

Village of Mukwonago
Notice of Meeting and Agenda

BOARD OF ZONING & APPEALS MEETING
Thursday, March 24, 2022

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, 440 River Crest Court, Mukwonago, WI 53149**

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1 Approval of minutes from Regular Board of Building and Zoning Appeals Meeting from August 26, 2021.

[20210826 BoardofAppealsMinutesdraft.pdf](#)

4. 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.

- 4.1 Public Hearing for variance of 5 feet 5 inches to the required 20 feet wetlands setback to allow a proposed addition to the primary structure (sunroom) to be built at the rear of the structure on a currently constructed patio foundation decreasing the wetland setback from 20 feet to 14 feet 7 inches pursuant to Section 100-283 of the Village of Mukwonago Municipal Code. Michael A and Mary C Peter, owner/applicant; 154 Phantom Lake Ct; Parcel MUKV 1979-991-019.

[Public Hearing Notice ZBA - Variance - 154 Phantom Lk Ct - MUKV1979991019 3-24-22.pdf](#)

5. New Business

- 5.1 Consideration and possible action for a variance of 5 feet 5 inches to the required 20 foot wetlands setback to allow a proposed three season room (sunroom) to be built on the existing patio slab and footings in the rear yard within the Shoreland Wetland setback area pursuant to Section 100-283 of the municipal code for Michael A and Mary C Peter, 154 Phantom Lake Ct, MUKV 1979-991-002.

[Staff Report - ZBA - Variance - 154 Phantom Lake Ct v-2.pdf](#)

6. Adjourn

Membership

Jack Dexter, Don Fischer, Dave Mades, Chris Tarr, Sarah Szejn, Advisory Member: Time Rutenbeck

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 REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING

Thursday, August 26, 2021

Call to Order

Chairperson Tarr called the meeting to order at 6:30 p.m. located in the Side Conference Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Members Present: Chris Tarr
Dave Mades
Don Fischer
Jack Dexter
Sarah Szejn

Members Excused:

Also present: John Fellows, Village Planner
Tim Rutenbeck, Supervisor of Building Inspections
Robin Gallo, Recording Secretary

Minutes

Motion by Dexter/Fischer to approve the minutes from the Regular Board of Building and Zoning Appeals Meeting from July 20, 2021, carried

Public Hearing

Public Hearing to consider an application for variance of 14 feet to allow a proposed deck to be built in the rear yard decreasing the rear setback from 40 feet to 28.5 feet pursuant to Section 100-101(a)(4). requested by Bielinski Homes, Inc., applicant; 751 Prairie Hill Ave; Parcel MUKV 1960-123.

Public Hearing opened at 6:31 pm

No public comments

Public hearing closed at 6.31 pm.

New Business

Consideration and possible action for variance of 14 feet to allow a proposed deck to be built in the rear yard decreasing the rear setback from 40 feet to 28.5 feet pursuant to Section 100-101 (a) (4) Bielinski Homes, Inc., applicant; 751 Prairie Hill Ave.; Parcel MUKV 1960-123.

Fellows gave overview of project.

Rutenbeck gave overview of project.

Mike Doyle, Bielinski Homes, gave overview of project.

Motion by Szejn/Mades to Deny the variance of 14 feet to allow a proposed deck to be built in the rear yard decreasing the rear setback from 40 feet to 28.5 feet pursuant to Section

100-101 (a) (4) Bielinski Homes, Inc., applicant; 751 Prairie Hill Ave.; Parcel MUKV 1960-123, carried, with the following reasons for denying the variance:

1. No exceptional, extraordinary, unusual circumstances or conditions.
2. Should not set precedent as to be recurrent with other properties.
3. Other options available within Building Code.
4. Deny self-imposed hardship, other options available.

Adjournment

Meeting adjourned at 6:59 p.m.

Respectfully submitted,

Robin Gallo
Recording Secretary

DRAFT

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR
VARIANCE REQUESTED BY MICHAEL A. AND MARY C. PETER FOR THE PROPERTY
LOCATED AT 154 PHANTOM LAKE CT, PARCEL NUMBER MUKV 1979-991-019**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on March 24, 2022, commencing at 6:30 p.m., to consider the following matter(s):

PUBLIC HEARING: Variance to Section 100-283 of the Municipal Code of the Village of Mukwonago.

TAX KEY/ADDRESS: MUKV 1979-991-019, 154 PHANTOM LAKE CT

OWNER/APPLICANT: Michael A and Mary C Peter

MATTER: Applicant seeks variance of 5 feet 5 inches to the required 20 feet wetlands setback to allow a proposed addition to the primary structure (sunroom) to be built at the rear of the structure on a currently constructed patio foundation decreasing the wetland setback from 20 ft to 14 feet 7 inches pursuant to Section **100-283** of the Village of Mukwonago Municipal Code.

At this time all interested persons will be afforded a hearing. Written comments will be accepted up to the time of the hearing. The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours, or by contacting Village Planner at (262) 363-6420 x. 2111, or planner@villageofmukwonago.com

Diana Dykstra, Village Clerk

Pub: March 11, 2022, and March 17, 2022.



Board of Zoning and Building Appeals

February 24, 2022 at 6:30pm

Mukwonago, WI

Variance

154 Phantom Lake Ct

Parcel Number: MUKV1979991002

Case Summary

Parcel Data

Proposal:	1. Applicant seeks variance of 5 feet 5 inches to the required 20 feet wetlands setback to allow a proposed addition to the primary structure (sunroom) to be built at the rear of the structure on a currently constructed patio foundation decreasing the wetland setback from 20 ft to 14 feet 7 inches pursuant to Section <u>100-283</u> of the Village of Mukwonago Municipal Code.
Applicant:	Michael A and Mary C Peter
Request:	Variance

Parcel Characteristics / Conditions

Acreage:	0.413 AC
Current Use:	Condo
Proposed Use:	Condo with Custom Sunroom
Reason for Request:	Setback from Wetland
Land Use Classification:	Medium Lot Single Family II – 15,000 SF
Zoning Classification:	R-5 Low Density Multi-Family Residential District/Open
Space / Recreational	
Census Tract:	2039.01

Public Notice

Public Notices have been published on February 3rd and February 10th, as well as mailed to properties. Public Hearing notices and application have been provided to the WI DNR.

Variance Request

Background:

The applicant has indicated that the proposal is to construct a sunroom onto their approximately 8 feet by 20-foot patio slab to make a three-season room. The setbacks would be the same as the existing patio slab. The slab encroaches 5'5" in the west end and diagonally across to 1 ft 3 in on the east end of the slab.

The applicant has stated that the exceptional or extraordinary circumstance or conditions that apply to their property and do not apply to the surrounding properties are: "Because of the way the offset lines angles north to east of our corner unit part of the patio slab encroaches into the 20 ft offset line. The line runs diagonally across the patio slab. Our neighbors are not affected by the offset line. The line only effect our slab 5'5 inches on the west end and 1'3" on the east end, no the units are affected."

The applicant stated that the hardship that would result if the variance is not granted is: "Because the slab and footing already exist it would not be possible to relocate the patio to avoid the offset."

The applicant has stated that the variance would not have adverse effects on surrounding lands: "The slab and footings already exist and are part of the existing unit, so the room would not change the exiting footprint."

Ordinance

The ordinance that that the variance is being requested is 100-283. Excerpts from the code state:

100-283 **(f)** The building location within the shoreland protection overlay district.

(1) Principal building location:

- a.** All principal building shall be located at a minimum distance of 50 feet from the ordinary high-water mark or a minimum of 20 feet from a mapped floodplain or identified wetland boundary, which ever distance is greater from the ordinary high water mark. In addition, any principal building shall be located at least two feet above the floodplain elevation. The Village plan commission may increase the minimum distance from the principal building from a mapped floodplain or identified wetland due to the size or use intensity of the building, the need to further buffer a sensitive environmental area or the need to provide an increased area for stormwater runoff and water quality from the principal building.

100-283 (g) Other minimum distance requirements within the shoreline protection overlay district.

- (1) All other man made development or construction on a property, such as a parking lot, parking lot access drive, driveway, sidewalk or paved trail, playground equipment, utility or telecommunication equipment, retaining wall, etc., shall be located a minimum distance of 35 feet from the ordinary high water mark, or a minimum of 20 feet from a mapped floodplain or wetland boundary, whichever distance is greater from the ordinary high water mark. The Village plan commission may increase the minimum distance for a man made development from a mapped floodplain or identified wetland due to size or use intensity of the structure, needed to further buffer a sensitive environmental area or the need to provide an increased area for stormwater runoff and water quality.
- (2) The minimum distance requirements of § 100-283(g)(1) shall not allow a man made development or construction building to be placed closer to a property line than allowed within the underlying zoning district or the parking standards of the zoning ordinance.

100-283 (i) Other floodplain and wetland setbacks. In all zoning districts, all principal buildings, accessory structures, and man-made development or construction shall be located at a minimum of 20 feet from any mapped floodplain or identified wetland boundary that are not within its shoreland protection overlay district. In addition, any principal building and accessory structure shall be located at least two feet above the floodplain elevation. The Village plan commission may increase the minimum standards for a principal building and/or accessory structure from a mapped floodplain or identified wetland due to size or use intensity of the building, needed to further buffer a sensitive environmental area or the need to provide an increased area for stormwater runoff and water quality from the building.

§ 100-808 Findings.

[Ord. No. 700, § VI, 1-21-2003]

(a) Except for conditional use permits, no variance to the provisions of this chapter shall be granted by the board of zoning and building appeals unless it finds beyond a reasonable doubt that all the following facts and conditions exist and indicates such in the minutes of its proceedings:

- (1) **Preservation of intent:** No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use or conditional use in that particular district.

(2) Exceptional circumstances: There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that this chapter should be changed.

(3) Economic hardship and self-imposed hardship not grounds for variance: No variance shall be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.

(4) Preservation of property rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

(5) Absence of detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

(6) Additional requirements: Additional requirements in the floodplain/shoreland-wetland zoning district shall be as set forth in Division 7 of Article II of this chapter.

Notification to DNR

A copy of all decisions granting or denying a variance to the floodland and shoreland provisions of this chapter and all conditional use permits granted shall be transmitted by the secretary of the board of zoning and building appeals to the state department of natural resources within 10 days.

Staff Recommendation

It is the recommendation of the Village Administrator that the petition for a variance be denied as the request fails to meet the threshold of an exceptional circumstance nor has a hardship been established. The inability to have an enclosed sunroom is a self-imposed hardship.

Attachments

1. Application
2. Drawings
3. Maps



Village of Mukwonago GIS
ZBA - 154 Phantom Lake Ct - Aerial

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

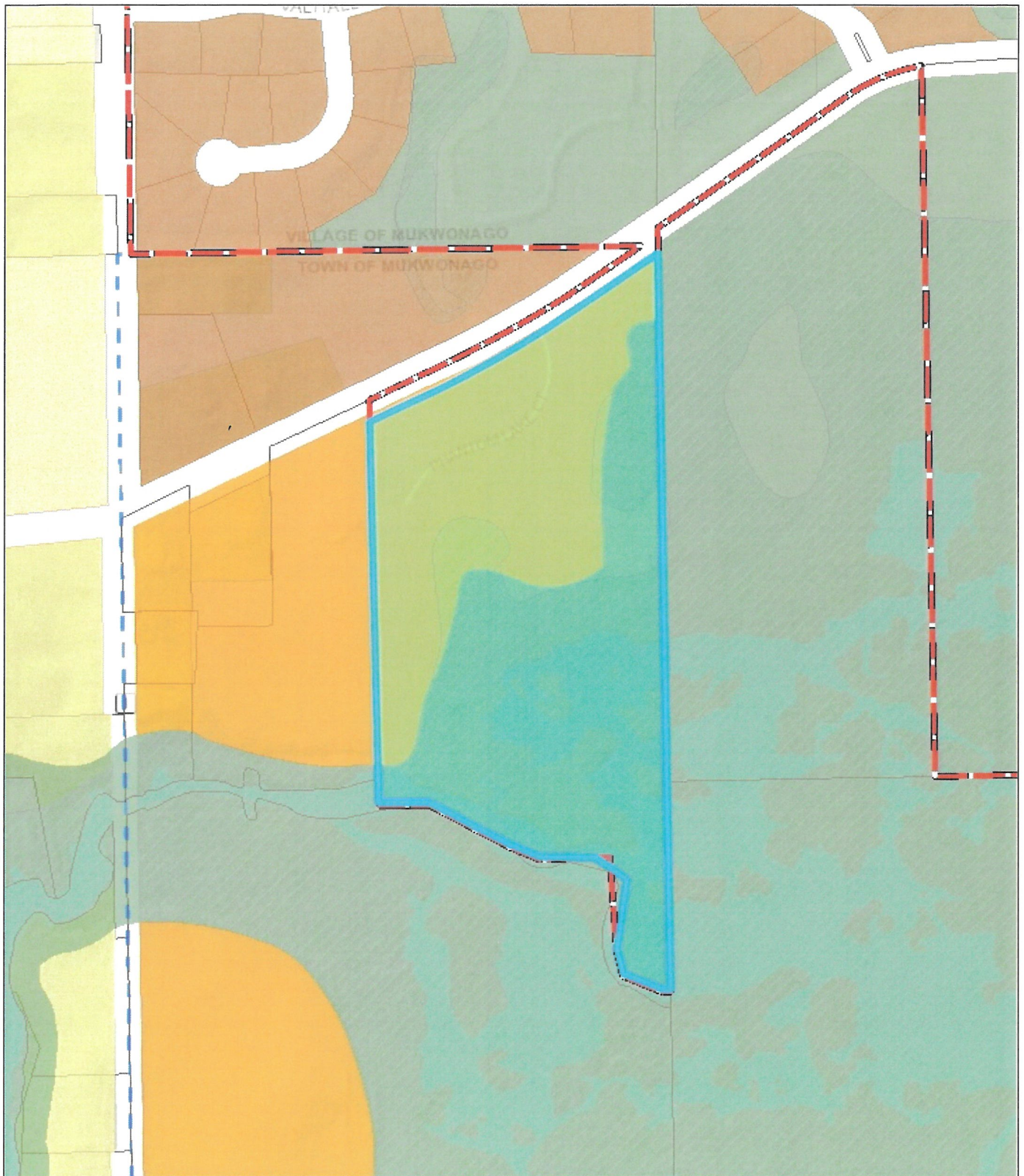


SCALE: 1" = 333'

VILLAGE OF MUKWONAGO

440 River Crest Court
 PO Box 206
 Mukwonago, WI 53149
 262-363-6420

Print Date: 1/24/2022



Village of Mukwonago GIS

ZBA - 154 Phantom Lake Ct - Land Use

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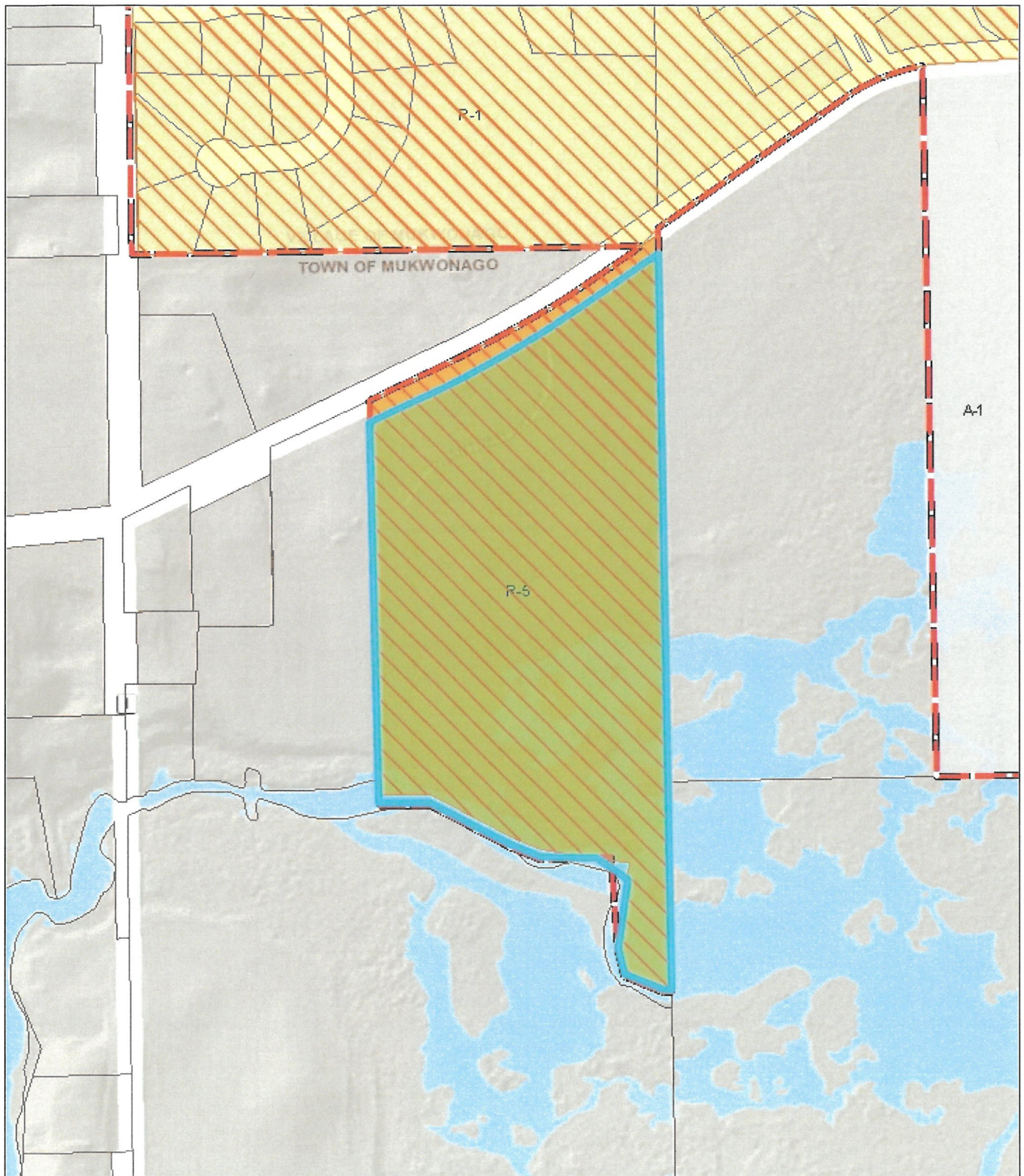


SCALE: 1" = 333'

VILLAGE OF MUKWONAGO

440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 1/24/2022



Village of Mukwonago GIS
ZBA - 154 Phantom Lake Ct - Zoning

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SCALE: 1" = 333'

VILLAGE OF MUKWONAGO

440 River Crest Court
 PO Box 206
 Mukwonago, WI 53149
 262-363-6420

Print Date: 1/24/2022

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

VILLAGE OF MUKWONAGO

REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: 1-10-2022

CONTACTS

Zoning and Planning Department

Contact:

Phone: (262) 363-6420 ex 2111

Fax: (262) 363-6425

Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Zoning and Building Appeals of the Village of Mukwonago.

Requests for a variance require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Board of Zoning and Building Appeals will hold the public hearing. The Board of Zoning and Building Appeals meets on the Thursday after the fourth Tuesday of each month at 6:30 p.m.

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Board of Zoning and Building Appeals consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Zoning Administrator
ATTN: Request for Variance
440 River Crest Ct
Mukwonago, WI 53149

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

Email to: planner@villageofmukwonago.com

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

APPLICANT INFORMATION (Full Legal Name)

Name: Michael A + Mary C PETER

Company: _____

Address: 154 Phantom Lake Ct

City: Mukwonago

State: WI

Zip: 53149

Daytime Phone: 262-408-0660

Fax: _____

E-Mail: MPETER9099@aol.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

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

ARCHITECT

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

PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR

Name: John Konopacki
Company: PINNACLE ENGINEERING GROUP
Address: 20725 WATERTOWN Rd. Svt. 100 City: BROOKFIELD State: WI Zip: 53186
Daytime Phone: 262-754-8888 Fax: 262-754-8850
E-Mail: John.Konopacki@Pinnacle-Engn.COM

CONTRACTOR

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

PROPERTY AND PROJECT INFORMATION

Present Zoning: _____ Tax Key No(s): MUKV 1979-991 019

Address/Location: 154 PHANTOM LAKE CT 53149

A. I/We request a variance for:

enclose the existing patio slab to
make a three season room. The slab
encroaches 5'3" on the west end to 1'3" on the
east end

B. The property is presently used as:

Primary residents

C. Name of Architect, Professional Engineer, or Contractor: _____

D. Project Timetable: Start Date: _____ Completion Date: _____

E. All of the Proposed Use(s) of the property will be:

Principal Use Primary residents

Secondary Use NONE

Accessory Use NONE

F. I/We represent that I/we have a vested interest in this property in the following manner:

☒ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: _____

☐ Other. Please explain _____

PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

This form is designed to be a guide for submitting a complete application for a conditional use.

If your application for a building permit is denied by the Inspection Department, you have the option to apply for a variance. Requesting a variance requires appearing before the Board of Zoning and Building Appeals and explaining why you should not be expected to comply with Village zoning regulations. You will be required to prove practical difficulty or unnecessary hardship. The fee to appear before the board is nonrefundable.

The Board of Zoning and Building Appeals (Board) is a group of five citizens appointed to listen to members of the public who want to appeal the rules of the Municipal Zoning Code (Chapter 100). The Board will receive a packet of information about your appeal in addition to listening to you and your neighbors' comments at a public meeting. Also, the Board may request assistance from other Village officers, departments, commissions, and boards in making its decision.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

- ☐ Completed application for building permit (separate application)
- ☐ Completed application form including the procedural checklist and justification of requested variance.
- ☒ Application fee: \$450
- ☐ Agreement for Reimbursable Services (separate application)

Required site drawings and other information:

- ☐ Survey of the property
- ☐ Map/picture of the property
- ☐ Plan of operation/proposal
- ☐ Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- ☐ Drainage plan
- ☐ Floor plan (1/4" Scale)
- ☐ Elevations (front and sides)
- ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☐ Any additional information as determined by Village staff.

DO NOT MAIL ANY ADDITIONAL MATERIAL OR INFORMATION DIRECTLY TO OR CALL MEMBERS OF THE BOARD.

Save the additional material and information you have for the Board until the meeting, or you may mail it to staff prior to the meeting. Staff will enter your additional information and material into the public record and forward it to the Board.

After you apply for the variance and before the meeting occurs, notice of your request will be published in two editions of the Mukwonago Chief, and neighboring property owners within 300 feet of your property will receive notice of your appeal.

Also during this time, board members may choose to drive by or visit your property to gather information that may influence their decision regarding your requested variance.

VARIANCE STANDARDS

Variances are not granted routinely. The application for a variance must clearly show the Board of Building and Zoning Appeals that the three Wisconsin State Statutory Standards that govern granting a variance will be met.

Unnecessary Hardship: A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not which affects all parcel similarly. Generally, hardships arise because of some unique property limitation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.

PETITION FOR VARIANCE

TO THE ZONING BOARD OF APPEALS

The petition of Michael & MARY PETER respectfully shows:

1. This petition is made pursuant to the ordinance of the Village of Mukwonago and pertaining to the functions, duties, and powers of the Board of Building and Zoning Appeals.

2. The petitioner is appealing for:

A Variance to enclose the existing patio
to provide a three season room as part
of the slab encroaches on the setback line

3. Petitioner requests a variation as follows:

To allow the construction of a three season
room on our existing patio slab. The slab encroaches
5'5" on the west to 1'3" on the east

4. Petitioner has attached hereto a survey of the premises. ☒ Yes ☐ No

5. The present zoning classification of the described real estate is _____

6. The names of the owners of said property are as follows:

Michael A & MARY C PETER

7. Petitioner further respectfully represents that to permit the variance aforesaid would not be contrary to the public interest, or in any way be detrimental to the neighborhood or the neighbors; that to refuse to permit such a variance would cause to the petitioner practical difficulty or unnecessary hardship; and that the use of the premises for the purposes herein prayed would do substantial justice, would be in keeping with the spirit of the Village of Mukwonago and the immediate neighborhood.

ITEMS REQUIRED TO BE SUBMITTED (If not applicable, mark N/A)

- ☐ Survey of the property
- ☐ Map/picture of the property
- ☐ Plan of operation/proposal
- ☐ Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- ☐ Drainage plan
- ☐ Floor plan (1/4" Scale)
- ☐ Elevations (front and sides)

APPLICATION FOR VARIANCE (Please fill out ALL of the questions.)

- A. Describe what you are building, the proposed dimensions, and what are the proposed setbacks:**

enclose the existing patio slab (approx. 8'x20')
to make a three season room. The setbacks
would be the same as the existing patio
slab. The slab encroaches 5'5" on the west end
diagonally across to 1'3" on the east end of
the slab

- B. Describe the exceptional or extraordinary circumstances or conditions that apply to your property that do not apply to surrounding properties:**

Because of the way the offset line angles North
to East of our corner unit part of our patio slab
encroaches into the 20' offset line. The line runs
diagonally across the patio slab. Our neighbors slab
is not affected by the offset line. The line
only affects our slab 5'5" on the west end to 1'3" on
the east end. No other units are affected.

- C. Describe the hardship (s) that would result if the Variance is not granted:**

Because the slab & footing already exist
it would not be possible to relocate the
patio to avoid the offset

- D. Describe how the variance would not have adverse effects on surrounding lands:**

The slab and footings already exist and
are part of the existing unit, so the room
would not change the existing foot print

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).



Signature - Property Owner



Name & Title (PRINT)




Date



Signature - Property Owner



Name & Title (PRINT)



Date

Signature - Applicant

Name & Title (PRINT)

Date

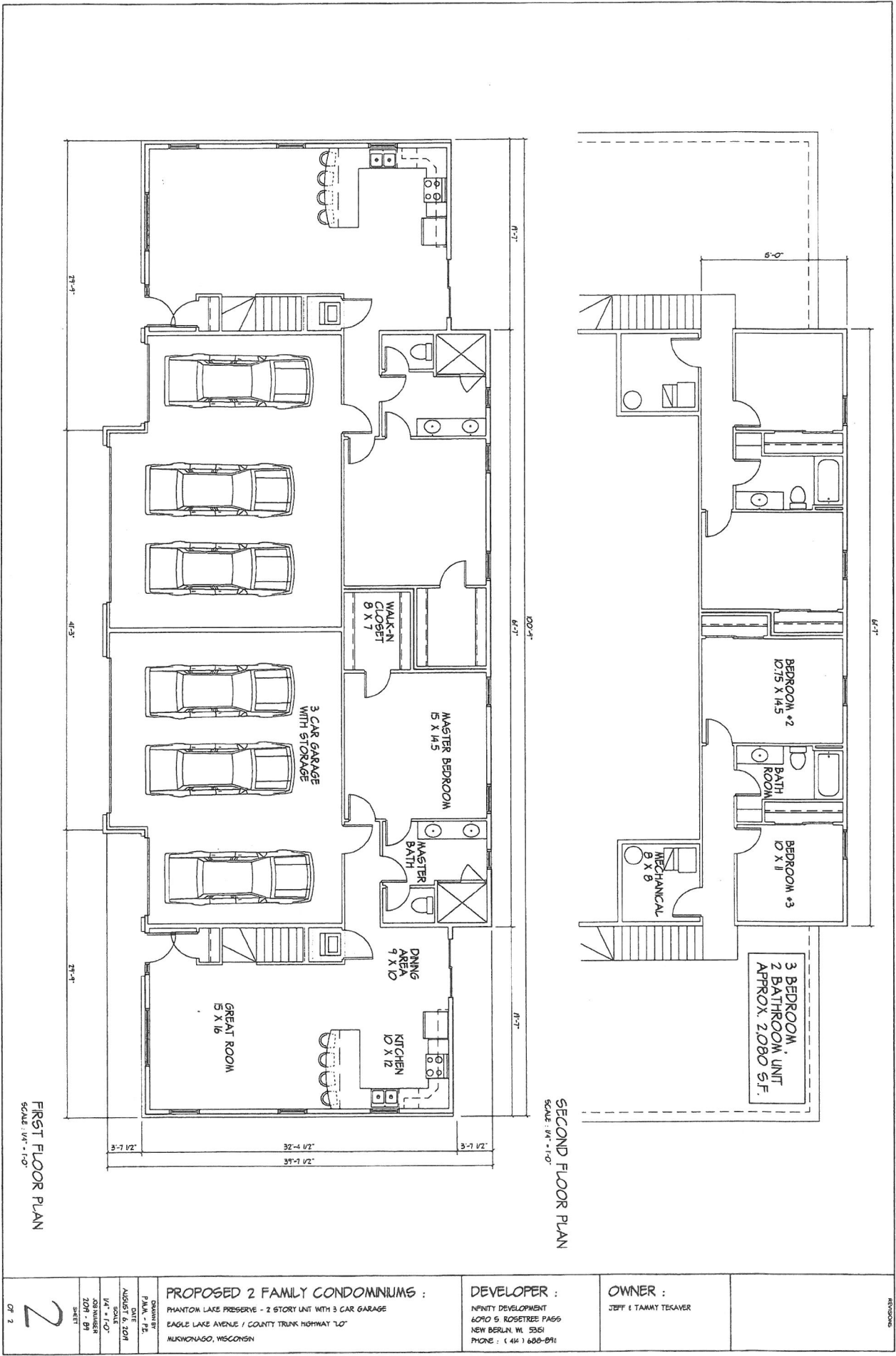
Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY

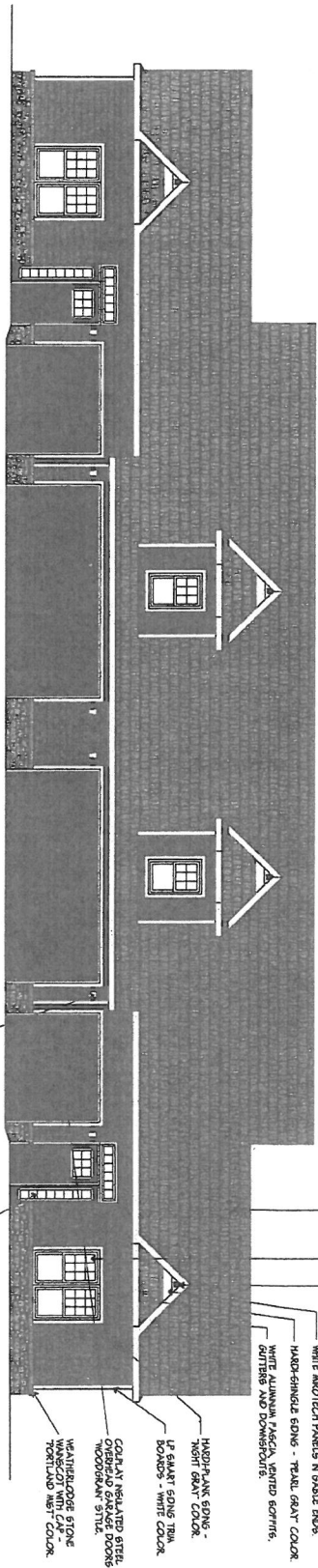
Date Paid	Receipt #
Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Board of Zoning and Building Appeals Disposition	



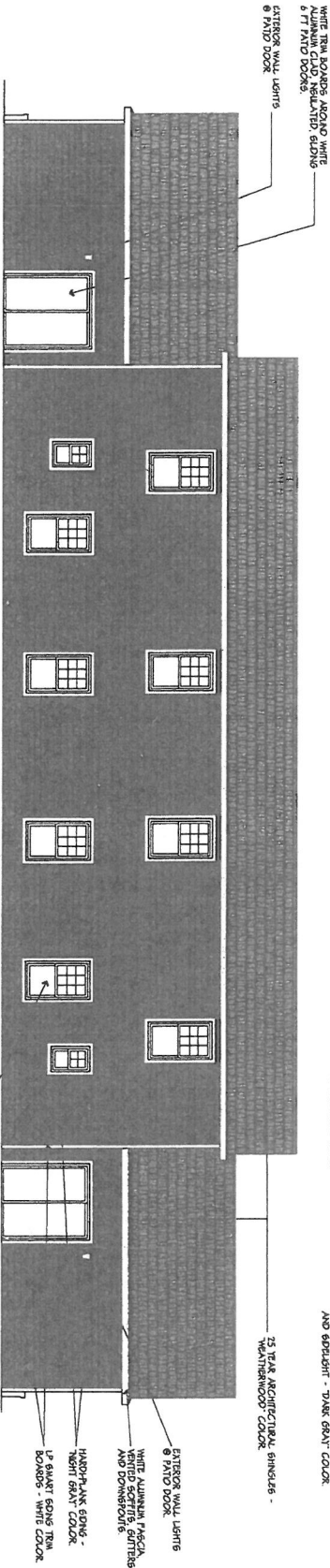
<p>2</p> <p>OF 2</p>	<p>PROPOSED 2 FAMILY CONDOMINIUMS :</p> <p>PHANTOM LAKE PRESERVE - 2 STORY UNIT WITH 3 CAR GARAGE</p> <p>EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY 70</p> <p>MUKONAGO, WISCONSIN</p>	<p>DEVELOPER :</p> <p>INFINITY DEVELOPMENT</p> <p>6010 S. ROSETREE PARK</p> <p>NEW BERLIN, WI 53551</p> <p>PHONE : (414) 680-0911</p>	<p>OWNER :</p> <p>JEFF & TAMMY TEKAVER</p>	<p>REVISIONS</p>
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PHANTOM LAKE PRESERVE

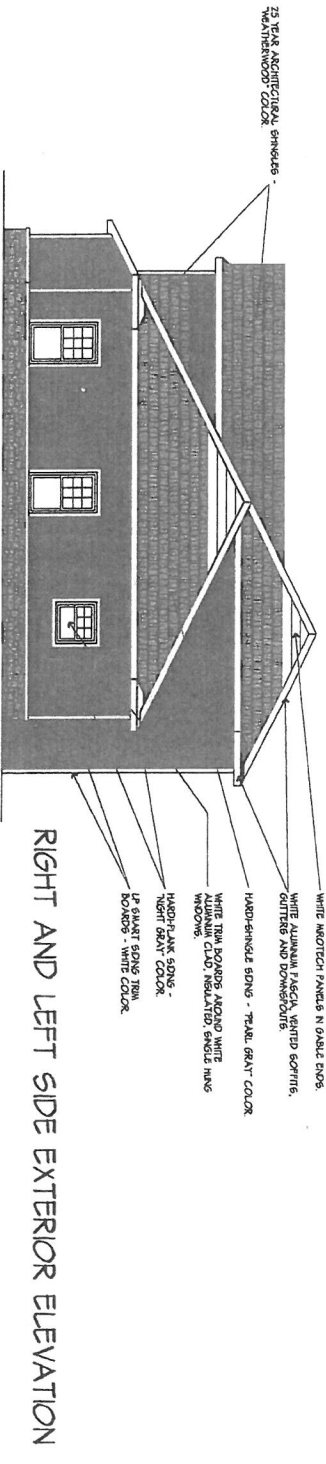
TWO STORY UNIT WITH 3 CAR GARAGE



FRONT EXTERIOR ELEVATION

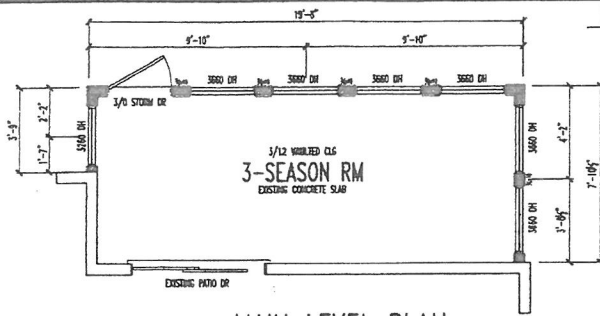


REAR EXTERIOR ELEVATION



RIGHT AND LEFT SIDE EXTERIOR ELEVATION

REVISIONS	OWNER : JEFF & TAMM TEKAYER	DEVELOPER : INFINITY DEVELOPMENT 6070 E. ROSEBERRY PASS MILWAUKEE, WI 53219 PHONE : (414) 600-0711	<p>PROPOSED 2 FAMILY CONDOMINIUMS :</p> <p>PHANTOM LAKE PRESERVE - 2 STORY UNIT WITH 3 CAR GARAGE</p> <p>EAGLE LAKE AVENUE / COUNTY TRUNK HIGHWAY 140</p> <p>MUKONAGO, WISCONSIN</p> <p>DRAWN BY: PAUL TEKAYER</p> <p>DATE: AUGUST 8, 2001</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DESIGNED BY: JEFF & TAMM TEKAYER</p> <p>SHEET: 201 - 01</p>
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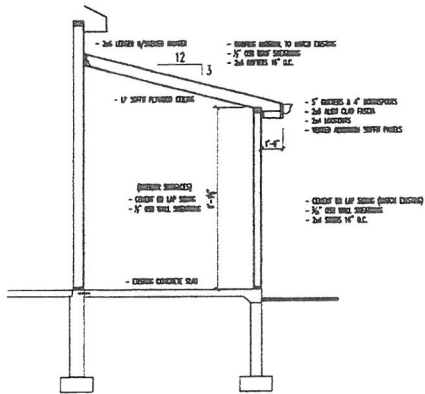


MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

- * ALL DIMENSIONS LISTED ARE ROUGH FRAMING DIMENSIONS
- * ALL DIMENSIONS TO BE FIELD VERIFIED

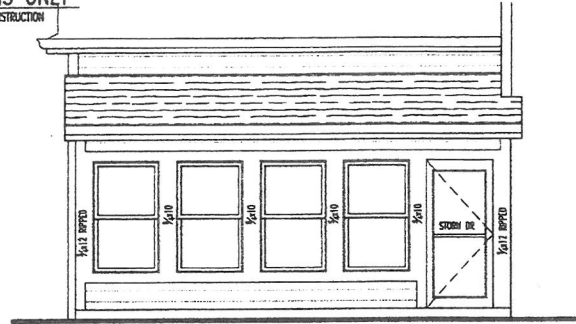
PROPOSED FRAME WALLS
EXISTING FRAME WALLS



TYPICAL SECTION

SCALE: 1/4" = 1'-0"

BID PLANS ONLY
NOT FOR CONSTRUCTION

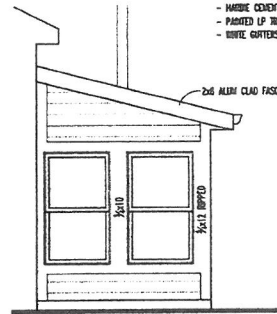


BACK ELEVATION

SCALE: 1/4" = 1'-0"

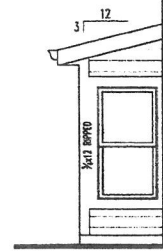
EXTERIOR MATERIALS

- 25yr DIMENSIONAL SHINGLES (WEATHERWOOD)
- ALUMINUM SOFFIT & FASCIA (WHITE)
- WHITE GYPSUM BOARD (RIGHT ONLY)
- PAINTED 1/2" TRIM (WHITE)
- WHITE GUTTERS & DOWNSPOUTS



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



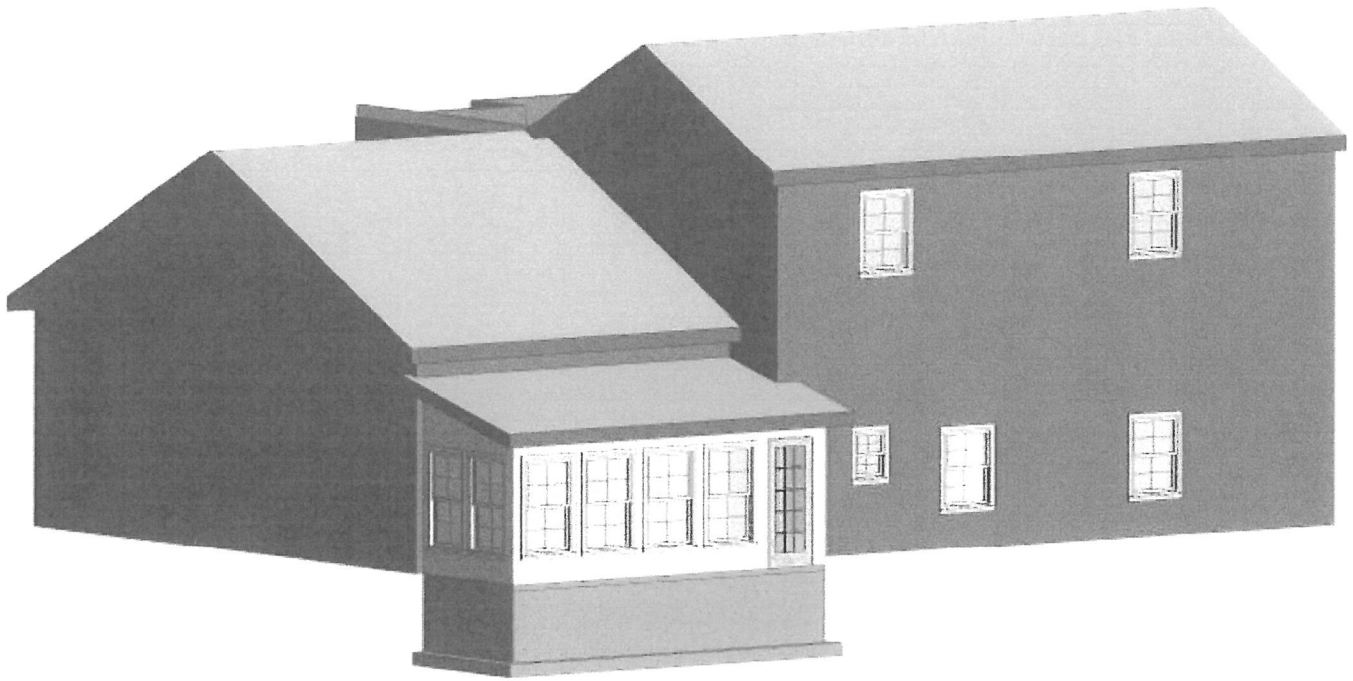
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

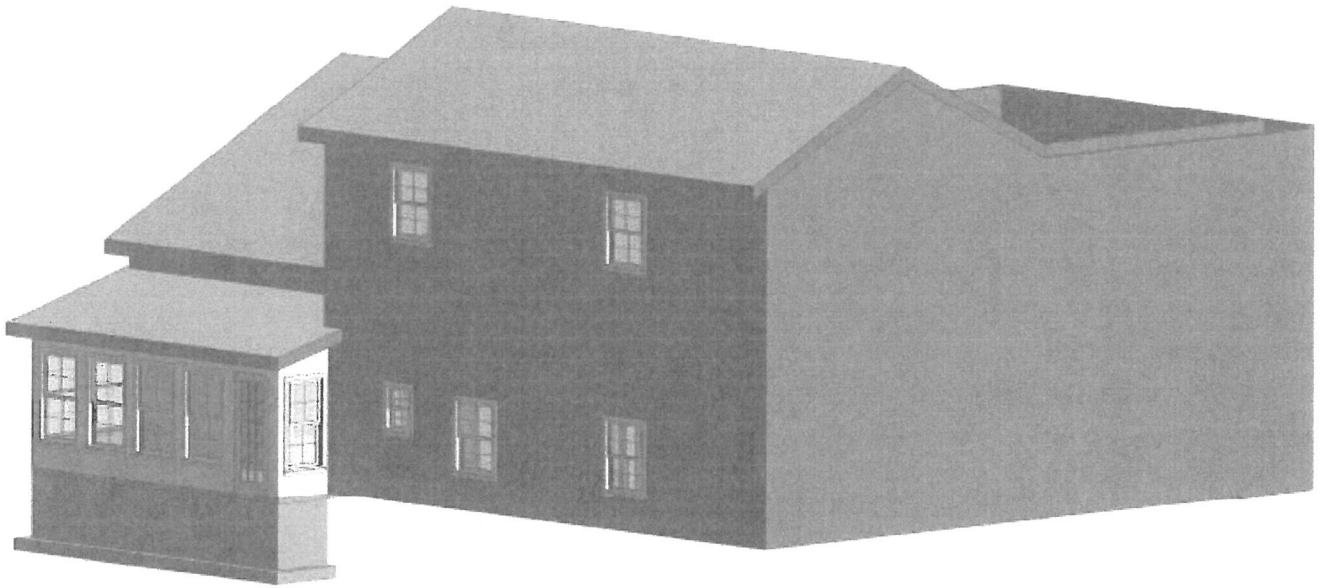
She
1

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO BE FIELD VERIFIED.

Customer: Peter



1 (3D)



1 (3D) Copy 1

LEGAL DESCRIPTION:

Condominium Plat of PHANTOM LAKES PRESERVE, as recorded in the Register of Deeds office for Waushara County in Document No. 447723, being a part of the Southeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 27, Township 3 North, Range 18 East, Village of Mukwonago, Waushara County, Wisconsin, also described as Lot 1 of Certified Survey Map No. 11872, as recorded in the Register of Deeds office for Waushara County in Document No. 442837, being a part of the Southwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 27, Township 3 North, Range 18 East, Village of Mukwonago, Waushara County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 27, Thence North 87°03'45" East, 511.00 feet to the north line of said Southwest 1/4, 133.62 feet to the east right of way line of Eagle Lake Avenue, County Trunk Highway "LO", Thence South 00°30'50" East, 10.00 feet to the east right of way line of said Eagle Lake Avenue, 10.00 feet to the northeast corner of said Lot 1, and the Point of Beginning.

Thence continuing South 85°35'20" East, 711.17 feet to a point 1" from the Thence South 85°17'48" East, 511.00 feet to the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 27, Thence South 00°34'32" East, 10.00 feet to the east right of way line of said Eagle Lake Avenue, 10.00 feet to the northeast corner of said Lot 1, and the Point of Beginning.

Thence North 89°20'00" West, 17.50 feet, Thence North 01°34'42" West, 104.65 feet, Thence North 13°37'14" West, 64.15 feet, Thence North 00°00'00" East, 172.41 feet.

Thence North 89°17'17" West, 32.67 feet, Thence North 00°00'00" West, 127.21 feet, Thence North 01°07'17" West, 80.08 feet, Thence North 02°30'50" West, 231.75 feet, Thence South 89°28'50" West, 14.87 feet, Thence North 01°14'24" West, 109.45 feet to the northeast corner of any line of Eagle Lake Avenue - County Trunk Highway "LO", Thence North 64°17'40" East, 19.07 feet to a point of division, Thence northerly 46°51'59" along the arc of said point to the left and said south right of way line, whose radius is 2814.26 feet and whose chord bears North 50°50'26" East, 406.76 feet, Thence North 55°23'05" East, 233.29 feet to the Point of Beginning.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 50' 120'

CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	104.12'	2814.26'	N50°50'26"E	406.76'

UNIT 100:	100	Phantom Lake Court, Mukwonago, WI
UNIT 101:	101	Phantom Lake Court, Mukwonago, WI
UNIT 102:	102	Phantom Lake Court, Mukwonago, WI
UNIT 103:	103	Phantom Lake Court, Mukwonago, WI
UNIT 104:	104	Phantom Lake Court, Mukwonago, WI
UNIT 105:	105	Phantom Lake Court, Mukwonago, WI
UNIT 106:	106	Phantom Lake Court, Mukwonago, WI
UNIT 107:	107	Phantom Lake Court, Mukwonago, WI
UNIT 108:	108	Phantom Lake Court, Mukwonago, WI
UNIT 109:	109	Phantom Lake Court, Mukwonago, WI
UNIT 110:	110	Phantom Lake Court, Mukwonago, WI
UNIT 111:	111	Phantom Lake Court, Mukwonago, WI
UNIT 112:	112	Phantom Lake Court, Mukwonago, WI
UNIT 113:	113	Phantom Lake Court, Mukwonago, WI
UNIT 114:	114	Phantom Lake Court, Mukwonago, WI
UNIT 115:	115	Phantom Lake Court, Mukwonago, WI
UNIT 116:	116	Phantom Lake Court, Mukwonago, WI
UNIT 117:	117	Phantom Lake Court, Mukwonago, WI
UNIT 118:	118	Phantom Lake Court, Mukwonago, WI
UNIT 119:	119	Phantom Lake Court, Mukwonago, WI
UNIT 120:	120	Phantom Lake Court, Mukwonago, WI
UNIT 121:	121	Phantom Lake Court, Mukwonago, WI
UNIT 122:	122	Phantom Lake Court, Mukwonago, WI
UNIT 123:	123	Phantom Lake Court, Mukwonago, WI
UNIT 124:	124	Phantom Lake Court, Mukwonago, WI
UNIT 125:	125	Phantom Lake Court, Mukwonago, WI
UNIT 126:	126	Phantom Lake Court, Mukwonago, WI
UNIT 127:	127	Phantom Lake Court, Mukwonago, WI
UNIT 128:	128	Phantom Lake Court, Mukwonago, WI
UNIT 129:	129	Phantom Lake Court, Mukwonago, WI
UNIT 130:	130	Phantom Lake Court, Mukwonago, WI
UNIT 131:	131	Phantom Lake Court, Mukwonago, WI
UNIT 132:	132	Phantom Lake Court, Mukwonago, WI
UNIT 133:	133	Phantom Lake Court, Mukwonago, WI
UNIT 134:	134	Phantom Lake Court, Mukwonago, WI
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UNIT 136:	136	Phantom Lake Court, Mukwonago, WI
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UNIT 138:	138	Phantom Lake Court, Mukwonago, WI
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UNIT 161:	161	Phantom Lake Court, Mukwonago, WI
UNIT 162:	162	Phantom Lake Court, Mukwonago, WI
UNIT 163:	163	Phantom Lake Court, Mukwonago, WI
UNIT 164:	164	Phantom Lake Court, Mukwonago, WI
UNIT 165:	165	Phantom Lake Court, Mukwonago, WI
UNIT 166:	166	Phantom Lake Court, Mukwonago, WI

NOTES:

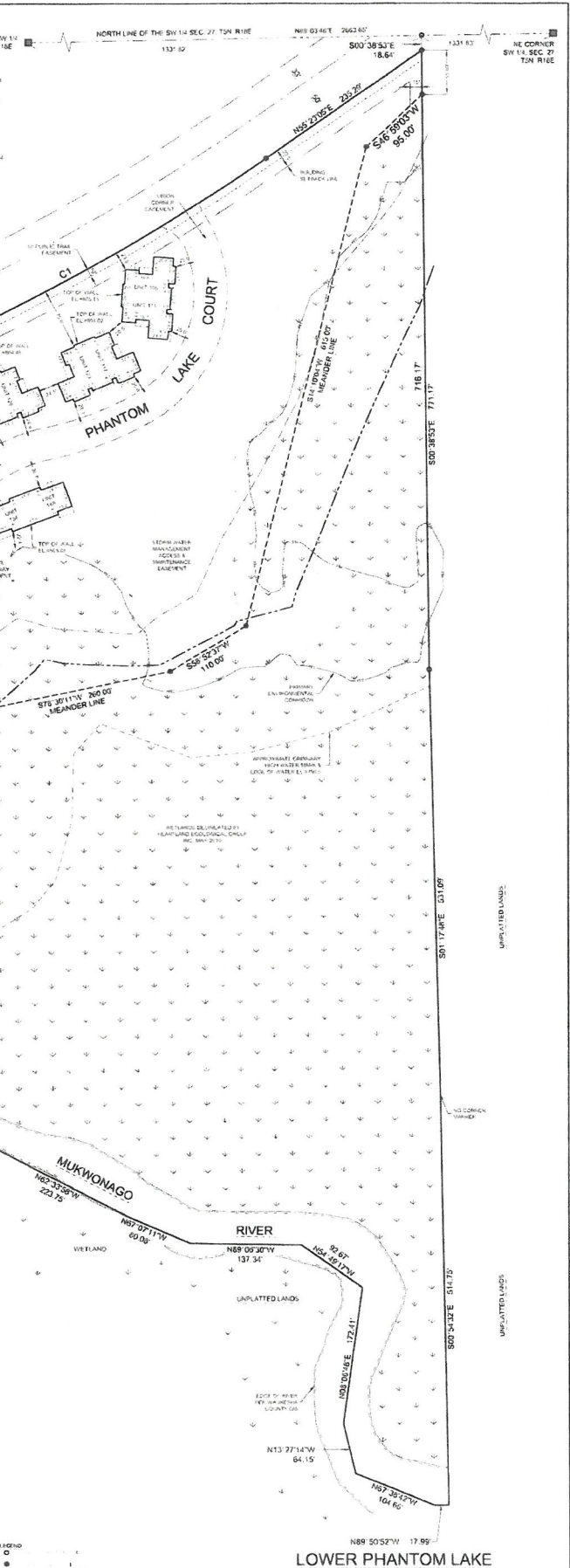
- Field work completed AUGUST 3, 2020.
- All lines shown are as surveyed.
- Any line below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Boundaries referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983). The corner line of the Southwest 1/4 of Section 27, Township 3 North, Range 18 East, is a bearing of N89°20'00" West.
- Flood Zone Classification: The property lies within Zone "X" and FLOODWAY of the Flood Insurance Rate Map Community Panel No. 5512-04-0000 with an effective date of NOVEMBER 2, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" have Base Flood Elevations determined.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown as a 1' interval based on actual ground survey of the current ground level. Reference: Boundary. Contour monument with brass cap at the northwest corner of the Southwest 1/4 Section 27, Township 3 North, Range 18 East. Elevation = 620.21.

I, John P. Konechak, Professional Land Surveyor, hereby certify that this survey map is correct in the best of my knowledge and belief with the information provided and as required by the requirements of Chapter A.C.T. 1-25.01 of the Wisconsin State Statutes.

SIGNED:
 JOHN P. KONECHAK
 PROFESSIONAL LAND SURVEYOR S-7461

CONDOMINIUM PLAT OF PHANTOM LAKES PRESERVE MUKWONAGO, WISCONSIN

PINNACLE ENGINEERING GROUP
 ENGINEERS AND ARCHITECTS
 1000 W. WISCONSIN AVENUE, SUITE 200
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.333.1111 FAX: 414.333.1112
 WWW.PINNACLE-ENG.COM

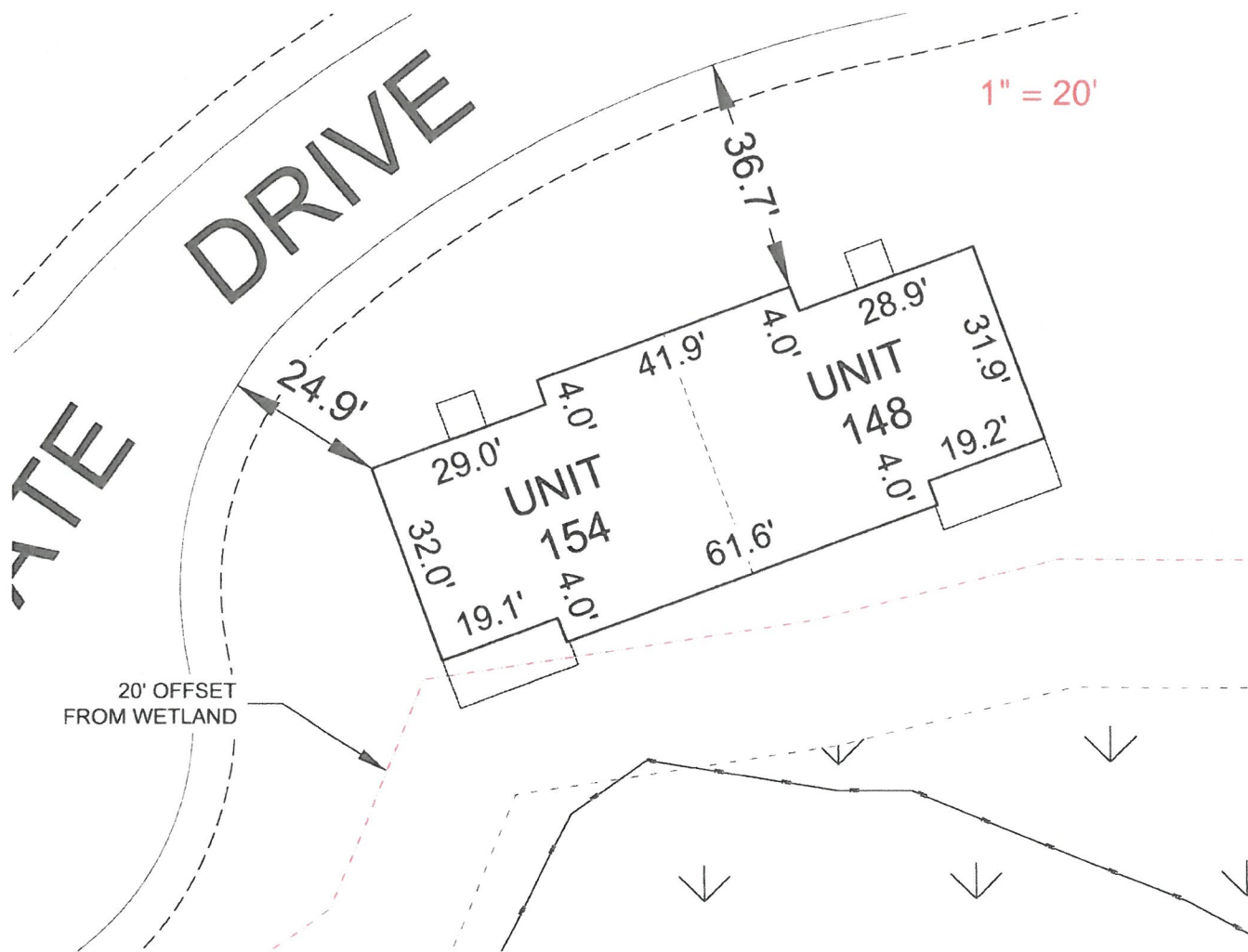


PLAT OF SURVEY

REVISIONS	DATE	BY	REASON
1	1/17/20	JKP	ORIGINAL SURVEY

SHEET 1 OF 1

SURVEY





August 23, 2021

Mike and Mary Peters
154 Phantom Lake Preserve, Mukwonago WI

Dear Mike and Mary -

I have received your request and quote to install a screen porch at your unit. I have granted the request with the following criteria.

Contractor to follow all of the guidelines per the Village of Mukwonago.

Contractor to retain proper approval and permit from the Village of Mukwonago.

Contractor to contact me to go over the structure and color of the screen porch to make sure it complements with the condo exterior (tone, color, etc.).

Contractor to update me on the status of the installation from start to finish.

Sincerely,

A handwritten signature in black ink that reads "Tammy Tekaver". The signature is fluid and cursive, with the first name "Tammy" being more prominent than the last name "Tekaver".

Tammy Tekaver, HOA President
Phantom Lake Preserve