528		\$25,777,843	\$13.32	\$334,951	\$0	\$334,951	\$187,278	\$13,329		\$200,607	\$134,344	\$1,181,667	Expenditures Recovered	
2028	\$31,868,343	\$318,683		\$26,096,527	\$13.32	\$339,111	\$0	\$339,111	\$204,142	\$8,897		\$213,039	\$126,072	\$1,307,739	Expenditures Recovered	
2029	\$32,187,027	\$321,870		\$26,418,397	\$13.32	\$343,314	\$0	\$343,314	\$150,000	\$4,875		\$154,875	\$188,439	\$1,496,178	Expenditures Recovered	
2030	\$32,508,897	\$325,089		\$26,743,486	\$13.32	\$347,558	\$0	\$347,558	\$150,000	\$1,650		\$151,650	\$195,908	\$1,692,086	Expenditures Recovered	
2031	\$32,833,986	\$328,340		\$27,071,826	\$13.32	\$351,845	\$0	\$351,845					\$351,845	\$2,043,930	Expenditures Recovered	
2032	\$33,162,326	\$331,623		\$27,403,449	\$13.32	\$356,174	\$0	\$356,174					\$356,174	\$2,400,105	Expenditures Recovered	
2033	\$33,493,949	\$334,939		\$27,738,389	\$13.32	\$360,547	\$0	\$360,547					\$360,547	\$2,760,652	Expenditures Recovered	
2034	\$33,828,889	\$338,289		\$28,076,677	\$13.32	\$364,964	\$0	\$364,964					\$364,964	\$3,125,616	Expenditures Recovered	
2035	\$34,167,177	\$341,672		\$28,418,349	\$13.32	\$369,425	\$0	\$369,425					\$369,425	\$3,495,040	Expenditures Recovered	
2036	\$34,508,849	\$345,088		\$28,763,438	\$13.32	\$373,930	\$0	\$373,930					\$373,930	\$3,868,970	Expenditures Recovered	
2037					\$13.32	\$378,480	\$0	\$378,480					\$378,480	\$4,247,451	Expenditures Recovered	
2038						\$383,076	\$0	\$383,076					\$383,076	\$4,630,527	Expenditures Recovered	
		\$3,922,838	\$1,284,300			\$5,373,224	\$34,775	\$5,407,999	\$1,118,698	\$86,659	\$8,255	\$1,213,612				

Type of TID: Mixed-Use
 2017 TID Inception (8/15/2017)
 2032 Final Year to Incur TIF Related Costs
 2037 Maximum Legal Life of TID (20 Years)
 2038 Final Collection Year

(1) Increment per 2025 WI DOR Statement of Change Report.

Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment
EXHIBIT A - CASH FLOW PROFORMA ANALYSIS



Current Status with Amendment

Village of Mukwonago
Tax Increment District No. 4
Hypothetical Territory Subtraction Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$13.32
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues			Expenditures					TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Principal	Interest	General Government Expenses	Amended TID Capital Projects	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
			(1)									(2)		(December 31)			
	Base Value																
	\$6,368,000																
	\$6,090,500																
2024	\$29,646,800		\$1,284,300	\$24,840,600	\$13.32	\$425,291	\$34,775	\$460,066	\$133,876	\$21,632	\$8,255		\$163,763	\$296,303	\$732,443	Per 2024 Audit	2024
2025	\$30,931,100	\$309,311	(\$15,179,200)	\$9,970,711	\$13.32	\$313,727	\$0	\$313,727	\$133,876	\$19,458			\$153,334	\$160,393	\$892,836		2025
2026	\$16,061,211	\$160,612		\$10,131,323	\$13.32	\$330,831	\$0	\$330,831	\$159,527	\$16,817		\$100,000	\$276,344	\$54,487	\$947,323		2026
2027	\$16,221,823	\$162,218		\$10,293,541	\$13.32	\$132,792	\$0	\$132,792	\$187,278	\$13,329		\$100,000	\$300,607	(\$167,816)	\$779,508		2027
2028	\$16,384,041	\$163,840		\$10,457,382	\$13.32	\$134,931	\$0	\$134,931	\$204,142	\$8,897		\$150,000	\$363,039	(\$228,109)	\$551,399		2028
2029	\$16,547,882	\$165,479		\$10,622,861	\$13.32	\$137,091	\$0	\$137,091	\$150,000	\$4,875		\$150,000	\$304,875	(\$167,784)	\$383,615		2029
2030	\$16,713,361	\$167,134		\$10,789,994	\$13.32	\$139,273	\$0	\$139,273	\$150,000	\$1,650		\$150,000	\$301,650	(\$162,377)	\$221,238		2030
2031	\$16,880,494	\$168,805		\$10,958,799	\$13.32	\$141,477	\$0	\$141,477	\$150,000			\$150,000	\$150,000	(\$8,523)	\$212,715		2031
2032	\$17,049,299	\$170,493		\$11,129,292	\$13.32	\$143,703	\$0	\$143,703				\$200,000	\$200,000	(\$56,297)	\$156,418		2032
2033	\$17,219,792	\$172,198		\$11,301,490	\$13.32	\$145,951	\$0	\$145,951				\$200,000	\$200,000	(\$54,049)	\$102,370		2033
2034	\$17,391,990	\$173,920		\$11,475,410	\$13.32	\$148,222	\$0	\$148,222				\$200,000	\$200,000	(\$51,778)	\$50,591		2034
2035	\$17,565,910	\$175,659		\$11,651,069	\$13.32	\$150,515	\$0	\$150,515				\$100,000	\$100,000	\$50,515	\$101,107	Expenditures Recovered	2035
2036	\$17,741,569	\$177,416		\$11,828,485	\$13.32	\$152,831	\$0	\$152,831						\$152,831	\$253,938	Expenditures Recovered	2036
2037					\$13.32	\$155,171	\$0	\$155,171						\$155,171	\$409,109	Expenditures Recovered	2037
2038						\$157,534	\$0	\$157,534						\$157,534	\$566,643	Expenditures Recovered	2038
		\$2,167,085	(\$13,894,900)			\$2,809,340	\$34,775	\$2,844,115	\$1,118,698	\$86,659	\$8,255	\$1,500,000	\$2,713,612				

Type of TID: Mixed-Use
2017 TID Inception (8/15/2017)
2032 Final Year to Incur TIF Related Costs
2037 Maximum Legal Life of TID (20 Years)
2038 Final Collection Year

(1) Increment per 2025 WI DOR Statement of Change Report.
(2) Expenditures for Multi-Use Trail \$500,000 and Public Improvements \$1,000,000.

EXHIBIT B - VILLAGE ATTORNEY OPINION

INSERT VILLAGE ATTORNEY OPINION

Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

EXHIBIT C - ESTIMATED TAX INCREMENT BY TAXING ENTITY

Village of Mukwonago - TID # 4 Subtraction Amendment							
Calculation of the Growth of Estimated Tax Increments by Taxing Entity							
Revenue	Projected Increment	County	Village	Phantom Lake Management District	School District	Technical College	
2025	\$ 313,726.82	\$ 30,357.18	\$ 128,840.81	\$ 17,774.17	\$ 130,963.55	\$ 5,791.10	
2026	\$ 330,831.34	\$ 32,012	\$ 135,865	\$ 18,743.23	\$ 138,104	\$ 6,107	
2027	\$ 132,791.63	\$ 12,849	\$ 54,535	\$ 7,523.30	\$ 55,433	\$ 2,451	
2028	\$ 134,930.69	\$ 13,056	\$ 55,413	\$ 7,644.49	\$ 56,326	\$ 2,491	
2029	\$ 137,091.14	\$ 13,265	\$ 56,300	\$ 7,766.89	\$ 57,228	\$ 2,531	
2030	\$ 139,273.19	\$ 13,477	\$ 57,196	\$ 7,890.51	\$ 58,139	\$ 2,571	
2031	\$ 141,477.07	\$ 13,690	\$ 58,102	\$ 8,015.37	\$ 59,059	\$ 2,612	
2032	\$ 143,702.98	\$ 13,905	\$ 59,016	\$ 8,141.48	\$ 59,988	\$ 2,653	
2033	\$ 145,951.15	\$ 14,123	\$ 59,939	\$ 8,268.85	\$ 60,927	\$ 2,694	
2034	\$ 148,221.81	\$ 14,342	\$ 60,871	\$ 8,397.50	\$ 61,874	\$ 2,736	
2035	\$ 150,515.17	\$ 14,564	\$ 61,813	\$ 8,527.43	\$ 62,832	\$ 2,778	
2036	\$ 152,831.46	\$ 14,788	\$ 62,765	\$ 8,658.66	\$ 63,799	\$ 2,821	
2037	\$ 155,170.92	\$ 15,015	\$ 63,725	\$ 8,791.20	\$ 64,775	\$ 2,864	
2038	\$ 157,533.77	\$ 15,243	\$ 64,696	\$ 8,925.06	\$ 65,762	\$ 2,908	
TOTALS	\$ 2,384,049	\$ 230,688	\$ 979,077	\$ 135,068	\$ 995,208	\$ 44,007	

EXHIBIT C- AMENDED TID #4 BOUNDARY LEGAL DESCRIPTION

Being part of the Northeast one-quarter, and the Northwest one-quarter of Section 35, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin bonded, and described as follows.

Commencing at the Southeast corner of said Northeast one-quarter, thence Westerly along the South line of said Northeast one-quarter 517 feet more or less to the Westerly line of the Canadian National Railroad; thence Northerly along said Westerly line 533 feet more or less to the intersection of the Westerly line of the Canadian National Railroad, and the Northerly Line of Bay View Road, also being the Southeasterly corner of Lot 2 of Certified Survey May (C.S.M.) No. 9976, and The Point Of Beginning of the hereafter described lands; thence Westerly along the Northerly line of Bay View Road, 415 feet more or less to the Easterly line of Lot 1 C.S.M. 9976; thence Northerly along the easterly line of said Lot 1, of distance 194 feet more or less to the Northeasterly corner of said Lot 1; thence Westerly along the Northerly line of said Lot 1, a distance of 259 feet more or less to the Easterly line of Mukwonago Drive; thence Southerly along the Easterly line of Mukwonago Drive, 750 feet more or less to the intersection of the Easterly line of Mukwonago Drive and the Southerly line of the Northeast one-quarter of said Section 35; thence Westerly along said Southerly line, 550 feet more or less to the Easterly line of lands designated by Tax Key Number (TKN) MUKV2009985; thence Northerly along the Easterly lines of lands designated by TKN's MUKV2009985, MUKV2009984, MUKV2009982, a distance of 472 feet more or less to the Southerly line of Bay View Road; thence Northerly, 68 feet more or less to the intersection of the Northerly line of Bay View Road and the Easterly line of lands designated by TKN MUKV2009988; thence Northerly along said Easterly line, 103 feet more or less to the Southerly line of lands designated by TTKN MUKV2009968; thence Easterly along said line, 32 feet more or less to the Southeasterly corner or said lands; thence Northerly along the Easterly line of said lands, 310 feet more or less to the Northeasterly corner of said lands; thence Westerly along the Northerly line of said lands, 467 feet more or less to the easterly line of County Road ES; thence Southerly along Easterly line, 181 feet more or less to a Southerly line of lands designated by TKN MUKV2009968; thence Easterly along said lands, 189 feet more or less to a Westerly line of said lands; thence Southerly along said Westerly line, 125 feet more or less to the Northerly line of lands designated by TKN MUKV2009988; thence Westerly along said Northerly line 63 feet more or less to the Westerly line of said lands; thence Southerly along the Westerly line of said lands, 103 feet more or less to the Northerly line of Bay View Road; thence Westerly along said Northerly line, 218 feet more or less to the intersection of the Northerly line of Bay View Road and the Easterly line of

Village of Mukwonago
TID #4 Territory Subtraction and Project Plan Amendment

County Road ES; thence Northwesterly, 124 feet more or less to the intersection of the Northerly line of Bay View Rod and the Westerly line of County Road ES; thence Westerly along the Northerly line of Bay View Road, 350 feet more or less to the Easterly line of C.S.M. 6616; thence Northerly along said easterly line, 236 feet more or less to the Northeasterly corner of said C.S.M.; thence Westerly along the Northerly line of said C.S.M., 162 feet more or less to the Southeasterly line of the Canadian National Railroad; thence Northeasterly along said Southeasterly line, 176 feet more or less to a point of curve; thence continuing along said Southeasterly line and said curve to the right, 111 feet more or less to the Southerly line of Lot 1 C.S.M. 11953; thence Easterly, 182 feet more or less along said Southerly line to the Westerly line of Parcel 4 C.S.M. 1801; thence Northerly, 125 feet more or less along said Westerly line to the Northerly line of said Parcel A; thence Easterly, 250 feet more or less along said Northerly line to the Westerly line of County Road ES; thence Northerly, 161 feet more or less along said Westerly line to the intersection of the extension of the Southerly line of lands designated by TKN MUKV2009994; thence Easterly, 289 feet more or less along said Southerly line and its extension to the Easterly line of said lands; thence Northerly along said easterly line, 124 feet more or less to the Southerly line of Lot 11 of the subdivision plat of River Crest Center, thence Easterly along said Southerly line, 248 feet more or less to the easterly line of said Lot 11; thence Northerly along said Easterly line, 97 feet more or less to the Southerly line of Lot 9 of said subdivision plat; thence Easterly along said Southerly line, 14 feet more or less to the Southeasterly corner of said Lot 9; thence Easterly along the Southerly lines of Lots 8, 7, and 6 of said subdivision plat, 777 feet more or less to the Westerly line of the Canadian National Railroad; thence Southerly along said westerly line, 519 feet more or less; thence Westerly along said westerly line, 5 feet more or less; thence Southerly along said westerly line, 500 feet more or less to the Point Of Beginning. Containing 41.6 acres more or less of land.

Tax Key Numbers included in this description:

MUKV2009954002, MUKV2009954003, MUKV2009954004,
MUKV2009958001,
MUKV2009955, MUKV2009960, MUKV2009960001, MUKV2009961,
MUKV2009964004, MUKV2009964001, MUKV2009964, MUKV2009956001,
MUKV2009983, MUKV2009989001

Note:

Any and all lands currently delineated as wetlands, as defined by Wis. Stat. §23.32 defining wetlands in Wisconsin, will not be included nor intended for any purposes of development within the district pursuant to Wis. Stat. §66.1105(2)(k).

DISCLAIMER TEXT

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

**VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN**

RESOLUTION NO. 2025-32

**A RESOLUTION DESIGNATING
PROPOSED TERRITORY SUBTRACTION AND PROJECT PLAN
AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 4
VILLAGE OF MUKWONAGO, WISCONSIN**

WHEREAS, the Village of Mukwonago has determined that Use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 4 (the “District”) was created by the Village of Mukwonago (“the Village”) on August 15, 2017, as a mixed-use district, and

WHEREAS, the district is recommended to be amended in 2025 by adoption of a territory subtraction and project plan amendment dated September 17, 2025, which removes parcel MUKV2009965003 known as The Pointe Apartments; and

WHEREAS, the proposed amendment to modify the territory for the district was filed with the Village Administrator on August 27, 2025, and made available for inspection on weekdays between the hours of 8:00 a.m. and 5:00 p.m. Monday through Thursday and Fridays 8:00 a.m. to noon., and to any person requesting a copy thereof; and

WHEREAS, a public hearing was held on September 9, 2025, in accordance with Wis. Stats. §66.1105(4)(a) and (e), in which interested parties were afforded a reasonable opportunity to express their views on the proposed territory subtraction amendment; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent by email to the chief executive officers of Waukesha County, the Mukwonago School District, the Waukesha County Technical College, and any other entities having the power to levy taxes on property located within the district; and

WHEREAS. Notice of such hearing was published by Class 1 publication in the Village’s official newspaper on September 2, 2025; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4m) of the Tax Increment District No. 4 Joint Review Board was held on September 8, 2025, within fourteen days after the publication of the notice of the above-referenced public hearing; and

WHEREAS, at the above-referenced public hearing conducted in the Boardroom of the Mukwonago Village Hall on September 9, 2025 at 6:30 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding proposed Territory Subtraction Amendment for the District and determined that the territory subtraction amendment as

proposed is in conformity with the Village’s Comprehensive Plan and is in the best interests of the Village in order to foster economic development and mixed-use development and further would not otherwise occur without tax incremental financing in that part of the Village.

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin, that:

The Plan Commission recommends the boundaries for the district be amended as to those boundaries that are set forth in the Territory Subtraction Amendment proposed project plan, and to modify the boundary for the district, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Territory Subtraction Amendment for the District and the Proposed Project Plan, Village of Mukwonago, as prepared and presented by Robert W. Baird & Co. and Village staff; and further, such territory amendment and project plan is hereby submitted to the Village Board of the Village of Mukwonago in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Village Board of the Village of Mukwonago, Wisconsin, this 17th day of September, 2025.

APPROVED:

By _____
Fred H Winchowky, Chairperson
Plan Commission

ATTEST

Lana Kropf, Clerk-Treasurer
Village of Mukwonago

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: September 3, 2025
 MEETING DATE: September 9, 2025, 6:30 P.M.
 SUBJECT: Engineered Pump Manufacturing – Site Plan & Architectural Review

BASIC INFORMATION	
Project:	Engineered Pump Manufacturing
Applicant:	Engineered Pump Manufacturing, LLC
Consulting Engineer:	N/A
Consulting Architect:	N/A
Contractor	PLM Paving & Concrete
Request:	Site Plan & Architectural Review for parking lot expansion
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1970998011
Acreage:	2.005 Acres
Current Use:	Industrial
Proposed Use:	Industrial
Reason for Request:	Development of new Restaurant/Café Facility
Land Use Classification:	Industrial
Zoning Classification:	M-2 – Light Industrial District

Project Summary & Overview

Engineered Pump Manufacturing, LLC owns the property located at 445 McKenzie Road and has solicited a quote from PLM Paving & Concrete to repave their existing parking lot and is proposing to expand their existing parking lot to the south, by adding approximately 6,825 SF of new pavement.

The proposed expansion meets all setback and greenspace requirements and does not trigger storm water management. There are only three parking stalls on the site right now but the code requires at least 15 stalls for the size of the building. This is necessary for proper and orderly parking that does not impact emergency services.

~Mukwonago, Village of > 12-10215 > 2025 > Engineered Pump Services > Staff Report-20250903-Engineered Pump Manufacturing-SPAR~

Staff Review

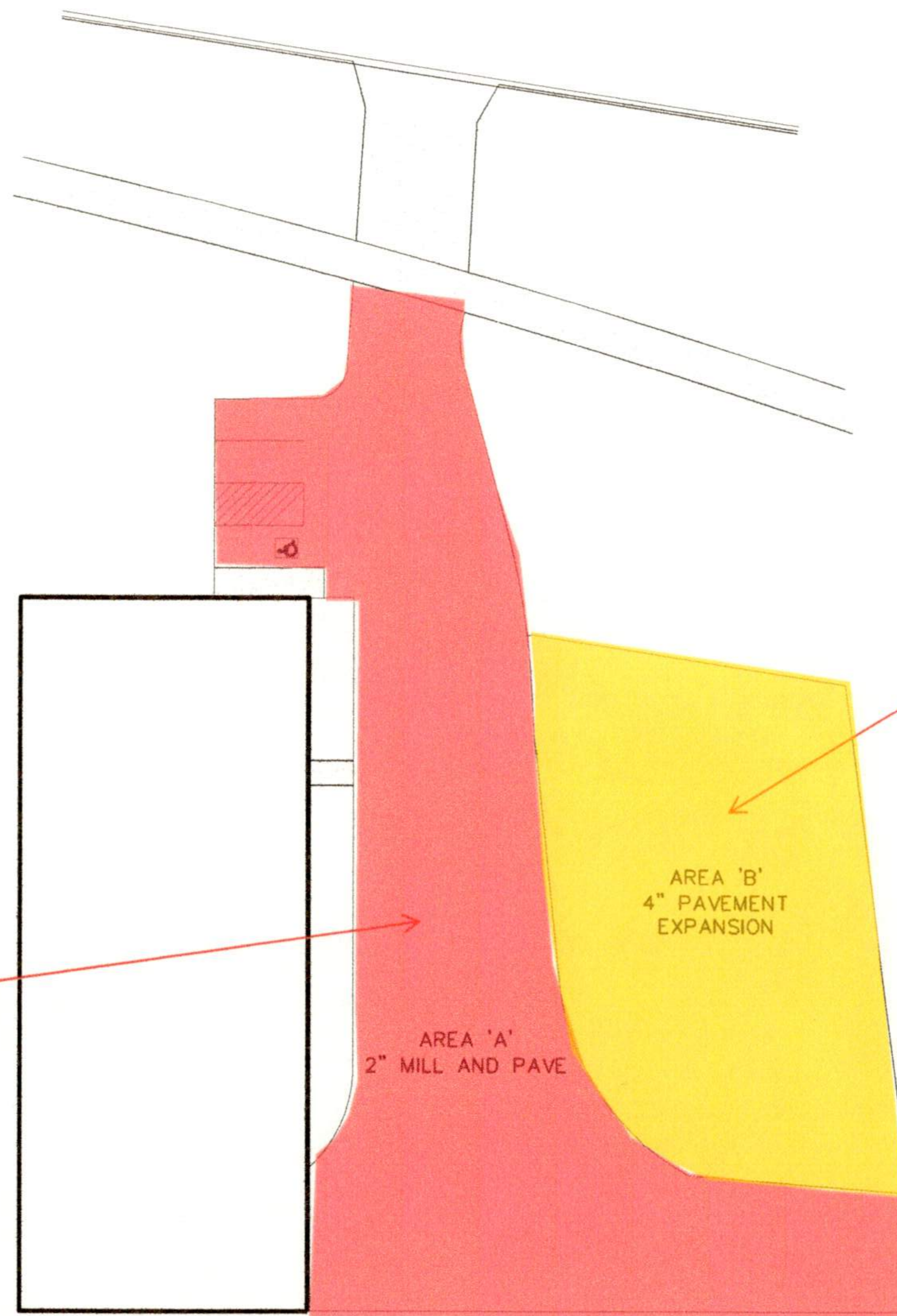
Engineering:	Erosion control permit will be required and the Contractor shall install silt sock, at a minimum, around the excavation area.
Public Works	No comments at this time.
Utilities	No comments at this time.
Police	No comments at this time.
Fire:	No comments at this time.
Building Inspection:	No comments at this time.
Planning:	<ul style="list-style-type: none">- Parking lot expansion shall not impact existing landscaping. If trees are impacted, they will need to be replaced.- Minimum setback and greenspace requirements are all met.- Code requires 2 parking spaces per 1,000SF of manufacturing/warehouse space. Applicant will be required to stripe 15 parking stalls adjacent to their building as part of the repaving project, one of which needs to be ADA.

Recommended Action

Staff Recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

Attachments

1. Application and Paving Plan
2. SPAR Resolution



profile mill and pave
existing pavement of
10,902 SF

Expand parking lot to
South East to allow for
new asphalt pavement
65x105=6,825 SF

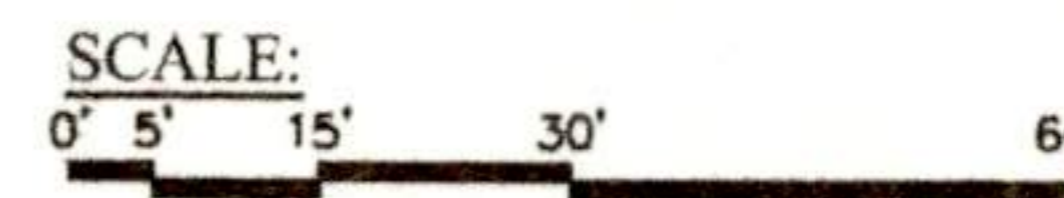
AREA SIZES

AREA NO.	SQ. FT.
A	10,800
B	6,600
TOTAL	17,400

KEY

- AREA BOUNDARY LINE
- BENCH MARK
- CORE
- MB - MAIL BOX
- FP - FLAG POLE
- IP - IRON PIN
- SIGN
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MH
- STORM SEWER MH/CB
- HYDRANT
- VALVE

PLM PAVING & CONCRETE



445 McKenzie Rd. - Mukwonago, WI

Sheet No.

7/31/25

C100



PROPOSAL

ASPHALT GRADE & PAVE - 2 LIFTS EXPANSION PORTION

Procedure to expand and pave asphalt pavement area of approximately 6,825 SF.

- Exvavate lawn and earth to a total depth of 12-20 inches
 - Add crushed aggregate base to bring to proper paving depth
 - Grade, shape and compact aggregate
 - Machine lay hot mix asphalt to a compacted depth of 4 inches consisting of a 2.5 inch depth 19.0mm binder course and a 1.5 inch depth 12.5mm surface course.
-

ASPHALT MILL & PAVE - 1 LIFT

Procedure to mill and pave parking lot of approximately 10,902 SF.

- Profile mill asphalt pavement to allow for 2" of new asphalt resurfacing and haul off-site.
 - Mill out but joints and compresion cracks to full depth
 - Sweep and clean asphalt pavement free of dust, dirt and debris and haul off-site.
 - Apply tack coat (glue) prior to asphalt paving to ensure proper bond and adhesion.
 - Machine lay hot mix asphalt to a depth of 2" (after compaction) consisting of 12.5mm surface course mixture.
 - Layout and paint pavement markings.
-

TOTAL PRICE OF THIS PROPOSAL AS PRESENTED:



PAVING AND CONCRETE

PROJECT PROPOSAL

MCKENZIE EXPANSION PAVING

7/21/2025

Proposal Number

PLM-25-09141-1

Job Address

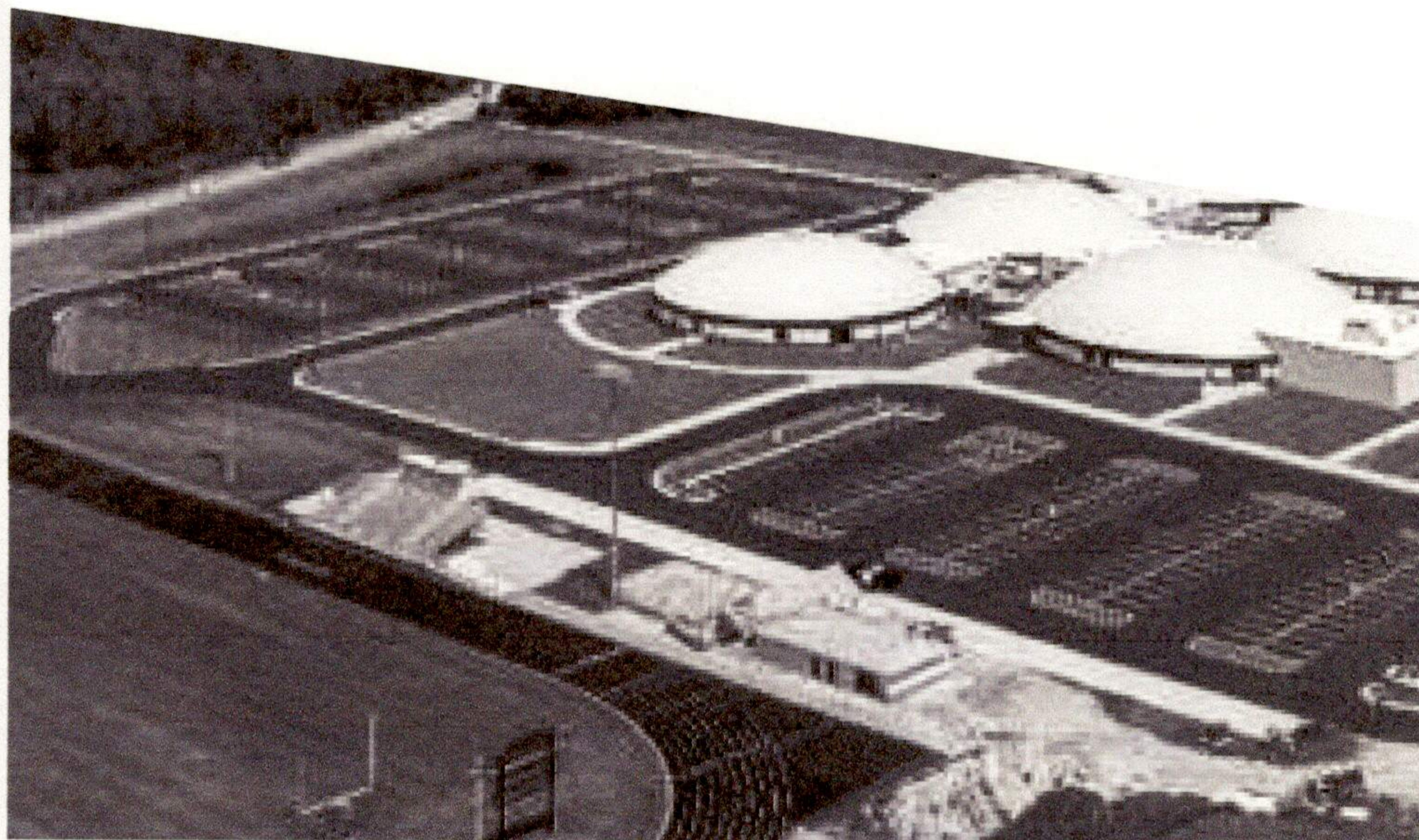
**445 McKenzie Rd
Mukwonago, WI, 53149**

Client

**Engineered Pump Services
624 Perkins Drive
Mukwonago, WI, 53149**

Contact

**Dougb@Epspumps.com
(262) 853-7479**



**Office Info
262-691-3964**

**Office Address
W225N3178 Duplainville Rd
Pewaukee, WI, 53072**

**Salesperson
Tclark@Plmpaving.com
262.623.1217**

OFFICE: IXONIA, WI
 JOB NO. 91-1935-M



MORTON BUILDINGS, INC.

MORTON

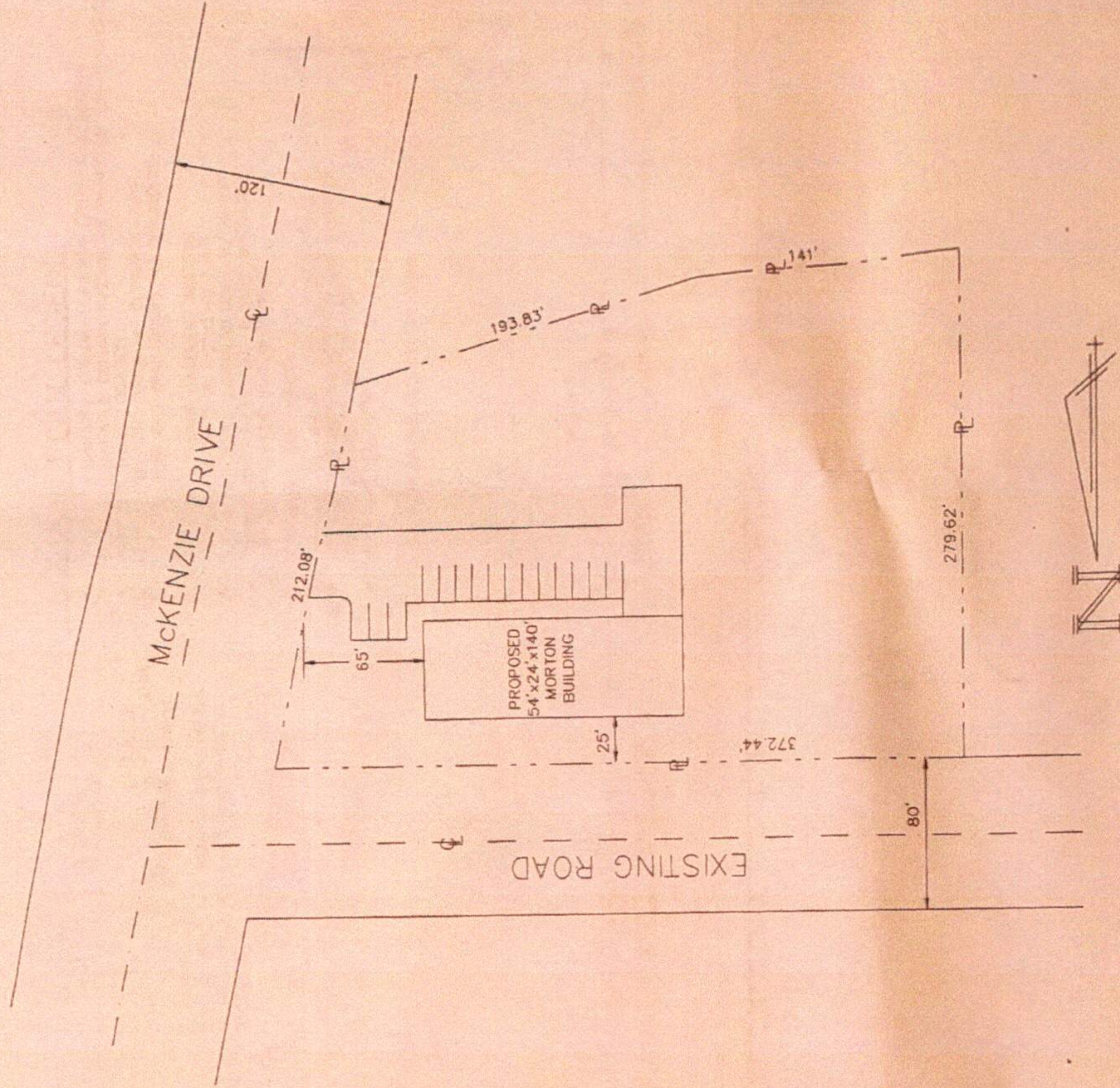


MUKWONAGO, WI

RICHARD P. ROY

DRAWN BY:	EH 840
DATE:	4-24-92
CHECKED BY:	RLD
DATE:	5-4-92
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

SCALE: SHEET NO. 1 of 7



PLOT PLAN
 SCALE: 1"=60.0'

I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN FOR THIS BUILDING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER.

RONALD L. SUTTON, P.E.
 JERRY M. CHRISTENSEN, P.E.
 DATE: _____ REG. # _____

ORIG. SITE PLAN

SHEET INDEX	
SHEET #	DESCRIPTION
1 OF 7	SPECIFICATIONS & PLOT PLAN
2 OF 7	COLUMN PLAN
3 OF 7	ELEVATIONS & SECTION
4 OF 7	ELEVATIONS & SECTION
5 OF 7	SECTIONS
6 OF 7	SECTIONS
7 OF 7	TRUSS DRAWING

MORTON BUILDINGS GENERAL SPECIFICATIONS

LAMINATED COLUMNS - NO. 1 OR BETTER SOUTHERN YELLOW PINE NAIL LAMINATED 3 MEMBER S4S COLUMNS USED IN MORTON BUILDINGS ARE PRESSURE TREATED BELOW GRADE TO A RETENTION OF .8 POUNDS PER CUBIC FOOT WITH CHROMATED COPPER ARSENATE TYPE III, OXIDE TYPE, AS LISTED IN FEDERAL SPECIFICATION TT-W-571J. THE TREATED PORTION OF THE COLUMN EMBEDDED IN GROUND SHALL BE LAMINATED WITH STAINLESS STEEL NAILS.

FOOTINGS AND ANCHORAGE - COLUMN HOLES ARE DUG 4 FEET DEEP MIN. DEPTH BELOW GRADE AND READY-MIX CONCRETE PADS OR DRY CONCRETE MIX PADS ARE POURED IN PLACE (NOTE PLANS FOR SIZE & TYPE). TWO GALVANIZED STEEL BASE ANCHORS ARE PLACED 1" FROM BOTTOM OF COLUMN. ADDITIONAL CONCRETE MIX IS POURED AROUND BASE OF COLUMN THEN BACKFILLED WITH SOIL AND COMPACTED AT 8" INTERVALS.

SPLASHBOARDS - SPLASHBOARDS ARE NO. 2 OR BETTER SOUTHERN YELLOW PINE 2"x8" S2S AND CENTER MATCHED. PRESSURE TREATED TO NET RETENTION OF .6 POUNDS PER CUBIC FOOT WITH CHROMATED COPPER ARSENATE TYPE III, OXIDE TYPE, IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS' ASSOCIATION SPECIFICATION C2. ONE ROW IS FURNISHED FOR BUILDING ON A LEVEL SITE.

FRAMING LUMBER - SIDE NAILERS ARE 2"x4" S4S 2100 MSR SPACED APPROXIMATELY 30" O.C. WITH ALL JOINTS STAGGERED AT ATTACHMENT TO COLUMNS. ROOF PURLINS ARE 2"x4" S4S NO. 2 OR BETTER ON EDGE SPACED APPROXIMATELY 20" O.C. ALL OTHER FRAMING LUMBER IS NO. 2 OR BETTER.

ROOF TRUSSES - FACTORY ASSEMBLED WITH 18 OR 20 GAUGE GALVANIZED STEEL TRUSS PLATES AS REQUIRED AND KILN DRIED LUMBER AS SPECIFIED. IN-PLANT QUALITY CONTROL INSPECTION IS CONDUCTED UNDER THE AUSPICES OF THE TPI INSPECTION BUREAU. TRUSSES ARE DESIGNED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS FOR THE STATED LOADING.

BRACING - 0.035" x 1 1/4" HIGH TENSILE STEEL CONSTRUCTION X-BRACING IN ALL UNOBSERVED CORNERS.

SIDING PANELS (KYNAR) - 0.019" MIN., G90 GALVANIZED STEEL WITH AN ADDITIONAL BAKED-ON FINISH. PAINT IS 1 MIL THICK ON EXTERIOR. (KYNAR 500 IS A REGISTERED TRADEMARK OF ELF ATOCHEM NORTH AMERICA).

ROOFING PANELS (PLASTISOL) - 0.019" MIN., AZ55 GALVALUME STEEL WITH AN ADDITIONAL BAKED-ON PLASTISOL COAT WITH A MINIMUM PAINT THICKNESS OF 4 MILS.

TRIM - DIE-FORMED TRIM OF 0.019" MIN., AZ55 GALVALUME STEEL OR G90 GALVANIZED STEEL ON GABLES, RIDGES, CORNERS, BASE, WINDOWS AND DOORS WITH THE SAME PAINT FINISH AND STEEL AS ROOFING AND SIDING PANELS.

GUTTERS - 5" BOX TYPE GUTTERS, COLOR TO MATCH TRIM, ON BOTH SIDES OF THE BUILDING.

NOTE: MORTON BUILDINGS GENERAL SPECIFICATIONS APPLY UNLESS INDICATED DIFFERENTLY ON SPECIFIC JOB DRAWINGS OR SUPPLEMENTAL INFORMATION.

**SPAR – Village of Mukwonago
Project Summary**

Property Owner:

Engineered Pump Manufacturing, LLC
624 Perkins Drive
Mukwonago, WI 53149
262.363.9002

Project site location:

445 McKenzie Road
Mukwonago, WI 53149

Submittal date:

August 8, 2025

Project summary:

The existing asphalt lot on the property (please refer to Morton Building, Inc. drawing 91-1935-M; sheet 1 of 7) has deteriorated to the point that it requires repair. With approval from the Village, we plan to repair the existing asphalt surface (refer to "Area A" of PLM Paving & Concrete drawing C100) and at the same time expand the asphalt surface south (refer to "Area B" on same drawing). The detailed project scope of work is attached for reference.

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Richard P. Laux
Signature - Property Owner

RICHARD P. LAUX
Name & Title (PRINT) MAN. MEMBER
8/4/2025
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Douglas E. Braw
Signature - Applicant

DOUGLAS E. BRAW
Name & Title (PRINT) PRESIDENT
8/4/25
Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

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

AGREEMENT FOR REIMBURSABLE SERVICES Petitioner/Applicant/Property Owner

The Applicant is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application.

In accordance with Village of Mukwonago Municipal Code of Ordinances Section 70-15 Professionals' Fees, the Village may retain the services of professional consultants (including but not limited to planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review for all land division, site plan, conditional use, zoning, and other applications which require review. The Village reserves the right to charge for its actual cost for these services, as well as for staff time, publication costs, mileage, equipment used in the processing of this application.

The Property Owner additionally acknowledges that review fees which are applied to an Applicant, but not paid by such Applicant, may be charged by the Village as an assessment against the subject property as a special charge for current services provided the property per Wis. Stat Sec 66.0627.

According to the Village of Mukwonago Municipal Code, and depending on the size of the development, the Applicant may be required to deposit an amount into an escrow account with the Village before incurring any costs. In the event the undersigned(s) fails to replenish the escrow account within (72) hours of a request by the Village to do so, the undersigned(s) agree that the Village, following written notice shall have the right, in its sole discretion, to terminate providing of professional services concerning the review of the pending application/petition for the project or request. The pending application will not receive further consideration by the Village until the escrow account is replenished as required per VMMC 70.15.

Further, the Village shall have the right to refrain from taking any further action whatsoever with regards to the project or request and that the same shall remain in abeyance until the escrow or outstanding invoices are in good standing. The undersigned(s) agree that the Village may withhold any other action, legislative or ministerial, which may include the issuance of zoning permits, licenses, approval and/or execution of any development agreements, economic development agreements, economic incentive agreements, or recording of plats, approval of zoning actions, code amendments, contracts, or any other Village action for, on or upon the subject property, until the default is cured.

The undersigned(s) agree that they shall fully cooperate with the Village, its officials, staff and Professional Consultants with respect to the proposed project or request. The undersigned(s) acknowledge that the Village's Professional Consultants solely represent the Village and the Village's interest, and do not represent the undersigned in any manner.

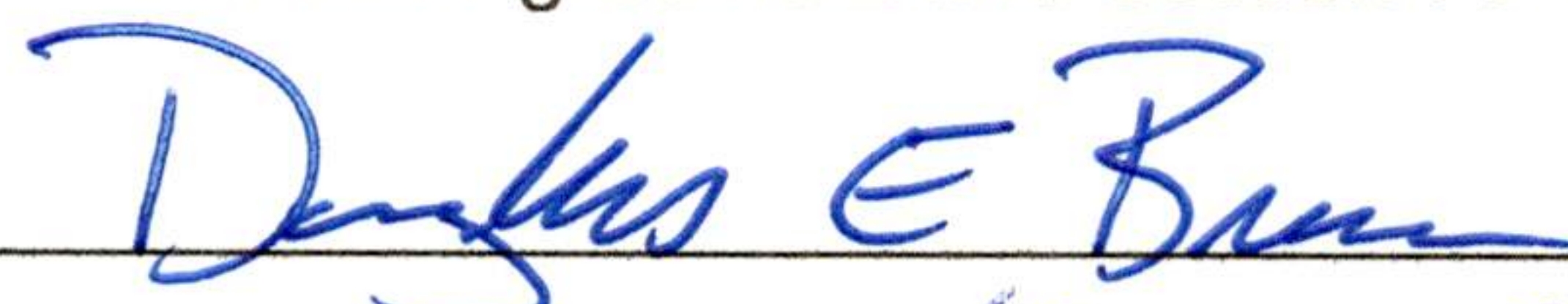
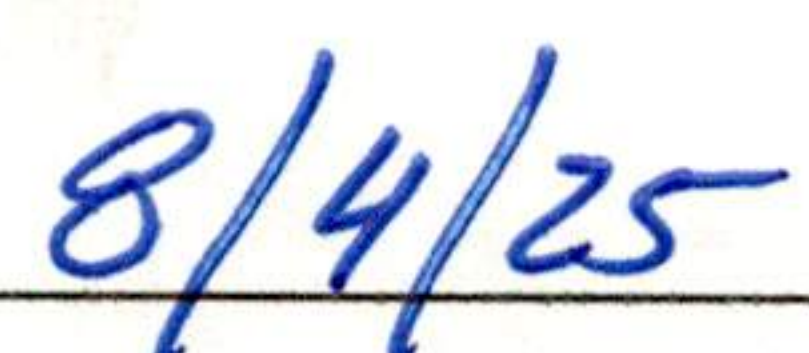
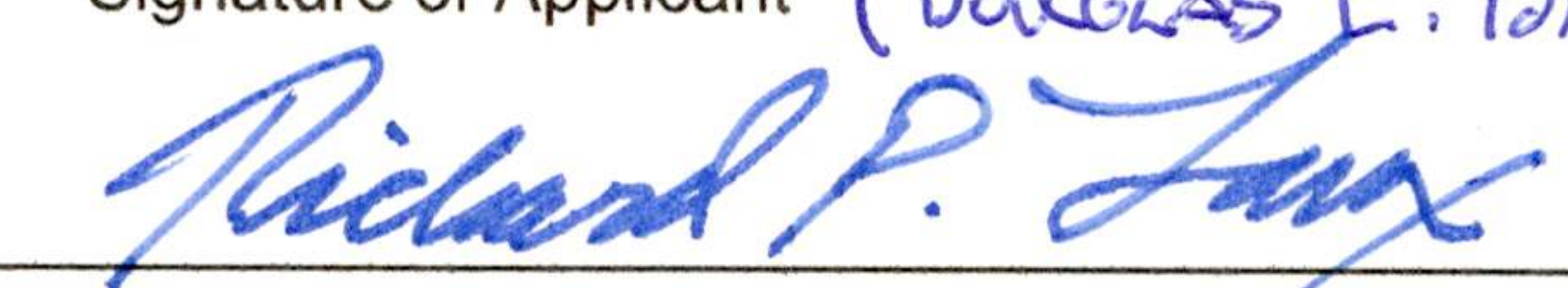
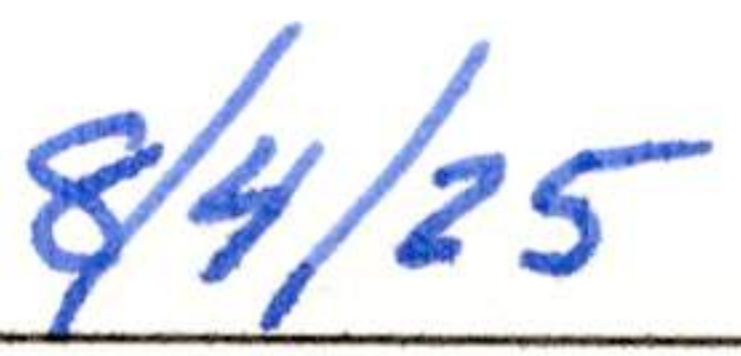
Project Name: ENGINEERED PUMP MANF., LLC
Project Type & Description: ASPHALT PARKING LOT REPAIR AND EXPANSION
Tax Key (s) involved: MUKV1970998011

Applicant Name: DOUGLAS E. BRAUN	Phone Number: 262.363.9002
Business Name: ENGINEERED PUMP SERVICES, INC.	FEIN# 39-1588351
Mailing Address - (include City, State, Zip Code): 624 PERKINS DR.; MUKWONAGO, WI 53149	
Bill To: (If different)	
Billing Address (If different)	
E-mail Address: dougie@eps-pumps.com	

Property Owner's Name (if different): ENGINEERED PUMP MANF., LLC	Property Owner's Phone Number: 262.363.9002
Mailing Address - (include City, State, Zip Code): 624 PERKINS DR.; MUKWONAGO, WI 53149	

By signing this Agreement, the undersigned(s) acknowledge that they have read the foregoing paragraphs and fully understand and agree to comply with the terms set forth herein. Further, by signing below, each signatory warrants that he/she/it has been duly authorized by the applicant, its chief executive or governing body to do so..

The undersigned(s) agree that that they shall be jointly and severally liable for payment of fees referred to in this Agreement and Section 70-15 of the Village of Mukwonago Municipal Code of Ordinances.

	
Signature of Applicant (DOUGLAS E. BRAUN)	(Date)
	
Signature of Property Owner (If different than applicant) (RICHARD P. LAUX)	(Date)

This Form shall be submitted to Village Clerk/Treasurer at below address or via email at: ddykstra@villageofmukwonago.com

(Rev 10/19)

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): ENGINEERED PUMP MANF, LLC
Address: 624 PERKINS DRIVE City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: 262.363.9002 Fax: 262.363.9013
E-Mail: richl@epspumps.com
Present Zoning: M-2 Tax Key No(s): MUKV1970998011
Location/Address: 445 MCKENZIE ROAD, MUKWONAGO, WI
Present Use: LIGHT INDUSTRIAL-MACH. Intended Use: LIGHT INDUSTRIAL -MACH.

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- Completed application form including the procedural checklist.
- Application fee: See page 1.
- Agreement for Reimbursable Services (separate application).

Other Documents:

- One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
 - Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
 - Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov.
 - Any additional information as determined by Village staff.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
 - All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

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

PROFESSIONAL ENGINEER

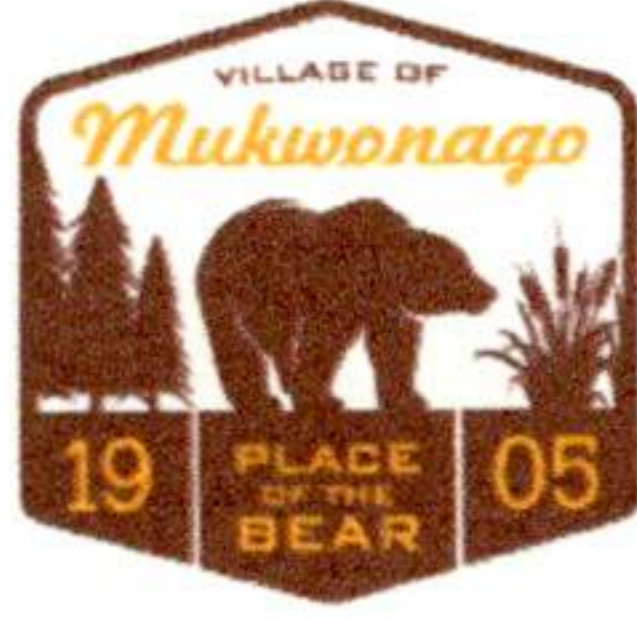
Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

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

CONTRACTOR

Name: TAYLOR CLARK
Company: PLM PAVING & CONCRETE
Address: W225 N3178 DUPLAINVILLE RD. PEWAUKEE City: PEWAUKEE State: WI Zip: 53072
Daytime Phone: 262.975.3274 Fax: —
E-Mail: tclark@plmpaving.com



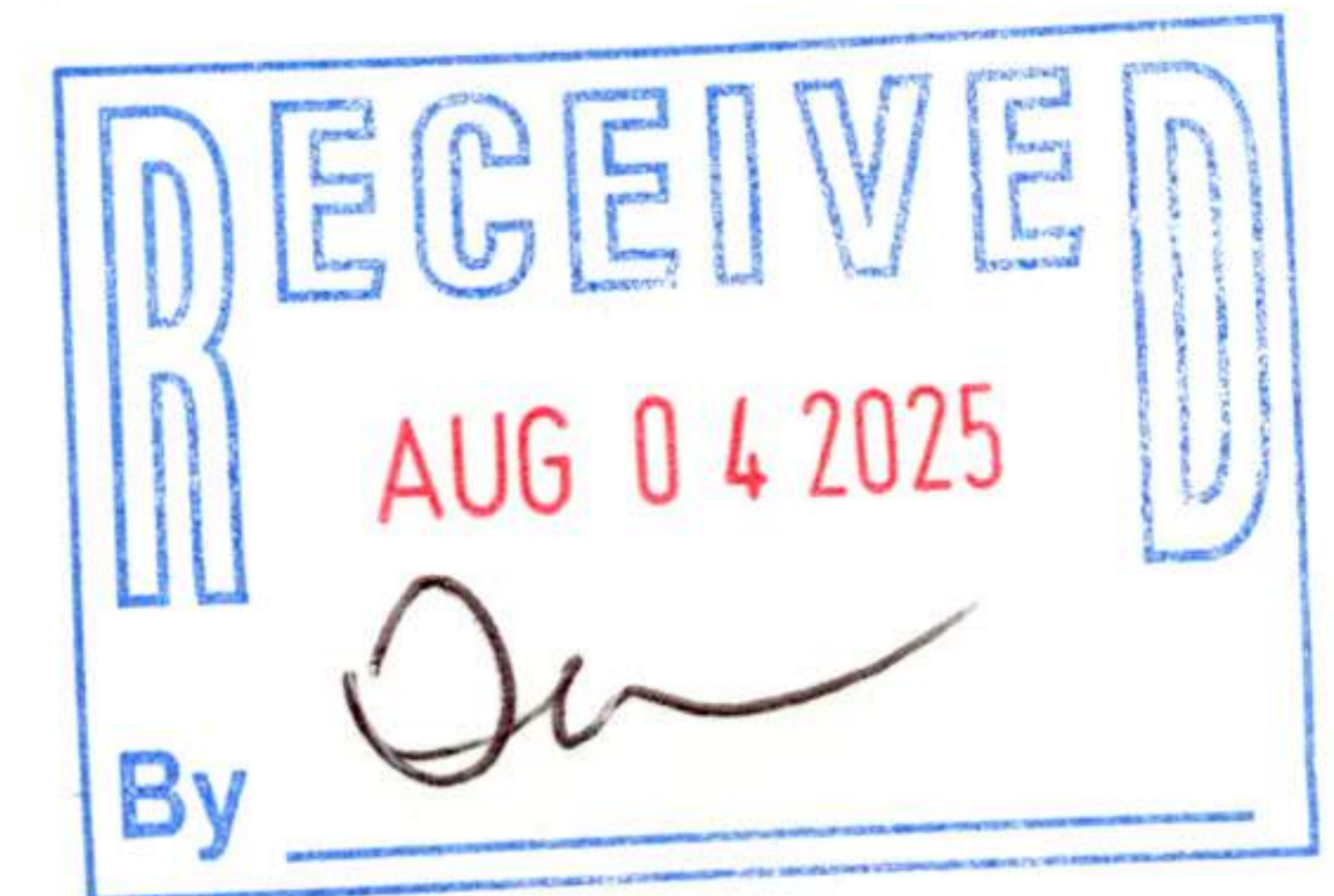
VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
 Application Fee: Below

Date Submitted: 08-04-2025

FEES

(Please check one)

- Minor Site Plan (No Building): \$160.00
- Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft.
- Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- Other (See Current Fee Schedule) _____



CONTACTS

Building Department

Contact: Supervisor of Inspections
 Tim Rutenbeck
 Phone: (262) 363-6419 Option 1
 Fax: (262) 363-6425
 Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner
 Peter Gesch
 Phone: (262) 542-5733
 Fax: (262) 363-6425
 Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
 440 River Crest Ct
 Mukwonago, WI 53149

Deliver to: Village Clerk's Office
 440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

ORIGINAL

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: DOUGLAS E. BRAUN

Company: ENGINEERED PUMP SERVICES, INC.

Address: 624 PERKINS DRIVE City: MUKWONAGO State: WI Zip: 53149

Daytime Phone: 262.363.9002 Fax: 262.363.9013

E-Mail: daugb@epsumps.com

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-19

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR ENGINEERED
PUMP MANUFACTURING, LLC, LOCATED AT 445 MCKENZIE ROAD, PARCEL
MUKV1970998011**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of a parking lot expansion for Engineered Pump Manufacturing, LLC, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Engineered Pump Manufacturing, LLC as the authorized agent, and

WHEREAS, the use is permitted in the M-2 Light Industrial District in which the subject property is located, and

WHEREAS, the parking lot expansion meets all setbacks and greenspace requirements, and

WHEREAS, the proposed layout and design substantially conform to the requirements and intent of the applicable Zoning Code sections.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for Engineered Pump Manufacturing, LLC, based upon the plans submitted to the Village.

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

1. The applicant is required to stripe 15 parking stalls adjacent to the building, one of which needs to be ADA compliant.
2. The applicant shall install, at a minimum, silt sock around the perimeter of the excavation for the new parking lot.
3. Prior to any land disturbing activity, the applicant must submit a revised drawing showing the proposed parking stalls and erosion control measures.
4. Prior to any land-disturbing activity, the Village shall be made aware of the schedule for improvements so site compliance checks can be appropriately made.
5. The applicant must obtain all required land disturbance permits and begin construction within nine months of this date and continue in good faith to completion.
6. The Applicant shall establish an escrow in the value of \$5,000 prior to the start of construction OR receive approval from the Deputy Clerk for direct billing reimbursement.
7. All work related to this project must comply with all project plans approved by the Village.
8. The applicant shall comply with all parts of the Municipal Code as it relates to this project.

9. Existing landscaping shall be maintained and any damaged landscaping as a result of the parking lot expansion shall be replaced in-kind.
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 Building Inspectors are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
11. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 9th day of September, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

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

REPORT DATE: September 3, 2025

MEETING DATE: September 9, 2025, 6:30 P.M.

SUBJECT: Extraterritorial Review – Certified Survey Map – N9376 E Shore Drive and N9328 E Shore Drive, Town of East Troy – Parcel #'s PA168300002 and PBL00009

BASIC INFORMATION	
Project:	Extraterritorial Zoning Review - CSM
Applicant:	Jim Cox
Tax Keys:	PA168300002 and PBL00009
Consulting Surveyor:	Farris, Hansen & Associates, Inc.
Request:	Approve ETZ Review and Sign CSM
Staff Recommendation:	Approve and Sign

Project Summary & Overview

The subject parcel lies within 1.5 Miles of the Village’s Corporate Boundary and is therefore within the Village’s extraterritorial review boundary. The applicant is seeking approval of the CSM for their parcel and an adjoining parcel to carve out a new lot and adjust a lot line. Walworth County and the Town of East Troy are still reviewing. Staff have reviewed the revised CSM and coordinated with the Surveyor to address most comments. The only remaining comment we have is that the CSM needs to list Walworth County as an approving agency.



~Mukwonago, Village of > 12-10215 > Cox CSM - TET > Staff Report-20250903-Cox CSM-ETZ~

Staff Report – ETZ
Cox CSM
September 3, 2025
Page 2

Any comments forthcoming from the Town of East Troy or Walworth County should be addressed prior to the Village signing the document, however, based on our review, we do not believe comments, if any, will require substantial change to the document before the Plan Commission.

Recommended Action

Recommend to the Village Board to Approve CSM as submitted and set forth in the attached resolution and authorize the Village President and Village Clerk to sign. The approval is contingent on the approval by the Town of East Troy and Walworth County. The Village will sign the document after the other entities have approved the CSM.

Attachments

1. Certified Survey Map
2. Resolution



VILLAGE OF MUKWONAGO

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

Application Fee: Below

Date Submitted: 8-08-2025

FEES

(Please check one)

- Minor Site Plan (No Building): \$160.00
- Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft.
- Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- Other (See Current Fee Schedule) Extra Territorial CSM Review

CONTACTS

Building Department
 Contact: Supervisor of Inspections
 Tim Rutenbeck
 Phone: (262) 363-6419 Option 1
 Fax: (262) 363-6425
 Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning
 Contact: Village Planner
 Peter Gesch
 Phone: (262) 542-5733
 Fax: (262) 363-6425
 Email: pgesch@ruekert-mielke.com

GUIDELINES

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 440 River Crest Ct
 Mukwonago, WI 53149

Deliver to: Village Clerk's Office
 440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: JAMES E COX

Company: _____

Address: W1248 HIDDEN OAKS DR City: EAST TROY State: WI Zip: 53120

Daytime Phone: 262-441-0902 Fax: 7

E-Mail: jecmale@gmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: JAMES E COX
Company: _____
Address: W1248 HIDDEN OAKS DR City: EAST TROY State: WI Zip: 53120
Daytime Phone: 262-441-0902 Fax: _____
E-Mail: JECMA1E@gmail.com

ARCHITECT

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

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

Name: FARRIS, HANSEN & ASSOC, INC
Company: _____
Address: 7 RIDGEWAY CT City: ELKHORN State: WI Zip: 53121
Daytime Phone: 262-723-2078 Fax: _____
E-Mail: OFFICE@FARRISHANSEN.COM

CONTRACTOR

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

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): JAMES AND ANNETTE COX TRUST
Address: W1248 HIDDEN OAKS DR City: EAST TROY State: WI Zip: 53120
Daytime Phone: 262-44-0902 Fax: _____
E-Mail: jeemate@gmail.com
Present Zoning: RESIDENTIAL Tax Key No(s): _____
Location/Address: N9328 EAST SHORE RD MUKWONAGO WI 53149
Present Use: RESIDENTIAL Intended Use: RESIDENTIAL

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- Completed application form including the procedural checklist.
- Application fee: See page 1.
- Agreement for Reimbursable Services (separate application).

Other Documents:

- One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
 - Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
 - Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov.
 - Any additional information as determined by Village staff.
- **Upon receipt of a complete submittal, staff review will be conducted within ten business days.**
 - **All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.**

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

James E Cox
 Signature - Property Owner
JAMES E COX, Owner
 Name & Title (PRINT)
8-08-2025
 Date

James E Cox
 Signature - Applicant
JAMES E COX, Owner
 Name & Title (PRINT)
8-08-2025
 Date

 Signature - Property Owner

 Name & Title (PRINT)

 Date

 Signature - Applicant's Representative

 Name & Title (PRINT)

 Date

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

Parcel no. PBL 00009

Lot Line Adjustment

The purpose of this lot line adjustment is to increase the size of my lot to allow me options for building a new home. Currently, because of the configuration of the lot boundaries and the location of the septic system, I am fixed to the location and size of the current structure and would need to obtain a variance in order to build a larger home within the existing lot area.

I am requesting to extend my northern lot line boundary approximately 70 feet into the adjacent Lot 2 to the north, which would give me additional room and set back space to build a home without obtaining a variance. This lot line adjustment would add approximately .4 acres to my existing lot. Lot 2 would remain over 2 acres in size.

Thank you for your consideration and approval of this request.

Sincerely,

James E Cox, owner

FARRIS, HANSEN & ASSOC. INC.

CERTIFIED SURVEY MAP NO. _____

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
e-mail: office@farrishansen.com

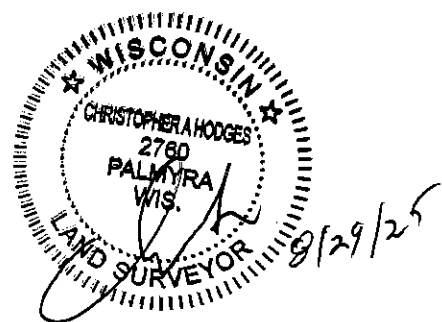
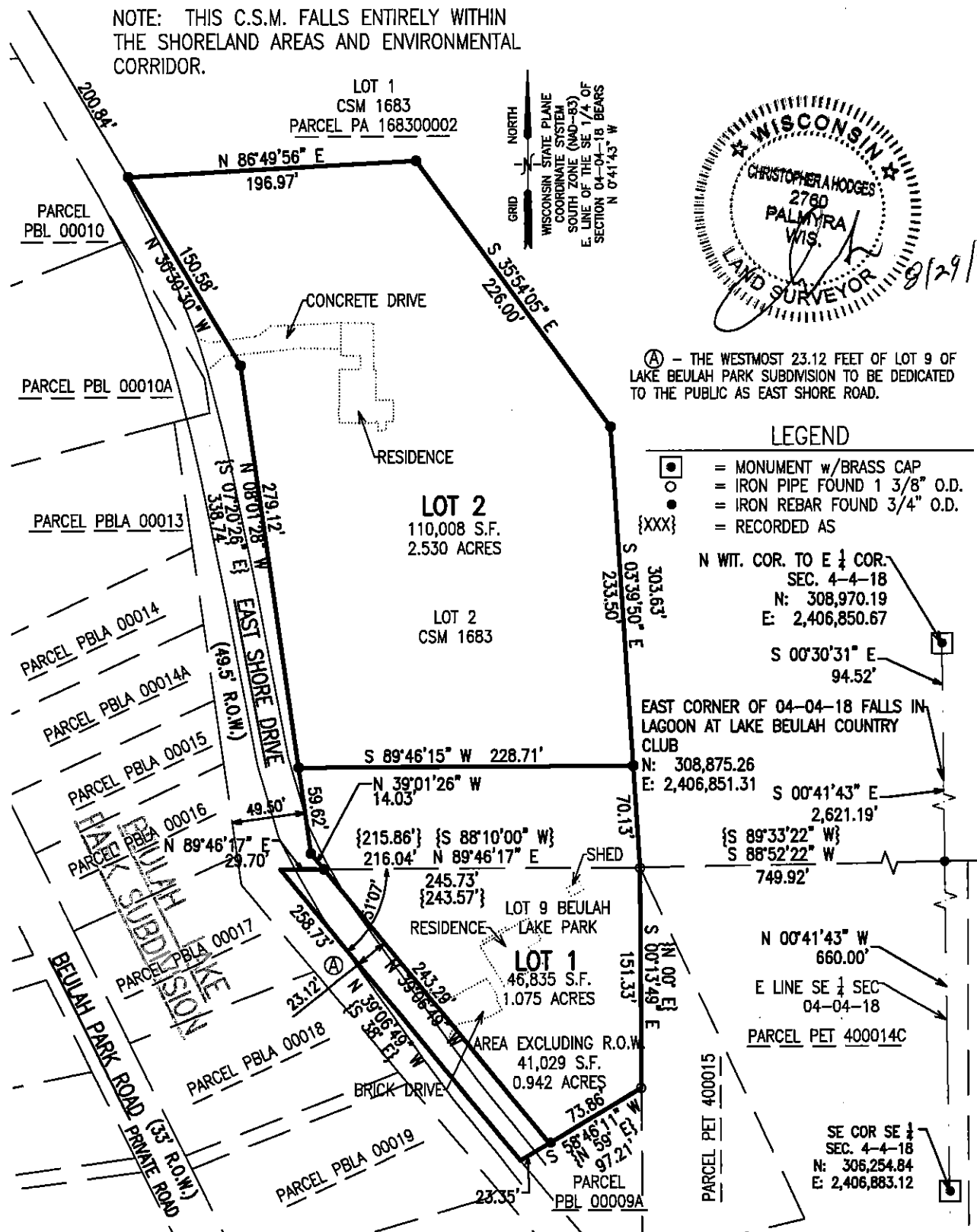
JAMES E COX TRUST
ANNETTE V COX TRUST
W 1248 HIDDEN OAKS DR.
EAST TROY, WI 53120

LOT 2 OF CSM 1683, PART OF LOT 9 OF
BEULAH LAKE PARK AND IS LOCATED IN
GOVERNMENT LOT 1, IN THE SOUTHEAST 1/4
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE
18 EAST OF THE FOURTH PRINCIPAL
MERIDIAN, IN THE TOWN OF EAST TROY,
WALWORTH COUNTY, WISCONSIN.

RUTH M. HOWARD LIFE ESTATE
HOWARD FAMILY LAND TRUST
N 9376 E SHORE RD
MUKWONAGO, WI 53149

R-1
SOILS: CeB2, CeC2, RsF, Ht

NOTE: THIS C.S.M. FALLS ENTIRELY WITHIN
THE SHORELAND AREAS AND ENVIRONMENTAL
CORRIDOR.



(A) - THE WESTMOST 23.12 FEET OF LOT 9 OF
LAKE BEULAH PARK SUBDIVISION TO BE DEDICATED
TO THE PUBLIC AS EAST SHORE ROAD.

LEGEND

- ◻ = MONUMENT w/BRASS CAP
 - = IRON PIPE FOUND 1 3/8" O.D.
 - = IRON REBAR FOUND 3/4" O.D.
 - {XXX} = RECORDED AS
- N WIT. COR. TO E 1/4 COR.
SEC. 4-4-18
N: 308,970.19
E: 2,406,850.67
- S 00°30'31" E
94.52'
- EAST CORNER OF 04-04-18 FALLS IN
LAGOON AT LAKE BEULAH COUNTRY
CLUB
N: 308,875.26
E: 2,406,851.31
- S 00°41'43" E
2,621.19'
- {S 89°33'22" W}
{S 88°52'22" W}
749.92'
- N 00°41'43" W
660.00'
- E LINE SE 1/4 SEC
04-04-18
PARCEL PET 400014C
- SE COR SE 1/4
SEC. 4-4-18
N: 306,254.84
E: 2,406,883.12

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
11207
06/12/2025
1 OF 5



LOT 2 OF CSM 1683, PART OF LOT 9 OF BEULAH LAKE PARK AND IS LOCATED IN GOVERNMENT LOT 1, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF THE JAMES E COX TRUST, ANNETTE V COX TRUST, RUTH M HOWARD LIFE ESTATE, AND HOWARD FAMILY LAND TRUST, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE TOWN OF EAST TROY, THE LAND ORDINANCES OF THE VILLAGE OF MUKWONAGO, AND THE SUBDIVISION CONTROL ORDINANCE OF WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

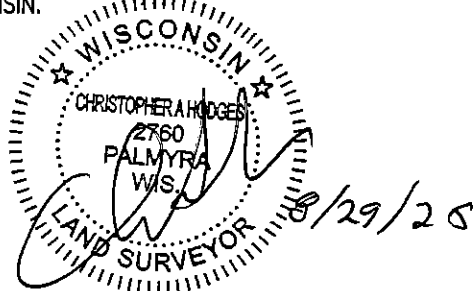
LOT 2 OF CSM 1683 TOGETHER WITH PART OF LOT 9 OF BEULAH LAKE PARK AND IS LOCATED IN GOVERNMENT LOT 1, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-18; THENCE N 00DEG 41MIN 43SEC W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4-4-18, A DISTANCE OF 660.00 FEET TO AN IRON ROD; THENCE S 88DEG 52MIN 22SEC W, A DISTANCE OF 749.92 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE S 00DEG 13MIN 49SEC E, A DISTANCE OF 151.33 FEET TO AN IRON PIPE, THENCE S 58DEG 46MIN 11SEC W, A DISTANCE OF 97.21 FEET; THENCE N 39DEG 06MIN 49SEC W, A DISTANCE OF 258.73 FEET; THENCE N 89DEG 46MIN 17SEC E, A DISTANCE OF 29.70 FEET; THENCE N 39DEG 01MIN 26SEC W, A DISTANCE OF 14.03 FEET; THENCE N 08DEG 01MIN 28SEC W, A DISTANCE OF 338.74 FEET; THENCE N 30DEG 30MIN 30SEC W, A DISTANCE OF 150.58 FEET; THENCE N 86DEG 49MIN 56SEC E, A DISTANCE OF 196.97 FEET; THENCE S 35DEG 54MIN 05SEC E, A DISTANCE OF 226.00 FEET; THENCE S 03DEG 39MIN 50SEC E, A DISTANCE OF 303.63 FEET TO AN IRON PIPE WHICH IS ALSO THE POINT OF BEGINNING, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN. CONTAINING 156,843 S.F., 3.601 ACRES (MORE OR LESS)

DATED: JUNE 27, 2025, 2025

Christopher A. Hodges
CHRISTOPHER A. HODGES PLS 2760

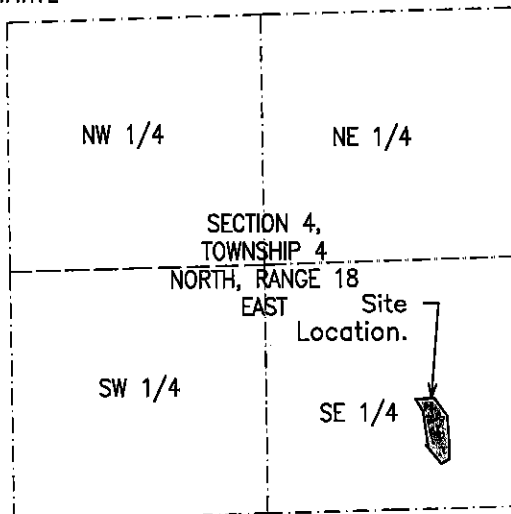


OWNER'S CERTIFICATE

AS OWNER OF PART OF LOT 9 OF BEULAH LAKE SUBDIVISION, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF EAST TROY AND VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION) FOR APPROVAL.

JAMES E COX TRUST, COX TRUST REPRESENTATIVE

NOTE: LOT LINE ADJUSTMENT FOR CSM 1683 DEFINING SAID LOT 2 WAS RECORDED AT THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 28, 2025 AS DOC. NO. 1116712.



CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 1683, PART OF LOT 9 OF BEULAH LAKE PARK AND IS LOCATED IN GOVERNMENT LOT 1, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED COX TRUST REPRESENTATIVE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

OWNER'S CERTIFICATE

AS OWNER OF PART OF LOT 9 OF BEULAH LAKE SUBDIVISION, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF EAST TROY, WALWORTH COUNTY, AND VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION) FOR APPROVAL.

ANNETTE V. COX TRUST, COX TRUST REPRESENTATIVE

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED COX TRUST REPRESENTATIVE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

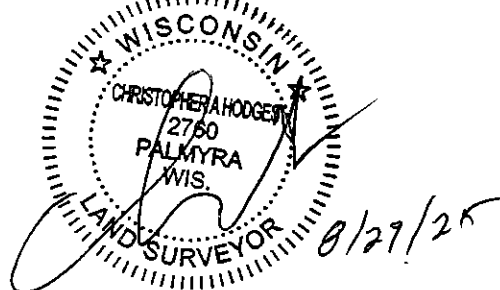
OWNER'S CERTIFICATE

AS OWNER OF LOT 2 OF C.S.M. 1683, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF EAST TROY, WALWORTH COUNTY, AND THE VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION).

DATED: _____

REPRESENTATIVE FOR RUTH M HOWARD LIFE ESTATE, OWNER

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES



CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 1683, PART OF LOT 9 OF BEULAH LAKE PARK AND IS LOCATED IN GOVERNMENT LOT 1, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED HOWARD LIFE ESTATE REPRESENTATIVE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

OWNER'S CERTIFICATE

AS OWNER OF LOT 2 OF C.S.M. 1683, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF EAST TROY, WALWORTH COUNTY, AND THE VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION).

DATED: _____

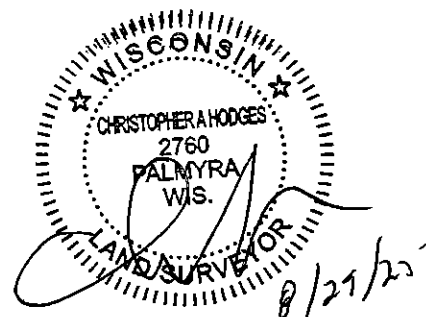
REPRESENTATIVE FOR RUTH M. HOWARD
FAMILY LAND TRUST

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED RUTH M. HOWARD FAMILY LAND TRUST REPRESENTATIVE, KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____



LOT 2 OF CSM 1683, PART OF LOT 9 OF BEULAH LAKE PARK AND IS LOCATED IN GOVERNMENT LOT 1, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE

AS OWNER OF LOT 9 OF BEULAH LAKE PARK SUBDIVISION, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF EAST TROY, WALWORTH COUNTY, AND THE VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION).

DATED: _____

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED ANNETTE V COX TRUST REPRESENTATIVE, KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

TOWN OF EAST TROY APPROVAL

APPROVED BY THE TOWN OF EAST TROY, WISCONSIN ON THIS _____ DAY OF _____, 2025.

AUTHORIZED SIGNATURE FOR THE TOWN OF EAST TROY

VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION) APPROVAL

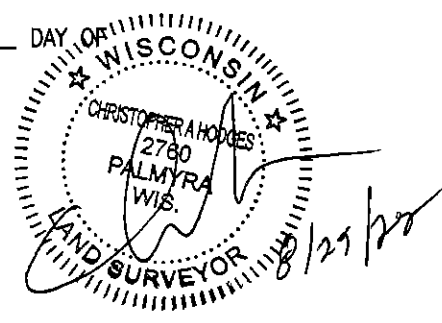
APPROVED BY THE VILLAGE OF MUKWONAGO, WISCONSIN ON THIS _____ DAY OF _____, 2025.

AUTHORIZED SIGNATURE FOR THE VILLAGE OF MUKWONAGO

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 2025.

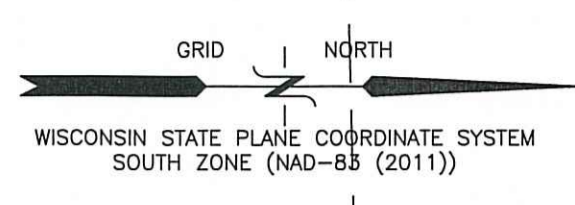
REPRESENTATIVE OF WALWORTH COUNTY



PLAT OF SURVEY - LOT LINE ADJUSTMENT

LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 1683

LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 18 EAST,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN



BEFORE LOT LINE ADJUSTMENT

LEGAL DESCRIPTION:

LOT 1 BEFORE LOT LINE ADJUSTMENT:
A PARCEL OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST, RECORD 9, VOL. 8 PAGE 56 OF WALWORTH COUNTY BOOK OF C.S.M.'S AS DOCUMENT NO. 161134.

LOT 2 BEFORE LOT LINE ADJUSTMENT:
A PARCEL OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST MORE PARTICULARLY DESCRIBED AS LOT 1 OF C.S.M. NO. 1683 RECORDED IN VOL. 8 PAGE 56 OF WALWORTH COUNTY BOOK OF C.S.M.'S AS DOCUMENT NO. 161134.

AFTER LOT LINE ADJUSTMENT:

LOT 1 AFTER LOT LINE ADJUSTMENT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-17; THENCE N 00DEG 41MIN 41SEC W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SECTION OF SECTION 4-4-18, A DISTANCE OF 680.00 FEET TO AN IRON ROD; THENCE S 89DEG 52MIN 25SEC E, A DISTANCE OF 136.88 FEET TO AN IRON ROD; THENCE S 89DEG 52MIN 25SEC E, A DISTANCE OF 41SEC W, A DISTANCE OF 649.85 FEET; THENCE N 89DEG 38MIN 28SEC E, A DISTANCE OF 142.00 FEET; THENCE N 00DEG 41MIN 41SEC W, A DISTANCE OF 77.40 FEET TO AN IRON ROD; THENCE S 89DEG 41MIN 25SEC W, A DISTANCE OF 256.86 FEET TO AN IRON PIPE; THENCE S 89DEG 38MIN 51SEC W, A DISTANCE OF 1027.11 FEET TO AN IRON PIPE; THENCE S 59DEG 00DEG 41MIN 39SEC E, A DISTANCE OF 143.02 FEET; THENCE S 59DEG 00DEG 41MIN 39SEC E, A DISTANCE OF 232.85 FEET TO AN IRON PIPE; THENCE S 30DEG 30MIN 25SEC E, A DISTANCE OF 132.00 FEET; THENCE S 30DEG 30MIN 25SEC E, A DISTANCE OF 142.00 FEET; THENCE S 30DEG 30MIN 25SEC E, A DISTANCE OF 196.97 FEET; THENCE S 03DEG 59MIN 51SEC E TO AN IRON PIPE; A DISTANCE OF 303.63 FEET; THENCE N 89DEG 52MIN 25SEC E, A DISTANCE OF 612.90 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

LOT 2 AFTER LOT LINE ADJUSTMENT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-17; THENCE N 00DEG 41MIN 41SEC W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SECTION OF SECTION 4-4-18, A DISTANCE OF 680.00 FEET TO AN IRON ROD; THENCE S 89DEG 52MIN 25SEC W, A DISTANCE OF 136.88 FEET; THENCE S 89DEG 52MIN 25SEC W TO AN IRON PIPE; A DISTANCE OF 612.90 FEET TO AN IRON PIPE THAT IS THE POINT OF BEGINNING; THENCE N 03DEG 59MIN 51SEC W, A DISTANCE OF 303.63 FEET; THENCE S 30DEG 30MIN 25SEC W, A DISTANCE OF 226.00 FEET; THENCE S 89DEG 49MIN 38SEC W, A DISTANCE OF 196.97 FEET; THENCE S 01MIN 25SEC E, A DISTANCE OF 338.74 FEET TO AN IRON PIPE; THENCE S 39DEG 01MIN 25SEC E, A DISTANCE OF 14.03 FEET TO AN IRON PIPE; THENCE N 89DEG 46MIN 17SEC E, A DISTANCE OF 215.86 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

CONTAINING 842,115 S.F., 19.332 ACRES (MORE OR LESS)

NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)

LEGEND

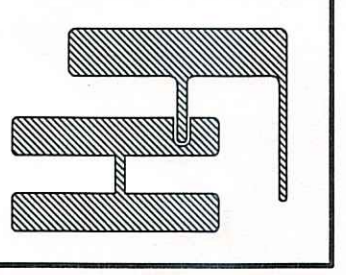
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- ◻ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ▲ = SET IRON REBAR STAKE, 3/4" x 24" x 1.60 lbs/ft
- △ = SET "MAG NAIL" IN PAVEMENT
- {xxx} = RECORDED AS

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY, SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE SURVEYING INSTRUMENTS AND METHODS USED WERE APPROPRIATE AND ACCURATE THEREIN AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTENDED BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE HERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: March 24, 2025

CHRISTOPHER A. HOODS P.L.S. 2760



LOT LINE ADJUSTMENT
PLAT OF SURVEY
N9390 EAST SHORE ROAD
MUKWONAGO, WI 53149

WORK ORDERED BY -
RICHARD & NANCY ZEISS
N9390 EAST SHORE ROAD
MUKWONAGO, WI 53149

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

PROJECT NO. 2972
DATE 2/04/2025
SHEET NO. 1 OF 1

REVISIONS

QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between The Howards Family Land Trust

(Grantor, whether one or more), and Richard G. Zess and Nancy K. Zess, husband and wife as survivorship marital property (Grantee, whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Walworth County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): SEE ATTACHED LEGAL DESCRIPTION

DOCUMENT#: 1116712
08-28-2025 at 11:02 AM
KATHY KOSTOCK
REGISTER OF DEEDS
WALWORTH COUNTY, WISCONSIN
Pages: 2 Fee Amount: \$30.00
Transfer Fee \$562.50
The above recording information verifies this document has been electronically recorded and returned to the submitter

Recording Area

Margerie Law, LLC
Attorney Paul B. Margerie
12970 W Bluemound Road Ste 103
Elm Grove WI 53122

part of PA 16830002;
PET 400013

Parcel Identification Number (PIN)

This IS NOT homestead property.
(is) (is not)

Dated August 20 2025

Kathleen A. Howard
*Kathleen A. Howard, Trustee

(SEAL)

Scott A. Howard, Trustee

(SEAL)

Michael C. Howard
*Michael C. Howard, Trustee

(SEAL)

*

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Kathleen A. Howard, Scott A. Howard and Michael C. Howard Trustees
authenticated on 8/20/25

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on the above-named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Paul B. Margerie of Margerie Law, LLC

Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

FORM No. 3-2003

*Type name below signatures.

Attorney's Title, (2970 West Bluemound Elm Grove WI 53122)
Joe Scherwinski

Phone: (414)254-5263 Fax:
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Zess QC

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-17; THENCE N 00DEG 41MIN 41SEC W, A DISTANCE OF 660.00 FEET TO AN IRON ROD; THENCE S 88DEG 52MIN 26SEC W, A DISTANCE OF 136.88 FEET TO THE POINT OF BEGINNING; THENCE N 01DEG 08MIN 41SEC W, A DISTANCE OF 649.85 FEET; THENCE N 89DEG 38MIN 28SEC E, A DISTANCE OF 142.00 FEET; THENCE N 00DEG 41MIN 41SEC W, A DISTANCE OF 77.40 FEET TO AN IRON ROD; THENCE S 88DEG 39MIN 14SEC W, A DISTANCE OF 977.22 FEET; THENCE S 72DEG 11MIN 35SEC W, A DISTANCE OF 225.31 FEET; THENCE S 30DEG 30MIN 30SEC E, A DISTANCE OF 200.84 FEET; THENCE N 86DEG 49MIN 56SEC E, A DISTANCE OF 196.97 FEET; THENCE S 35DEG 54MIN 05SEC E, A DISTANCE OF 226.00 FEET; THENCE S 03DEG 39MIN 51SEC E, A DISTANCE OF 303.63 FEET TO AN IRON PIPE; THENCE N 88DEG 52MIN 22SEC E, A DISTANCE OF 612.90 FEET TO THE POINT OF BEGINNING.

**ALSO, the East 132 feet of the North 660 feet of Government Lot 1 of said Section/Town/Range, EXCEPT Lot 2 of CSM No. 1683 described above;
ALSO, all that land, if any, lying between the two above-described parcels.**

NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2025-31

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR PARCELS PA168300002 AND
PBL00009 IN THE TOWN OF EAST TROY, WALWORTH COUNTY**

WHEREAS, Jim Cox, owner of the property at N9328 E Shore Drive, Town of East Troy 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 review by the Village; and

WHEREAS, the Village Plan Commission reviewed the petitioner’s request at their meeting on September 9, 2025, and recommended approval of the same as set forth in this resolution.

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Mukwonago approves the proposed certified survey map as submitted and the Village President is authorized to sign the submitted certified survey map after approval by the Town of East Troy and Walworth County.

Passed and adopted by the Village of Mukwonago Village Board this 17th day of September, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Lana Kropf, Village Clerk