

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, August 16, 2022

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Comments from the Public

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

4. Approval of Minutes

- 4.1 Approval of minutes from July 12, 2022 regular meeting.
[20220712 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Plan Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

- 5.1 Conduct a public hearing regarding a conditional use for a drive-through lane for Scooter's Coffee to be located at 201 N Rochester St; Parcel MUKV 1976-091-002; 201 Rochester LLC, applicant (Davinder Toor, agent).
[Public hearing notice for August 16 2022.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible approval of of **PC-RESOLUTION 2022-10** for demolition of a building the John and Loraine McAdams Family Trust, applicant; 318 S Rochester St; MUKV 1976-146.
[318 S Rochester St Staff report for August 16 2022.pdf](#)

- 6.2 Discussion and possible approval of **PC-RESOLUTION 2022-11** for demolition of building John and Loraine McAdams Family Trust, applicant; 112 Meacham St; MUKV 1976-143.
[112 Meacham St Staff report for August 16 2022.pdf](#)
[PC-RESOLUTION 2022-11 - 112 Meacham Demolition.pdf](#)
- 6.3 Discussion and possible approval of **PC-RESOLUTION 2022-12** for Site Plan and Architectural Review of the out door space for American Legion Community Post 375, applicant; 627 E Veterans Way; MUKV 1964-991-001.
[Am Legion Staff report for August 16 2022.pdf](#)
[PC-RESOLUTION 2022-12 - Am Legion.pdf](#)
- 6.4 Discussion and possible approval of **RESOLUTION 2022-49** for Daniel Kluechesky for Exterritorial review of a one-lot certified survey map merging various adjoining parcels in same ownership in Town of Mukwonago.
[Kluechesky combined.pdf](#)
[RESOLUTION 2022-49 - Kluechesky ETZ.pdf](#)
- 6.5 Discussion and possible approval of **PC-RESOLUTION 2022-13** for Architectural Review of roofing materials LBJ Mukwonago Realty Co, applicant; 555 Bay View Rd; MUKV 2010-978-002.
[555 Bay View Combined.pdf](#)
[PC-RESOLUTION 2022-13 - 555 Bay View Rd.pdf](#)
- 6.6 Discussion and possible approval of **PC-RESOLUTION 2022-14** for Site Plan and Architectural Review of coffee shop drive-through Jentzsch-Barrette Properties, applicant; 827 S Rochester St; MUKV 2009-978-003.
[Staff Report combined.pdf](#)
[PC-RESOLUTION 2022-14 - 827 S Rochester Riverview Centre.pdf](#)
- 6.7 Discussion and possible recommendation to the Village Board on **ORDINANCE 1008** for potential zoning code amendment relating to popup venues.
[Popups Ordinance Staff report for August 16 2022.pdf](#)
[ORDINANCE 1008 Revisions Relating to Popup Venues.pdf](#)
- 6.8 Information Only - Minor changes to 115 Hill Court.

7. Adjournment

Membership:

Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Time Rutenbeck, Jason Wamser, Fred Winchowky, and Interim Village Planner Tim Schwecke (Advisory)

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

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, July 12, 2022

Call to Order

Recording Secretary Linda Gourdoux 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: Jason Wamser
Mark Penzkover
Tim Rutenbeck
Karl Kettner

Commissioners excused: Fred Winchowky, Chairman
John Meiners
Eric Brill

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

In the Absence of the Chair, Recording Secretary Gourdoux asked for a motion to nominate Chair Pro Tem.

Motion made by Wamser/Kettner to nominate Penzkover as Chair, unanimously carried.

Comments from the Public

Opened at 6:30 pm

No Comments from the public.

Closed at 6:33 pm

Minutes

Motion made by Wamser/Kettner to approve the minutes of the June 14, 2022 meeting, unanimously carried.

New Business

Discussion and possible approval of PC RESOLUTION 2022-08 for reasonable use accommodation under the Americans with Disabilities Act (ADA) with regard to setback requirements for a vertical wheelchair lift. Richard and Laura Witte, applicants; 501 Franklin St; Parcel MUKV 1973-152.

Schwecke gave overview of project

Motion by Wamser/Kettner to approve PC RESOLUTION 2022-08 for reasonable use accommodation under the Americans with Disabilities Act (ADA) with regard to setback requirements for a vertical wheelchair lift. Richard and Laura Witte, applicants; 501 Franklin St; Parcel MUKV 1973-152, unanimously carried.

Discussion and possible approval for PC RESOLUTION 2022-09 to amend site plan to designate an outdoor service area at Boss Pizza and Chicken. Darwin Greenwald, owner; Kris Ganske, applicant; 1015 E Veterans Way; Parcel MUKV 1970-988-008.

Schwecke gave overview of project

Kris Genske, business owner, gave overview of project

Motion by Wamser/Rutenbeck to approve **PC RESOLUTION 2022-09** to amend site plan to designate an outdoor service area at Boss Pizza and Chicken. Darwin Greenwald, owner; Kris Ganske, applicant; 1015 E Veterans Way; Parcel MUKV 1970-988-008, with the addition of #9; building inspectors to approve outdoor lighting and #10 fencing to be installed in a stable manner as approved by building inspectors, unanimously carried.

Potential zoning code revisions relating to popup venues.

Schwecke gave overview of project

Bradley Zajork, developer, gave overview of project

Lots of discussion on potential revisions. Members asked how other communities were handling this type of project. Members felt this was a worthy project but needed more information and details before moving forward.

Potential ordinance change, ORDINANCE 1007 relating to maximum building height in various residential districts.

Schwecke gave overview of project

Motion Rutenbeck/Kettner to recommend to Village Board ordinance change, **ORDINANCE 1007** relating to maximum building height in various residential districts with the removal of Section 7 of the draft.

Adjournment

Meeting adjourned at 7:01 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING
VILLAGE OF MUKWONAGO PLAN COMMISSION**

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, August 16, 2022, to accept public input regarding a conditional use for a drive-through lane for Scooter's Coffee to be located at 201 N Rochester Street (Parcel MUKV1976091002), 201 Rochester LLC, applicant (Davinder Toor, agent).

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

For information regarding this public hearing, contact the Village Planner, at 920-728-2814 during regular office hours. All interested parties will be heard.

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

VILLAGE OF MUKWONAGO

Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on July 26 and August 2, 2022

Department Review

Engineering No concerns at this time

Public Works No concerns at this time

Utilities No concerns at this time

Fire Department No concerns at this time

Police Department No concerns at this time

Building Inspection No concerns at this time

Potential Plan Commission Motion:

Approve the demolition as set forth in Plan Commission Resolution 2022-10 (as drafted OR as amended)

Attachments

1. Letter from petitioner (Note: the photos of the buildings referenced in the letter are on file in the planning office)
2. Draft Plan Commission resolution 2022-10

To: Village of Mukwonago Planning Commission

Concerning the house and garage at 318 S Rochester and the house at 112 Meacham

In January and February of 2022 over 550,000 gallons of water poured through the house at 318 S Rochester. Apparently, a pipe burst in the kitchen ceiling and sprayed water for several weeks before it was discovered. The water utility notified of us an unusual amount of water being used at this address and the water was turned off.

The house sustained structural damage. In order to repair the house, it would need to be completely gutted down to the studs on all levels. The flooring on the second level is buckling and the structural beams in the basement would have to be replaced. There is a mold issue at this time. It would need all new electric and plumbing. The plaster and flooring would all have to be replaced. The roof would need to be replaced because it has been leaking for some time. It appears the foundation has been compromised, also. It will need all new kitchen cabinets and countertops and 2 bathroom remodels.

The Meacham street house is also in need of some major repairs. It will need:
New concrete steps at the main entrance, new windows throughout, new exterior doors, new flooring on both levels, repairs to basement walls, new basement steps, new plumbing and electric, plaster repair, new kitchen cabinets, sink and fixtures, siding repairs, and a bathroom remodel.

Since the cost of renovating this house would be extremely expensive, we recently decided to donate this house and garage along with the house 112 Meacham Street to the Mukwonago Fire Department to burn down for training purposes. They were very excited to be able to do live training and said they would be bringing in other fire departments to participate in the training exercises. The Mukwonago Police department might also use both properties for training purposes before they are burned down.

We have had both houses and the garage tested for Asbestos and have contracted with a company to do the asbestos abatement. After which time we hope the Mukwonago Fire Department is able to proceed with their training.

When the training is done a contractor will be removing all the debris and will be leveling the lots and planting grass.

Attached are pictures of both houses that show some of the damage. The house at 318 S Rochester was built in 1903. We estimate that the other house was built before 1920.

Thank you
The McAdams Family
Tom McAdams, family representative

VILLAGE OF MUKWONAGO PLAN COMMISSION RESOLUTION 2022-10

**RESOLUTION APPROVING THE DEMOLITION OF BUILDINGS
LOCATED AT 318 S ROCHESTER STREET (MUKV1976146)**

WHEREAS, John & Lorraine McAdams Family Trust owns the property located at 318 S Rochester Street and submitted a petition to the Plan Commission pursuant to s. 100-153 of the zoning code to remove the existing buildings; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on August 16, 2022; and

NOW, THEREFORE, BE IT RESOLVED, the Plan Commission of the Village of Mukwonago approves the proposed demolition subject to the following conditions:

1. The property owner must obtain a permit from the building inspector to undertake the demolition.
2. In addition to removing the existing buildings, the property owner must also remove the existing swimming pool.
3. The property owner must restore the site (i.e., regrade) to a condition acceptable to the building inspector and revegetate the site within 2 months of the completion of the demolition, weather permitting as determined by the building inspector.

Passed and dated this 16th day of August 2022

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk



PLANNING COMMISSION

August 16, 2022, at 6:30 pm
Mukwonago, WI

PETITION TO RAZE THE EXISTING BUILDING AT 112 MEACHAM STREET

Project Summary

Request:	Raze the existing building located at 112 Meacham Street
Applicant:	John & Lorraine McAdams Family Trust, property owner
Application number:	2022-48
Location:	112 Meacham Street
Parcel number:	MUKV1976143
Acreage:	0.31 acres
Current Use:	Residential
Zoning Classification:	Village Center Multi-Purpose Perimeter district



Planning Staff Review

The property owner wants to remove the dilapidated single-family from the property. Because the subject property is in the village center overlay district, the Plan Commission must review the request pursuant to s. 100-153 of the zoning code.

The single-family house is in a state of disrepair. The cost to renovate, far exceeds the value of the residence if the work were to be done. The Mukwonago Fire Department will be doing a controlled burn/exercise when all of the approvals have been obtained.

Prior to demolition, the owner will need to obtain a permit from the Village Building Inspector. That will ensure the utilities are turned off and the site is restored.

Department Review

Engineering No concerns at this time

Public Works No concerns at this time

Utilities No concerns at this time

Fire Department No concerns at this time

Police Department No concerns at this time

Building Inspection No concerns at this time

Potential Plan Commission Motion:

Approve the demolition as set forth in Plan Commission Resolution 2022-11 (as drafted OR as amended)

Attachments

1. Letter from petitioner (Note: the photos of the buildings referenced in the letter are on file in the planning office)
2. Draft Plan Commission resolution 2022-11

To: Village of Mukwonago Planning Commission

Concerning the house and garage at 318 S Rochester and the house at 112 Meacham

In January and February of 2022 over 550,000 gallons of water poured through the house at 318 S Rochester. Apparently, a pipe burst in the kitchen ceiling and sprayed water for several weeks before it was discovered. The water utility notified of us an unusual amount of water being used at this address and the water was turned off.

The house sustained structural damage. In order to repair the house, it would need to be completely gutted down to the studs on all levels. The flooring on the second level is buckling and the structural beams in the basement would have to be replaced. There is a mold issue at this time. It would need all new electric and plumbing. The plaster and flooring would all have to be replaced. The roof would need to be replaced because it has been leaking for some time. It appears the foundation has been compromised, also. It will need all new kitchen cabinets and countertops and 2 bathroom remodels.

The Meacham street house is also in need of some major repairs. It will need:
New concrete steps at the main entrance, new windows throughout, new exterior doors, new flooring on both levels, repairs to basement walls, new basement steps, new plumbing and electric, plaster repair, new kitchen cabinets, sink and fixtures, siding repairs, and a bathroom remodel.

Since the cost of renovating this house would be extremely expensive, we recently decided to donate this house and garage along with the house 112 Meacham Street to the Mukwonago Fire Department to burn down for training purposes. They were very excited to be able to do live training and said they would be bringing in other fire departments to participate in the training exercises. The Mukwonago Police department might also use both properties for training purposes before they are burned down.

We have had both houses and the garage tested for Asbestos and have contracted with a company to do the asbestos abatement. After which time we hope the Mukwonago Fire Department is able to proceed with their training.

When the training is done a contractor will be removing all the debris and will be leveling the lots and planting grass.

Attached are pictures of both houses that show some of the damage. The house at 318 S Rochester was built in 1903. We estimate that the other house was built before 1920.

Thank you
The McAdams Family
Tom McAdams, family representative

VILLAGE OF MUKWONAGO PLAN COMMISSION RESOLUTION 2022-11

**RESOLUTION APPROVING THE DEMOLITION OF BUILDINGS
LOCATED AT 112 MEACHAM STREET (MUKV1976143)**

WHEREAS, John & Lorraine McAdams Family Trust owns the property located at 112 Meacham Street and submitted a petition to the Plan Commission pursuant to s. 100-153 of the zoning code to remove the existing building; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on August 16, 2022; and

NOW, THEREFORE, BE IT RESOLVED, the Plan Commission of the Village of Mukwonago approves the proposed demolition subject to the following conditions:

1. The property owner must obtain a permit from the building inspector to undertake the demolition.
2. The property owner must restore the site (i.e., regrade) to a condition acceptable to the building inspector and revegetate the site within 2 months of the completion of the demolition, weather permitting as determined by the building inspector.

Passed and dated this 16th day of August 2022

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk



PLANNING COMMISSION

August 16, 2022, at 6:30 pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW FOR AMERICAN LEGION POST 375

Project Summary

Request:	Amend site plan to designate an outdoor service area for American Legion Post 375
Applicant:	Community Post 375 of the American Legion
Application number:	2022-50
Location:	627 E Veterans Way
Parcel number:	MUKV1964991001
Acreage:	3.49 acres
Current Use:	Group assembly/tavern
Zoning Classification:	B-2 General Business district

Planning Staff Review

The petitioner is proposing an outdoor seating area next to the existing building in the northeast corner as depicted below. No doors will open into the seating area. Patrons who want to use this space will exit the main door and walk into the area. The petitioner is not proposing outdoor lighting at this time. The hours people will be allowed in the seating area needs to be confirmed. Landscaping will be placed on the north edge of the seating area. If the Post wants to also serve alcohol in this area, the liquor license issued by the Village must be revised to reflect the service area.



Potential Plan Commission Motion:

Approve the project as set forth in Plan Commission Resolution 2022-12 (as drafted OR as amended).

Attachments

1. Draft Plan Commission resolution 2022-12

PLAN COMMISSION RESOLUTION 2022-12

**RESOLUTION APPROVING AN AMENDMENT OF THE SITE PLAN
FOR AMERICAN LEGION LOCATED AT 627 E VETERANS WAY
(MUKV1964991001)**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, American Legion Community Post 375 has submitted an application to the Village to amend the site plan for the subject property at 627 E Veterans Way by adding an outdoor seating area in the area depicted in Exhibit A; and

WHEREAS, the Village Plan Commission reviewed the proposed project consistent with the requirements in the zoning code at their meeting on August 16, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the proposed outdoor seating area subject to the following conditions:

1. The owner shall comply with all applicable standards and requirements if alcoholic beverages will be consumed in the outdoor seating area (premise permit from Village Clerk).
2. Bollards shall be installed along the edge of the existing pavement consistent with the manufacturer's specifications at no more than 6 feet on center.
3. All work related to this project must comply with all project plans approved by the Village.
4. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
5. All other aspects of any prior approvals, if any, remain unchanged.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 16th day of August 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____

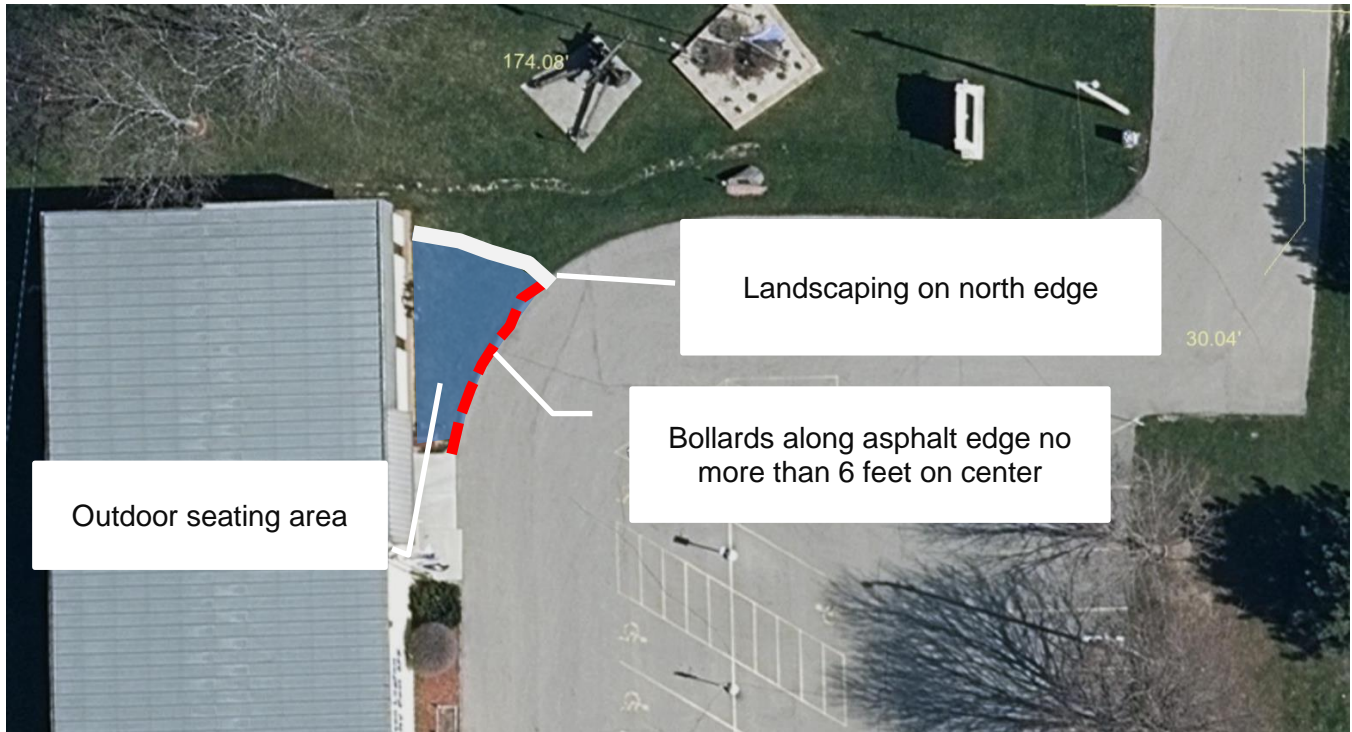
Fred Winchowky, Chairman/Village President

Attest: _____

Linda Gourdoux, Deputy Village Clerk

Exhibit A.

American Legion, 627 E Veterans Way





PLANNING COMMISSION

August 16, 2022, at 6:30 pm
Mukwonago, WI

REVIEW OF ONE-LOT CERTIFIED SURVEY MAP MERGING VARIOUS ADJOINING PARCELS IN SAME OWNERSHIP LOCATED OFF OF SANDY BEACH ROAD

Project Summary

Request:	Extraterritorial review of a one-lot certified survey map merging various adjoining parcels in same ownership
Applicant:	Daniel Kluchesky
Application number:	2022-49
Location:	W303S10547 Sandy Beach Road (Town of Mukwonago)
Parcel number:	MUKT2005962



Planning Staff Review

The petitioner owns the property at W303S10547 Sandy Beach Road in the Town of Mukwonago. The property consists of various parcels and the petitioner wants to merge them together with a one-lot certified survey map (CSM).

The Village is reviewing this survey in the Town because it is within the Village's extraterritorial review area. The property is located within the Town/Village Boundary Agreement area. The Town of Mukwonago has already approved the CSM.

Potential Plan Commission Motion:

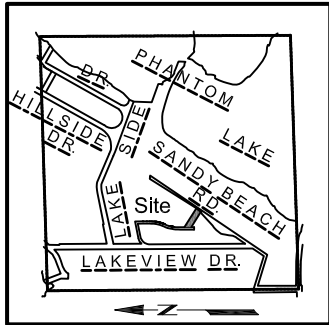
Recommend to the Village Board the approval of the proposed one-lot certified survey map as set forth in Resolution 2022-49 (as drafted OR as amended)

Attachments

1. Certified survey map, revision date of July 7, 2022
2. Draft Resolution 2022-49

Certified Survey Map

Part of Lots 8-10 and the East 1/2 of Vacated Klett Drive, Block 14, Third Addition to Phantom Beach Park, part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, in the Town of Mukwonago, Waukesha County, Wisconsin



NE 1/4 SEC. 34, T5N, R18E
1"=2000'



OWNER
Daniel John Kluchesky
W303S10547 Sandy Beach Rd.
Mukwonago, WI 53149-9170

The entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance Jurisdictional Limits

UNPLATTED LANDS

S 57°42'44" E (232.48')
233.07'

LOT 1
Parcel Contains
12,091.7 S.F.

VACATED KLETT DR

N 00°05'15" W 70.79'
(N 00°00'00" W 71.26')

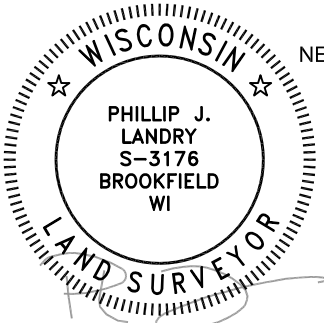
1" I.P. Fd.
N 89°36'38" E
645.33'

THIRD ADDITION TO
PHANTOM BEACH PARK
BLOCK 13

NE Cor. of NE 1/4
Sec. 34-5-18
S 00°23'22" E 2475.53'

- LEGEND**
- WELL
 - SEPTIC VENT PIPE
 - POWER POLE
 - SEPTIC COVER
 - 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT
 - MONUMENT FOUND AS NOTED
(Measured Outside Diam.)
 - OHU OVERHEAD UTILITY
 - () INDICATES DEEDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

HORIZONTAL DATUM IS BASED ON THE WEST LINE OF THE NE 1/4 OF SEC. 34, T5N, R18E OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27), AND ALL BEARINGS ARE REFERRED TO GRID NORTH. BEARS AS S 00°23'22 E



Revised 07/06/22

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176 on this 15th day of December, 2021 Sheet 1 of 5 Job# 21395



260 Regency Court • Lower Level
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Certified Survey Map_____

Part of Lots 8-10 and the East 1/2 of Vacated Klett Drive, Block 14, Third Addition to Phantom Beach Park, part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, in the Town of Mukwonago, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in part of Lots 8-10, Block 14, Third Addition to Phantom Beach Park, part of the NE ¼ of Section 34, T5N, R18E, Town of Mukwonago, Waukesha County, Wisconsin, now being more particularly bounded and described and follows:

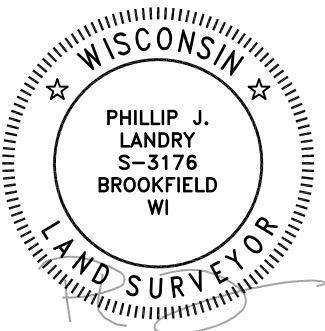
Commencing at the South witness corner for the North 1/4 Corner for North Corner of Section 34,; thence S 00°23'22" E along the West Line of said NE 1/4, 1355.81 feet, said point being N 00°23'22" W, 1119.72 feet of the monumented Center of Section 34 ; thence N 89°36'38" E, 645.33 feet to a found 1" Iron pipe and also being the Point of Beginning; thence N 00°05'15" W, 70.79 feet to a found 1" Iron Pipe; thence S 57°42'44" E, 233.07 feet to a found 1-1/2" Iron Pipe and also being the northerly line of Sandy Beach Rd.; thence S 38°56'44" W along Northerly line of Sandy Beach Rd., 45.82 feet to a found 1-1/4" Iron Pipe; thence S 50°13'47" W along the Northerly line of Sandy Beach Rd., 15.09 feet to a found 1-1/4" Iron Pipe; thence N 57°41'17" W, 185.20 feet to the Point of Beginning of this description.

The gross area of said parcel contains 12,579.2 Square feet or 0.29 Acres of land more or less.

That I have made such survey, land division and map by the direction of Daniel J. Kluchesky , owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Mukwonago, Village of Mukwonago and Waukesha County in surveying, dividing and mapping same.

Dated this_____ day of _____, 20_____.

Phillip J. Landry PLS
Professional Land Surveyor S-3176



Revised 07/06/22

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176 on this 15th day of December, 2021 Sheet 2 of 5 Job# 21395



Certified Survey Map_____

Part of Lots 8-10 and the East 1/2 of Vacated Klett Drive, Block 14, Third Addition to Phantom Beach Park, part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, in the Town of Mukwonago, Waukesha County, Wisconsin

VILLAGE OF MUKWONAGO APPROVAL:

The Above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statues, is hereby approved on this_____ day of _____, 2022.

Fred Winchowky, Village President

Diana Dykstra Village Clerk/Treasurer

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this_____ day of _____, 2022.

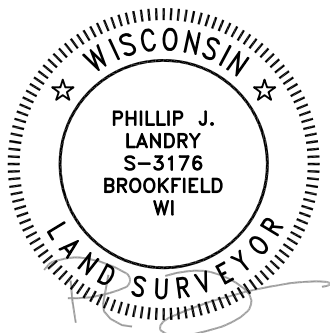
Dale R. Shaver Director

TOWN OF MUKWONAGO BOARD APPROVAL:

Approved by the Town Board for the Town of Mukwonago on this _____ day of _____, 2022.

Peter Topozewaki, Chairman

Kathy Karalewitz Town Clerk/Treasurer



Revised 07/06/22

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176 on this 15th day of December, 2021 Sheet 3 of 5 Job# 21395



Certified Survey Map

Part of Lots 8-10 and the East 1/2 of Vacated Klett Drive, Block 14, Third Addition to Phantom Beach Park, part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, in the Town of Mukwonago, Waukesha County, Wisconsin

OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of Town of Mukwonago, Village of Mukwonago and Waukesha County this _____ day of _____, 20____.

Daniel J. Kluchesky Owner

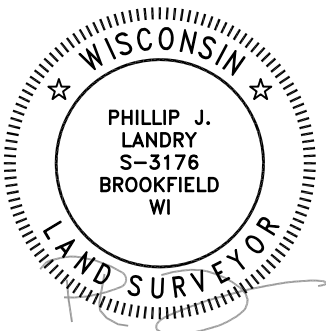
STATE OF WISCONSIN)
) SS
County of _____)

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

Print Name _____

Notary Public, _____ County, WI.

My Commission Expires: _____



Revised 07/06/22

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,
S-3176 on this 15th day of December, 2021 Sheet 4 of 5

The logo for C3E Geomatics features the letters 'C3E' in a large, stylized, outlined font. Below this, the word 'GEOMATICS' is written in a smaller, outlined, sans-serif font. The entire logo is contained within a rectangular box with a diagonal line running from the bottom-left to the top-right.

260 Regency Court • Lower Level
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Sheet 4 of 5

Job# 21395

Certified Survey Map_____

Part of Lots 8-10 and the East 1/2 of Vacated Klett Drive, Block 14, Third Addition to Phantom Beach Park, part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, in the Town of Mukwonago, Waukesha County, Wisconsin

MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, (Bank Name)_____, does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of (Bank Name)_____, has caused this instrument to be executed by (First Name)_____, (Last Name)_____, its (Title)_____, and (First Name)_____, (Last Name)_____, its (Title)_____, in the (Select One (1) City, Village or Town) of (City Name)_____, Wisconsin, this _____ day of _____, 20_____.

In the presence of:

(Bank Name)

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, (First Name)_____, (Last Name)_____, its (Title)_____, and (First Name)_____, (Last Name)_____, its (Title)_____, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the (Title)_____ and (Title)_____ respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

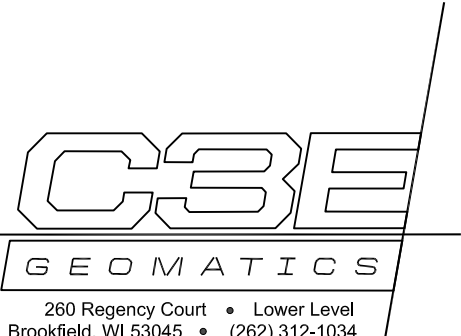
Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____



Revised 07/06/22



VILLAGE OF MUKWONAGO RESOLUTION 2022-49

**RESOLUTION APPROVING A ONE-LOT CERTIFIED SURVEY FOR A
PROPERTY LOCATED AT W303S10547 SANDY BEACH ROAD IN THE
TOWN OF MUKWONAGO**

WHEREAS, Daniel Kluechesky owns the property located at W303S10547 Sandy Beach Road in the Town of Mukwonago and has submitted a one-lot certified survey map to the Village for review; and

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

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on August 16, 2022, and recommended approval of the same as set forth in this resolution; and

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

1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
2. The area being dedicated for road purposes seems to be missing a number of distances. Please verify and revise as may be necessary.
3. The line weight of the line separating the land dedication and Lot 1 should be thinner than the perimeter line.
4. Include "dedicating" in the first sentence of the Mortgage Certificate on sheet 5.

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

Passed and dated this 17th day of August 2022

VILLAGE OF MUKWONAGO

By: _____

Fred Winchowky, Chairman/Village President

Attest: _____

Diana Dykstra, Village Clerk



PLANNING COMMISSION

August 16, 2022, at 6:30 pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW FOR BUILDINGS LOCATED AT 555 BAY VIEW ROAD

Project Summary

Request:	Architectural review – new roofing materials
Applicant:	LBJ Mukwonago Realty LLC (Robert Hoelzl, agent)
Application number:	2022-51
Location:	555 Bay View Road
Parcel number:	MUKV2010978002
Acreage:	1.7 acres
Current Use:	Multi-tenant buildings
Zoning Classification:	B-2 General Business district



Planning Staff Review

The roofing of the buildings on the subject property was damaged and the owner wants to change the roofing from asphalt shingles to standing seam metal roofing (see attached photos).

Subsection 100-152(f)(3) of the zoning code addresses exterior building materials in the B-2 zoning district. The pertinent part is included below. The Plan Commission will need to determine if standing seam metal roofing meets the intent for “standard residential roofing materials.” Additionally, the color needs to be considered. Again, does green meet the intent of “traditional roof colors, such as grey, black, or dark brown.”

(f) Design standards.

- (1) General requirement. The architectural design of all buildings shall be subject to plan commission approval.
- (2) Building materials and colors.
 - a. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, wood, glass, Dryvit, vinyl and aluminum siding are permitted. Metal is not permitted. A minimum of 25% of the gross area of street sides of buildings must be masonry.
 - b. Exterior building colors shall be nonreflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
 - c. Four-sided architecture is required.
- (3) Roofing materials and style.
 - a. Flat roofs are only permitted by plan commission approval.
 - b. Visible roof materials must be standard residential roofing materials. Roofs must be traditional roof colors, such as gray, black or dark brown.
- (4) Mechanical units. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

Potential Plan Commission Motion:

Approve the installation of the new roofing materials as set forth in Plan Commission Resolution 2022-13 (as drafted OR as amended)

Attachments

1. Application materials (photos)
2. Draft Plan Commission resolution 2022-13

Existing Conditions



Sample of Proposed Metal Roof Color



VILLAGE OF MUKWONAGO PLAN COMMISSION RESOLUTION 2022-013

**RESOLUTION APPROVING AN AMENDMENT OF BUILDING PLANS FOR
555 BAY VIEW ROAD (PARCEL NUMBER MUKV2010978002)**

WHEREAS, LBJ Mukwonago Realty LLC owns the property located at 555 Bay View Road and has submitted a petition to change the roof materials on the multi-tenant buildings at that location from asphalt shingles to standing seam metal roofing; and

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, the property owner and business operator have submitted an application to the Village; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on August 16, 2022; and

NOW, THEREFORE, BE IT RESOLVED, the Plan Commission of the Village of Mukwonago, approves the proposed roofing materials subject to the following conditions:

1. The proposed work as authorized herein must commence within 6 months of this date and continue in good faith to completion. If the work does not commence within the aforementioned time period, this approval is null and void without any further action by the Plan Commission.
2. All other aspects of any prior approvals remain unchanged.

Passed and dated this 16th day of August 2022

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk



PLANNING COMMISSION

August 16, 2022, at 6:30 pm
Mukwonago, WI
(Follow-up review of SPAR)

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE FOR RIVERVIEW CENTRE

The Plan Commission recommended approval of the conditional use for the drive-through lane for the coffee shop and asked for more details about the site design. The petitioner has revised various aspects of the proposal based on the questions and input from the Plan Commission meeting on June 14, 2022.

The proposed changes are as follows:

- 1) The A/C condenser for the coffee shop is shown located on the roof of the existing building (over the Subway space).
- 2) The coffee shop drive-through / menu board has been removed from the landscape peninsula and located on the side of the coffee shop building.
- 3) The coffee shop building's east elevation is revised to provide space for the menu board.
- 4) The Subway menu board that had been shown in the peninsula has been removed, and is shown (to scale) in its installed location near the building canopy column.
- 5) A guard rail is shown at the east end of the existing under-roof sidewalk. This, to preclude pedestrians from unknowingly stepping into the Subway drive-through lane.

Potential Plan Commission motion for approval:

Approve the revised site plan and architectural plans as set forth in the draft resolution (as drafted OR as amended).

Attachments

1. Revised materials
2. Plan Commission Resolution 2022-14 (for SPAR)



PARKING REQUIREMENTS:		
TENANT:	LAND USE:	DESCRIPTION OF REQUIREMENTS:
RIVERVIEW DENTAL	HEALTHCARE CLINIC	1) SPACE EACH EXAM ROOM OR EQUIVALENT 1) SPACE EACH 300 S.F. GROSS AREA NOT EXAM ROOMS
EDWARD JONES	PROFESSIONAL SERVICES	1) SPACE EACH 300 S.F. GROSS AREA
CHEWS KITCHEN	RESTAURANT	1) SPACE FOR EACH 3 PATRON SEATS OR 1) SPACE EACH 300 S.F. GROSS AREA DEVOTED TO PATRON SERVICE, WHICHEVER IS GREATER. 1) SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT
LEASE SPACE (EMPTY)	T.B.D.	1) SPACE EACH 300 S.F. GROSS AREA (EMPTY)
MODERN MAULS	GENERAL SERVICES	1) SPACE EACH 300 S.F. GROSS AREA
COST CUTTERS	GENERAL SERVICES	1) SPACE EACH 300 S.F. GROSS AREA
PROPOSED SUBWAY	RESTAURANT	1) SPACE FOR EACH 3 PATRON SEATS OR 1) SPACE EACH 300 S.F. GROSS AREA DEVOTED TO PATRON SERVICE, WHICHEVER IS GREATER. 1) SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT
PROPOSED COFFEE SHOP	RESTAURANT	1) SPACE FOR EACH 3 PATRON SEATS OR 1) SPACE EACH 300 S.F. GROSS AREA DEVOTED TO PATRON SERVICE, WHICHEVER IS GREATER. 1) SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT
TOTAL PARKING SPACES REQUIRED:		86
TOTAL PARKING SPACES PROVIDED:		92
ACCESSIBLE PARKING SPACES REQUIRED (PER IBC TABLE 1106.1):		4
ACCESSIBLE PARKING SPACES PROVIDED		4

PLANTING SCHEDULE			
TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE
A	EXISTING TREES TO REMAIN	15-18"H	3' DIA
B	DWARF SPirea TROEBELT		5

LANDSCAPE SCHEDULE			
TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE
A	EXISTING TREES TO REMAIN	15-18"H	3' DIA
B	DWARF SPirea TROEBELT		5

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



RIVERVIEW CENTRE

827 South Rochester Street
Mukwonago, WI 53149

SITE PLAN

SCALE: 1" = 20'-0"

2021/RIVERVIEW CENTRE_MUKWONAGORY-DRAWINGS.DWG

DATE: NOVEMBER 10, 2021

theDesign Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-34

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

DRAWING NAMES

SITE PLAN

DRAWING INDEX

PARKING REQUIREMENTS

LANDSCAPE SCHEDULE

REVISIONS

PROJECT DATA

DATE: 7/26/2022

DRAWN BY: JK

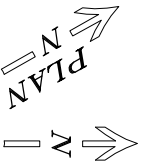
CHECKED BY: P.W.

SHEET NO.

SP-1

ALL DRAWINGS ARE
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FOR CONSTRUCTION



SITE AERIAL PHOTO

20
SP2

2021 RIVERVIEW CENTRE MUKWONAGO.DWG
DATE: NOVEMBER 10, 2021

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

theDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

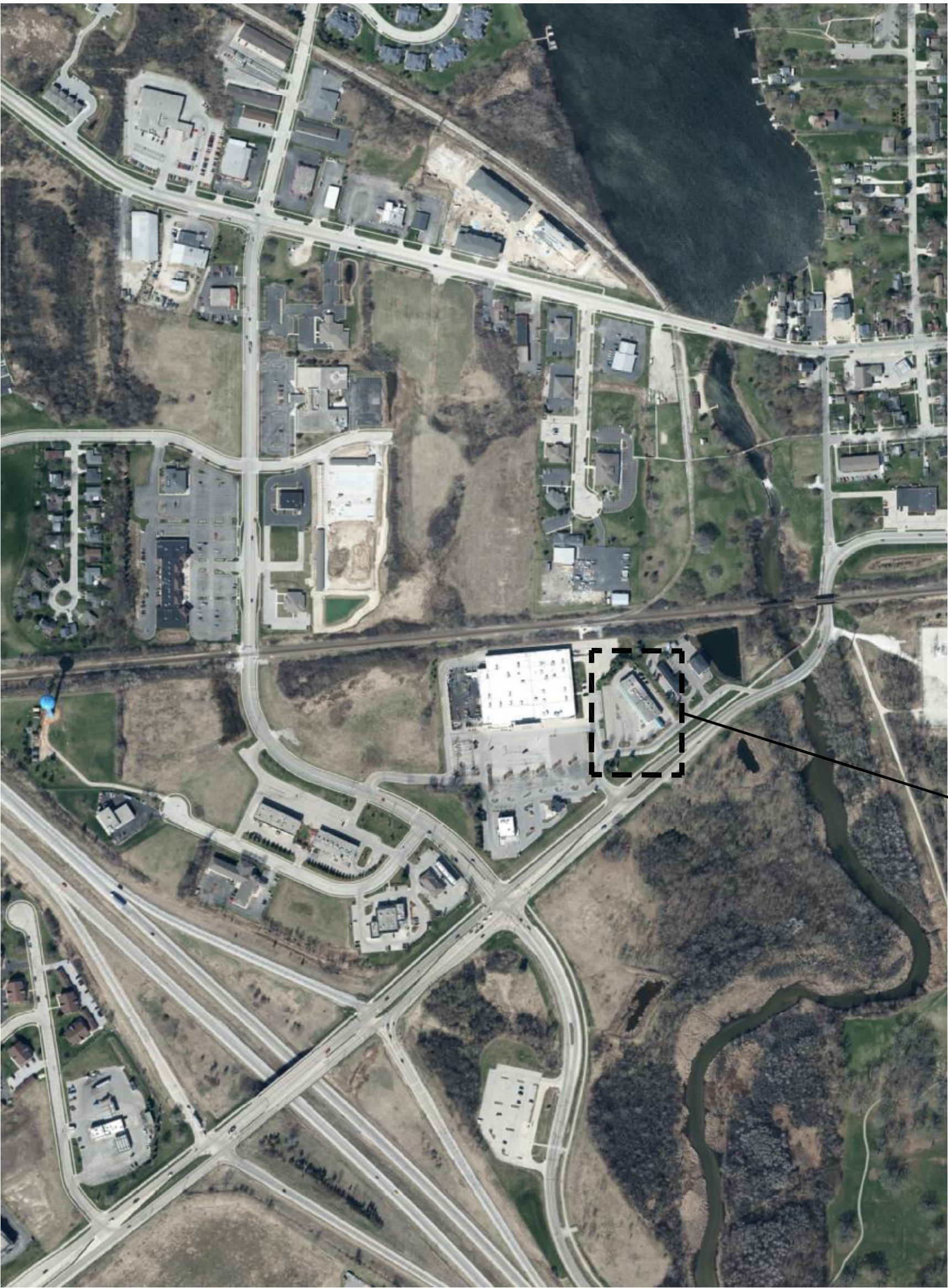
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SITE AERIAL PHOTO	
REVISIONS	
PROJECT DATA	
DATE: 7/26/2022	
DRAWN BY: JK	
CHECKED BY: P.W.	
SHEET NO.	

SP-2

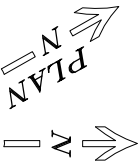
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



SITE LOCATION



20
SP2 SITE LOCATION / CONTEXT
SCALE: N.T.S.
2021/RI/VIEW CENTRE_MUKWONAGO/RY-DRAWINGS.DWG
DATE: NOVEMBER 10, 2021

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

theDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3436

DRAWING NAMES
SITE LOCATION / CONTEXT

REVISIONS

PROJECT DATA

DATE: 7/26/2022

DRAWN BY: JK

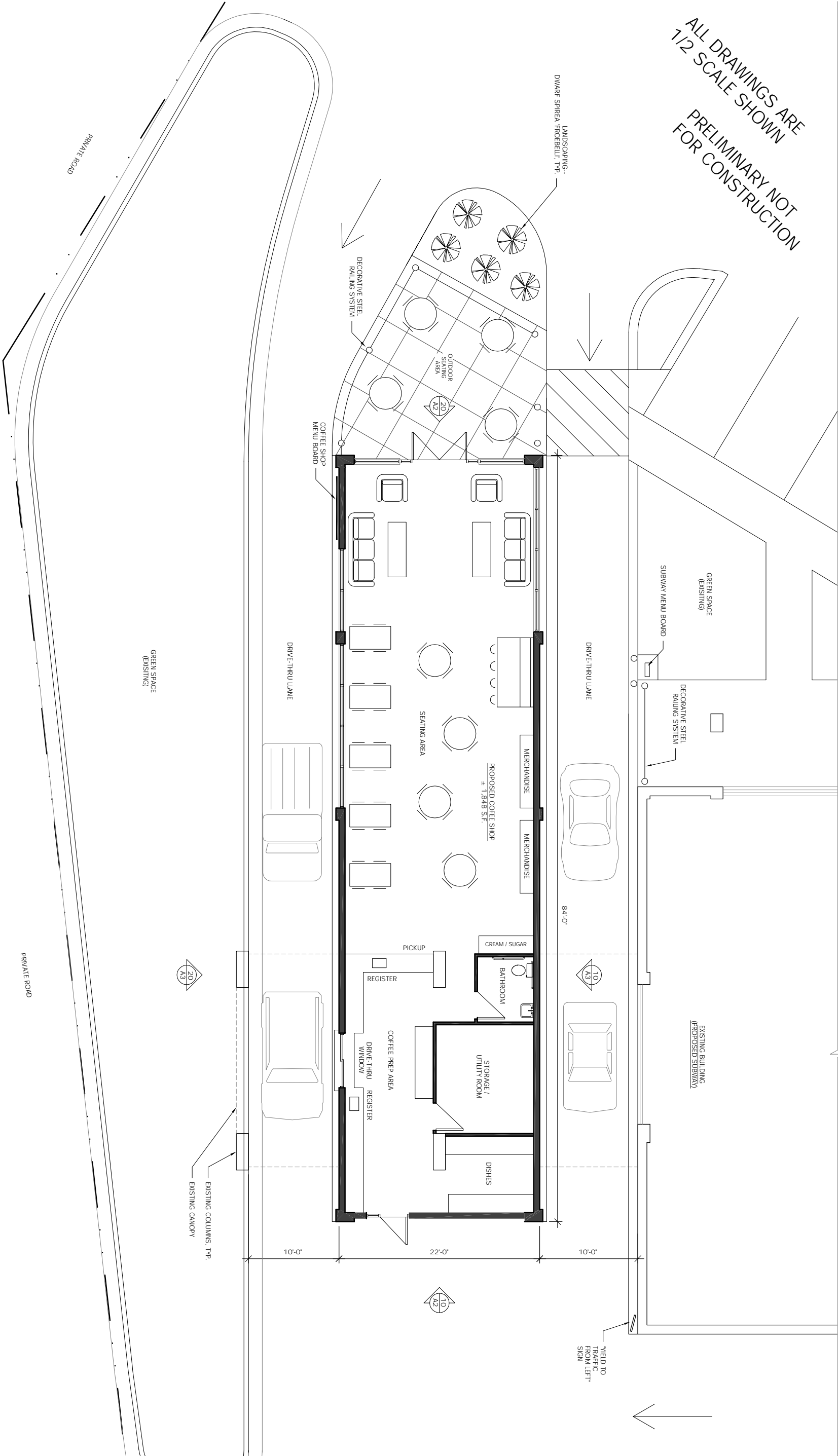
CHECKED BY: P.W.

SHEET NO.

SP-2.1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE PRELIMINARY NOT FOR CONSTRUCTION



20

A1

MAIN FLOOR PLAN

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

2021/RI/VIEW CENTRE_MUKWONAGO/RY-DRAWINGS.DWG

DATE:

DRAWING NAMES

MAIN FLOOR PLAN

PROJECT DATA

DATE: 7/26/2022

DRAWN BY: JK

CHECKED BY: P.W.

SHEET NO.

REVISIONS

RIVERVIEW CENTRE

827 South Rochester Street

Mukwonago, WI 53149

theDesign

Alliance

Architects, Inc.

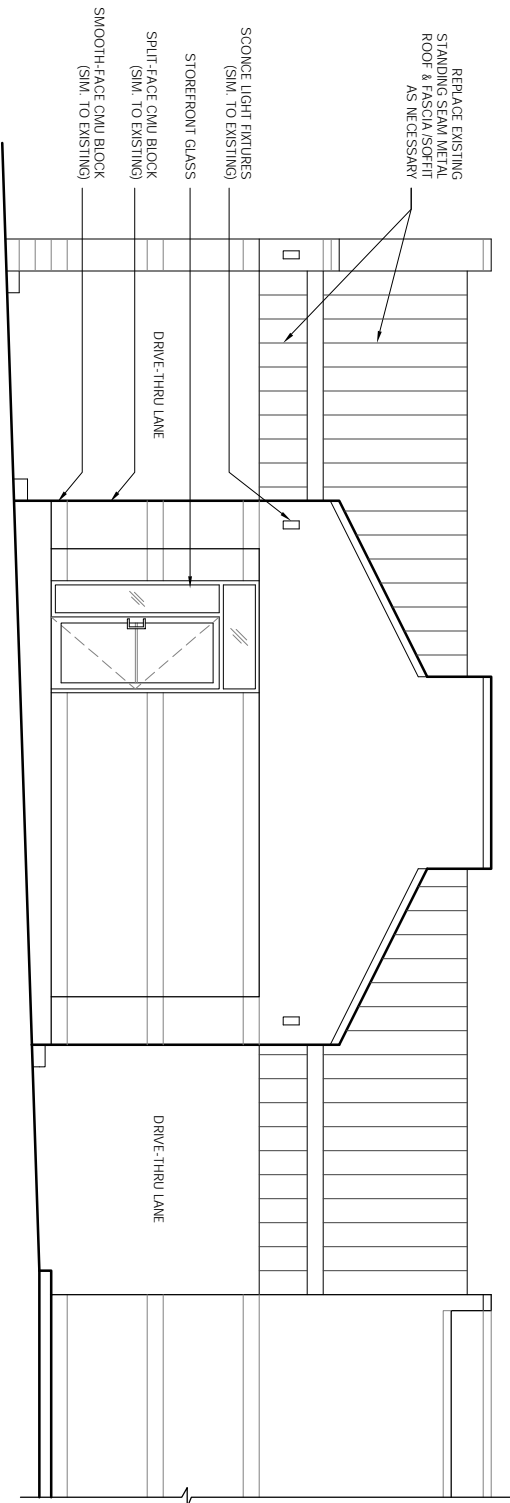
1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3438

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

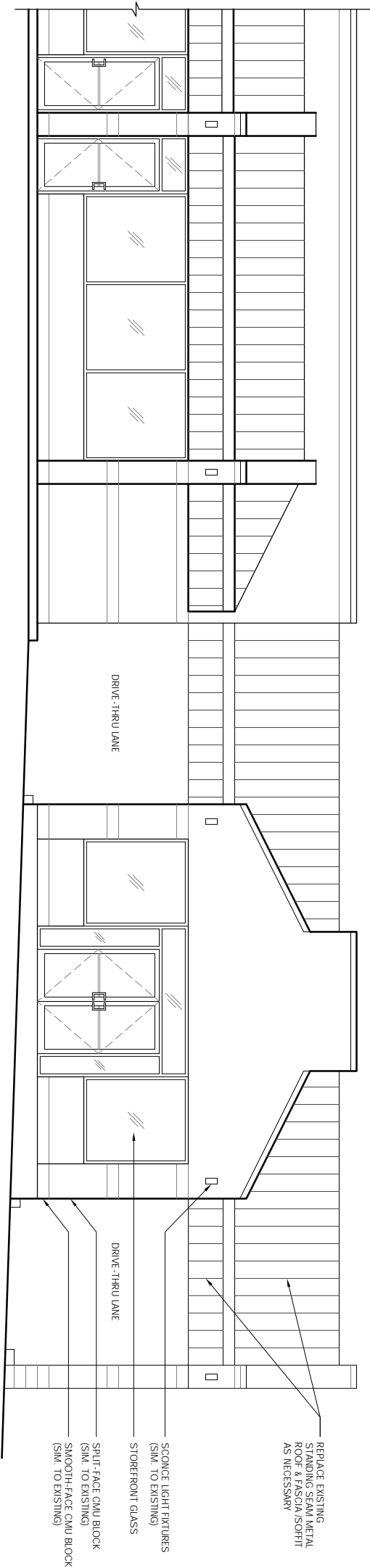
ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



10
A2

NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2021 RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG
DATE:

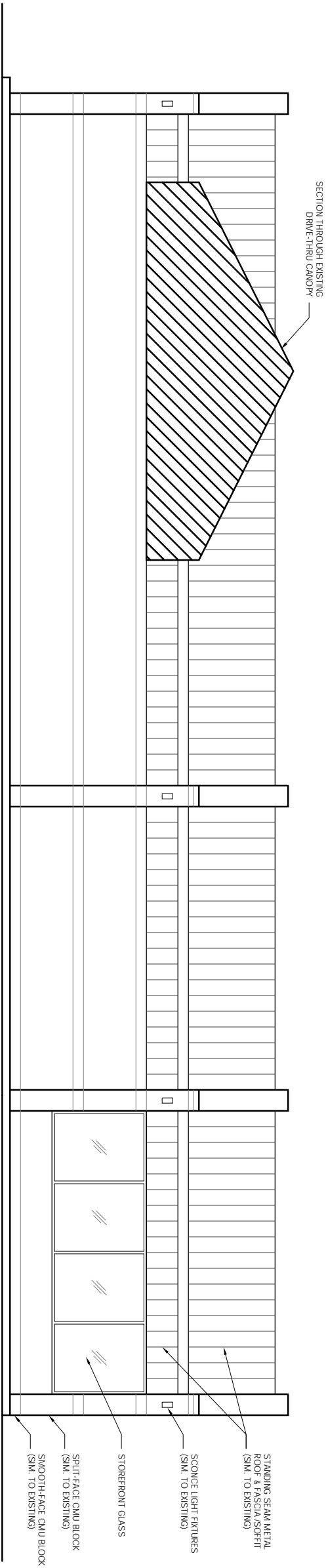


20
A2

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2021 RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG
DATE:

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

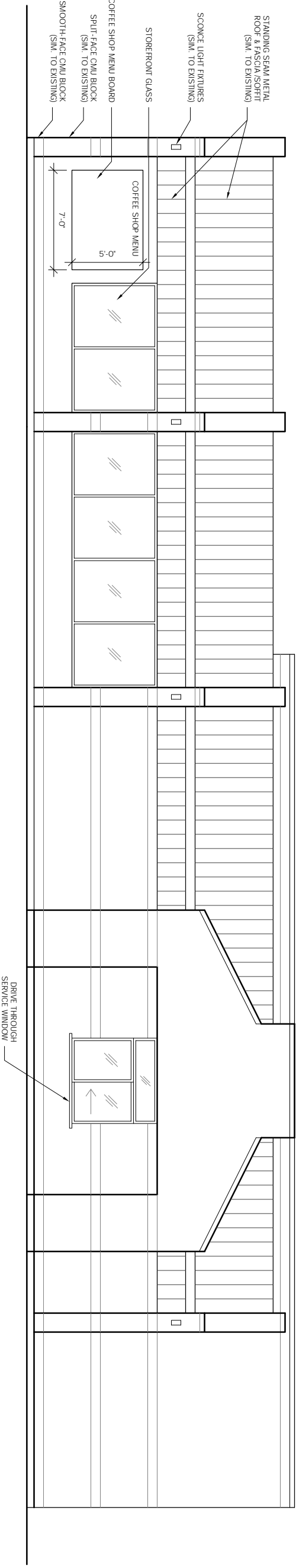
ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION



10
A3

WEST SECTION / ELEVATION

SCALE: 1/4" = 1'-0"
2021 RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG
DATE:



20
A3

EAST ELEVATION

SCALE: 1/4" = 1'-0"
2021 RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG
DATE:

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

theDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3440

DRAWING NAMES
ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 7/26/2022

DRAWN BY: JK

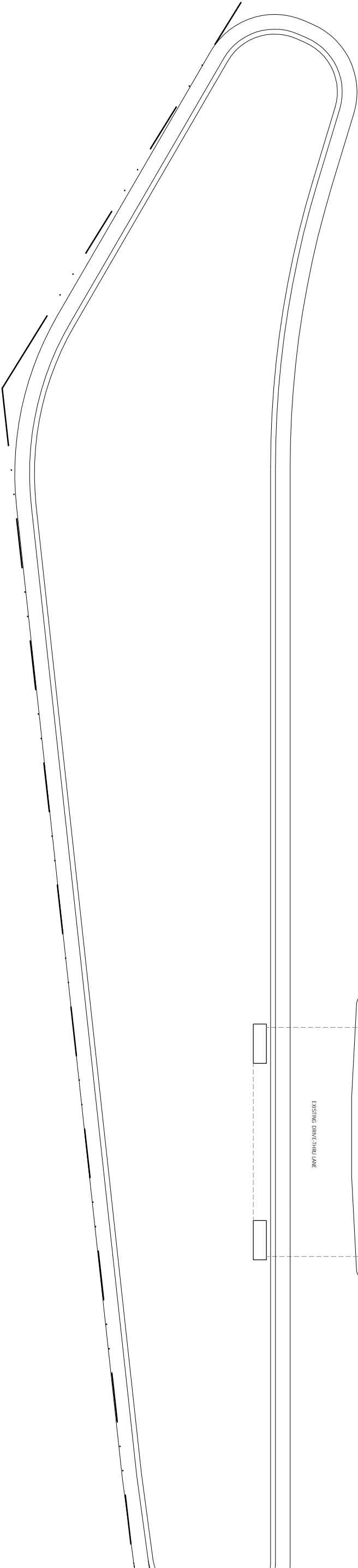
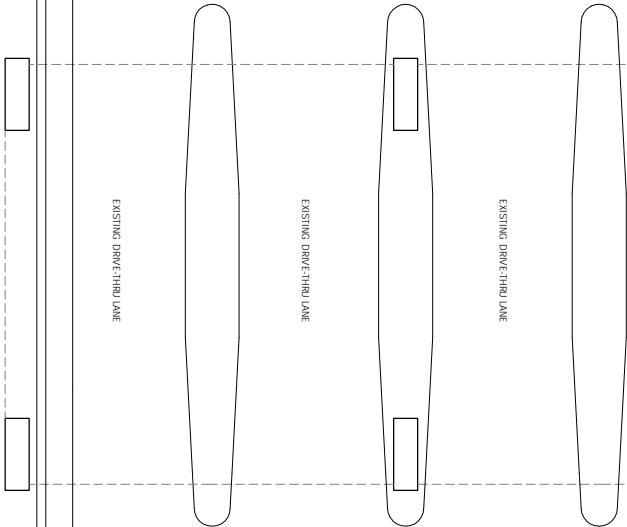
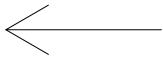
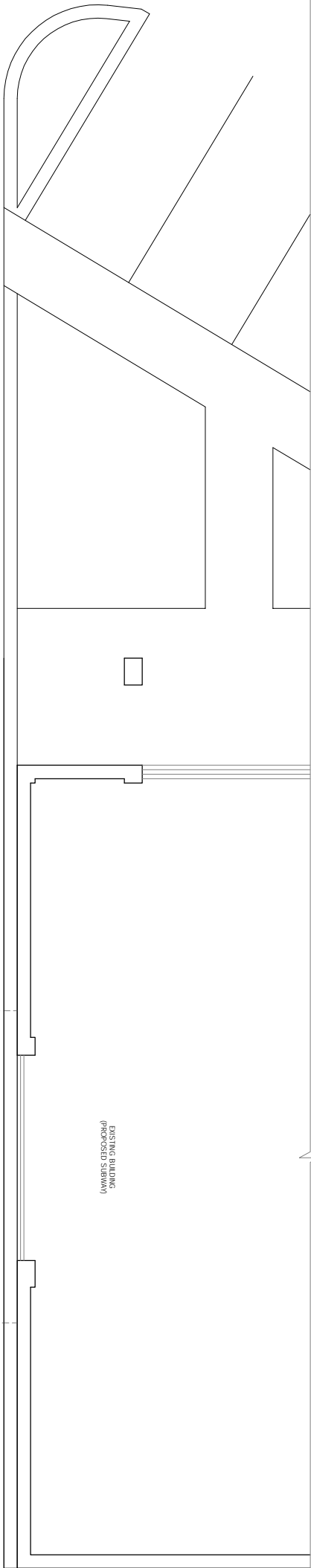
CHECKED BY: P.W.

SHEET NO.

A-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION



MAIN FLOOR PLAN (AS-BUILT)

SCALE: 3/16" = 1'-0"
2021 RIVERVIEW CENTRE_MUKWONAGO.RVT-DRAWINGS.DWG
DATE: 7/26/2022

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

DRAWING NAMES

MAIN FLOOR PLAN (AS-BUILT)

REVISIONS

PROJECT DATA

DATE: 7/26/2022

DRAWN BY: JK

CHECKED BY: P.W.

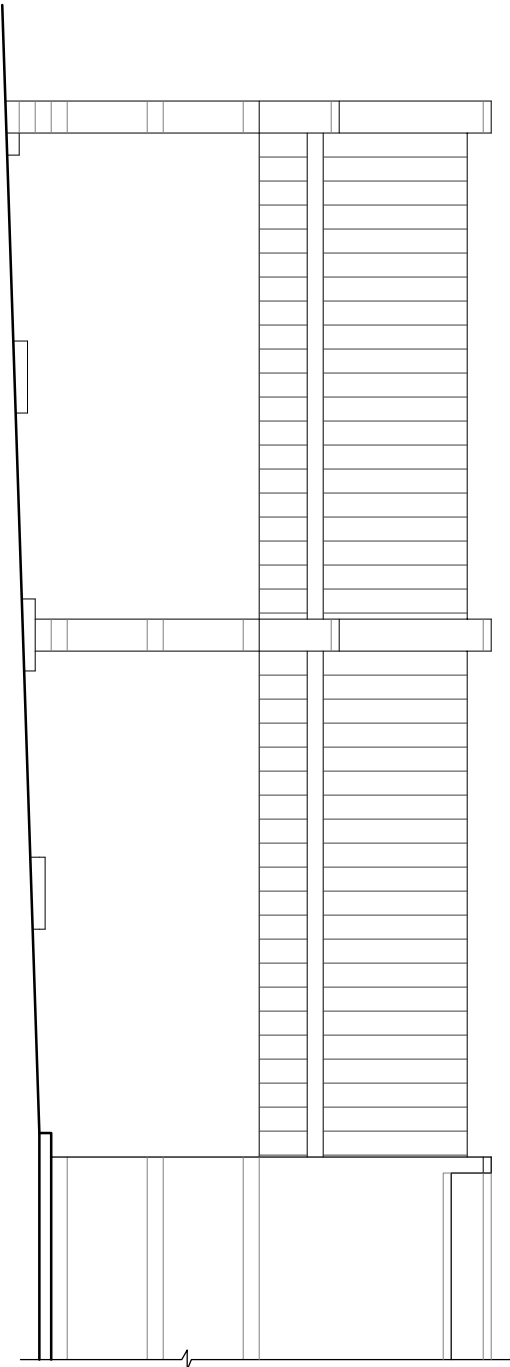
SHEET NO.

AB-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

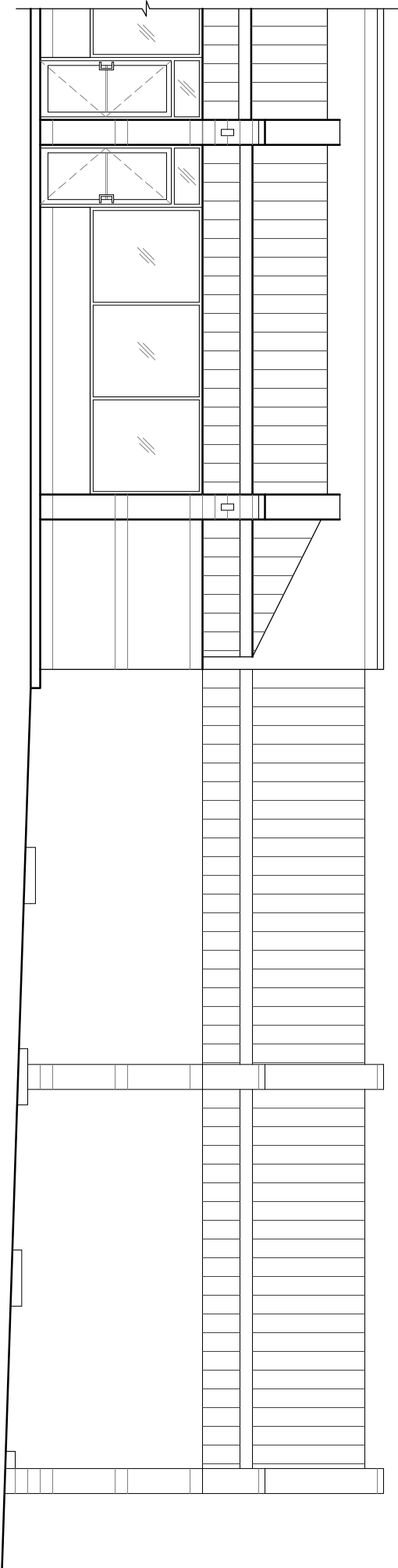
PRELIMINARY NOT
FOR CONSTRUCTION



10
AB2

NORTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2021RIVERVIEW CENTRE_MUKWONAGO.RVT-DRAWINGS.DWG
DATE:



20
AB2

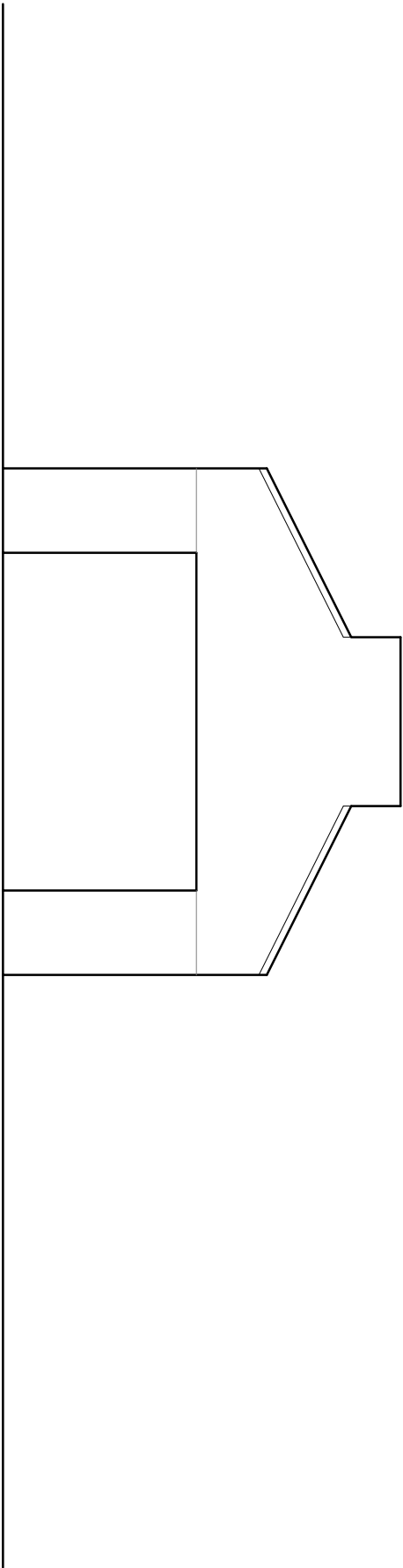
SOUTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2021RIVERVIEW CENTRE_MUKWONAGO.RVT-DRAWINGS.DWG
DATE:

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

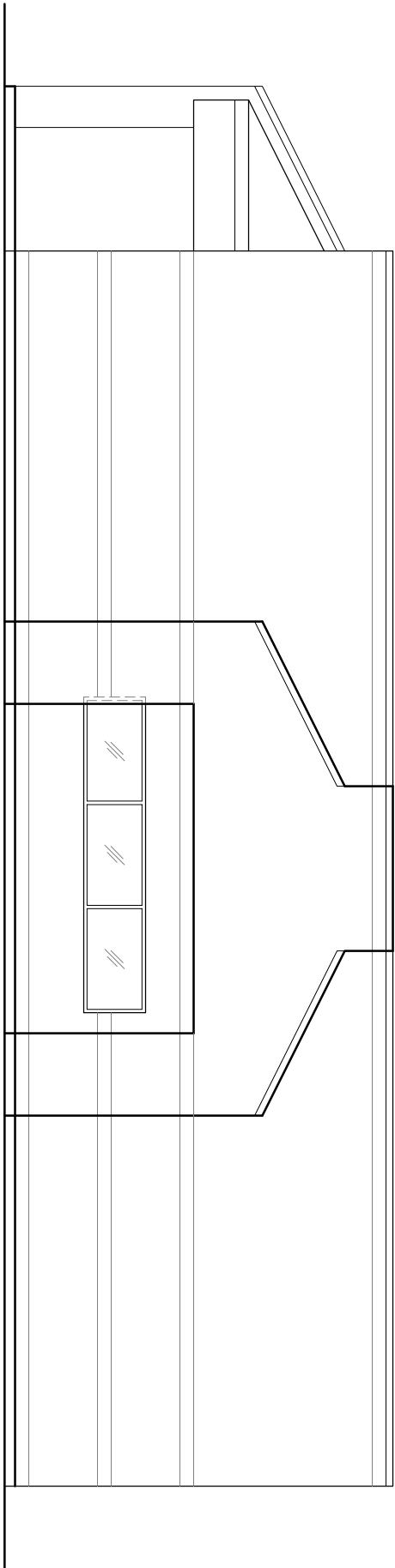
PRELIMINARY NOT
FOR CONSTRUCTION



10
AB3

WEST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2021RIVERVIEW CENTRE_MUKWONAGO.RVT-DRAWINGS.DWG
DATE:



20
AB3

EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2021RIVERVIEW CENTRE_MUKWONAGO.RVT-DRAWINGS.DWG
DATE:

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



7
AB4

EXG BLDG S.E. CORNER
SCALE: N.T.S.
2021 RIVERVIEW CENTRE MUKWONAGO.RV.DRAWINGS.DWG
DATE: JANUARY 29, 2022



17
AB4

EXG BLDG EAST ELEVATION
SCALE: N.T.S.
2021 RIVERVIEW CENTRE MUKWONAGO.RV.DRAWINGS.DWG
DATE: JANUARY 29, 2022



10
AB4

EXG BLDG SOUTH ELEVATION
SCALE: N.T.S.
2021 RIVERVIEW CENTRE MUKWONAGO.RV.DRAWINGS.DWG
DATE: JANUARY 29, 2022



20
AB4

EXG BLDG N.E. CORNER
SCALE: N.T.S.
2021 RIVERVIEW CENTRE MUKWONAGO.RV.DRAWINGS.DWG
DATE: JANUARY 29, 2022

SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6592

LOCATED IN PART OF THE NE 1/4 OF SECTION 35 &
THE NW 1/4 OF SECTION 36, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWANAGO, WAUKESHA COUNTY, WISCONSIN



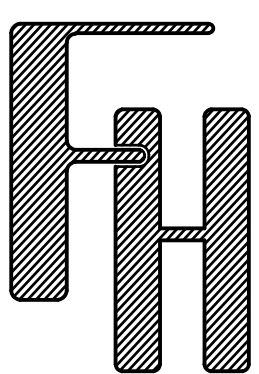
LOCATION SKETCH

LEGEND

- O = FOUND IRON PIPE STAKE
- = BOLLARD
- +804.4 = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- XXX--- = PROPOSED LAND CONTOURS
- - - - - = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- XXXXX = PROPOSED FINISHED GRADE/ELEVATION
- T.O.F. = TOP OF FOUNDATION ELEVATION
- F.F. = FIRST FLOOR ELEVATION
- T.C. = TOP OF CURB ELEVATION
- [Pattern] = NEW CONCRETE PAVEMENT
- [Pattern] = NEW ASPHALT PAVEMENT

SHEET INDEX

1. SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN
2. DEMOLITION PLAN
3. SPECIFICATIONS AND DETAILS



SITE, GRADING, DRAINAGE, &
EROSION CONTROL PLAN
827 SOUTH ROCHESTER STREET
MUKWANAGO, WISCONSIN

WORK ORDERED BY -
JENITZSCH-BARETTE PROPERTIES
34829 W. FARWAY ROAD
OCONOMOC, WISCONSIN 53066

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
06/13/2022 - TS
ADVANCE

PROJECT NO.
10655

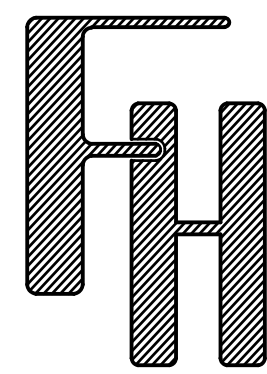
DATE
04/01/2022

SHEET NO.
1 OF 3

MAP SCALE IN FEET - ORIGINAL 1"=10'

DEMOLITION PLAN RIVERVIEW CENTER
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6592

LOCATED IN PART OF THE NE 1/4 OF SECTION 35 &
THE NW 1/4 OF SECTION 36, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWANAGO, WAUKESHA COUNTY, WISCONSIN



RIVERVIEW CENTER
DEMOLITION PLAN
827 SOUTH ROCHESTER STREET
MUKWANAGO, WISCONSIN

WORK ORDERED BY -
JENITZSCH-BARRETT PROPERTIES
34829 W. FARWAY ROAD
OCONOMOWOC, WISCONSIN 53066

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
06/13/2022 - TS
ADVANCE

PROJECT NO.

10655

DATE

04/01/2022

SHEET NO.

2 OF 3

LEGEND

- O = FOUND IRON PIPE STAKE
- + = BOLLARD
- +800.0 = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- - - - - = PROPOSED SILT FENCE OR STAKED 12" WATTLE
- ===== = PROPOSED FINISHED GRADE/ELEVATION
- T.O.F. = TOP OF FOUNDATION ELEVATION
- F.F. = FIRST FLOOR ELEVATION
- T.C. = TOP OF CURB ELEVATION
- ===== = CURB TO BE DEMOLISHED

10 5 0 10 20 30 40
MAP SCALE IN FEET - ORIGINAL 1"=10'

PLAN COMMISSION RESOLUTION 2022-14

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR A BUILDING ADDITION AND DRIVE-THROUGH LANE FOR PROPERTY LOCATED AT
827 S ROCHESTER STREET (RIVERVIEW CENTRE), VILLAGE OF MUKWONAGO
REVISING PLAN COMMISSION RESOLUTION 2022-07**

WHEREAS, Jentzsch-Barrette Properties owns the property located at 827 S Rochester Street (MUKV2009978003) and submitted a petition for site plan and architectural review as required by Section 100-601 of the Village's zoning regulations; and

WHEREAS, the proposed project includes an addition to the existing building and a second drive-through lane for the coffee shop; and

WHEREAS, drive-through lanes are allowed as a conditional use within the B-2 zoning district in which the subject property is located; and

WHEREAS, the Plan Commission reviewed the proposed project at their meeting on April 12, 2022, June 14, 2022, and August 16, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the building addition and drive-through lanes subject to the submitted application and plans on file in the office of the Zoning Administrator, with the following conditions:

1. Prior to any land-disturbing activity, the property owner obtains a conditional use approval from the Village for the drive-through lanes and records the conditional use order at the Waukesha County register of deeds office within the time period established in that approval.
2. The property owner must maintain a path of ingress/egress through the proposed outdoor seating area as required by the Village's building inspector.
3. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
4. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required for inspection services.
5. The applicant must obtain all required building permits within 9 months of this date and start construction within 6 months of the date of building permit issuance and continue in good faith to completion.
6. All work related to this project must comply with all plans approved by the Village.
7. The developer must comply with all requirements related to impact fees imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
9. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
10. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

Passed and dated this 16th day of August 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Plan Commission Chair

Attest: _____
Linda Gourdoux, Deputy Clerk-Treasurer



PLANNING COMMISSION

August 16, 2022, at 6:30 pm

Mukwonago, WI

Date: August 8, 2022

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, Interim Village Planner

Subject: Potential zoning code revisions relating to popup venues

As a follow-up to last month's meeting, Brad Zajork contacted a number of municipalities to get some additional information. Interestingly, the City of Green Bay is allowing the establishment of popup venues as a planned development district (as opposed to a conditional use). The benefit of this approach is it gives the jurisdiction more review authority, while creating a pathway for well-conceived projects to move forward.

Please find attached a draft ordinance for your consideration that uses that approach. Under this approach, the developer proposes a project and the village reviews it. Because this is purely a legislative matter (creating a new zoning district), the village is not obligated to approve a proposal.

If the Commission is agreeable to the potential zoning code amendment, a motion can be made recommending the change to the Village Board. The Board will then conduct the public hearing allowing for proper public notice.

Attachments:

1. Draft ordinance

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

ORDINANCE NO. 1008

**AN ORDINANCE TO AMEND CHAPTER 100 OF THE VILLAGE OF MUKWONAGO
MUNICIPAL CODE REGARDING POPUP VENDOR VENUES AS A PLANNED
DEVELOPMENT DISTRICT**

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

SECTION I

SECTION 1. Create Article XV of the zoning code as set forth in Exhibit 1.

SECTION II

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

SECTION III

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

PASSED AND ADOPTED by the Village Board this, 21st day of September 2022.

APPROVED:

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer

Exhibit 1.

ARTICLE XV POPOP VENDOR VENUE

100-910 Generally

A popup vendor venue is a place where multiple vendors offer their goods from various buildings, including shipping containers and food trucks, which are located on a single parcel in a preplanned and coordinated manner. A vendor unit may be in a single independent building or the units may be connected to other units by interior connections or exterior walkways. The vendor units are typically supplied by the site operator. Typical vendors include restaurants, taverns, retail, and limited personal services (barber, manicurist, and the like). Vendors specially excluded include tattoo shops and body piercing.

100-911 Application and review procedure

A popup vendor venue is reviewed as a planned development district as set forth in this chapter.

100-912 Where allowed

A popup vendor venue is only allowed in the B-2 zoning district. Given the potential off-site impacts, a popup vendor venue shall not abut a residential property.

100-913 General design requirements

In the design of a popup vendor venue the following design principles must be satisfied:

- (1) The placement of the individual buildings must be well coordinated so as to create an inviting and accessible space.
- (2) In addition to any other required landscaping required by the zoning code, the buildings need to be well landscaped along the rear of the building or otherwise screened if visible from the public right-of-way.
- (3) The venue must include one or more common areas with seating and similar amenities where patrons may gather and socialize.
- (4) Outdoor lighting is allowed subject to review and approval of the Plan Commission as set forth in the final development plan.
- (5) The site operator must provide trash collection and restroom facilities for all of the vendors and their patrons.
- (6) The venue may from time-to-time host live music, provided ample parking is available, and the details are reviewed and approved by the Plan Commission.
- (7) Buildings shall be oriented in a pattern that is compatible with the development pattern in the surrounding area.
- (8) The project shall accommodate emergency vehicles to the satisfaction of the Village of Mukwonago fire chief.
- (9) The project shall include an internal network of pedestrian paths.
- (10) Low-impact stormwater techniques should be incorporated into the project to the extent feasible.

100-914 Parking

Parking standards are established in the final development plan depending on the proposed mix of vendors.

100-915 Lot coverage

Impervious surfaces within the project site shall not exceed 60 percent. Patios, pedestrian walks, and other similar surfaces that are an integral part of the open space areas are not be counted in impervious surface calculations.

100-916 Screening

Screening, such as landscaping, decorative fencing, or berms, shall be provided around the perimeter of a popup vendor venue to the extent deemed appropriate by the Plan Commission to ensure the project fits in with the character of the area.

100-917 Amendment

Once a popup vendor venue is approved as a planned development district, such district may be amended as set forth in this chapter.