

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, April 9, 2024

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Election of Chair Pro-Tem

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 regular meeting minutes from March 12, 2024, special meeting minutes from March 8, 2024.

[20240312 PlanCommissionMinutesDraft.pdf](#)

[20240308 PlanCommissionMinutesDraft.pdf](#)

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 on General Development Plan for a Planned Unit Development for Neumann Developments, Inc for Cardinal Ridge Subdivision located at S92W27720 Edgewood Avenue (MUKV 2091-995), applicant (Neumann Developments, Inc., Developer).

[Public Hearing Notice-General Development Plan-Cardinal Ridge PUD.pdf](#)

7. New Business

Discussion and Possible Action on the Following Items

7.1 Discussion and possible recommendation to Village Board for approval of **RESOLUTION 2024-24** for a Planned Unit Development Overlay general development plan for Cardinal Ridge Subdivision, Neumann Developments, Inc., applicant; located at S92W27720 Edgewood Avenue, Parcel MUKV 2091-995.
[Staff Report-20240401-Cardinal Ridge PUD General Development Plan.pdf](#)
[RESOLUTION 2024-24 Cardinal Ridge General Development Plan.pdf](#)

7.2 Discussion and possible recommendation to proceed with concept plans for Water Treatment Facility located at 525 Robert Dr; Parcel MUKV 1977-998-001.
[Cover Letter_Planning Commission_Concept Review_525 Roberts Drive.pdf](#)
[Combined Attachments.pdf](#)

7.3 Review Zoning Code

8. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Peter Gesch (Ruekert-Mielke) (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, March 12, 2024**

Call to Order

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

Roll Call

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

Excused:

Also present: Diana Dykstra, Interim Administrator, Clerk-Treasurer
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Darwin Greenwald, zoning of 414 S Rochester St, would like this rezoned to offer more options for occupancy.

Paul Kwiecien, Crush Wine Bar, wanted to thank Diana Dykstra, Corry Eifert, and especially Tim Rutenbeck for all the help in getting Crush Wine Bar open.

Closed at 6:37 pm

Approval of Minutes

Motion by Meiners/Penzkover to approve minutes from February 13, 2024 regular meeting, unanimously carried.

Motion by Meiners/Kettner to approve minutes from February 21, 2024 special meeting, unanimously carried.

Public Hearings

Public Hearing for rezoning request for a parcel located at E Wolf Run and Maple Ave (MUKV 2013-995-001), from B-4 Commercial Business Design District to B-3 Commercial Business District, DC Properties LLC, applicant (Darwin Greenwald, agent).

No Comments

Closed 6:38 pm

New Business

Discussion and possible recommendation to the Village Board to approve ORDINANCE 1031 for rezoning request for a parcel located at E Wolf Run and Maple Ave (MUKV 2013-995-001), from B-4 Commercial Business Design District to B-3 Commercial Business District, DC Properties LLC, applicant (Darwin Greenwald, agent).

Dykstra gave overview of project.

Motion Penzkover/Wamser to recommend to Village Board to approve **ORDINANCE 1031** or rezoning request for a parcel located at E Wolf Run and Maple Ave (MUKV 2013-995-001), from B-4 Commercial Business Design District to B-3 Commercial Business District, DC Properties LLC, applicant (Darwin Greenwald, agent), with the text change to read B-3 under Section I, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2024-02 for Site Plan and Architectural Review request for a parcel located at 110 Main St. (MUKV 1976-112), for Crush Holdings LLC, applicant (Paul Kwiecien, agent).

Dykstra gave overview of project.

Motion by Meiners/Brill to approve **PC-RESOLUTION 2024-02** for Site Plan and Architectural Review request for a parcel located at 110 Main St. (MUKV 1976-112), for Crush Holdings LLC, applicant (Paul Kwiecien, agent), unanimously carried.

Discussion and possible recommendation to the Village Board to approve RESOLUTION 2024-16 for an Extraterritorial Certified Survey Map Review request for a parcel located at W833 CTY TK L in the Town of East Troy (PET1400007B), for Gunars Valters (owner), by Lantech Surveying, applicant (Matt O'Rourke, agent).

Dykstra gave overview of project.

Motion Meiners/Penzkover to recommend to the Village Board to approve **RESOLUTION 2024-16** for an Extraterritorial Certified Survey Map Review request for a parcel located at W833 CTY TK L in the Town of East Troy (PET1400007B), for Gunars Valters (owner), by Lantech Surveying, applicant (Matt O'Rourke, agent), unanimously carried.

Discussion and possible recommendation to the Village Board to approve RESOLUTION 2024-17 for a Certified Survey Map Review request to combine the parcels located at 621 and 639 Baxter Dr (MUKV 1970-998-019 & MUKV 1970-998-020), for Adelhelm Lubriccoat (owner), by Keller Inc., applicant (Luke Sebald, agent).

Dykstrar gave overview of project.

Luke Sebald, Keller, gave overview of project.

Motion by Meiners/Penzkover to recommend approval for **RESOLUTION 2024-17** for a Certified Survey Map Review request to combine the parcels located at 621 and 639 Baxter Dr (MUKV 1970-998-019 & MUKV 1970-998-020), for Adelhelm Lubriccoat (owner), by Keller Inc., applicant (Luke Sebald, agent) unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2024-04 for a Site Plan and Architectural Review request to build an addition on the parcels located at 621 and 639 Baxter Dr (MUKV 1970-998-019 & MUKV 1970-998-020), for Adelhelm Lubriccoat (owner), by Keller Inc., applicant (Luke Sebald, agent).

Dykstra gave overview of project.

Motion by Meiners/Penzkover to approve **PC-RESOLUTION 2024-04** for a Site Plan and Architectural Review request to build an addition on the parcels located at 621 and 639 Baxter Dr (MUKV 1970-998-019 & MUKV 1970-998-020), for Adelhelm Lubriccoat (owner), by Keller Inc., applicant (Luke Sebald, agent, unanimously carried.

Discussion and possible denial of a Site Plan and Architectural Review request to build an accessory structure (PC-RESOLUTION 2024-03) on the parcel located at 909 Perkins Dr (MUKV 1969-996-005), for L'Bri (owner), by Endpoint Solutions and Campbell Construction (engineer/contractor).

Mike Shaw, requested this item be tabled.

Dykstra asked to table until the April 9, 2024 meeting

Motion Meiners/Rutenbeck to table item to April 9, 2024 meeting, carried, Penzkover abstain.

Discussion and possible recommendation to the Village Board for approval of RESOLUTION 2024-18 for a Preliminary Plat Review of the lands located at S92W27720 Edgewood Ave (per Ord. 1030), for the Hein Development by Neumann Development Inc., applicant (Bryan Lindgren, agent).

Dykstra gave overview of project.

Ryan Lyndgren, Neumann, gave overview of project.

Motion Meiners/Brill to recommend for approval of the Village Board RESOLUTION 2024-18 for a Preliminary Plat Review of the lands located at S92W27720 Edgewood Ave (per Ord. 1030), for the Hein Development by Neumann Development Inc., applicant (Bryan Lindgren, agent), including changes to #4 and adding Boulevard, unanimously carried.

Zoning Code Update Review/Binder Handout

Not ready at this time.

Adjournment

Meeting adjourned at 7:30 p.m.

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

DRAFT

**MINUTES OF THE SPECIAL PLAN COMMISSION
MEETING
Friday, March 8, 2024**

Call to Order

President Winchowky called the meeting to order at 4:00 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jason Wamser (arrived at 4:02 pm)
Eric Brill
Tim Rutenbeck
Karl Kettner

Excused: Mark Penzkover
John Meiners

Also present: Diana Dykstra, Interim Administrator, Clerk-Treasurer
Erin Scharf, Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Kris Thelen, tenant 560 Bay View Rd, Thanked Commission for special meeting to handle this issue.
Closed at 4:02 pm

Public Hearings

Public Hearing for Conditional Use Amendment for a Hall (current use) and Theater (additional use) at 560 Bay View Rd; Parcel MUKV 2010-978-017; Freedom Flamingo, LLC, applicant (Tim and Kris Thelen agents).

No Comments
Closed 4:04 pm

New Business

Discussion and possible recommendation to the Village Board for approval of RESOLUTION 2024-13 for an Amendment to the Conditional Use Permit for a Hall (current use) and Theater (additional use) by Freedom Flamingo, LLC (Tim and Kris Thelen, agents); 560 Bay View Rd; Parcel MUKV 2010-978-017.

Scharf gave overview of project.

Motion Brill/Rutenbeck to recommend to Village Board to approve RESOLUTION 2024-13 for an Amendment to the Conditional Use Permit for a Hall (current use) and Theater (additional use) by Freedom Flamingo, LLC (Tim and Kris Thelen, agents); 560 Bay View Rd; Parcel MUKV 2010-978-017 unanimously carried.

Adjournment

Meeting adjourned at 4:10 p.m.

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

DRAFT

NOTICE OF PUBLIC HEARING
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, April 9, 2024, for the following:

General Development Plan for a Planned Unit Development for Neumann Developments, Inc. for Cardinal Ridge Subdivision located at S92W27720 Edgewood Avenue (MUKV2091995), applicant (Neumann Developments, Inc., Developer)

The meeting will be held in the Board Room of the Village Hall located at 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties. The meetings starts at 6:30PM and the public hearings will be conducted in the order listed on the meeting agenda.

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

Notice was sent to property owners within 250 feet of the property and surrounding municipality Clerks within 1000 feet of the Village of Mukwonago boundary.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, please contact Diana Dykstra, at 262-363-6420.

VILLAGE OF MUKWONAGO
Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on March 26 and April 2, 2024.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission
 FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.
 REPORT DATE: April 1, 2024
 MEETING DATE: April 9, 2024, 6:30 P.M.
 SUBJECT: Cardinal Ridge Subdivision – General Development Plan Approval

BASIC INFORMATION	
Project:	Cardinal Ridge Subdivision
Applicant:	Bryan Lindgren – Neumann Developments, Inc.
Consulting Engineer:	Trio Engineering
Request:	PUD Overlay - General Development Plan
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2091995 (Lands Attached per Ord. 1030)
Acreage:	50.82 (16.50 in MUKV)
Total Number of Units:	94 Total (36 in MUKV)
Density:	2.18 Dwelling Units per Acre
Total Green Space:	60% of lot area required
Park Area Dedication:	Currently in Coordination
Storm Water:	Handled on-site in outlots
Current Use:	Agriculture
Proposed Use:	Single Family Residential Subdivision
Current Zoning:	R-3 Single Family Residential (Via Ordinance 1027)
Proposed Zoning:	R-3 Single Family Residential with PUD Overlay

Project Summary & Overview

The Applicant has submitted a Planned Unit Development (PUD) application for the proposed subdivision. This PUD overlay on the R-3 zoning is intended to allow for flexibility to the regulatory framework of the base zoning district while ensuring substantial compliance with the basic intent of the Comprehensive Plan and Zoning Code.

The proposed subdivision lies within the Villages of Mukwonago and Vernon and both municipalities are working with the applicant to develop the subdivision. The detachment and attachment of lands were approved via Ordinance 1025 and Ordinance 1030 respectively in January 2024. The Comprehensive Plan was amended via Ordinance 1026 and the subject property was rezoned via Ordinance 1027 in February 2024. The preliminary plat for the subdivision was approved with conditions via Resolution 2024-18 in March 2024.

The next steps in the development process are to review and approve the General Development Plan and Final Development Plan for the PUD, approve final plans, storm water management, and a Developers Agreement.

Specific Request

The Applicant is seeking the review and approval of the General Development Plan for the PUD overlay.

PUD Modifications

The proposed portion of the subdivision in Mukwonago includes 36 single-family residential lots ranging in size from 9,000 square feet to 22,061 square feet. The average proposed lot size is 12,770 square feet. The minimum lot area required in the R-3 Single-Family Small Lot – Residential District is 10,000 square feet. The setbacks associated with each lot are also less than required. Below is table summary of proposed modifications:

	R-3 Zoning District	R-3 with PUD Overlay (Proposed)
Min. Lot Area:	10,000 S.F.	9,000 S.F.
Min. Lot Width:	80 Feet Interior/100 Feet Corner	70 Feet Interior, 80 Feet Corner
Max. Building Coverage:	25%	40%
Min. Greenspace:	60% Total Lot Size	5,000 S.F. (55.6% of 9,000 S.F. Lot)
Street Yard Setback:	30 Feet	25 Feet
Interior Side Yard:	15 Feet	7.5 Feet, 15 Feet at side street corner
Rear Yard:	30 Feet	20 Feet

Due to on-site natural features and necessary layouts for roadways and storm water management, the PUD modifications will allow the applicant to better cluster the lots and more adequately develop the land to meet the basic intent of the Comprehensive Plan and Zoning Code.

Staff Review

Engineering	No comments at this time.
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	No comments at this time.

Staff Report – General Development Plan
Cardinal Ridge Subdivision
April 1, 2024
Page 3

Recommended Action

Staff recommends the Planning Commission recommend approval to the Village Board for the PUD General Development Plan subject to the conditions enumerated in Resolution 2024-18. The conditions will be resolved for the Final Plat, Developers Agreement, and PUD Final Development Plan.

Attachments

1. Development Overview – dated November 10, 2023
2. Cardinal Ridge General Development Plan – dated March 26, 2024



November 10, 2023

Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Dear Plan Commission,

We are excited to be submitting for consideration our request to re-zone the following property located in the Village of Mukwonago:

- Subject property:
 - Address: S92W27720 Edgewood Ave (vacant land north of Cardinal Lane)
 - Tax Key: MUKV2091995
 - Size: approximately 16.5001 acres
 - Current Owner: Craig Hein
 - Current Zoning: A-1
 - Proposed Zoning: R-3 PUD
 - Current Land Use: Transitional Residential and Medium Lot Single Family
 - Proposed Land Use: Small Lot Single Family

About Neumann Developments Inc.

Neumann Developments Inc. has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000 and has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in twelve neighborhoods in the past twelve years. Since the year 2000, Neumann Developments has developed over 5000 home sites, built over 55 miles of roads, and preserved over 2700 acres of land.

Through strategic partnerships with some of the area's largest builders we are able to create high quality residential developments that bring lasting value to communities. We look forward to the opportunity to bring a great neighborhood to the Village of Mukwonago.

Market Demand

The market statistics for new residential homes has been and remains incredibly strong. In Mukwonago, inventory of homes available for sale in January was a mere 1.9 months, prices were up 7.23% year over year, with 75% of homes selling in under 30 days. We take a long-range vision in land development planning and the great location, schools, businesses, and community that attract people to Mukwonago will continue to keep demand for new homes in the community strong. By the time this proposed development is ready to bring homes to market in late 2024 and 2025 we are confident that the demand will be there as well.



Comprehensive Master Plan

The property has been identified to include residential uses with up to 4.6 dwelling units per acre on the Future Land Use Map 2035.

We believe that given the site and community characteristics as well as the demand for residential homes that the highest and best use for the property is to keep amend the use to Small Lot Single Family allowing up to 2.3 dwelling units per acre. The use of single family residential on this property also serves as a transition from the higher density multifamily use to the south and the existing agricultural use in the adjacent Vernon lands.

Development Overview

- Proposed Development
 - Total Units = 36 Lots
 - Proposed Gross Density = 2.18 units/acre
 - Current Property Assessed Value = \$5,100
 - Estimated Tax Base upon completion = \$17,000,000
 - Proposed Zoning = R-3 PUD
 - Min. Lot Size = 9,000 SF (Avg. 12,770 SF)
 - Min. Lot Width at building setback = 70' interior/ 80' corner lot
 - Min. Lot Width at R.O.W. = 60' wide and 45' in cul-de-sac's
 - Min. Front = 25'
 - Min Side = 7.5', 15' at side street corner
 - Min. Rear = 20'
 - Max Building Coverage = 40%
 - Min. Greenspace = 5000 SF

The proposed development will be able to offer new and current residents housing options in various sizes and price points that are hard to find in Mukwonago. We anticipate the single-family homes to vary in size and design and start in the mid-\$400's. The entire development will be controlled by a master HOA and architectural controls will be in place to create an aesthetically pleasing neighborhood as well as to manage common amenities and green spaces.

The proposed zoning district is consistent with the surrounding areas identified on the Comprehensive Master Plan and furthers the desire by the developer and the Village to create housing options that will be an asset to the community for many years to come. The use of a Planned Unit Development Overlay District on this property provides for uses compatible with planning and surrounding areas that results in the provision of a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities; and ensures adequate standards of construction and planning. We believe this neighborhood



would be a great addition to Mukwonago and the new residents will love the proximity to easy commuter routes, blend of urban and rural environment, ample green space, and quick access to downtown areas.

If approved, we would seek to start development work in the Spring of 2024. The estimated project cost would be around \$2,800,000. This project would be owned and developed by a Neumann Developments Inc. related entity. Villas lots would be sold as home and lot packages through affiliated builder Harbor Homes and Estates lots would be available through affiliated builder Tim O'Brien Homes as well as made available directly to individuals and other builders.

This petition is being made after careful consideration regarding the market supply and demand of different residential product types in the Mukwonago area and we feel it provides housing options that will benefit the Village for many years to come.

Thank you for your consideration of this proposed project.

Sincerely,

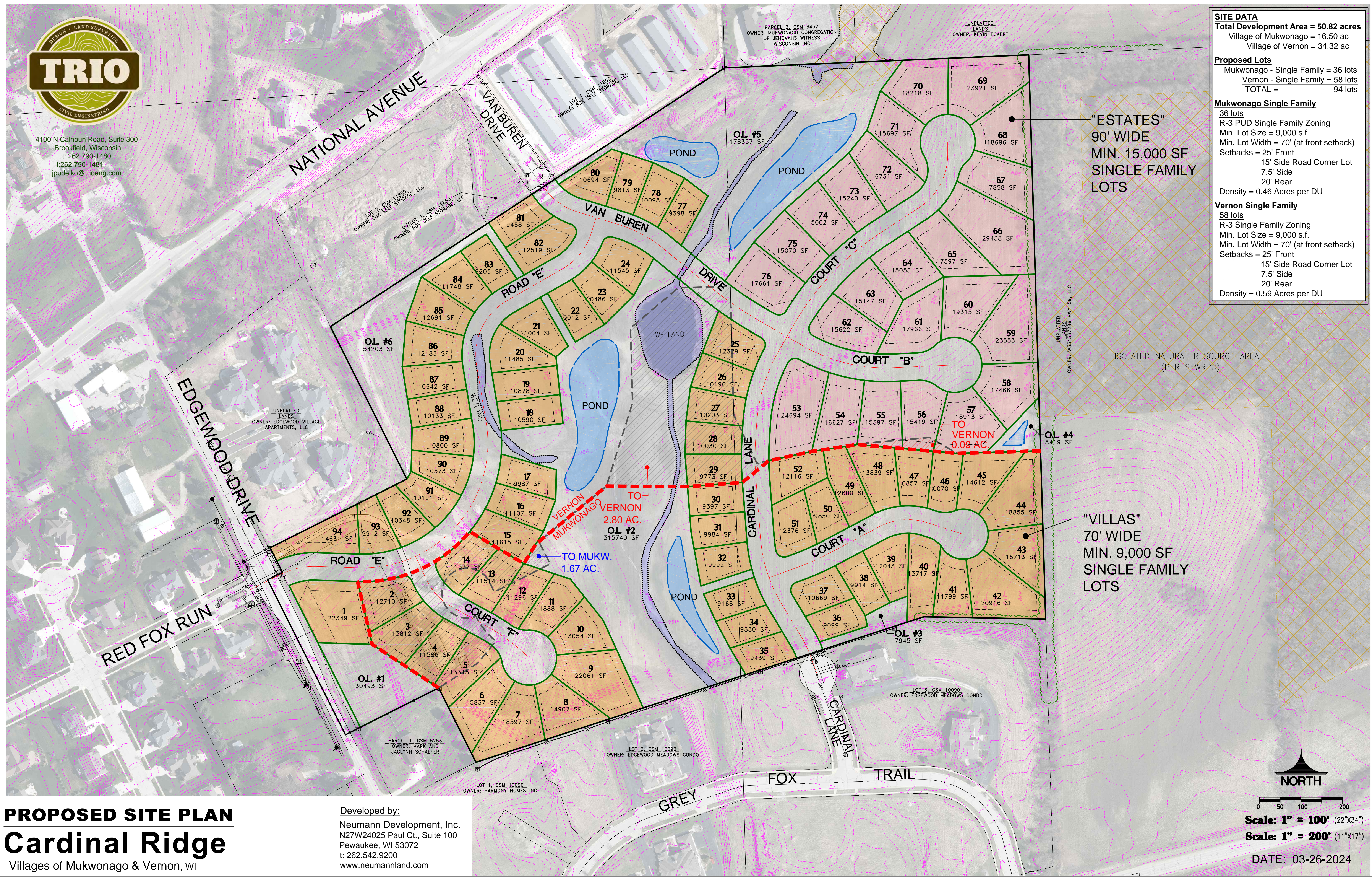
Bryan Lindgren

Bryan Lindgren
Neumann Developments Inc



4100 N Calhoun Road, Suite 300
 Brookfield, Wisconsin
 t: 262.790-1480
 f: 262.790-1481
 jpudelko@trioeng.com

SITE DATA	
Total Development Area = 50.82 acres	
Village of Mukwonago = 16.50 ac	
Village of Vernon = 34.32 ac	
Proposed Lots	
Mukwonago - Single Family = 36 lots	
Vernon - Single Family = 58 lots	
TOTAL =	94 lots
Mukwonago Single Family	
36 lots	
R-3 PUD Single Family Zoning	
Min. Lot Size = 9,000 s.f.	
Min. Lot Width = 70' (at front setback)	
Setbacks = 25' Front	
15' Side Road Corner Lot	
7.5' Side	
20' Rear	
Density = 0.46 Acres per DU	
Vernon Single Family	
58 lots	
R-3 Single Family Zoning	
Min. Lot Size = 9,000 s.f.	
Min. Lot Width = 70' (at front setback)	
Setbacks = 25' Front	
15' Side Road Corner Lot	
7.5' Side	
20' Rear	
Density = 0.59 Acres per DU	



PROPOSED SITE PLAN
Cardinal Ridge
 Villages of Mukwonago & Vernon, WI

Developed by:
 Neumann Development, Inc.
 N27W24025 Paul Ct., Suite 100
 Pewaukee, WI 53072
 t: 262.542.9200
 www.neumannland.com

NORTH
 0 50 100 200
Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")
 DATE: 03-26-2024

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2024-24

**RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT OVERLAY
GENERAL DEVELOPMENT PLAN FOR CARDINAL RIDGE SUBDIVISION,
NEUMANN DEVELOPMENTS, INC.**

WHEREAS, pursuant to Chapter 100-53 of the Municipal Code, an application by Neumann Developments, Inc. was submitted for a Planned Unit Development (hereinafter "PUD") for the vacant 16.50-acre property located at S92W27720 Edgewood Avenue, between National Avenue and Edgewood Avenue, also known as the lands attached and executed in Ordinance 1030, in the Village of Mukwonago, which is part of the overall subdivision known as Cardinal Ridge, and

WHEREAS, a PUD application requires the submittal of a General Development Plan for review by the Village Plan Commission and Village Board, and

WHEREAS, Neumann Developments, Inc. has submitted a General Development Plan for the PUD in the form of an overall site plan and development summary, and

WHEREAS, the subject property has base zoning classification of R-3, and

WHEREAS, R-3 zoning requires a minimum lot area of 10,000 square feet and the applicant is requesting a minimum lot area of 9,000 square feet with associated set-back and lot width reductions, and

WHEREAS, the Plan Commission has reviewed the applicants General Development Plan at their meeting on April 9, 2024 and recommended Village Board approval of the same, and

WHEREAS, the Plan Commission conducted a public hearing at their meeting on April 9, 2024, regarding the same matter.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the General Development Plan for the project with a site plan dated March 26, 2024.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Village Board is approving the General Development Plan subject to the conditions enumerated in Resolution 2024-18.

NOW, THEREFORE, BE IT FURTHER RESOLVED no development or land-disturbing activity of any kind may be undertaken until the Village Board has approved the Final Development Plan and Developer Agreement and all necessary terms and conditions have been satisfied.

Passed and adopted by the Village of Mukwonago Village Board this 17th day of April, 2024.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk



Village of Mukwonago

Office of the Water and Sewer Utilities

440 River Crest Court, Mukwonago, Wisconsin 53149

Tel. (262) 363-6416 | Fax: (262)363-0552

MEMORANDUM

DATE: 4-3-24

TO: Plan Commission

FROM: Wayne Castle, Utilities Director

RE: Concept Review- 525 Roberts Drive Water Treatment Facility

Background

The Mukwonago Utilities department currently owns and operates a well and pump station at 525 Roberts Drive. The well was constructed in 1981. The well and pump station filled the need for future water capacity for a growing community at the time. The building also served as an office and shop for the water department as well. The current building consists of a pump room, underground reservoir, office, meter testing room, and two-bay garage. Staff have not worked out of the building since about 2011 when the water and sewer department were combined to create the Mukwonago Utilities department. Currently, all staff work out of the Wastewater Treatment Facility.

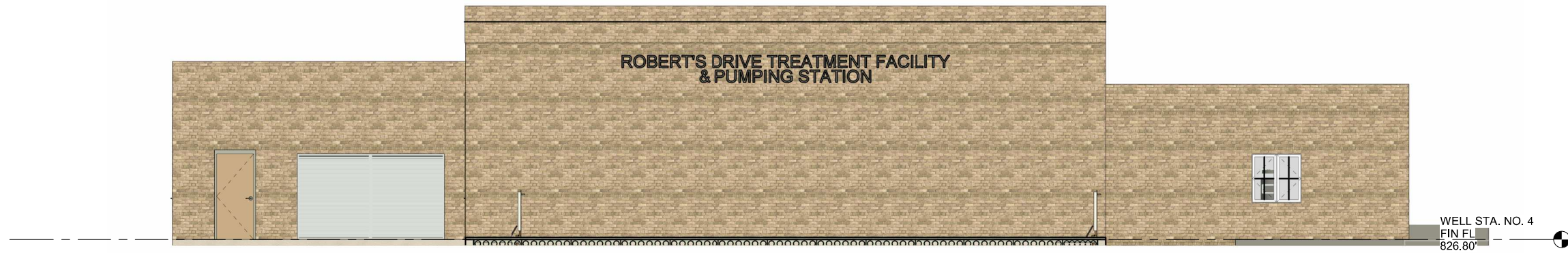
Community Need

Recent reports conducted by our engineer Ruekert & Mielke demonstrate that Mukwonago needs to investigate ways to increase its firm water pumping capacity. This will help to ensure a safe and adequate supply of water exists for drinking, fire protection, and sustainable economic growth. One way to address this in the short term is to treat radium in wells #3 and #4. Currently, we blend the water from these wells with other shallow wells to meet the radium limit. This has worked for nearly 25 years, but unfortunately this limits the capacity from wells #3 and #4.

Proposed Plan

We propose to build a filtration treatment facility at well #4 to treat the water from wells #4 and #3. This will improve water quality by removing radium and iron while increasing capacity that already exists at these wells if we did not have to blend them. We plan to demolish the existing building except for the pump room. We will then construct a new facility around the existing pump room that will consist of a filtration plant for both well #3 and #4. We will also be adding a garage space for storage material and utility equipment. The generator that is currently outside will be moved to be inside the building. The entire building will be re-bricked so that everything matches.

Autodesk Docs://12-10169 Mukwonago Well No. 3 and 4 Radium Removal/Mukwonago Well No. 3 & 4 Radium
R0100064.043.59 AM



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
www.ruekertmielke.com

WELL NO. 3 & 4 RADIUM REMOVAL
 WELL STATION NO. 4 BUILDING ELEVATION - 1
 VILLAGE OF MUKWONAGO
 WAUKESHA COUNTY, WI

© COPYRIGHT
 RUEKERT & MIELKE INC.

DESIGN BY: **Designer**

DRAFTED BY: **Author**

CHECKED BY: **Checker**

DATE: XXXXXXXX

FILE NO.
12-10169

DRAWING NO.
23

SHEET NO.
A401 19



www.ruekertmielke.com



EAST ELEVATION
SCALE: 3/16" = 1'-0"

WELL STA. NO. 4
FIN FL
826.80'



WEST ELEVATION
SCALE: 3/16" = 1'-0"

WELL STA. NO. 4
FIN FL
826.80'

1
2
3
4
5
6
7

REVISIONS

Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

WELL NO. 3 & 4 RADIUM REMOVAL
WELL STATION NO. 4 BUILDING ELEVATION - 2
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WI

© COPYRIGHT
RUEKERT & MIELKE INC.

DESIGN BY: **Designer**

DRAFTED BY: **Author**

CHECKED BY: **Checker**

DATE: XXXXXXXX

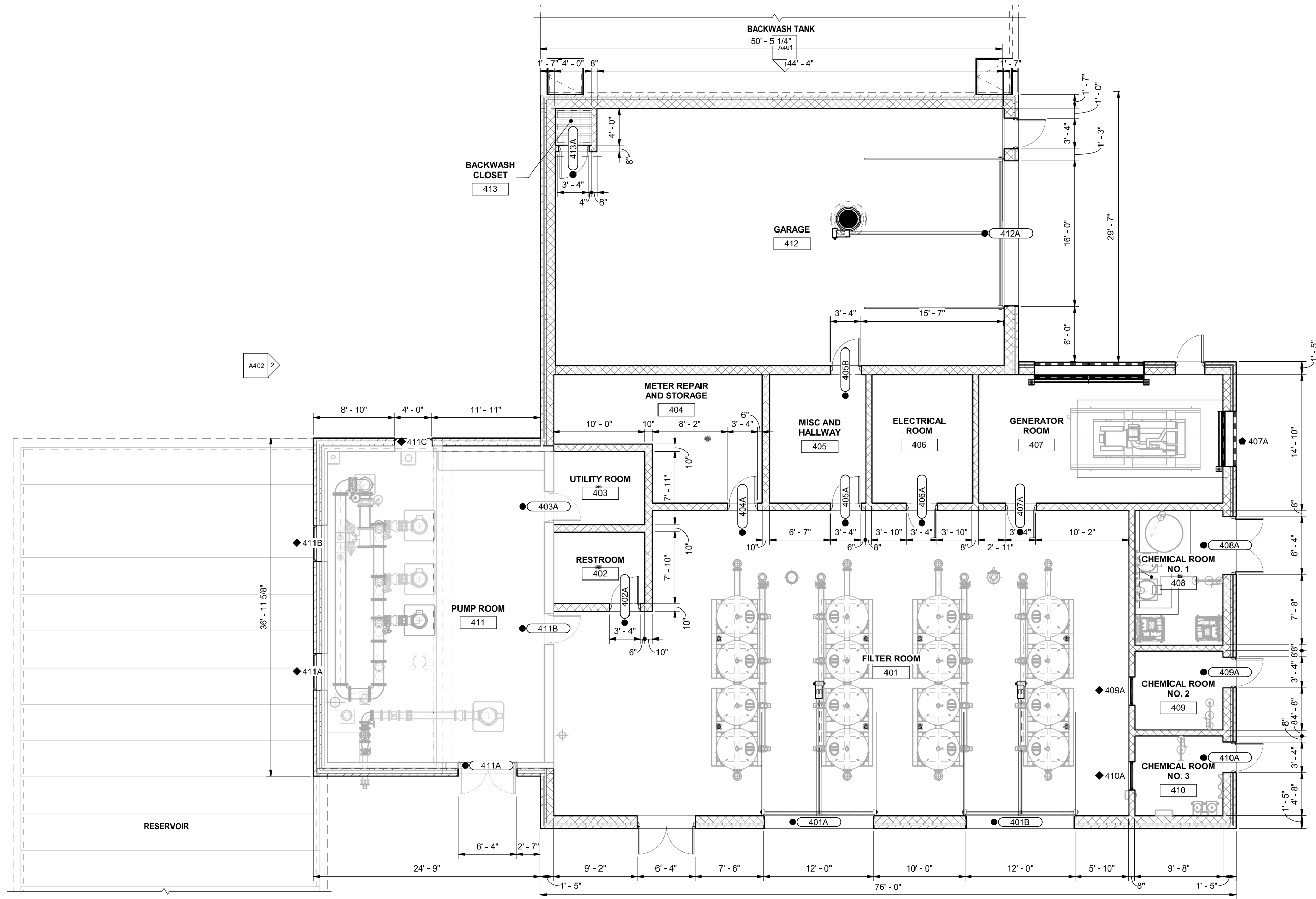
FILE NO.
12-10169

DRAWING NO.
24

SHEET NO.
A402 20



Autodesk Docs/12:10169 Mukwonago Well No. 3 and 4 Radium Removal/Mukwonago Well No. 3 & 4 Radium
R0100004.dwg, 10/10/2014 10:10 AM



WELL STATION NO. 4 ARCHITECTURAL FLOOR PLAN

SCALE: 3/16" = 1'-0"



0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

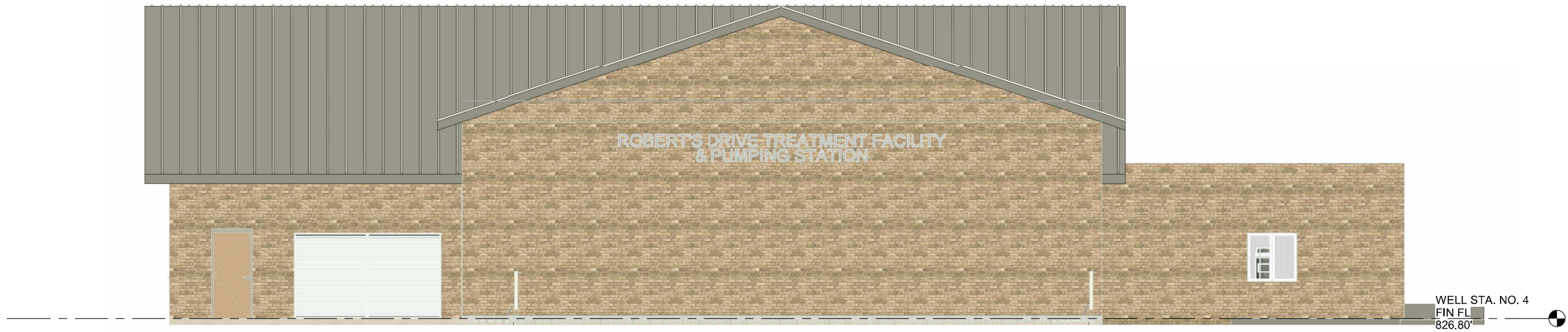
1	2	3	4	5	6	7
Δ	RE	VI	SI	OS		

Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
 www.ruekertmielke.com

WELL NO. 3 & 4 RADIUM REMOVAL
WELL STATION NO. 4 ARCHITECTURAL FLOOR PLAN
 VILLAGE OF MUKWONAGO
 WAUKESHA COUNTY, WI

© COPYRIGHT RUEKERT & MIELKE INC.
 DESIGN BY: **Designer**
 DRAFTED BY: **Author**
 CHECKED BY: **Checker**
 DATE: XX/XX/XXXX
 FILE NO. **12-10169**
 DRAWING NO. **25**
 SHEET NO. **A403 21**

www.ruekertmielke.com



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

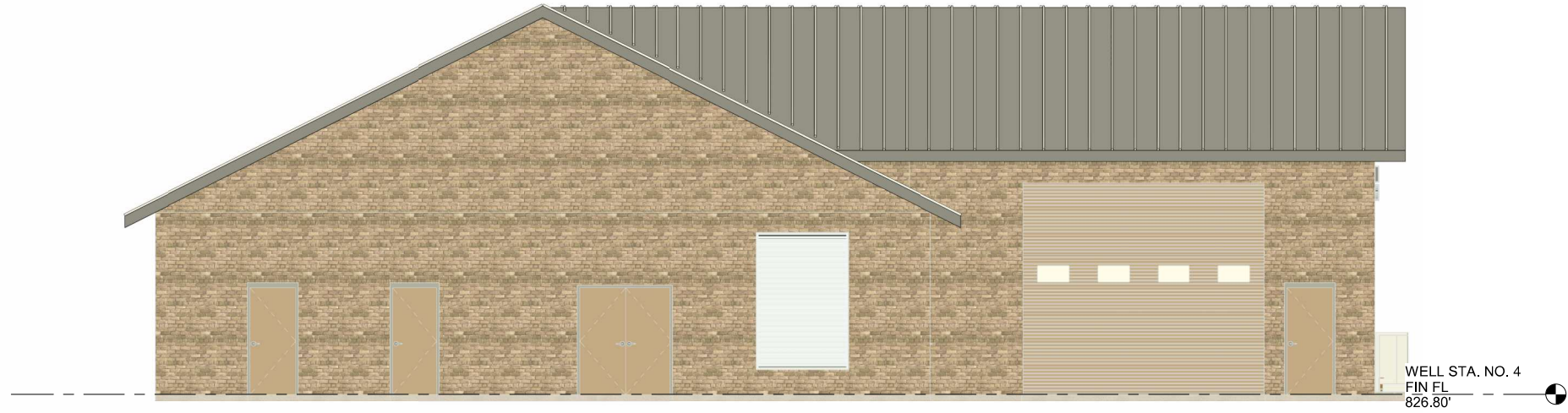
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
www.ruekertmielke.com

WELL NO. 3 & 4 RADIUM REMOVAL
 WELL STATION NO. 4 BUILDING ELEVATION - 1
 VILLAGE OF MUKWONAGO
 WAUKESHA COUNTY, WI

© COPYRIGHT RUEKERT & MIELKE INC.
 DESIGN BY: **Designer**
 DRAFTED BY: **Author**
 CHECKED BY: **Checker**
 DATE: XXXXXXXX
 FILE NO.
12-10169
 DRAWING NO.
23
 SHEET NO.
A401 22





EAST ELEVATION
SCALE: 3/16" = 1'-0"

WELL STA. NO. 4
FIN FL
826.80'



WEST ELEVATION
SCALE: 3/16" = 1'-0"

WELL STA. NO. 4
FIN FL
826.80'

1
2
3
4
5
6
7

REVISIONS

Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

WELL NO. 3 & 4 RADIUM REMOVAL
WELL STATION NO. 4 BUILDING ELEVATION - 2
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WI

© COPYRIGHT
RUEKERT & MIELKE INC.

DESIGN BY: **Designer**

DRAFTED BY: **Author**

CHECKED BY: **Checker**

DATE: XXXXXXXX

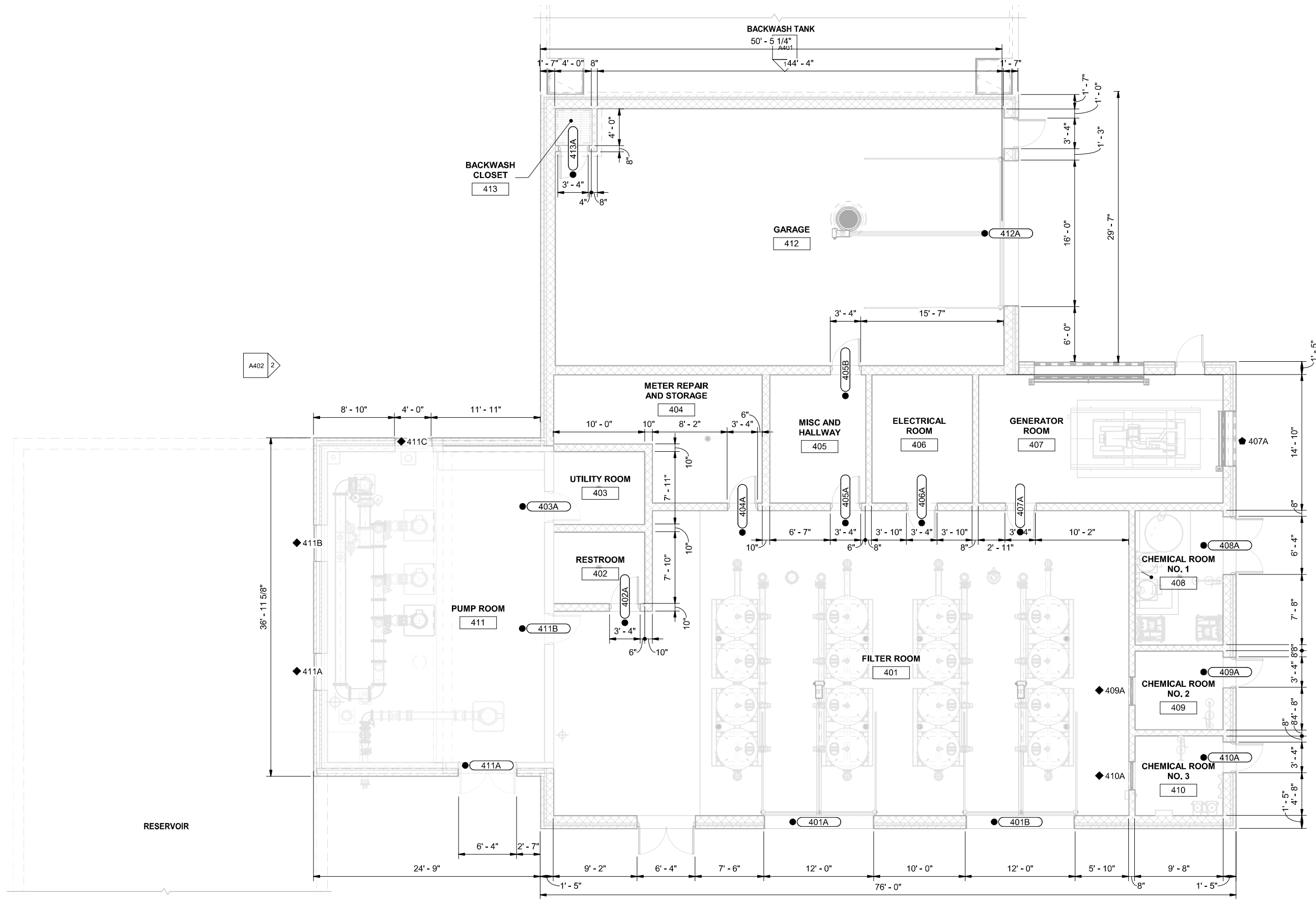
FILE NO.
12-10169

DRAWING NO.
24

SHEET NO.
A402 23



Autodesk Docs://12:10169 Mukwonago Well No. 3 and 4 Radium Removal/Mukwonago Well No. 3 & 4 Radium Removal.dwg, 1/21/15 9:59 AM



WELL STATION NO. 4 ARCHITECTURAL FLOOR PLAN

SCALE: 3/16" = 1'-0"



1	2	3	4	5	6	7

Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
www.ruekertmielke.com

WELL NO. 3 & 4 RADIUM REMOVAL
 WELL STATION NO. 4 ARCHITECTURAL FLOOR PLAN
 VILLAGE OF MUKWONAGO
 WAUKESHA COUNTY, WI

© COPYRIGHT RUEKERT & MIELKE INC.
 DESIGN BY: **Designer**
 DRAFTED BY: **Author**
 CHECKED BY: **Checker**
 DATE: XX/XX/XXXX
 FILE NO. 12-10169
 DRAWING NO. 25
 SHEET NO. A403 24

www.ruekertmielke.com

Mukwonago Well Station No. 4 Radium Removal Facility

Flat Roof Design:

- Pros

- Matches existing building architecture.
- Matches roof design of the High School and performing Arts Center
- Longevity of the precast plank.
- Precast concrete planks are fire rated for Chemical Room requirements.
- Precast concrete planks are fire rated for Generator Room requirements.
- Roof mounted equipment is less visible.
- Safer and easier access to roof mounted equipment (HVAC) for maintenance.

- Cons

Industrial looking construction near residential development.

Pitched Roof Design:

- Pros

- Aesthetics
- Matches residential construction to the East.

- Cons

- Additional structural design is required to confirm constructability.
 - Time required for this could push back completion date and risk missing WDNR submittal date of 6/30/2024 for Clean Water Fund Loan Program.
- Additional cost associated with structural design for pitched roof.
- More difficult access to roof mounted equipment for maintenance. Requires platforms and safety rails for roof mounted equipment.
- Fire suppression sprinkler system may be required.
- Roof maintenance/replacement would likely be more expensive in the future.
- Would require at-grade HVAC equipment detracting from aesthetics.

Estimated Cost Difference:

Extra Trusses and Structural: (\$340,000-\$120,000) = \$220,000

Extra HVAC for grade mounted: \$20,000

Extra insulation: \$30,000

Extra fire protection: \$150,000

Credit for decreased masonry: -\$30,000

Extra design engineering: \$20,000

Total: \$410,000. Total with 10% contingency: \$451,000