

Village of Mukwonago  
**Notice of Meeting and Agenda**

**PLAN COMMISSION MEETING**  
**Tuesday, September 13, 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 August 16, 2022 regular meeting.  
[20220816 PlanCommissionMinutesdraft.pdf](#)

**5. New Business**

*Discussion and Possible Action on the Following Items*

- 5.1 Discussion and possible approval of **PC-RESOLUTION 2022-16** of four wall signs for Goodwill Industries of Southeastern WI, applicant; 101 Arrowhead Dr; Parcel MUKV 2015-997-010.  
[Staff Report Combined.pdf](#)  
[PC-RESOLUTION 2022-16 Goodwill Sign.pdf](#)
- 5.2 Discussion and possible recommendation to Village Board on **RESOLUTION 2022-56** for the Final Plat for Chapman Farms Addition No 1 (Second Phase) Belinski Homes, applicant.  
[Staff Report Combined.pdf](#)  
[RESOLUTION 2022-56 Chapman Farms Add No 1 final plat.pdf](#)
- 5.3 Discussion and possible recommendation to Village Board on **ORDINANCE 1009** for rezoning of parcel MUKV 1969-994 from R-1 to P-1 and parcel MUKV 196-992 from R-1 to M-1.  
[Staff report for September 13 2022.pdf](#)

- 5.4 Discussion and possible approval of **PC-RESOLUTION 2022-15** Site Plan Architectural Review amendment and Signage for WalMart, applicant; 250 E Wolf Run; Parcel MUKV 2013-994-001.

[Staff Report Combined.pdf](#)

[PC-RESOLUTION 2022-15 Walmart.pdf](#)

## **6. Adjournment**

### ***Membership:***

*Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and 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, August 16, 2022**

#### **Call to Order**

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

#### **Roll Call**

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

Commissioners excused: Jason Wamser

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

#### **Comments from the Public**

Opened at 6:30 pm  
Joline Palatino; 1204 Mukwonago Dr; Spoke against Scooter's Coffee Shop  
Jim Winter; 139 Lake St; Spoke against Scooter's Coffee Shop  
Cheryl Dewey; 138 Park Pl; Spoke against Scooter's Coffee Shop  
Closed at 6:37 pm

#### **Minutes**

Motion made by Penzkover/Meiners to approve the minutes of the July 12, 2022 meeting, unanimously carried.

#### **Public Hearing**

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).

Opened at 6:38 pm  
Darlene Johnson; 621 Small Farm Rd; Spoke against  
President Winchowky stated that the applicant has been non-responsive in attempts to move forward with this project. At this time, the project is on hold.  
Closed at 6:40 pm

#### **New Business**

**Discussion and possible approval 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.**

Schwecke gave overview of project

Motion by Penzkover/Kettner to approve **PC-RESOLUTION 2022-10** for demolition of a building the John and Loraine McAdams Family Trust, applicant; 318 S Rochester St; MUKV 1976-146, unanimously carried.

**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.**

Schwecke gave overview of project

Motion by Penzkover/Kettner to approve **PC-RESOLUTION 2022-11** for demolition of building John and Loraine McAdams Family Trust, applicant; 112 Meacham St; MUKV 1976-143, unanimously carried.

**Discussion and possible approval of PC-RESOLUTION 2022-12 for Site Plan and Architectural Review of the outdoor space for American Legion Community Post 375, applicant; 627 E Veterans Way; MUKV 1964-991-001.**

Schwecke gave overview of project

Motion by Meiners/Brill to approve **PC-RESOLUTION 2022-12** for Site Plan and Architectural Review of the outdoor space for American Legion Community Post 375, applicant; 627 E Veterans Way; MUKV 1964-991-001, unanimously carried.

**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.**

Schwecke gave overview of project

Motion Meiners/Brill to recommend to Village Board **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, unanimously carried.

**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.**

Schwecke gave overview of project

Motion by Meiners/Penzkover to approve **PC-RESOLUTION 2022-13** for Architectural Review of roofing materials LBJ Mukwonago Realty Co, applicant; 555 Bay View Rd; MUKV 2010-978-002, with the color being Hunter Green or Dark Green, unanimously carried.

**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.**

Schwecke gave overview of project changes

Pete Weston, architect; gave overview of project changes

Motion by Penzkover/Meiners to approve **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, carried.

Roll Call: No; Brill: Yes; Meiners, Kettner, Penzkover, Rutenbeck, Winchowky; Excused; Wamser



**Discussion and possible recommendation to the Village Board on ORDINANCE 1008 for potential zoning code amendment relating to popup venues.**

Schwecke gave overview of project

Brad Zajork gave overview of project

Motion by Penzkover/Meiners to recommend to the Village Board ORDINANCE 1008 for potential zoning code amendment relating to popup venues, unanimously carried.

**Information Only: Minor changes 115 Hill Court.**

Planner Schwecke and Administrator Schnook gave overview of project changes to 115 Hill Court building and site. Building will now only have one occupant and site will allow for more truck/trailer parking.

**Adjournment**

Meeting adjourned at 7:26 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer



## PLANNING COMMISSION

September 13, 2022, at 6:30 pm  
Mukwonago, WI

### SIGNAGE FOR GOODWILL INDUSTRIES LOCATED AT 101 ARROWHEAD DRIVE

#### Project Summary

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Request:	Wall signs
Applicant:	Goodwill Industries of Southeastern Wisconsin Inc (Lemberg Signs, contractor)
Application number:	2022-54
Location:	101 Arrowhead Drive
Parcel number:	MUKV2015997010
Acreage:	3.3 acres
Current Use:	Retail
Zoning Classification:	B-3 Community Business district

#### Planning Staff Review

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The petitioner is proposing four wall signs as described in the attached plans. Staff has reviewed the proposed signs and has determined they comply with the applicable code requirements, including sign area, placement, and lighting.

#### Potential Plan Commission Motion:

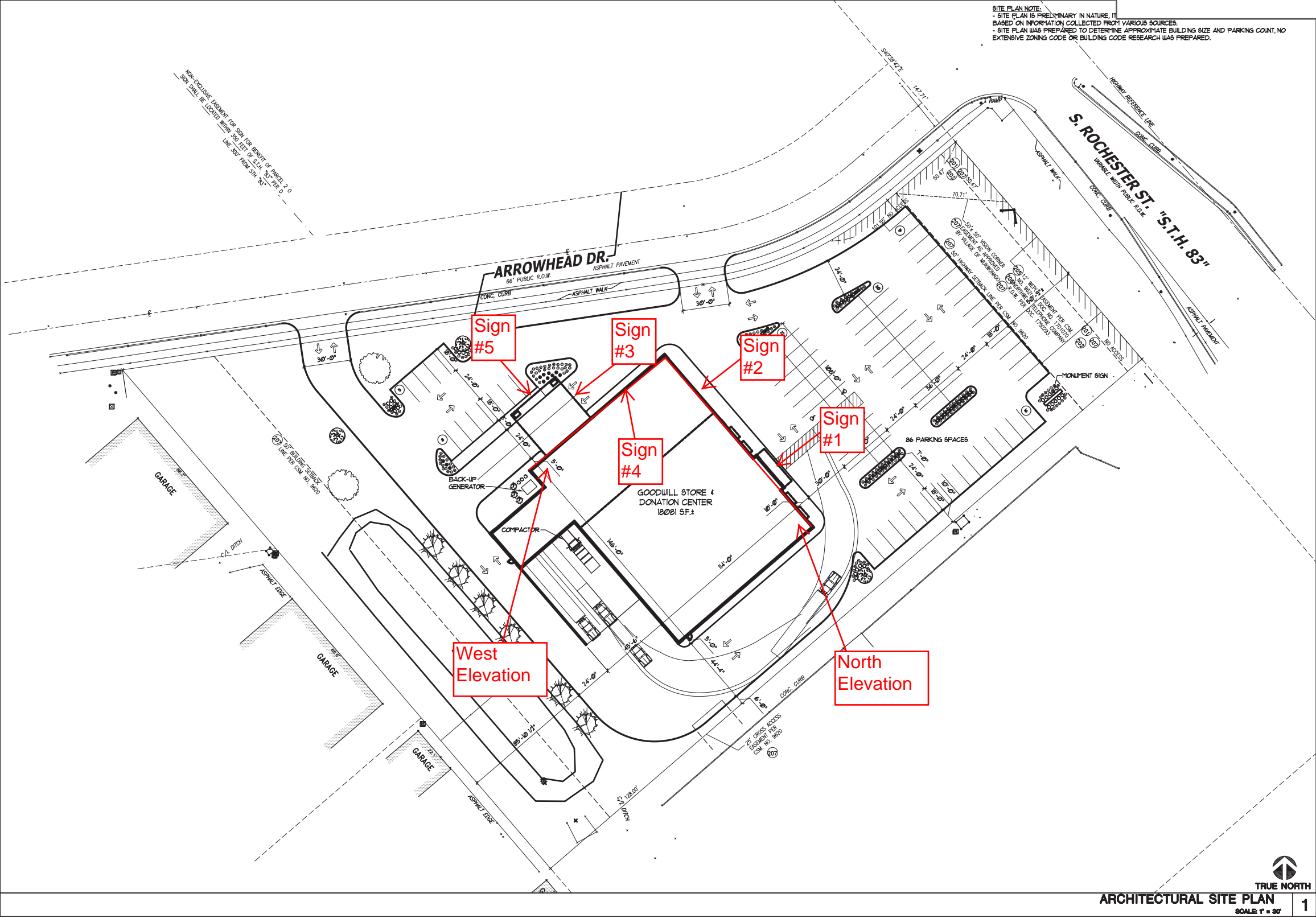
Approve the wall signs for Goodwill Industries as set forth in Plan Commission Resolution 2022-16 as drafted (**OR** as amended)

#### Attachments

1. Application materials
2. Draft Plan Commission resolution 2022-16

PLOT DATE 2/26/2021

FILE NAME P:\PROJECTS\GOODWILL - MUKWONAGO\SPDL\_GW MUKWONAGO.DWG



FULL SIZE PRINT = 24" x 36" SHEET



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Goodwill, Mukwonago

Location: 101 Arrowhead Dr.

City: Mukwonago, WI

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: NTS

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_MAP\_v01\_r00\_D

Date:  
6-22-22

Sign #1 / Wall Sign Specifications

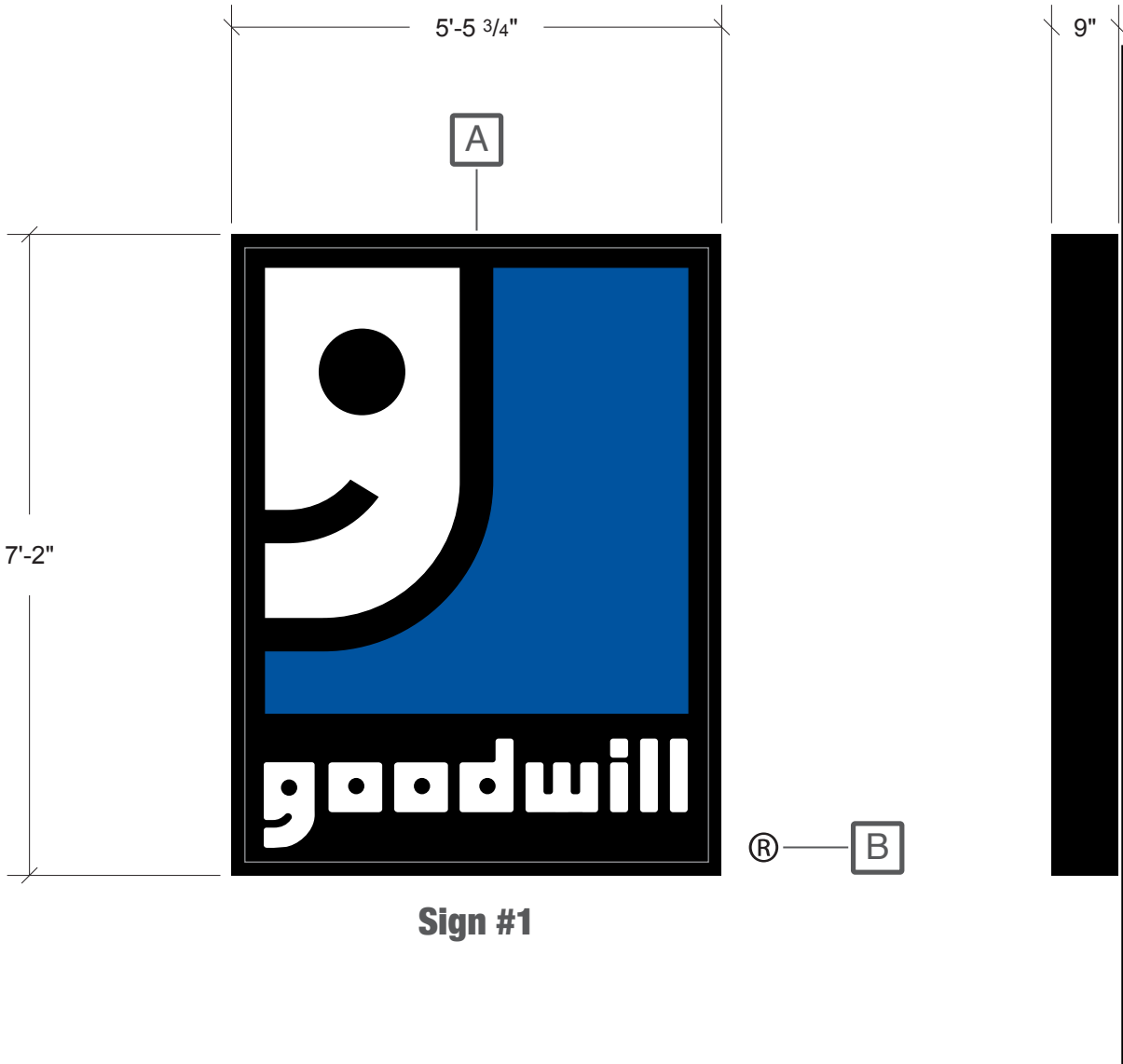
One (1) Wall Sign Cabinet  
Illuminated (Face Lit)  
Photo Cell

(A) Wall Sign  
9” deep extruded aluminum cabinet w/ flex faces decorated w/  
first surface 3M Vinyl Graphics. Internal white LED illumination.  
UL approved fabrication.

NO Rivnuts for mounting, just a 3/8" holes.

(B) Registration Mark  
4” x 4” flat cut pvc disc for registration mark, stud mount flush.

- Colors:
- (2) 3M Blue (3630-36) Translucent Vinyl Graphics(Logo)
  - (3) Black Painted Finish / 3M Black (7725-212) Opaque Vinyl Graphics
  - (4) White Lexan / White Acrylic



SIGNS

4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Goodwill, Mukwonago  
Location: 101 Arrowhead Dr.  
City: Mukwonago, WI

Sales Representative: Brian Pritzkow  
Project Manager: TBD  
Designer: Eric Bailey

Scale: 1/2"=1'  
Paper Size: 11x17  
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_WS\_v01\_r01\_D

Date:  
8-11-22

Sign #2 / Channel Letter Specifications

One (1) Set of Channel Letters  
Illuminated (Face Lit) / Raceway Mounted / Photo Cell

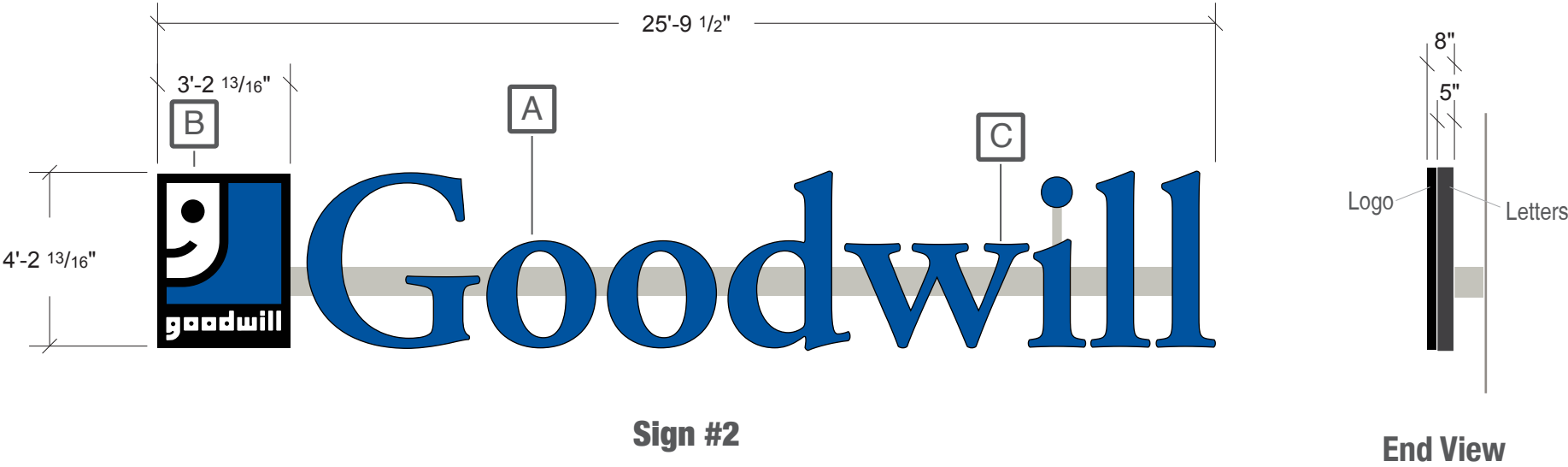
(A) Channel Letters  
Letters: 5" deep aluminum return in black finish, clear Acrylic faces with 3M Dual Color vinyl graphics (3632-222) painted to match 3M Blue (3630-36) applied first surface, w/ 1" black trim cap & internal white LED illumination, 7100K, Power Supplies to be multi voltage 120/277.

(B) Logo Cabinet  
8" deep extruded aluminum cabinet in black finish, 1" black aluminum retainers, white lexan faces with 3M Blue (3630-36) & opaque black vinyl graphics applied first surface & internal white LED illumination.

(C) Raceway  
Standard Channel Letter Raceway, painted to match building (TBD).

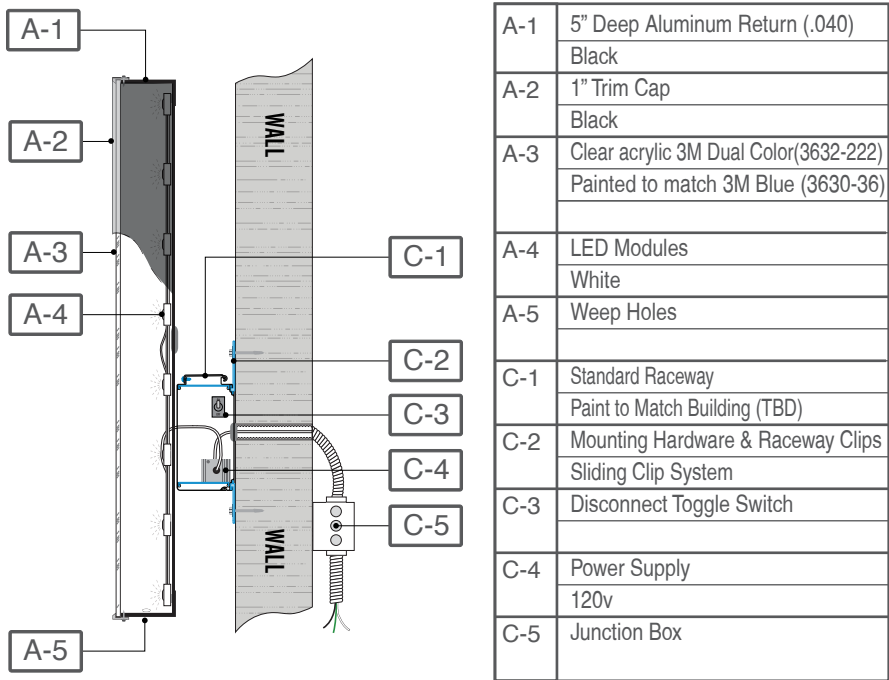
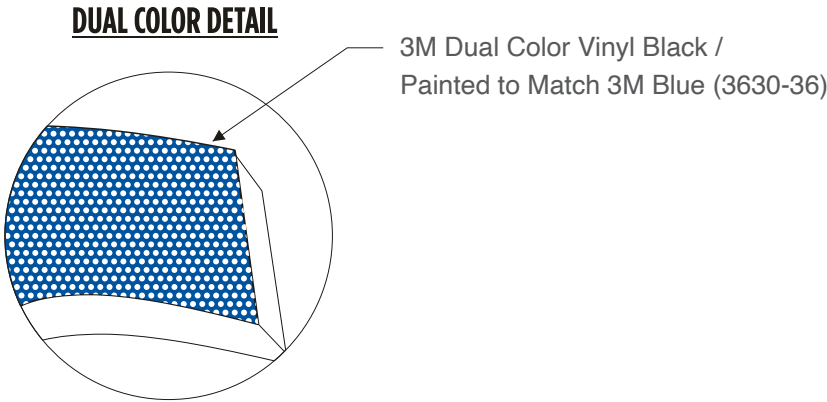
UL approved fabrication

- Colors:
- (1) 3M Dual Color Vinyl Graphics (3632-222) Painted to Match 3M Blue (3630-36) Vinyl Graphics (Letters)✓
  - (2) 3M Blue (3630-36) Translucent Vinyl Graphics (Logo)✓
  - (3) Black Painted Finish / 3M Black (7725-212) Opaque Vinyl Graphics✓
  - (5) White Lexan / White Acrylic✓
  - (6) Raceway / TBD?



Face Lit Channel Letters - Raceway Mounted / Cross Section Detail

Raceway Mounted Power Supplies



SIGNS

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Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Goodwill, Mukwonago

Location: 101 Arrowhead Dr.

City: Mukwonago, WI

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 1/4"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_CL(2N)\_v01\_r01\_D

Date:  
8-11-22

Signs # 3 & 5 / Donation Center Specifications

Two (2) Wall Sign Cabinets  
Illuminated (Face Lit)  
Photo Cell

(A) Donation Sign Cabinets  
Single face wall cabinet / internally illuminated with white LED's / .050 pre-finished blk/wht aluminum return - 8" depth.  
Face: translucent white acrylic face w/ 2" black jewelite trim & 1st surface applied 3M Blue (3630-36) Translucent Vinyl Graphics.

- Colors:
- (2) 3M Blue (3630-36) Translucent Vinyl Graphics (Logo) / Paint to Match
  - (4) White Lexan / White Acrylic



Signs # 3 & 5



Side View



4085 North 128th Street  
Brookfield, WI 53005  
p. 262-781-1500  
www.LembergElectric.com

Client: Goodwill, Mukwonago  
Location: 101 Arrowhead Dr.  
City: Mukwonago, WI

Sales Representative: Brian Pritzkow  
Project Manager: TBD  
Designer: Eric Bailey

Scale: 3/4"=1'  
Paper Size: 11x17  
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_DS\_v01\_r01\_D

Date:  
8-11-22

Sign #4 / Channel Letter Specifications

One (1) Set of Channel Letters  
Illuminated (Face Lit) / Raceway Mounted / Photo Cell

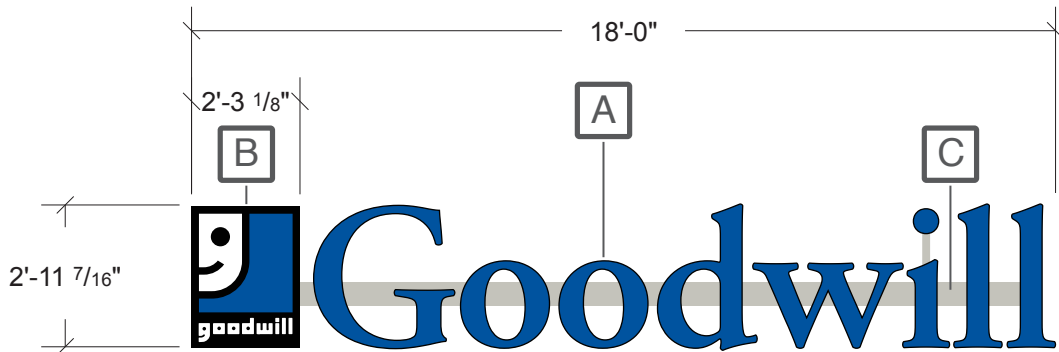
(A) Channel Letters  
Letters: 5" deep aluminum return in black finish, clear Acrylic faces with 3M Dual Color vinyl graphics (3632-222) painted to match 3M Blue (3630-36) applied first surface, w/ 1" black trim cap & internal white LED illumination, 7100K, Power Supplies to be multi voltage 120/277.

(B) Logo Cabinet  
8" deep extruded aluminum cabinet in black finish, 1" black aluminum retainers, white lexan faces with 3M Blue (3630-36) & opaque black vinyl graphics applied first surface & internal white LED illumination.

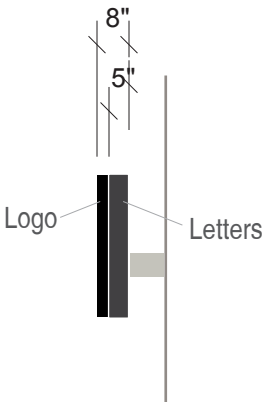
(C) Raceway  
Standard Channel Letter Raceway, painted to match building (TBD).

UL approved fabrication

- Colors:
- (1) 3M Dual Color Vinyl Graphics (3632-222) Painted to Match 3M Blue (3630-36) Vinyl Graphics (Letters)✓
  - (2) 3M Blue (3630-36) Translucent Vinyl Graphics (Logo)✓
  - (3) Black Painted Finish / 3M Black (7725-212) Opaque Vinyl Graphics✓
  - (5) White Lexan / White Acrylic✓
  - (6) Raceway / TBD?



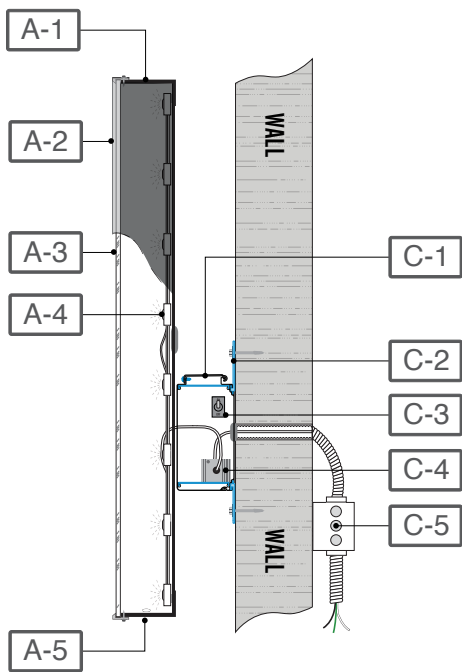
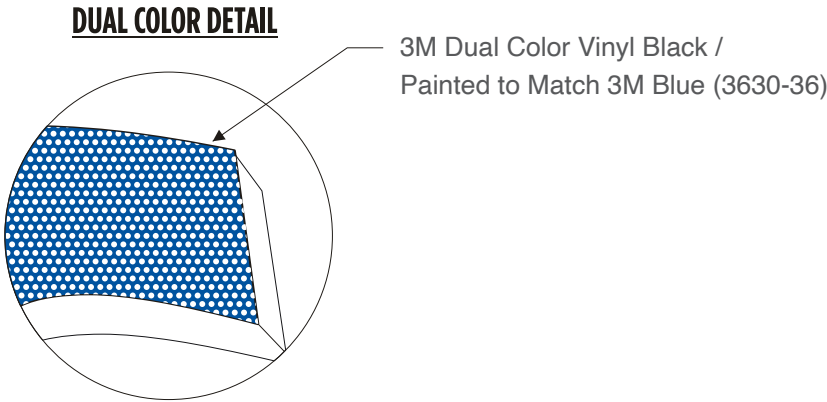
Sign #4



End View

Face Lit Channel Letters - Raceway Mounted / Cross Section Detail

Raceway Mounted Power Supplies



A-1	5" Deep Aluminum Return (.040) Black
A-2	1" Trim Cap Black
A-3	Clear acrylic 3M Dual Color(3632-222) Painted to match 3M Blue (3630-36)
A-4	LED Modules White
A-5	Weep Holes
C-1	Standard Raceway Paint to Match Building (TBD)
C-2	Mounting Hardware & Raceway Clips Sliding Clip System
C-3	Disconnect Toggle Switch
C-4	Power Supply 120v
C-5	Junction Box



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Client: Goodwill, Mukwonago

Location: 101 Arrowhead Dr.

City: Mukwonago, WI

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 1/4"=1'

Paper Size: 11x17

Signature / Date:

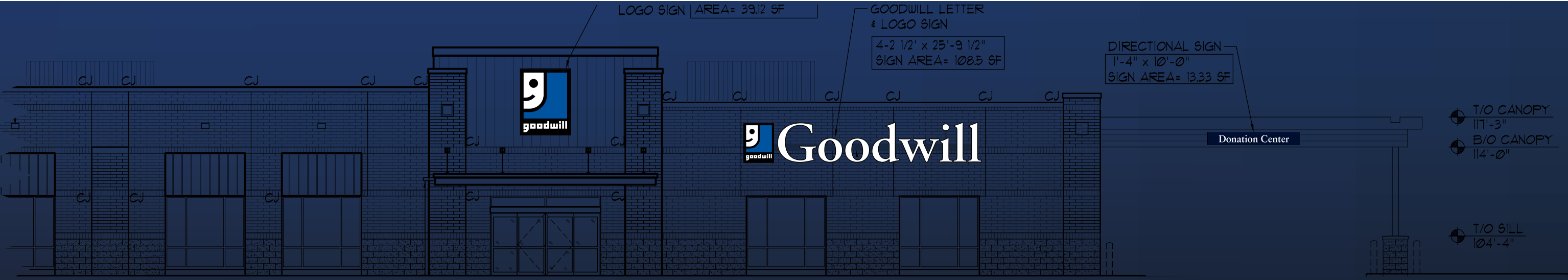
Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_CL(2N)\_v01\_r01\_D

Date:  
8-11-22





Illumination



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City: Mukwonago, WI

Sales Representative: Brian Pritzkow

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/32"=1'

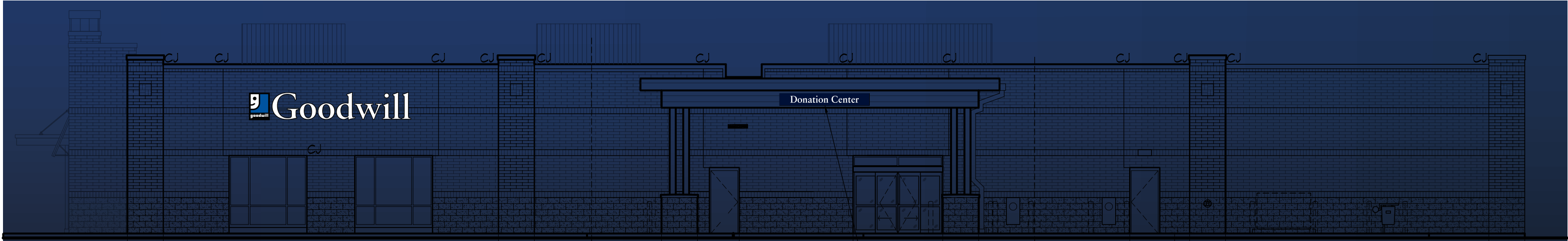
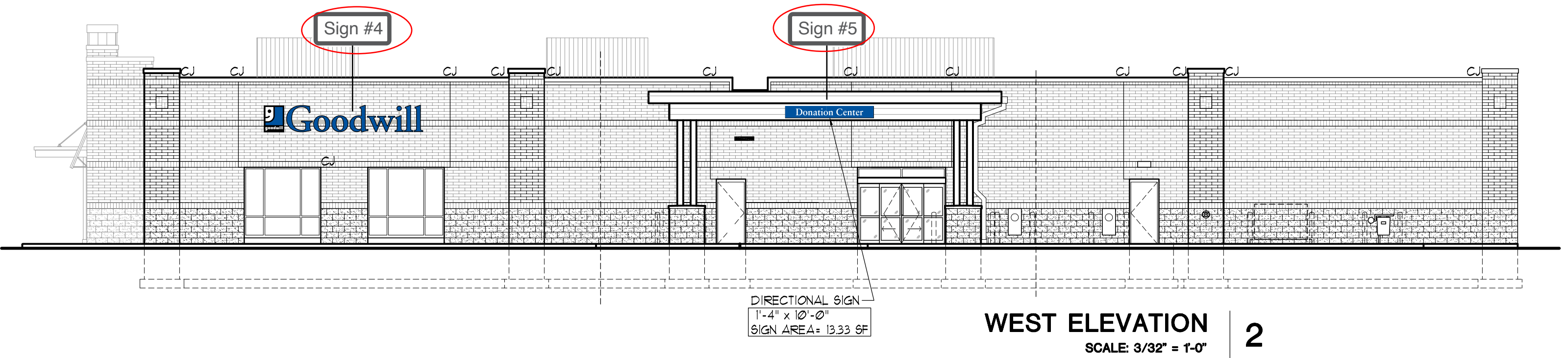
Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_ELE\_N\_v01\_r00\_D

Date:  
6-22-22





Illumination



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City: Mukwonago, WI

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Project Manager: TBD

Designer: Eric Bailey

Scale: 3/32"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status  
Goodwill\_Mukwonago\_ELE\_W\_v01\_r00\_D

Date:  
6-22-22

**PLAN COMMISSION RESOLUTION 2022-016**

**RESOLUTION APPROVING SIGNAGE FOR GOODWILL AT 101  
ARROWHEAD DRIVE, PARCEL MUKV2015997010**

**WHEREAS**, Goodwill, located at 101 Arrowhead Drive, submitted a sign application to the Village of Mukwonago pursuant to Section 64-32 of the Village's sign regulations; and

**WHEREAS**, Section 64-32, subsection (b), requires Plan Commission review of all signage for single tenant properties 3.01 acres or greater in size, and

**WHEREAS**, the Plan Commission reviewed the petitioner's application consisting of plans prepared by Lemberg Signs with a date of June 22, 2022.

**NOW, THEREFORE, BE IT RESOLVED**, the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the proposed signs for Goodwill located at 101 Arrowhead Drive consistent with the approved plans which are on file in the office of the zoning administrator, subject to the following terms and conditions:

1. The property owner must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.
2. The property owner must pay any outstanding application fees and charges for the proposed signage.

Passed and dated this 13<sup>th</sup> day of September, 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: \_\_\_\_\_  
Fred Winchowky, Plan Commission Chair

Attest: \_\_\_\_\_  
Linda Gourdoux, Deputy Clerk-Treasurer



## PLANNING COMMISSION

September 13, 2022, at 6:30 pm  
Mukwonago, WI

### FINAL PLAT FOR CHAPMAN FARMS ADDITION NO. 1 (SECOND PHASE)

#### Project Summary

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Belinski Homes submitted a preliminary plat for Chapman Farms, a residential subdivision that was to be developed in phases. The Village Board approved the preliminary plat at their meeting on April 18, 2018. Since then, the Village approved the final plat for the first phase, consisting of 7 lots and various outlots.

The developer has submitted the final subdivision plat for the second phase, referred to as Chapman Farms Addition No. 1.

Staff has reviewed the final plat and any remaining issues are covered by the terms and conditions in the proposed resolution.

#### Potential Plan Commission Motion:

Recommend to the Village Board the approval of the final plat as set forth in Resolution 2022-55 as drafted (**OR** as amended).

#### Attachments

1. Application materials
2. Draft resolution 2022-56



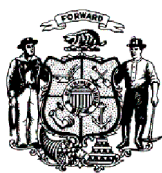
# CHAPMAN FARMS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 3 OF CHAPMAN FARMS, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL SHEET

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_



Department of Administration

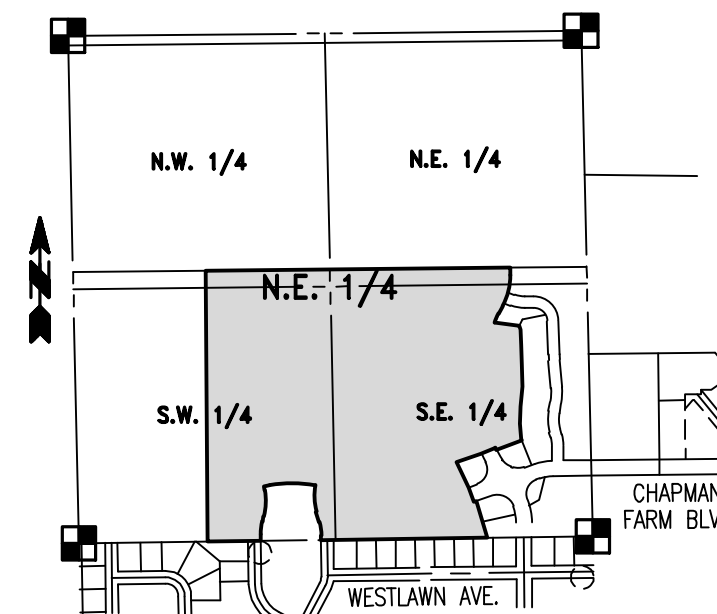
### OWNER:

BIELINSKI HOMES, INC.  
1830 MEADOW LN. SUITE A  
PEWAUKEE, WISCONSIN 53072  
PHONE: (262) 548-5570

UNPLATTED LANDS

N.E. CORNER,  
SEC. 22-5-18  
WIS. STATE PLANE COORD.  
SYSTEM - SOUTH ZONE  
FOUND CONC. MON. W/ BRASS CAP  
N=327,384.52 E=2,443,459.79

TRUE NORTH  
GRID NORTH  
+01°08'37"



### LOCALITY MAP:

N.E. 1/4, SEC. 22, T. 5 N., R. 18 E.  
SCALE: 1"=1000'

SCALE: 1" = 100'

0 100 200

### WETLAND PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., invasive species, trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Conservancy/Wetland area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

OUTLOT 6  
962560 SF  
(RETAINED BY THE  
OWNER/DEVELOPER FOR  
FUTURE DEVELOPMENT)

### BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

### GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates "Found" 0.750" outside diameter Reinforcing Bar.
- Indicates "Found" 1.270" outside diameter Reinforcing Bar.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the Grid North of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the South line of the N.E. 1/4 of Section 22, T. 5 N., R. 18 E., is taken to bear North 89°14'12" East.
- The Public Storm Sewer and Drainage Easements are herein granted to the Village of Mukwonago.
- The 35' wide Temporary Access Easement is in favor of Outlot 1 of Certified Survey Map No. 11755 to the West. Easement to terminate when said Outlot 1 is granted public access.
- The Owners of all Lots within this Subdivision and any previous or future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of the "Chapman Farms" Subdivision and Outlots 5 and 7 of this Subdivision and designated Outlots within any future additions to this Subdivision. Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located within Outlot 5 of this Subdivision and Outlots 1 and 2 and within the easement on Lot 1 of the "Chapman Farms" Subdivision. The Owners of all Lots within this Subdivision and any previous or future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- Outlot 6 to be retained by the Owner/Developer (Bielinski Homes, Inc.) for future development.
- The Wetland boundary shown on Outlot 5 was field delineated and field located by StanteC Consulting, Inc. in November, 2017. See Preservation Restrictions.

### VISION CORNER EASEMENT DETAIL (V.C.E.)

#### V.C.E. APPLIES TO:

Lots 20, 34, 42 and 48 are herein subject to a Vision Corner Easement as shown on this plat in that no structure or improvements of any kind are permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

### ZONING DATA:

CATEGORY - "R-1" Single-Fam  
Minimum Lot Area = 15,000 S.F.  
Minimum Lot Width interior = 100 ft. • FSB  
Minimum Lot Width corner = 120 ft. • FSB  
Minimum Building Setbacks:  
Front Setback/Street ..... 35 ft.  
Interior Side Yard (1-Story) .. 15 ft.  
Interior Side Yard (Others) ... 20 ft. one side  
..... 15 ft. other side  
Rear Yard ..... 40 ft.

REVISED THIS 29th DAY OF JULY, 2022  
DATED THIS 5th DAY OF JULY, 2022

SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

14-023-966-02

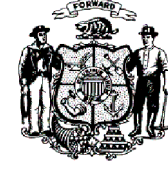


# CHAPMAN FARMS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 3 OF CHAPMAN FARMS, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

## CURVE DATA:

A = 184.20  
R = 45.00'  
DELTA = 234°31'52"  
CB = S23°10'12"W  
CH = 80.00'

OUTLOT 6  
962560 SF  
(RETAINED BY THE  
OWNER/DEVELOPER FOR  
FUTURE DEVELOPMENT)

SCALE: 1" = 60'

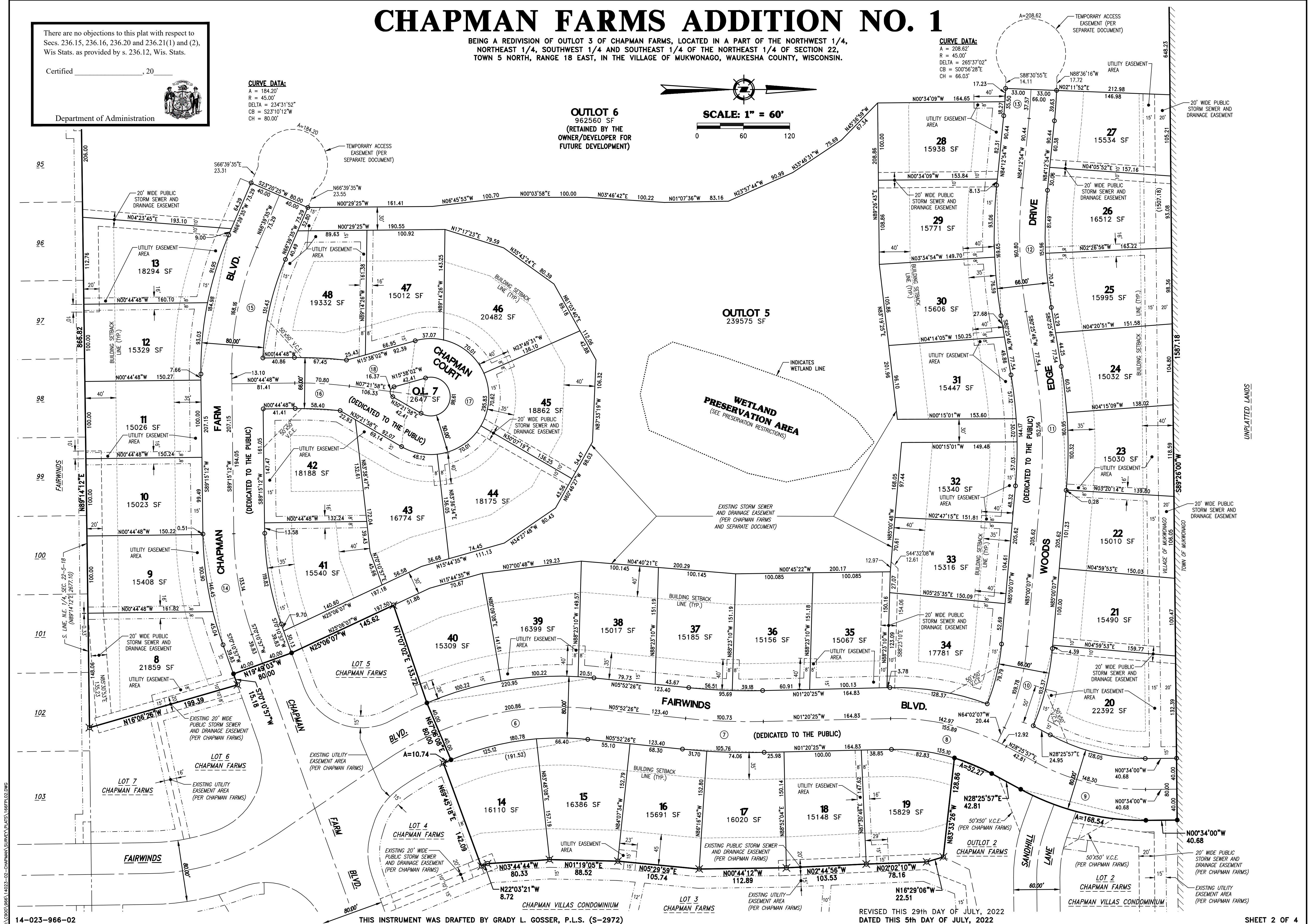
## CURVE DATA:

A = 208.62  
R = 45.00'  
DELTA = 265°37'02"  
CB = S00°56'28"E  
CH = 66.03'

TEMPORARY ACCESS  
EASEMENT (PER  
SEPARATE DOCUMENT)

20' WIDE PUBLIC  
STORM SEWER AND  
DRAINAGE EASEMENT

UNPLATTED LANDS





CHAPMAN FARMS ADDITION NO. 1

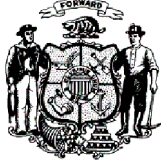
BEING A REDIVISION OF OUTLOT 3 OF CHAPMAN FARMS, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 6	267.00	14°52'28"	69.31	69.12	N06°40'26"E	N00°45'48"W	N14°06'40"E
2	OUTLOT 6	333.00	23°35'54"	137.15	136.18	N02°18'43"E	N14°06'40"E	N09°29'14"W
3	OUTLOT 6	690.00	19°38'12"	236.48	235.32	S89°40'08"E	N80°30'46"E	S79°51'02"E
4	OUTLOT 6	303.00	26°24'16"	139.64	138.40	S02°35'46"E	S10°36'22"W	S15°47'54"E
5	OUTLOT 6	267.00	15°02'06"	70.06	69.86	S08°16'51"E	S15°47'54"E	S00°45'48"E
6	C/L	400.00	28°46'18"	200.86	198.76	S08°30'43"E	S05°52'26"W	S22°53'52"E
	EAST	360.00	30°28'51"	191.52	189.27	S09°21'59.5"E	S05°52'26"W	S24°36'25"E
	BOUNDARY	360.00	1°42'33"	10.74	10.74	S23°45'08.5"E	S22°53'52"E	S24°36'25"E
	R/W EAST	360.00	28°46'18"	180.78	178.88	S08°30'43"E	S05°52'26"W	S22°53'52"E
	14	360.00	19°54'48"	125.12	124.49	S14°39'01"E	S04°41'37"E	S24°36'25"E
	15	360.00	10°34'03"	66.40	66.30	S00°35'24.5"W	S05°52'26"W	S04°41'37"E
	WEST	440.00	28°46'18"	220.95	218.64	S08°30'43"E	S05°52'26"W	S22°53'52"E
	40	440.00	13°03'00"	100.22	100.00	S16°22'22"E	S09°50'52"E	S22°53'52"E
	39	440.00	13°03'00"	100.22	100.00	S03°19'22"E	S03°12'08"W	S09°50'52"E
	38	440.00	2°40'18"	20.51	20.52	S04°32'17"W	S05°52'26"W	S03°12'08"W
7	C/L	800.00	7°12'51"	100.73	100.66	N02°16'00.5"E	N05°52'26"E	N01°20'25"W
	EAST	840.00	7°12'51"	105.76	105.69	N02°16'00.5"E	N05°52'26"E	N01°20'25"W
	16	840.00	2°09'45"	31.70	31.70	N04°47'33.5"E	N05°52'26"E	N03°42'41"E
	17	840.00	5°03'06"	74.06	74.04	N01°11'08"E	N03°42'41"E	N01°20'25"W
	WEST	760.00	7°12'51"	95.69	95.63	N02°16'00.5"E	N05°52'26"E	N01°20'25"W
	37	760.00	4°15'36"	56.51	56.49	N03°44'38"E	N05°52'26"E	N01°36'50"E
	36	760.00	2°57'15"	39.18	39.18	N00°08'12.5"E	N01°36'50"E	N01°20'25"W
8	C/L	300.00	29°46'22"	155.89	154.14	S13°32'46"W	S28°25'57"W	S01°20'25"E
	C/L SOUTH	300.00	27°18'18"	142.97	141.62	S12°18'44"W	S25°57'53"W	S01°20'25"E
	C/L NORTH	300.00	2°28'04"	12.92	12.92	S27°11'55"W	S28°25'57"W	S25°57'53"W
	EAST	260.00	29°46'22"	135.10	133.59	S13°32'46"W	S28°25'57"W	S01°20'25"E
	19	260.00	18°15'17"	82.83	82.49	S07°47'13.5"W	S16°54'52"W	S01°20'25"E
	BOUNDARY	260.00	11°31'05"	52.27	52.18	S22°40'24.5"W	S28°25'57"W	S16°54'52"W
	WEST	340.00	21°38'00"	128.37	127.61	S09°28'35"W	S20°17'35"W	S01°20'25"E
9	C/L	293.00	28°59'57"	148.30	146.72	N13°55'58.5"E	N28°25'57"E	N00°34'00"W
	EAST	333.00	28°59'57"	168.54	166.75	N13°55'58.5"E	N28°25'57"E	N00°34'00"W
	WEST	253.00	28°59'57"	128.05	126.69	N13°55'58.5"E	N28°25'57"E	N00°34'00"W
10	C/L	300.00	20°58'00"	109.78	109.17	N74°31'07"W	N64°02'07"W	N85°00'07"W
	NORTH	333.00	17°47'09"	103.37	102.96	N76°06'32.5"W	N67°12'58"W	N85°00'07"W
	SOUTH	267.00	17°07'23"	79.79	79.50	N76°26'25.5"W	N67°52'44"W	N85°00'07"W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	C/L	600.00	14°34'07"	152.56	152.15	S87°42'49.5"W	N85°00'07"W	S80°25'46"W
	NORTH	633.00	14°34'07"	160.95	160.52	S87°42'49.5"W	N85°00'07"W	S80°25'46"W
	22	633.00	0°01'30"	0.28	0.28	N85°00'52"W	N85°00'07"W	N85°01'37"W
	23	633.00	9°04'50"	100.32	100.22	N89°34'02"W	N85°01'37"W	S85°53'33"W
	24	633.00	5°27'47"	60.35	60.33	S83°09'39.5"W	S85°53'33"W	S80°25'46"W
	SOUTH	567.00	14°34'07"	144.17	143.78	S87°42'49.5"W	N85°00'07"W	S80°25'46"W
	32	567.00	5°45'47"	57.03	57.01	N87°53'00.5"W	N85°00'07"W	S89°14'06"W
	OUTLOT 5	567.00	3°02'02"	30.02	30.02	S87°43'05"W	S89°14'06"W	S86°12'04"W
	31	567.00	5°46'18"	57.12	57.09	S83°18'55"W	S86°12'04"W	S80°25'46"W
12	C/L	600.00	15°21'20"	160.80	160.32	N88°06'26"E	S84°12'54"E	N80°25'46"E
	NORTH	567.00	15°21'20"	151.96	151.50	N88°06'26"E	S84°12'54"E	N80°25'46"E
	25	567.00	7°07'18"	70.47	70.43	N83°59'25"E	N87°33'04"E	N80°25'46"E
	26	567.00	8°14'02"	81.49	81.41	S88°19'55"E	S84°12'54"E	N87°33'04"E
	SOUTH	633.00	15°21'20"	169.65	169.14	N88°06'26"E	S84°12'54"E	N80°25'46"E
	30	633.00	6°55'56"	76.59	76.54	N83°53'44"E	N87°21'42"E	N80°25'46"E
	29	633.00	8°25'24"	93.06	92.98	S88°25'36"E	S84°12'54"E	N87°21'42"E
13	C/L	600.00	3°35'14"	37.57	37.56	N86°00'31"W	N84°12'54"W	N87°48'08"W
	NORTH	633.00	3°35'14"	39.63	39.63	N86°00'31"W	N84°12'54"W	N87°48'08"W
	SOUTH	567.00	3°35'14"	35.50	35.49	N86°00'31"W	N84°12'54"W	N87°48'08"W
	28	567.00	1°50'48"	18.27	18.27	N85°08'18"W	N84°12'54"W	N86°03'42"W
	OUTLOT 6	567.00	1°44'26"	17.23	17.22	N86°55'55"W	N86°03'42"W	N87°48'08"W
14	C/L	400.00	19°04'15"	133.14	132.52	N79°43'04.5"E	N89°15'12"E	N70°10'57"E
	NORTH	360.00	19°04'15"	119.82	119.27	N79°43'04.5"E	N89°15'12"E	N70°10'57"E
	SOUTH	440.00	19°04'15"	146.45	145.78	N79°43'04.5"E	N89°15'12"E	N70°10'57"E
	8	440.00	5°51'57"	45.04	45.02	N73°06'55.5"E	N76°02'54"E	N70°10'57"E
	9	440.00	13°08'18"	100.90	100.67	N82°37'03"E	N89°11'12"E	N76°02'54"E
	10	440.00	0°04'00"	0.51	0.51	N89°13'12"E	N89°15'12"E	N89°11'12"E
15	C/L	400.00	24°05'13"	168.16	166.92	S78°42'11.5"E	S66°39'35"E	N89°15'12"E
	NORTH	360.00	20°55'06"	131.43	130.71	S77°07'08"E	S66°39'35"E	S87°34'41"E
	SOUTH	440.00	24°05'13"	184.98	183.62	S78°42'11.5"E	S66°39'35"E	N89°15'12"E
	12	440.00	12°06'49"	93.03	92.85	S84°41'23.5"E	S78°37'59"E	N89°15'12"E
	13	440.00	11°58'24"	91.95	91.78	S72°38'47"E	S66°39'35"E	S78°37'59"E
16	C/L	500.00	8°06'46"	70.80	70.74	S03°18'35"W	S07°21'58"W	S00°44'48"E
	EAST	467.00	7°09'55"	58.40	58.36	S02°50'09.5"W	S06°25'07"W	S00°44'48"E
	WEST	533.00	7°15'04"	67.45	67.41	S02°52'44"W	S06°30'16"W	S00°44'48"E
17	TOTAL	75.00	226°00'00"	295.83	138.08	N82°38'02"W	N30°21'58"E	S15°38'02"E
	43	75.00	36°45'24"	48.12	47.29	N11°59'16"E	N30°21'58"E	N06°23'26"W
	44	75.00	53°29'15"	70.01	67.50	N33°08'03.5"W	N06°23'26"W	N59°52'41"W
	45	75.00	53°56'50"	70.62	68.04	N86°51'06"W	N59°52'41"W	S66°10'29"W
	46	75.00	53°29'14"	70.01	67.50	S39°25'52"W	S66°10'29"W	S12°41'15"W
	47	75.00	28°19'17"	37.07	36.70	S01°28'23.5"E	S12°41'15"W	S15°38'02"E
	OUTLOT 7	25.00	226°00'00"	98.61	46.03	N82°38'02"W	N30°21'58"E	S15°38'02"E
18	OUTLOT 7	7.00	134°00'00"	16.37	12.89	S82°38'02"E	S15°38'02"E	N30°21'58"E

REVISED THIS 29th DAY OF JULY, 2022  
DATED THIS 5th DAY OF JULY, 2022

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

SHEET 3 OF 4

H:\CS900\966\14023-02-CHAPMAN SURVEY\PLATS\166PFI02.DWG

14-023-966-02

# CHAPMAN FARMS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 3 OF CHAPMAN FARMS, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 3 of "CHAPMAN FARMS", recorded in the Office of the Register of Deeds for Waukesha County on December 22, 2020, in Book 55 of Subdivision Plats, at Pages 105 through 107 inclusive, as Document No. 4541805, located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

Said Parcel contains 2,085,343 Square Feet (or 47.8729 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Mukwonago in surveying, dividing and mapping the same.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
TRIO ENGINEERING, LLC  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

## UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

### APPROVING AGENCIES:

1. Village of Mukwonago

### AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

BIELINSKI HOMES, INC.

\_\_\_\_\_  
Frank Bielinski, President

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Frank Bielinski, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

CITIZENS BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

CITIZENS BANK

\_\_\_\_\_  
Brett Engelking, Vice President

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Brett Engelking, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Public, \_\_\_\_\_ County, WI  
My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "CHAPMAN FARMS ADDITION NO. 1".

\_\_\_\_\_  
Pamela F. Reeves, County Treasurer

## CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

I, Diana Dykstra, being duly appointed, qualified and acting Treasurer of the Village of Mukwonago, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_ on any of the land included in the Plat of "CHAPMAN FARMS ADDITION NO. 1".

\_\_\_\_\_  
Diana Dykstra, Village Treasurer/Clerk

## VILLAGE BOARD APPROVAL:

Resolved, that the plat of "CHAPMAN FARMS ADDITION NO. 1", being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, is hereby approved conditionally by the Village of Mukwonago Board.

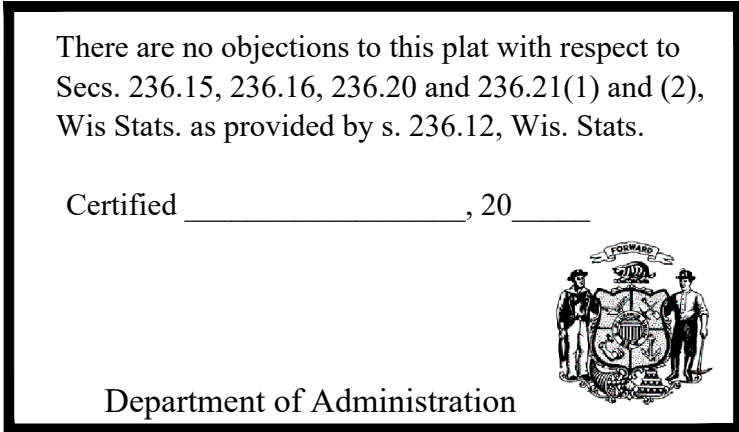
\_\_\_\_\_  
Fred Winchowky, Village President

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of Mukwonago, and that all conditions of approval have been met as of this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Diana Dykstra, Village Clerk/Treasurer



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481





Village of Mukwonago  
440 River Crest Ct  
Mukwonago, WI 53149  
Phone: (262) 363-6420  
Fax: (262) 363-6425  
[www.villageofmukwonago.com](http://www.villageofmukwonago.com)

## VILLAGE OF MUKWONAGO

### FINAL PLAT REVIEW APPLICATION

Application Fee: \$250 + \$11 per lot

Date Submitted: 8/1/22

#### CONTACTS

##### Zoning and Planning Department

Contact:

Phone: (262) 363-6420 ex 2111

Fax: (262) 363-6425

Email: [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com)

#### GUIDELINES

It is recommended that, prior to the filing of an application for the approval of a final plat, the subdivider should first inform the Village Clerk of the subdivider's plans and then consult with the Zoning Administrator, the Village Engineer and/or the Village Planner in order to obtain advice and assistance.

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

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 45 Article II. and other pertinent sections of Village ordinances, State statutes and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal conceptual review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms. In the case of a final plat the submittal date, for the purposes of WI Stats. Chapter 236, is the date that the entire application packet is completed (as dated below by Village Staff).

Mail completed applications to: Village Planner  
ATTN: Final Plat Review  
440 River Crest Ct  
Mukwonago, WI 53149

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

Email to: [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com)

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

#### APPLICANT (Full Legal Name)

Name: Bielinski Homes, Inc.

Company: Bielinski Homes, Inc.

Address: 1830 Meadow LN Suite A City: Pewaukee State: WI Zip: 53072

Daytime Phone: 262-548-5570 Fax: NA

E-Mail: j.donovan@bielinski.com



**APPLICANT IS REPRESENTED BY (Full Legal Name)**

Name: John Donovan, Dev. Manager  
Company: Bielinski Homes, Inc.  
Address: 1830 Meadowlark Suite A City: Kenosha State: WI Zip: 53012  
Daytime Phone: 262-548-5570 Fax: 414-587-8080  
E-Mail: jdovonan@bielinski.com

**ARCHITECT**

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

**PROFESSIONAL ENGINEER**

Name: Josh Pudellko  
Company: Trio Engineering  
Address: 4100 N. Calhoun Rd City: Brookfield State: WI Zip: 53005  
Daytime Phone: 262-790-1480 Fax: NA  
E-Mail: jpudellko@trioeng.com

**REGISTERED SURVEYOR**

Name: Grady Gossler  
Company: Trio Engineering  
Address: 4100 N. Calhoun Rd City: Brookfield State: WI Zip: 53005  
Daytime Phone: 262-790-1480 Ext. 104 Fax: NA  
E-Mail: ggosser@trioeng.com

**CONTRACTOR**

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

## PROPERTY INFORMATION

Property Owner (s) (if different from applicant): SAME

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Present Zoning: \_\_\_\_\_ Tax Key No(s): \_\_\_\_\_

Location/Address: \_\_\_\_\_

Present Use: \_\_\_\_\_ Intended Use: \_\_\_\_\_

## PROCEDURAL CHECKLIST FOR FINAL PLAT REVIEW AND APPROVAL

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

### Application:

- ☒ Completed application form including the procedural checklist.
- ☒ Application fee: \$250 + \$11 per lot
- ☒ Agreement for Reimbursable Services (separate application).

*All ready established with Village on this project.*

### Other Documents:

- ☒ Project Summary: Please attach a statement detailing the reasons and background for this request. **PLEASE EXPLAIN IN DETAIL.**
- ☒ The following number of full sets of plat:
  - Two (2) copies are required for staff.
  - Four (4) copies are required for each County Planning Commission.
  - Two (2) copies are required if shorelands or wetlands are involved.
  - Two (2) copies are required if abutting a highway.
  - Three (3) copies are required for the utilities.
  - One (1) copy is required for each school district.
- ☒ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com).
- ☒ Any additional information as determined by Village staff.

*8 copies*  
*6*



## CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

X   
Signature - Property Owner

President, Frank Bielinski  
Name & Title (PRINT) Bielinski Homes, Inc.  
8/1/22  
Date

Signature - Property Owner

Name & Title (PRINT)

Date

X   
Signature - Applicant

President, Frank Bielinski  
Name & Title (PRINT) Bielinski Homes, Inc.  
8/1/2022  
Date

  
Signature - Applicant's Representative

John Donovan, Bielinski Homes, Inc.  
Name & Title (PRINT) Dev. Manager  
8/1/22  
Date

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

**RESOLUTION 2022-56**

**RESOLUTION APPROVING THE FINAL PLAT OF CHAPMAN FARMS  
ADDITION NO. 1, BIELINSKI HOMES, APPLICANT**

**WHEREAS**, Belinski Homes has submitted the final plat for Chapman Farms Addition No. 1 to the Village pursuant to the Village's land division regulations (Chapter 45 of Municipal Code), and

**WHEREAS**, this final plat, consisting of 41 residential lots and Outlot 5 and Outlot 6, is the second phase of a multi-phased subdivision, and

**WHEREAS**, the Village Board of the Village of Mukwonago approved the preliminary plat for the entire subdivision at their meeting on April 18, 2018, and

**WHEREAS**, the Village Plan Commission reviewed the final plat at their meeting on September 13, 2022 and recommended approval of the same subject to various terms and conditions, which have been incorporated herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Mukwonago, Wisconsin, the Village Board hereby approves the final plat for Chapman Farms Addition No. 1 submitted by Bielinski Homes, prepared by Grady L. Gosser, Professional Land Surveyor, dated July 29, 2022.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** approval of this final plat is subject to the following terms and conditions:

1. The final plat shall not be signed by Village officials and recorded until the following items are satisfied:
  - a. Comments of the Wisconsin Department of Administration, if any have been addressed.
  - b. Comments of Waukesha County (review memo of August 8, 2022) have been addressed on the final plat.
  - c. Comments from the Village Engineer's office and the Village Planner/Zoning Administrator (that include all Village staff comments) are addressed on the final plat.
  - d. Village Attorney verifies that all terms and conditions of the approved developer agreement that are applicable to this final plat have been satisfied.
  - e. Written verification from the Village Engineer's office and the Village Planner/Zoning Administrator that all required modifications have been included on the final plat.

Passed and dated this 21<sup>st</sup> day of September 2022.

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Diana Dykstra, Village Clerk-Treasurer



## PLANNING COMMISSION

September 13, 2022, at 6:30 pm

Mukwonago, WI

Date: August 24, 2022

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, Interim Village Planner

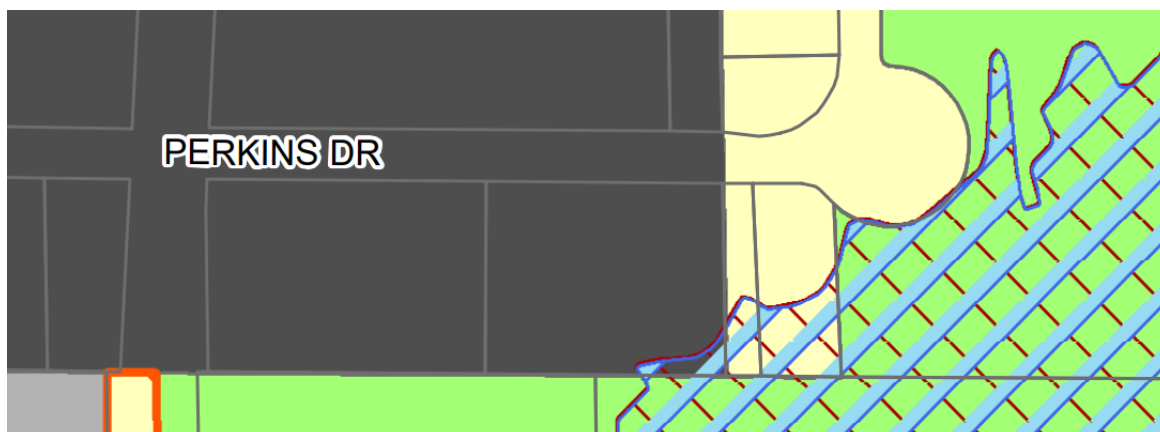
Subject: Potential zoning code (map) revisions for two properties on Perkins Drive

Staff has identified two parcels that are incorrectly classified on the current zoning map. They are located next to each other on the south side of Perkins Drive. Both are classified as residential (R-1) with a floodplain overlay on the southern part.

- A. MUKV1969994 is owned by the Village and is currently vacant.
- B. MUKV1969992 is currently being used for light manufacturing and has been for years. The current property owner is aware of the proposed rezoning and has no objections.



Current Zoning Map



Please find attached a draft ordinance for your consideration that rezones both of the parcels. The Village-owned parcel will be changed to P-1 (Public and Semipublic) district. The other parcel will be changed to M-1 (Limited Light Industrial). The floodplain zoning will not change.

The proposed zoning changes are consistent with the Village's 2035 future land use map.

**Proposed motion:** Recommend to the Village Board the draft ordinance revising the zoning map as indicated.

**Attachments:**

1. Draft ordinance

**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

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**ORDINANCE NO. 1009**

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

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

**SECTION I**

**SECTION 1.** Change the zoning classification of Tax Parcel MUKV1969994 from R-1 (Single-Family Residential Medium Lot Residential) district to P-1 (Public and Semipublic) district.

**SECTION 2.** Change the zoning classification of Tax Parcel MUKV1969992 from R-1 (Single-Family Residential Medium Lot Residential) district to M-1 (Limited Industrial) district.

**SECTION II**

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

**SECTION III**

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

**PASSED AND ADOPTED** by the Village Board this 19<sup>th</sup> day of October 2022.

APPROVED:

\_\_\_\_\_

Fred Winchowky, Village President

Countersigned:

\_\_\_\_\_

Diana Dykstra, Village Clerk/Treasurer





## PLANNING COMMISSION

September 13, 2022, at 6:30 pm  
Mukwonago, WI

### SIGNAGE FOR WALMART AND SPAR AMENDMENT FOR WALMART LOCATED AT 250 E WOLF RUN

#### Project Summary

---

Request:	Wall signs, monument sign, and exterior color change
Applicant:	Walmart
Application number:	2022-55
Location:	250 E Wolf Run
Parcel number:	MUKV2013994001
Acreage:	21.4 acres
Current Use:	Retail
Zoning Classification:	B-4 Business Commercial Design district

#### Planning Staff Review

---

The petitioner is proposing a new sign package to refurbish existing signage. The size of the monument sign will not change and the area of the wall signs will be less than what was last approved in 2015.

In addition, the petitioner wants to update the exterior color scheme to match the company's overall branding. The current color scheme is very similar to the proposed. Photos of existing conditions are included as a point of comparison.

#### Potential Plan Commission Motion:

Approve the sign package for Walmart and the exterior color scheme as set forth in Plan Commission Resolution 2022-15 as drafted (**OR** as amended)

#### Attachments

1. Application materials
2. Draft Plan Commission resolution 2022-15



Existing Conditions (August 2022)

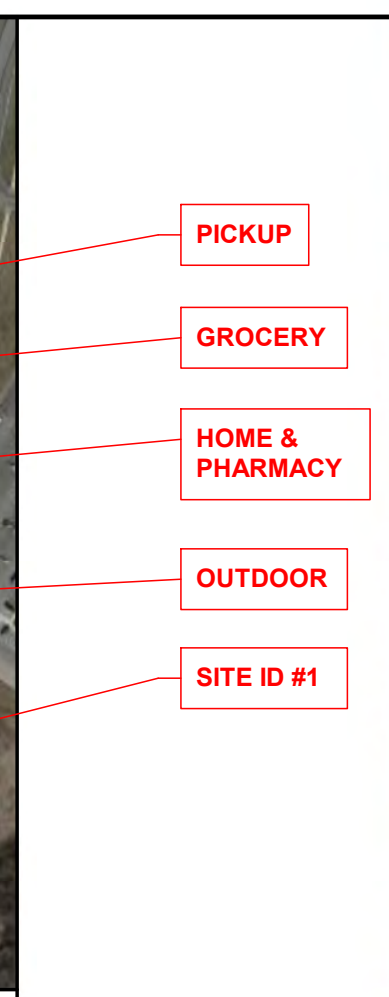












COLOR LEGEND		
	P#	COLOR NAME
	P5E	SAFETY YELLOW OSHA STANDARD
	P21E	SAFETY RED
	P33E	DOVER WHITE
	P36E	DOMINO
	P76U	WALMART BLUE (URETHANE-LIKE)
	P81E	BLACK
	P49E	DARK GRAY
	P134E	LIGHT GRAY
	P135E	MEDIUM GRAY
	P162E	BLACK GRAY

**pb2**  
architecture  
+engineering

2859 94th Avenue Suite 100  
Rogers, Arkansas 72758  
Phone: 479.636.3545  
Fax: 479.636.1209

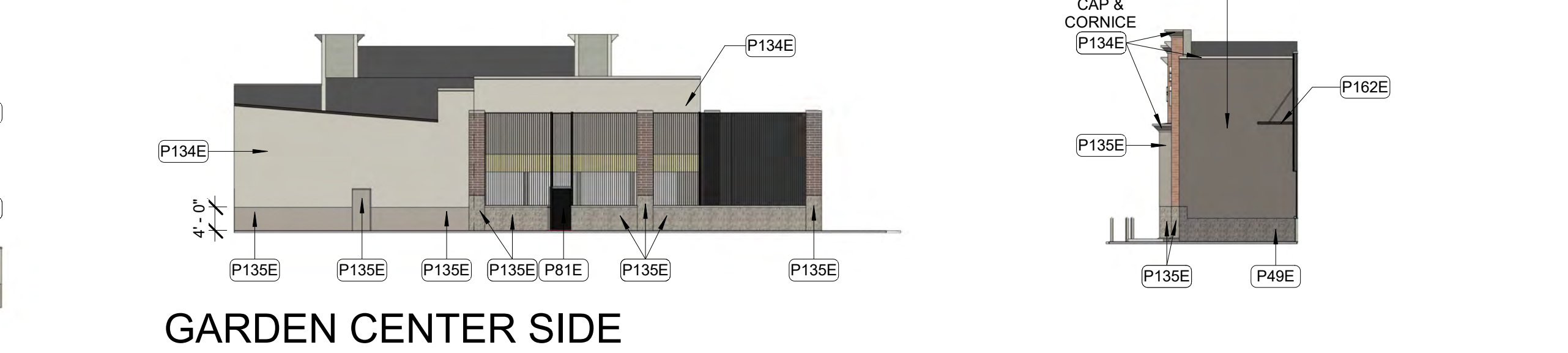
Architect of Record  
William Douglas Huxley  
Wisconsin License No. 8971-5  
Certificate of Authorization  
No. 2911-1-1

**STIPULATION FOR REUSE**

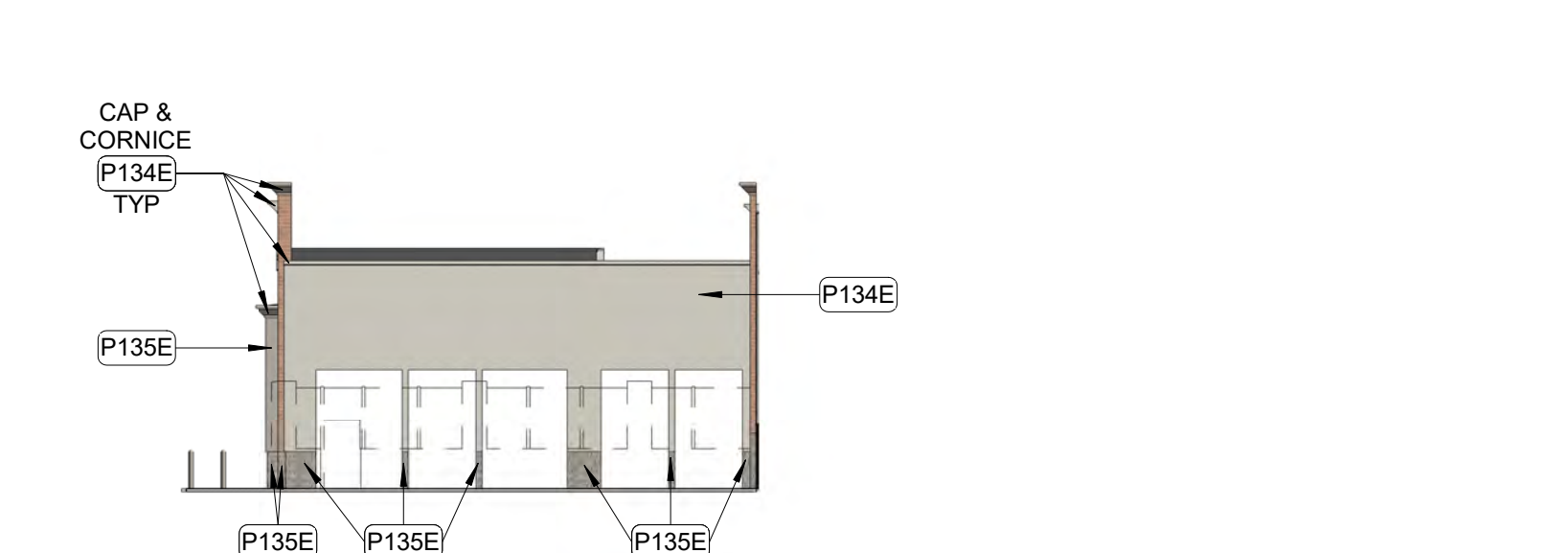
THIS DRAWING WAS PREPARED FOR  
USE ON A SPECIFIC SITE AT  
THE REQUEST OF THE CLIENT.  
IT IS NOT TO BE REPRODUCED OR  
REUSED FOR ANY OTHER PROJECT  
SUITABLE FOR USE ON A DIFFERENT  
SITE WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT.  
THIS DRAWING OR ANY PART THEREOF  
REQUIRES THE SERVICES OF PROPERLY  
LICENSED PROFESSIONALS FOR THE  
REPRODUCTION OF THIS DRAWING FOR  
USE ON ANY OTHER PROJECT.  
THE ARCHITECT AND HIS CLIENT AGREE  
TO AUTHORIZE AND MAY BE CONTACTED BY  
THE LAW.

BUILDING COLOR SCHEME. DO NOT PAINT QUIK BRICK, STONE VENEER OR FACE BRICK.  
22. EXISTING FENCE SLATS TO REMAIN. WILL BE UPDATED IN SEPARATE FUTURE PROJECT.  
23. INSTALL GRAY BOLLARD SLEEVES AT ALL ENTRANCE BOLLARDS. PAINT ALL SAFETY BOLLARDS P5E. PAINT ALL OTHER BOLLARDS 135E.

**GARDEN CEM**  
**ELEVATION**  
3/64" = 1'-0"



6 GM RIGHT SIDE ELEVATION  
1" = 20'-0"







**PLAN COMMISSION RESOLUTION 2022-15**

**RESOLUTION APPROVING A SITE PLAN ARCHITECTURAL REVIEW  
AMENDMENT AND SIGNAGE FOR WALMART AT 250 E WOLF RUN, PARCEL  
MUKV 2013-994-001**

**WHEREAS**, Walmart, located at 250 E Wolf Run, submitted a sign application to the Village of Mukwonago pursuant to Section 64-32 of the Village's sign regulations; and

**WHEREAS**, Section 64-32, subsection (b), requires Plan Commission review of all signage for single tenant properties 3.01 acres or greater in size, and

**WHEREAS**, Walmart has also submitted plans for a change in exterior colors (i.e., SPAR amendment), and

**WHEREAS**, the Plan Commission reviewed the petitioner's application consisting of plans prepared by pb2 Architecture and Planning with a date of August 10, 2022.

**NOW, THEREFORE, BE IT RESOLVED**, the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the proposed signs for Walmart located at 250 E Wolf Run consistent with the approved plans which are on file in the office of the zoning administrator, subject to the following terms and conditions:

1. The property owner must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.
2. The property owner must pay any outstanding application fees and charges for the proposed signage.
3. The plan set is revised by clearly indicating the revision date of August 10, 2022.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the exterior colors for Walmart located at 250 E Wolf Run consistent with the approved plans which are on file in the office of the zoning administrator, subject to the following terms and conditions:

1. The property owner must commence the work within 6 months of this date and continue in good faith to completion.
2. The plan set is revised by clearly indicating the revision date of August 10, 2022.

The remainder of this page left intentionally blank.



Passed and dated this 13<sup>th</sup> day of September, 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: \_\_\_\_\_  
Fred Winchowky, Plan Commission Chair

Attest: \_\_\_\_\_  
Linda Gourdoux, Deputy Clerk-Treasurer