

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

**PLAN COMMISSION MEETING**  
**Tuesday, September 12, 2023**

Time: **6:30 pm**

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

**1. Call to Order**

**2. Roll Call**

**3. Election of Chair Pro Tem**

**4. Comments from the Public**

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

**5. Approval of Minutes**

- 5.1 Discussion and possible approval of the minutes from July 11, 2023 meeting.  
[20230711 PlanCommissionMinutesdraft.pdf](#)

**6. New Business**

*Discussion and Possible Action on the Following Items*

- 6.1 Discussion and possible recommendation to the Village Board for **RESOLUTION 2023-48** for a Certified Survey Map for Empire/Milwaukee Tool; 929 Empire Drive; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.  
[Staff - CSM - Milw. Tool - 929 Empire Dr.pdf](#)  
[168626 CSM10-Milw Tool.pdf](#)  
[RESOLUTION 2023-48 CSM Empire Dr.pdf](#)
- 6.2 Discussion and possible approval for **PC-RESOLUTION 2023-09** for Site Plan and Architectural Review for a parking lot at Empire/Milwaukee Tool; 929 Empire Drive; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.  
[Staff - SPAR - Milw. Tool - 914 Empire Dr.pdf](#)  
[Empire\\_Paving Plans\\_230905.pdf](#)  
[PC-RESOLUTION 2023-09 SPAR - Milw. Tool - 914 Empire Dr.pdf](#)

- 6.3 Discussion and possible recommendation of approval to the Village Board for **RESOLUTION 2023-49** for an Extraterritorial Review of a Four-Lot Certified Survey Map located at N9033 and N9025 Army Lake Road in the Town of East Troy.  
[Staff - Kosteretz ETZ.pdf](#)  
[Kosteretz 21-9496-CSM.pdf](#)  
[5-17-2023 Town ET Resolution Approval.pdf](#)  
[RESOLUTION 2023-49 Kosteretz EXTR TER.pdf](#)

## **7. Adjournment**

### ***Membership:***

*Eric Brill, John Meiners, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Erin Scharf (Advisory)*

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

## MINUTES OF THE PLAN COMMISSION MEETING

### Tuesday, July 11, 2023

#### Call to Order

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

#### Roll Call

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

Excused: Mark Penzkover

Also present: Erin Scharf, Community Planner/Zoning Administrator  
Linda Gourdoux, Deputy Clerk/Treasurer

#### Comments from the Public

Opened at 6:31 pm  
No Comments  
Closed at 6:32 pm

#### Approval of Minutes

Motion by Meiners/ Brill to approve minutes from May 9, 2023 regular meeting, carried, Wamser abstain

#### Public Hearings

Public Hearing to solicit comments on proposed floodplain zoning ordinance revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas.

No Comments

Public Hearing on Conditional Use for a Hall located at 560 Bay View Rd (MUKV 2010-978-017), Freedom Flamingo LLC, applicant (Kris Thelen, agent).

Kris Thelen, applicant; spoke on building usage. Lower level; law office. Upper level; Extension Funeral Home, Visitation Only.

Public Hearing on Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).

No Comments

Public Hearing for Final Development Plan for Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).

No Comments

Public Hearings ended at 6:37 pm

## **New Business**

**Discussion and possible recommendation to the Village Board approval of ORDINANCE 1018 Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning..**

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board ORDINANCE 1018 Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning, carried.

**Discussion and possible recommendation to Village Board to approve RESOLUTION 2023-30 for Conditional Use change of use to a Hall for Funeral Home Patrons, Tim & Kristina Thelen/Freedom Flamingo, LLC, applicant; 560 Bay View Rd; Parcel MUKV 2010-978-017.**

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board to approve RESOLUTION 2023-30 for Conditional Use change of use to a Hall for Funeral Home Patrons, Tim & Kristina Thelen/Freedom Flamingo, LLC, applicant; 560 Bay View Rd; Parcel MUKV 2010-978-017, carried with amending the hours of operation from 9 am-5 pm to 9 am-8 pm.

**Discussion and possible recommendation to Village Board to approve RESOLUTION 2023-31 an Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes, Inc., applicant; Parcel MUKV 2091-989-002.**

Scharf gave overview of project

John Donovan, Bielinski, gave overview of project

Motion by Meiners/Kettner to recommend to the Village Board to approve RESOLUTION 2023-31 an Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes, Inc., applicant; Parcel MUKV 2091-989-002, carried.

**Discussion and possible recommendation to Village Board to approve RESOLUTION 2023-32 for the Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes Inc., applicant; Parcel MUKV 2091-989-002.**

Scharf gave overview of project

Motion by Meiners/Kettner to recommend to the Village Board to approve RESOLUTION 2023-32 for the Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes Inc., applicant; Parcel MUKV 2091-989-002, carried.

**Discussion and possible recommendation to Village Board to approve RESOLUTION 2023-33 for Site Plan and Architectural Review for Empire/Milwaukee Tool/Schwer Phlect & Werkzeug Properties, LLC, applicant; 929 Empire Dr and Holz Parkway; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.**

Scharf gave overview of project

Wayne Kuske, Empire; gave project overview

Motion by Meiners/Kettner to table to September 12, 2023 Plan Commission to give applicant a chance to do a CSM to combine parcels, carried.

**Discussion and possible approval of PC-RESOLUTION 2023-08 for Site Plan and Architectural Review of an addition to an existing building, GS Global, applicant; 912 Perkins Dr; Parcel MUKV 1969988-007.**

Scharf gave overview of project

Jay Campbell, Campbell Construction, gave overview of project

Motion by Meiners/Brill to approve PC-RESOLUTION 2023-08 for Site Plan and Architectural Review of an addition to an existing building, GS Global, applicant; 912 Perkins Dr; Parcel MUKV 1969988-007, carried.

**Adjournment**

Meeting adjourned at 7:05 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer



## PLANNING COMMISSION

September 12, 2023 at 6:30pm  
Mukwonago, WI

### CERTIFIED SURVEY MAP

Empire / Milwaukee Tool / Schwer Pflecht & Werkzeug Properties, LLC  
929 Empire Drive and Holz Parkway

MUKV1969988006 AND MUKV1969988001

### Case Summary

#### Parcel Data

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Proposal:	Certified Survey Map
Applicant:	Empire/Milwaukee Tool/Schwer Phlecht & Werkzeug
Request:	Combine 2 Lots
Staff Recommendation:	Approve

#### Parcel Characteristics / Conditions

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Acreage:	12.2335 and 9.6011
Current Use:	Industrial Manufacturing
Proposed Use:	Industrial Manufacturing
Reason for Request:	Future Expansion
Land Use Classification:	Industrial
Zoning Classification:	M-4 – Medium – Heavy Manufacturing
Census Tract:	2039.01



## Site Plan and Architectural Review Request

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“In the fall of 2021 while dealing with COVID volumes and stress within our manufacturing plant in Mukwonago we had asked for permission for a temporary lot be placed to help with the employee shift car volume. The parking lot was a huge relief that allowed us to manage an unsafe condition.

In 2023, we are up against another challenge which is to reconfigure the plant to allow for more flexibility to consolidate like-manufacturing processes. This in turn will allow us to add more to the plant and allow it to continue to thrive in Southeastern Wisconsin. This process has us debating the layout and the future of the buildings’ growth. Our intention is still to be able to grow to the north and establish a larger manufacturing footprint. But currently, we do not have solid plans to break ground.

For future expansion, we will need to combine the lots and this will also allow us to install a semi-permanent parking lot in place of the temporary parking area which is present now.

## Staff Review

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<b>Engineering</b>	No concerns at this time
<b>Public Works</b>	No concerns at this time
<b>Utilities</b>	No concerns at this time
<b>Police</b>	No concerns at this time
<b>Fire</b>	No concerns at this time
<b>Building Inspection</b>	No concerns at this time
<b>Planning</b>	No concerns at this time

## Recommendation

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### Certified Survey Map (CSM)

Staff recommends the Planning Commission recommend Approval to the Village Board for the request for a CSM combining two lots as set forth in the attached resolution.

1. The surveyor’s seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
2. The certified survey map must comply with the Town of East Troy’s approval which was granted on June 12, 2023.
3. The property owner must pay all fees and charges that are owed to the Village.
4. Any future modification to the proposed CSM prior to recording shall require review by the Planning Commission and Village Board.

## Attachments

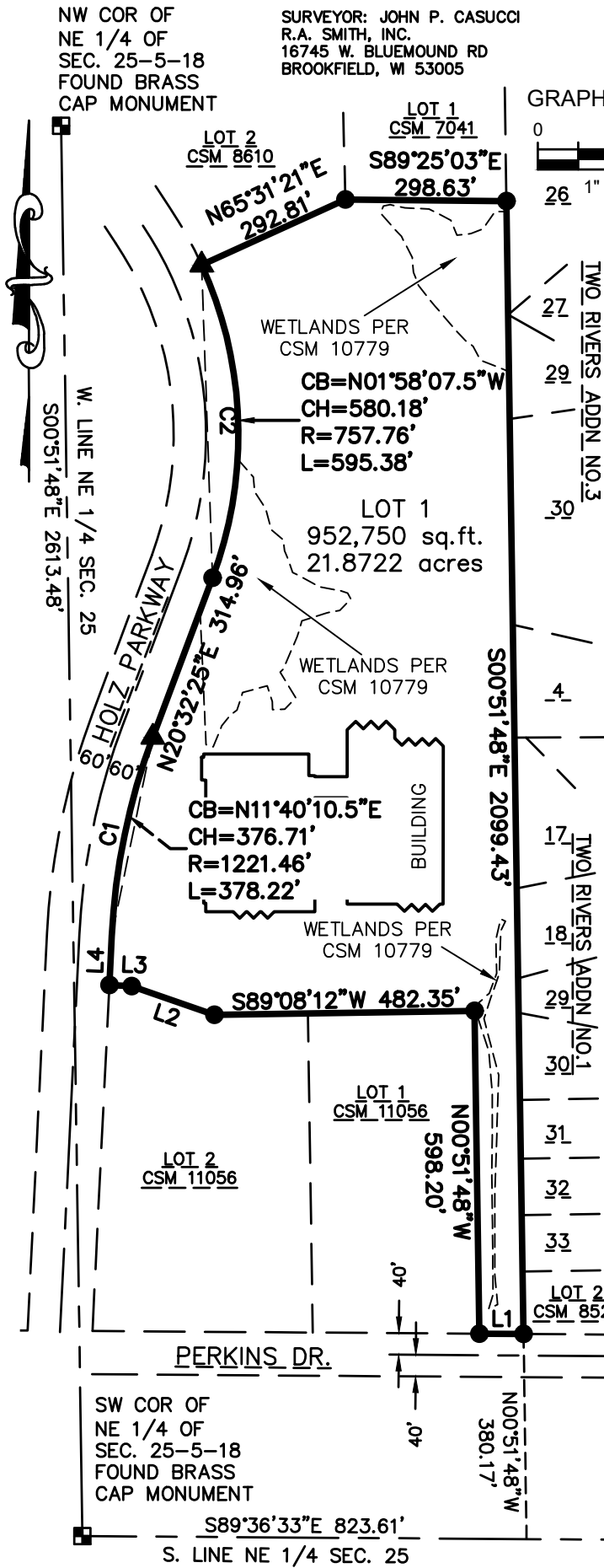
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1. CSM Draft    2. Resolution

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

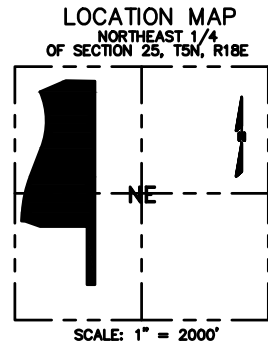
OWNER: SCHWER, PFLICHT, &  
WERKZEUG PROPERTIES LLC  
13135 W LISBON RD  
BROOKFIELD, WI 53005  
SURVEYOR: JOHN P. CASUCCI  
R.A. SMITH, INC.  
16745 W. BLUEMOUND RD  
BROOKFIELD, WI 53005



- INDICATES FOUND 1" IRON PIPE
- ▲ INDICATES FOUND MAG NAIL

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 25, T 5 N, R 18 E, WHICH BEARS S0°51'48"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

SEE SHEET 2 FOR EASEMENTS AND BUILDING TIES



Curve #	Tangent In	Tangent Out	Delta
C1	N02°47'56"E	N20°32'25"E	17°44'29"
C2	N20°32'25"E	N24°28'39"W	45°01'03"

Line #	Direction	Length
L1	N89°36'31"W	82.04
L2	N70°53'58"W	162.07
L3	N87°12'12"W	41.51
L4	N02°47'56"E	90.83

WISCONSIN  
JOHN P. CASUCCI  
S-2055  
OCONOMOWOC  
WI  
LAND SURVEYOR

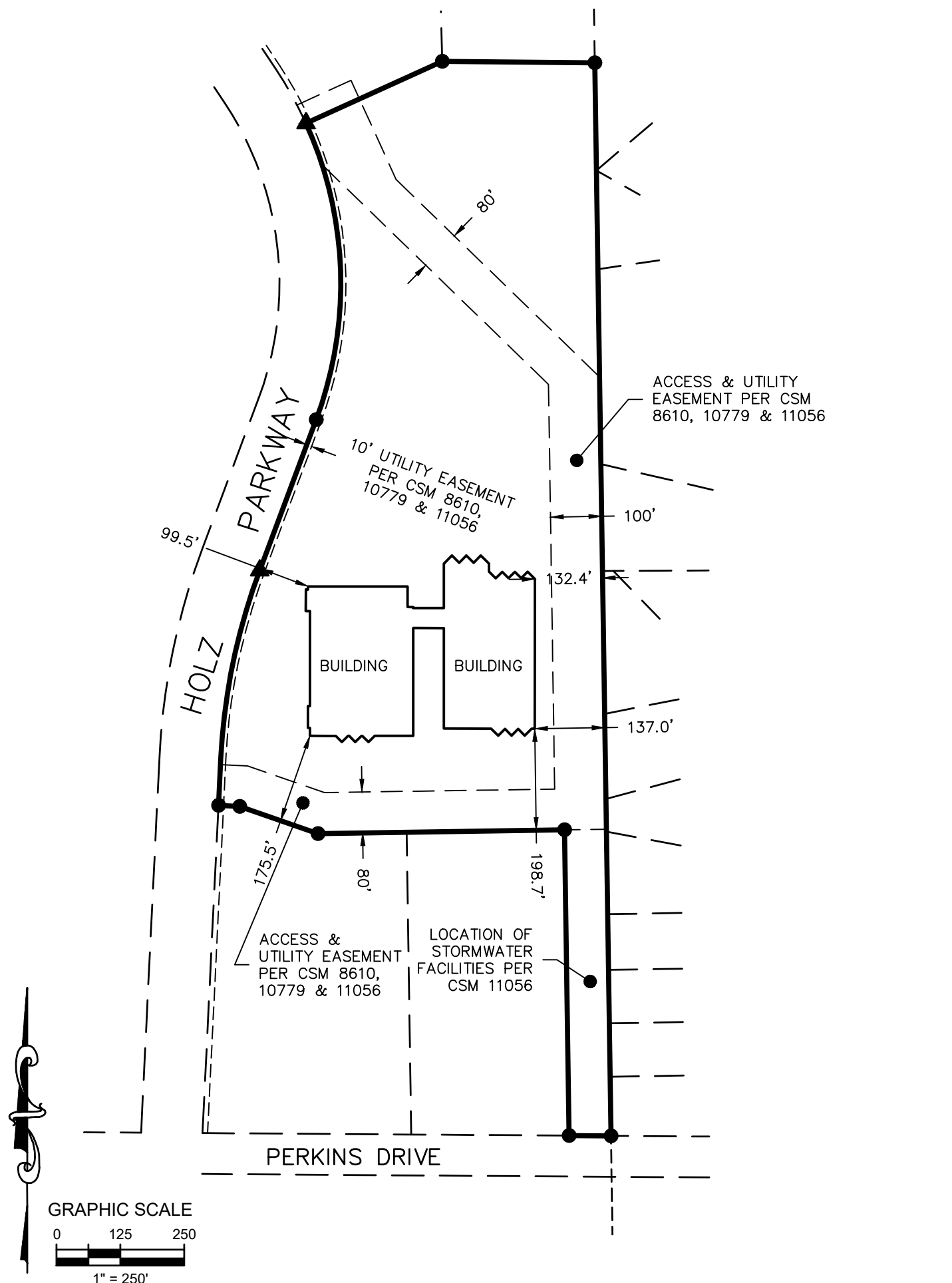
*John P. Casucci*  
8/7/2021

raSmith  
CREATIVITY BEYOND ENGINEERING  
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN .  
:SS  
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

Said land contains 952,750 square feet or 21.8722 acres.

THAT I have made the survey, land division and map by the direction of SCHWER, PFLICHT, & WERKZEUG PROPERTIES LLC, owner.

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

THAT I have complied with Chapter 236.34 of the Wisconsin Statutes and the Village Code of the Village of Mukwonago in surveying, dividing and mapping the same.

Field date

JOHN P. CASUCCI  
PROFESSIONAL LAND SURVEYOR S-2055

VILLAGE BOARD AND PLANNING COMMISSION APPROVAL

This Certified Survey Map has been submitted to and approved by the Village Board of Trustees and Planning Commission of the Village of Mukwonago on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date:

Fred Winchowky, Village President

Date:

Diana Dykstra, Village Clerk

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

OWNER CERTIFICATE

SCHWER, PFLICHT, & WERKZEUG PROPERTIES LLC, a company duly organized and existing under and by virtue of the laws

of the State of \_\_\_\_\_, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the Ordinances of the Village of Mukwonago.

SCHWER, PFLICHT, & WERKZEUG PROPERTIES LLC, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Mukwonago.

IN Witness Whereof, SCHWER, PFLICHT, & WERKZEUG PROPERTIES LLC, has caused these presents to be signed

by \_\_\_\_\_, it's \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2023.

SCHWER, PFLICHT, & WERKZEUG PROPERTIES LLC

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023,

\_\_\_\_\_, the \_\_\_\_\_ of the above named company, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

\_\_\_\_\_

\_\_\_\_\_  
(print name)  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 in Certified Survey Map No. 10779 and Lot 3 in Certified Survey Map No. 11056, being a part Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a national banking association, duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
 \_\_\_\_\_ COUNTY } SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

\_\_\_\_\_, the \_\_\_\_\_ of the above named organization, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)  
Notary Public, State of Wisconsin

My commission expires\_\_\_\_\_

**RESOLUTION 2023-48**

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP (CSM)  
FOR 929 EMPIRE DR, MUKV1969-988-006 AND MUKV1969-988-001  
THE VILLAGE OF MUKWONAGO**

**WHEREAS**, pursuant to Section 45, of the Municipal Code, an application for Certified Survey Map (CSM) has been filed for the approval for combining two lots CSM, which application has been filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

**WHEREAS**, the application has been submitted by the VILLAGE OF MUKWONAGO

**WHEREAS**, the proposed lots within the Industrial Land Use Classification in which the subject property is located, and

**WHEREAS**, the proposed lots within the M-4 Medium / Heavy Industrial Zoning District in which the subject property is located, and

**WHEREAS**, the proposed combining of land / Certified Survey Map (CSM) has been reviewed and recommended by the Village Plan Commission, and

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed combining of land / Certified Survey Map (CSM), based upon the draft CSM submitted.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** this proposed combining of land / Certified Survey Map (CSM), shall be subject to the following conditions:

1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
2. The certified survey map must comply with the Town of East Troy's approval which was granted on June 12, 2023.
3. The property owner must pay all fees and charges that are owed to the Village.
4. Any future modification to the proposed CSM prior to recording shall require review by the Planning Commission and Village Board.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** the applicant, of the proposed combining of land / Certified Survey Map (CSM), shall agree to accept the same in writing.

Passed and dated this 20<sup>th</sup> day of September 2023.

VILLAGE OF MUKWONAGO

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

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



## PLANNING COMMISSION

September 12, 2023 at 6:30pm

Mukwonago, WI

### SITE PLAN AND ARCHITECTURAL REVIEW

Empire / Milwaukee Tool / Schwer Pflecht & Werkzeug Properties, LLC  
929 Empire Drive and Holz Parkway

MUKV1969988006 AND MUKV1969988001

### Case Summary

#### Parcel Data

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Proposal:	Parking Lot
Applicant:	Empire/Milwaukee Tool/Schwer Phlecht & Werkzeug
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve with Conditions

#### Parcel Characteristics / Conditions

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Acreage:	12.2335 and 9.6011
Current Use:	Industrial Manufacturing
Proposed Use:	Industrial Manufacturing
Reason for Request:	Temporary Parking Lot – Extension to Keep
Land Use Classification:	Industrial
Zoning Classification:	M-4 – Medium – Heavy Manufacturing
Census Tract:	2039.01



## Site Plan and Architectural Review Request

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Staff has reviewed the semi-permanent lot plan which will be constructed of base course asphalt. The lot will be striped per the plan. They have submitted a CSM which now allows for an additional lot as an accessory use.

### Staff Review

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<b>Engineering</b>	No concerns at this time
<b>Public Works</b>	No concerns at this time
<b>Utilities</b>	No concerns at this time
<b>Police</b>	No concerns at this time
<b>Fire</b>	No concerns at this time
<b>Building Inspection</b>	No concerns at this time
<b>Planning</b>	No concerns at this time

### Recommendation

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#### Site Plan and Architectural Review

Staff recommends the Planning Commission approve with conditions, for the request to construct a parking lot as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. This parking lot was not accounted for in any storm water calculations and that upon future development, a storm water management plan or plan amendment will need to be prepared to account for said parking lot, and any future development on the site.
3. Final Inspection by Village staff once complete.
4. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

#### Attachments

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1. Plans
2. Resolution



# PAVING PLANS FOR 929 EMPIRE DR.—TEMP PARKING LOT VILLAGE OF MUKWONAGO, WISCONSIN

## VICINITY MAP

SCALE: NTS

## PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	TITLE SHEET
C100	SITE PLAN
C200	GRADING PLAN
C300	SPECIFICATIONS & SITE DETAILS

PLAN DATE: 9-5-2023

[illegible]

926 EMPIRE DR.  
VILLAGE OF MUKWONAGO

TITLE SHEET



9/5/2023

© COPYRIGHT 2023  
R.A. Smith, Inc.

DATE: 0 / 5 / 2023

SCALE: N.T.S.

JOB NO. 3210234.01

PROJECT MANAGER:

DESIGNED BY: RJL

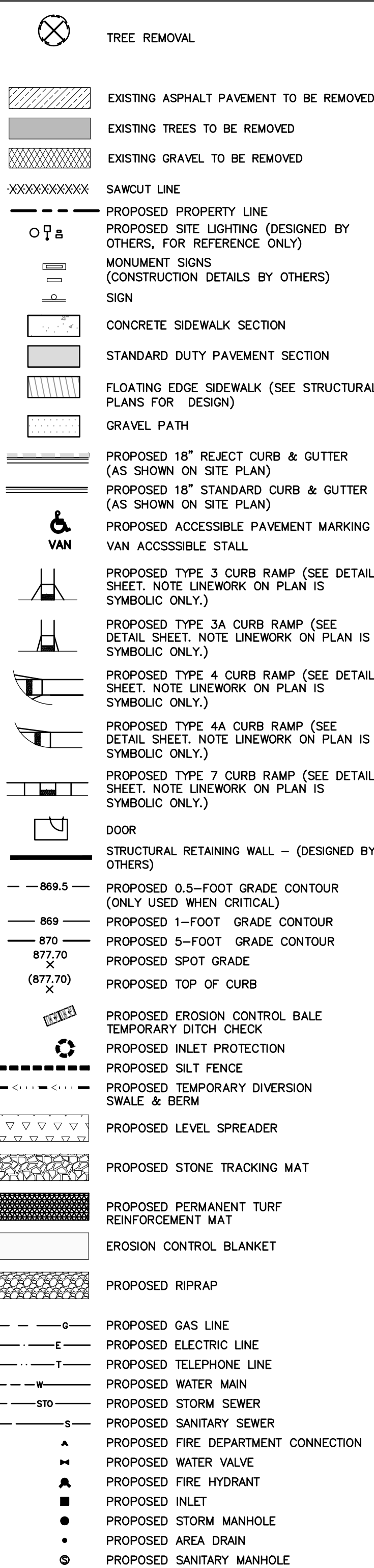
SHEET NUMBER

C000

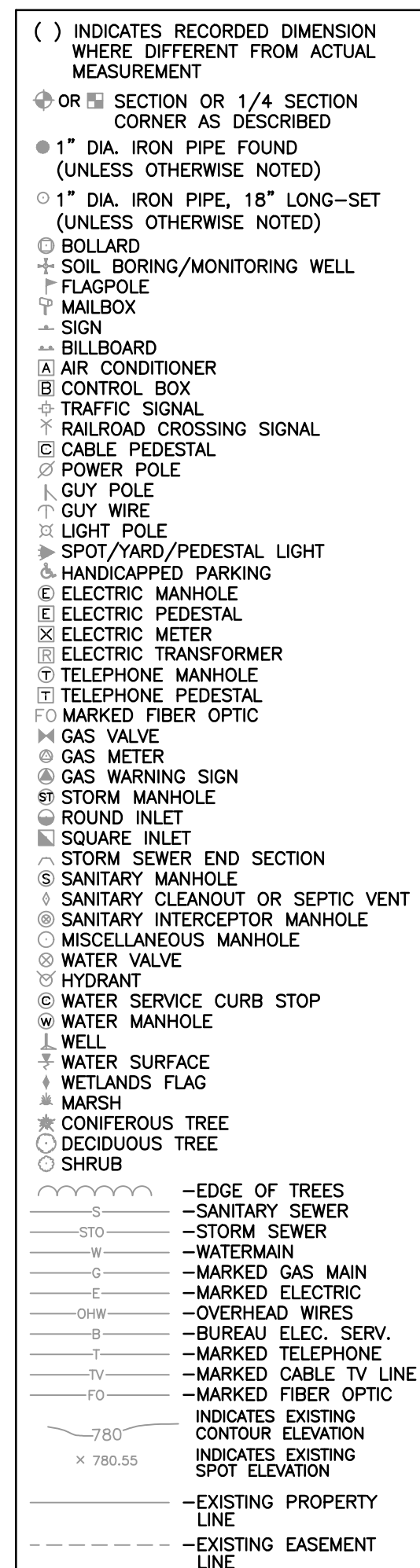


Know what's below.  
**Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.



## LEGEND



## ENGINEER:

**RASMITH**  
CONTACT: RYAN LANCOUR, P.E.  
16745 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005-5938  
PH.: (262) 781-1000  
FAX: (262) 781-8466

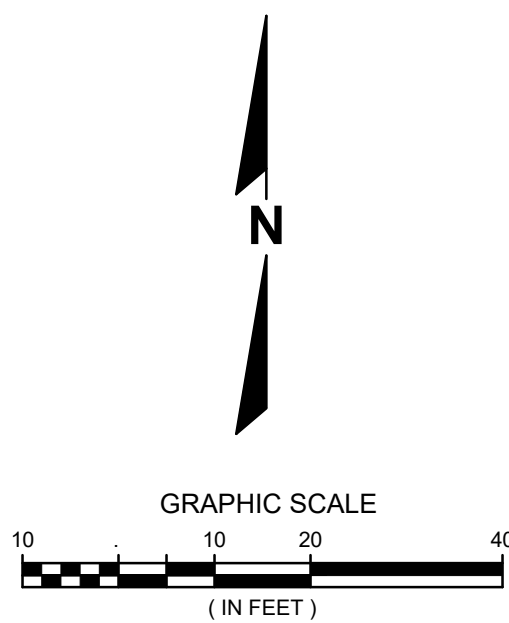
APPROVAL AGENCY:

VILLAGE OF MUKWONAGO  
440 RIVER CREST CT.  
MUKWONAGO, WI 53149  
PH.: (262) 363-6420

## OWNER:

EMPIRE LEVEL MANUFACTURING CO.  
929 EMPIRE DR.  
MUKWONAGO, WI 53149



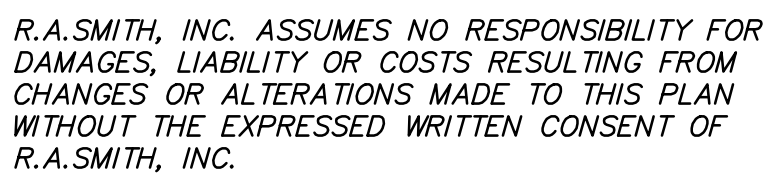


Know what's **below**.  
**Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

929 EMPIRE DR. MUKWONAGO, WI		raSmith CREATIVITY BEYOND ENGINEERING rasmith.com		16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000		DATE	DESCRIPTION
SITE PLAN		Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI Cedarburg, WI   Waukegan, IL   Irvine, CA					
© COPYRIGHT 2023 R.A. Smith, Inc.							
DATE: 9/5/2023							
SCALE: 1" = 20'							
JOB NO. 3210234.01							
PROJECT MANAGER: RYAN J. LANCOUR, P.E.							
DESIGNED BY: RJL							
CHECKED BY: RJL							
SHEET NUMBER							
C100							







## 01 41 00 - REGULATORY REQUIREMENTS

- 01 70 00 - EXECUTION & CLOSEOUT REQUIREMENTS

- 01 70 00 - EXECUTION & CLOSEOUT REQUIREMENTS

31 10 00 - SITE CLEARING & DEMOLITION

- 31 25 00 - EROSION & SEDIMENTATION CONTROLS

- 31 25 00 - EROSION & SEDIMENTATION CONTROLS

32 12 00 = ASPHALT PAVING

- 32 12 00 = ASPHALT PAVING

- 32 13 00 - PAVEMENT MARKING & SIGNAGE



- ## NOTE

**EROSION CONTROL MATTING**  
(NOT TO SCALE)

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.



**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

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**PC RESOLUTION NO. 2023-09**

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR  
EMPIRE/MILWAUKEE TOOL/SCHWER PHLECHT & WERKZEUG PROPERTIES, LLC AT  
929 EMPIRE DR AND HOLZ PARKWAY, PARCEL NUMBER MUKV 1969-988-006 AND  
MUKV 1969-988-001**

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**WHEREAS**, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

**WHEREAS**, the application has been submitted by Milwaukee Tool (Owner),

**WHEREAS**, the use is permitted within the M-4 – Medium Heavy Industrial in which the subject property is located, and

**WHEREAS**, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the addition at 929 Empire Dr, based upon the plan of operation and plans submitted to the Village.

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

Staff recommends the Planning Commission approve with conditions, for the request to construct a parking lot as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. This parking lot was not accounted for in any storm water calculations and that upon future development, a storm water management plan or plan amendment will need to be prepared to account for said parking lot, and any future development on the site.
3. Final Inspection by Village staff once complete.
4. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

**NOW THEREFORE BE IT RESOLVED**, that the Village of Mukwonago,

Approved and Adopted this 12<sup>th</sup> day of September 2023 by the Plan Commission of the Village of Mukwonago, Wisconsin.

APPROVED:

---

Fred H. Winchowky, Village President

ATTESTATION:

---

Linda Gourdoux, WCMC  
Deputy Clerk-Treasurer



CERTIFIED SURVEY MAP NO.

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN  
Being a redivision of Certified Survey Map No. 2604 & 3225

REFERENCE BEARING:  
BEARINGS REFER TO THE  
NORTHLINE OF THE  
SOUTHEAST 1/4 OF  
SECTION 10, T4N, R18E  
HAS A BEARING OF  
N. 89° 52' 39" E. PER  
WISCONSIN STATE PLANE  
COORDINATE SYSTEM  
GRID, SOUTH ZONE.

OWNERS:  
THOMAS J. MILBRATH  
LINDA L. MILBRATH  
LINDA R. KOSTERETZ-  
EXECUTOR  
LINDA R. KOSTERETZ  
SCOTT G KOSTERETZ  
N9025 ARMY LAKE ROAD  
EAST TROY, WI 53120  
(414) 852-3854

NORTHWEST CORNER  
OF THE SOUTHEAST 1/4  
OF SECTION 9-4-18  
CONCRETE MONU. FD.  
WITH BRASS CAP.  
303,567.60  
2,404,259.67

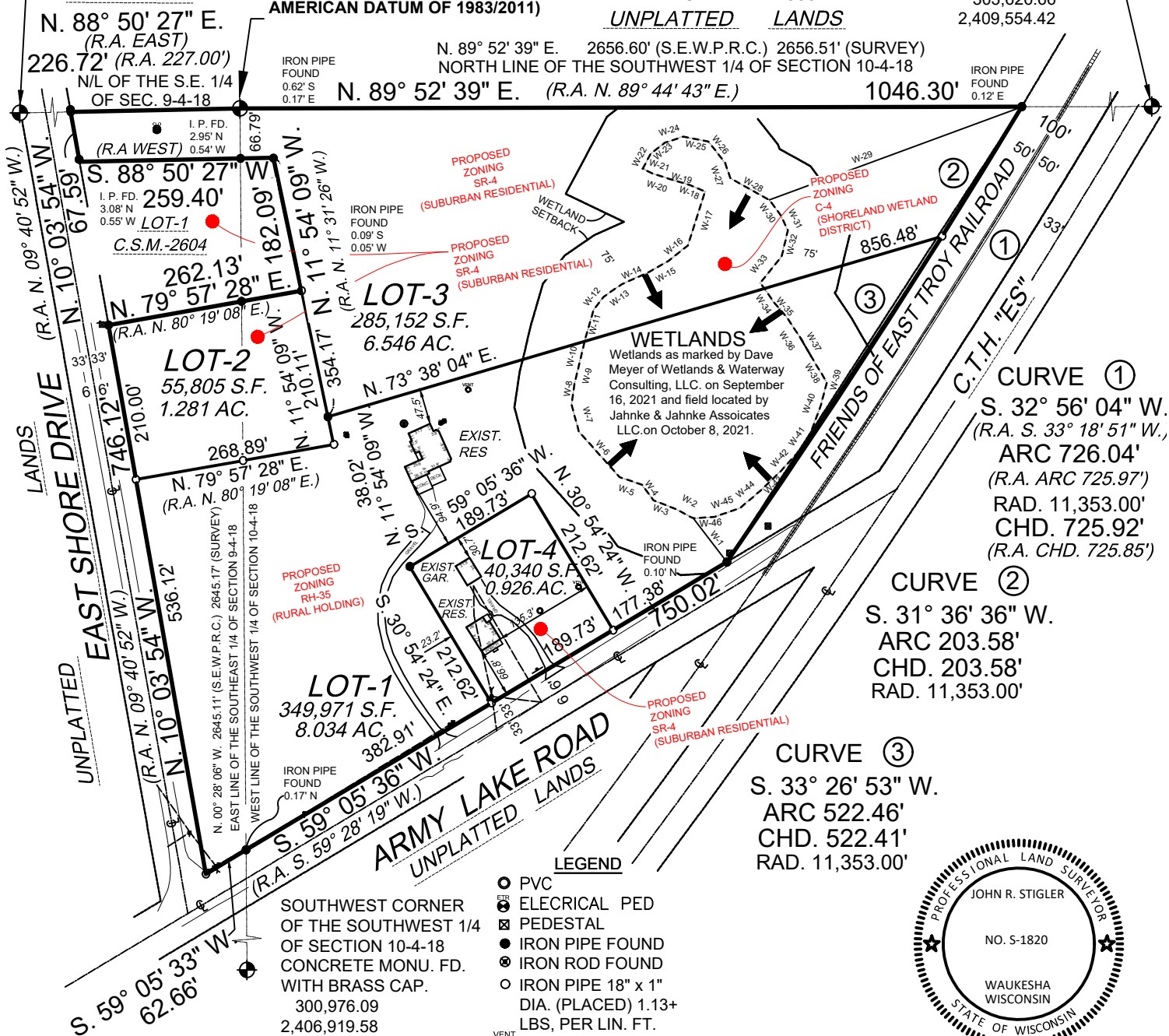
NORTHWEST CORNER  
OF THE SOUTHWEST 1/4  
OF SECTION 10-4-18  
CONCRETE MONU. FD.  
WITH BRASS CAP.  
303,620.96  
2,406,897.97

BENCH MARK: 838.32 (U.S.G.S.) TOP  
OF CONC. MONU. FD. (NORTH  
AMERICAN DATUM OF 1983/2011)

LOCATION MAP  
SCALE 1" = 2000'

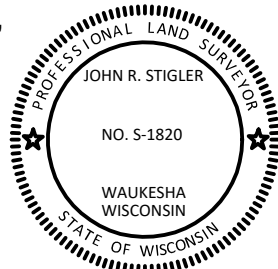
SCALE: 1"=200'  
0 100' 200'

NORTHEAST CORNER  
OF THE SOUTHWEST 1/4  
OF SECTION 10-4-18  
CONCRETE MONU. FD.  
WITH BRASS CAP.  
303,626.66  
2,409,554.42



SURVEYOR:  
JOHN R. STIGLER S-1820  
JAHNKE & JAHNKE ASSOC., LLC.  
524 BLUEMOUND ROAD  
WAUKESHA, WI. 53188  
(262) 542-5797

- LEGEND
- PVC
  - ELECTRICAL PED
  - ⊗ PEDESTAL
  - IRON PIPE FOUND
  - ⊗ IRON ROD FOUND
  - IRON PIPE 18" x 1"
  - DIA. (PLACED) 1.13+
  - LBS, PER LIN. FT.
  - SEPTIC VENT
  - CLEAN OUT
  - POWER POLE
  - WELL



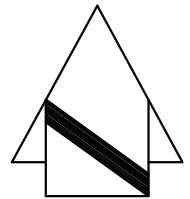
JOHN R. STIGLER  
JOHN R. STIGLER-WIS. REG. NO. S-1820  
DATED THIS 21st DAY OF DECEMBER 2022.

Sheet 2 of ?

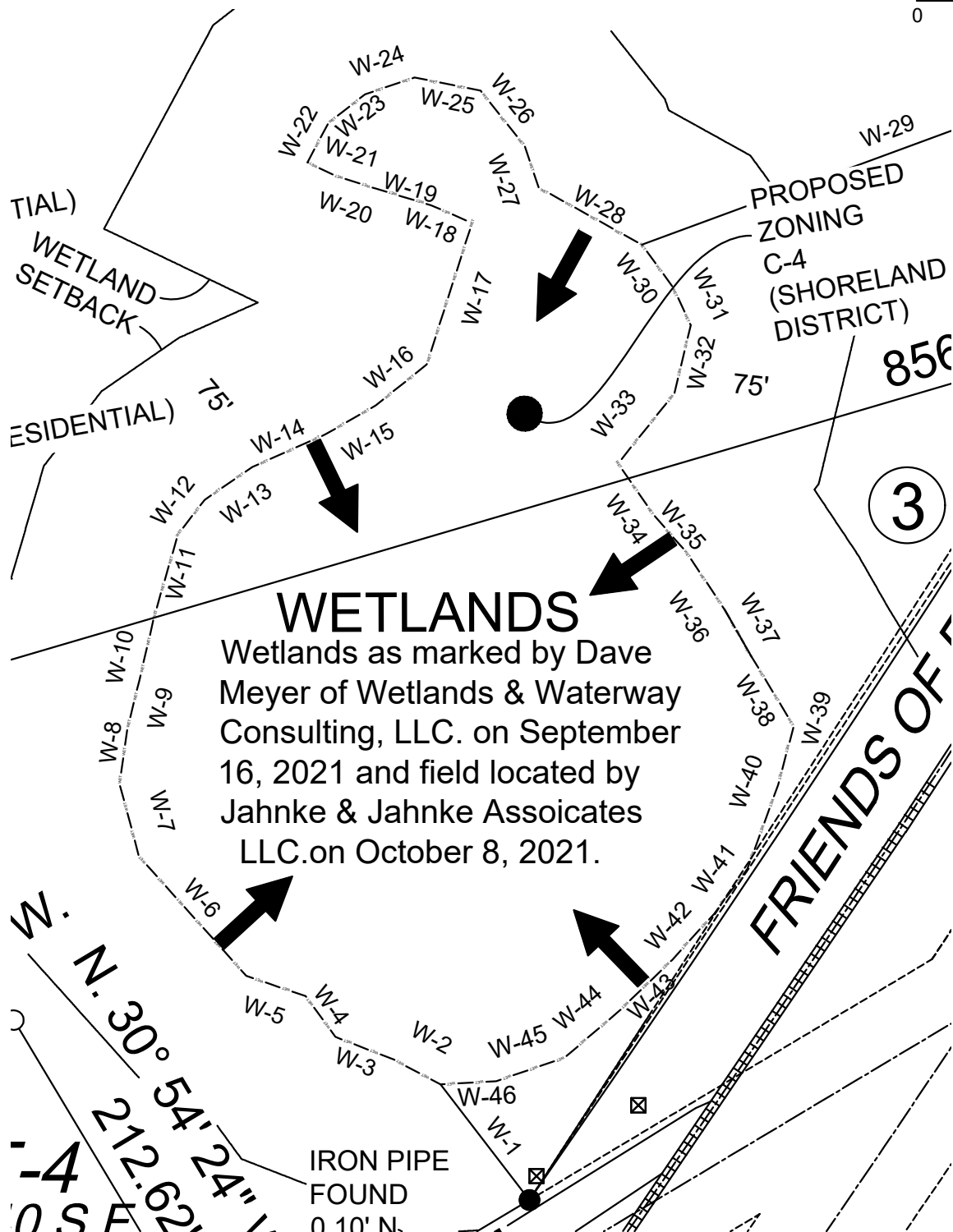
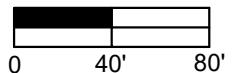
*A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN  
Being a redivision of Certified Survey Map No. 2604 & 3225*

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SOUTHEAST 1/4 OF  
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HAS A BEARING OF  
N. 89° 52' 39" E. PER  
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COORDINATE SYSTEM  
GRID, SOUTH ZONE.

**OWNERS:**  
THOMAS J. MILBRATH  
LINDA L. MILBRATH  
LINDA R. KOSTERETZ-  
EXECUTOR  
LINDA R. KOSTERETZ  
SCOTT G KOSTERETZ  
N9025 ARMY LAKE ROAD  
EAST TROY, WI 53120  
(414) 852-3854



SCALE: 1"=80'



**SURVEYOR:**  
JOHN R. STIGLER S-1820  
JAHNKE & JAHNKE ASSOC., LLC.  
711 W. MORELAND BLVD.  
WAUKESHA, WI. 53188  
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820  
DATED THIS            DAY OF            20



Sheet 3 of ?

*A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN  
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# WETLAND CHART

W-1	74.00'	N. 37° 33' 23" W. (TIE)	W-24	26.44'	N. 71° 19' 45" E.
W-2	26.54'	N. 61° 54' 42" W.	W-25	34.14'	S. 78° 44' 41" E.
W-3	31.99'	N. 68° 43' 29" W.			
W-4	25.60'	N. 36° 09' 27" W.	W-26	36.13'	S. 38° 20' 44" E.
W-5	31.85'	N. 71° 07' 53" W.	W-27	21.98'	S. 18° 39' 23" E.
			W-28	59.82'	S. 60° 59' 42" E.
W-6	81.55'	N. 41° 52' 31" W.	W-29	359.90'	S. 69° 44' 51" W. (TIE)
W-7	38.24'	N. 14° 55' 33" W.	W-30	26.83'	S. 36° 09' 05" E.
W-8	28.84'	N. 08° 23' 27" E.			
W-9	24.10'	N. 13° 56' 30" E.	W-31	21.08'	S. 24° 59' 45" E.
W-10	34.08'	N. 13° 06' 24" E.	W-32	35.58'	S. 13° 30' 17" W.
			W-33	45.55'	S. 38° 41' 54" W.
W-11	43.07'	N. 16° 12' 45" E.	W-34	31.60'	S. 34° 32' 51" E.
W-12	21.95'	N. 37° 39' 34" E.	W-35	25.68'	S. 41° 07' 34" E.
W-13	29.29'	N. 55° 26' 13" E.			
W-14	40.49'	N. 65° 56' 35" E.	W-36	34.44'	S. 33° 39' 52" E.
W-15	29.57'	N. 60° 07' 25" E.	W-37	27.71'	S. 29° 43' 38" E.
			W-38	41.21'	S. 29° 43' 38" E.
W-16	33.16'	N. 51° 16' 49" E.	W-39	30.83'	S. 14° 53' 39" W.
W-17	75.42'	N. 17° 43' 38" E.	W-40	45.33'	S. 20° 05' 04" W.
W-18	22.72'	N. 66° 37' 33" W.			
W-19	29.44'	N. 73° 14' 47" W.	W-41	28.33'	S. 36° 34' 32" W.
W-20	21.74'	N. 72° 12' 30" W.	W-42	31.69'	S. 42° 17' 23" W.
			W-43	36.90'	S. 46° 00' 43" W.
W-21	15.21'	N. 64° 22' 24" W.	W-44	36.76'	S. 49° 27' 43" W.
W-22	22.85'	N. 28° 10' 31" E.	W-45	36.54'	S. 70° 59' 44" W.
W-23	23.48'	N. 52° 04' 47" E.	W-46	28.39'	S. 86° 36' 55" W.

**SURVEYOR:**  
**JOHN R. STIGLER S-1820**  
**JAHNKE & JAHNKE ASSOC., LLC.**  
**711 W. MORELAND BLVD.**  
**WAUKESHA, WI. 53188**  
**(262) 542-5797**

JOHN R. STIGLER-WIS. REG. NO. S-1820  
DATED THIS            DAY OF            20

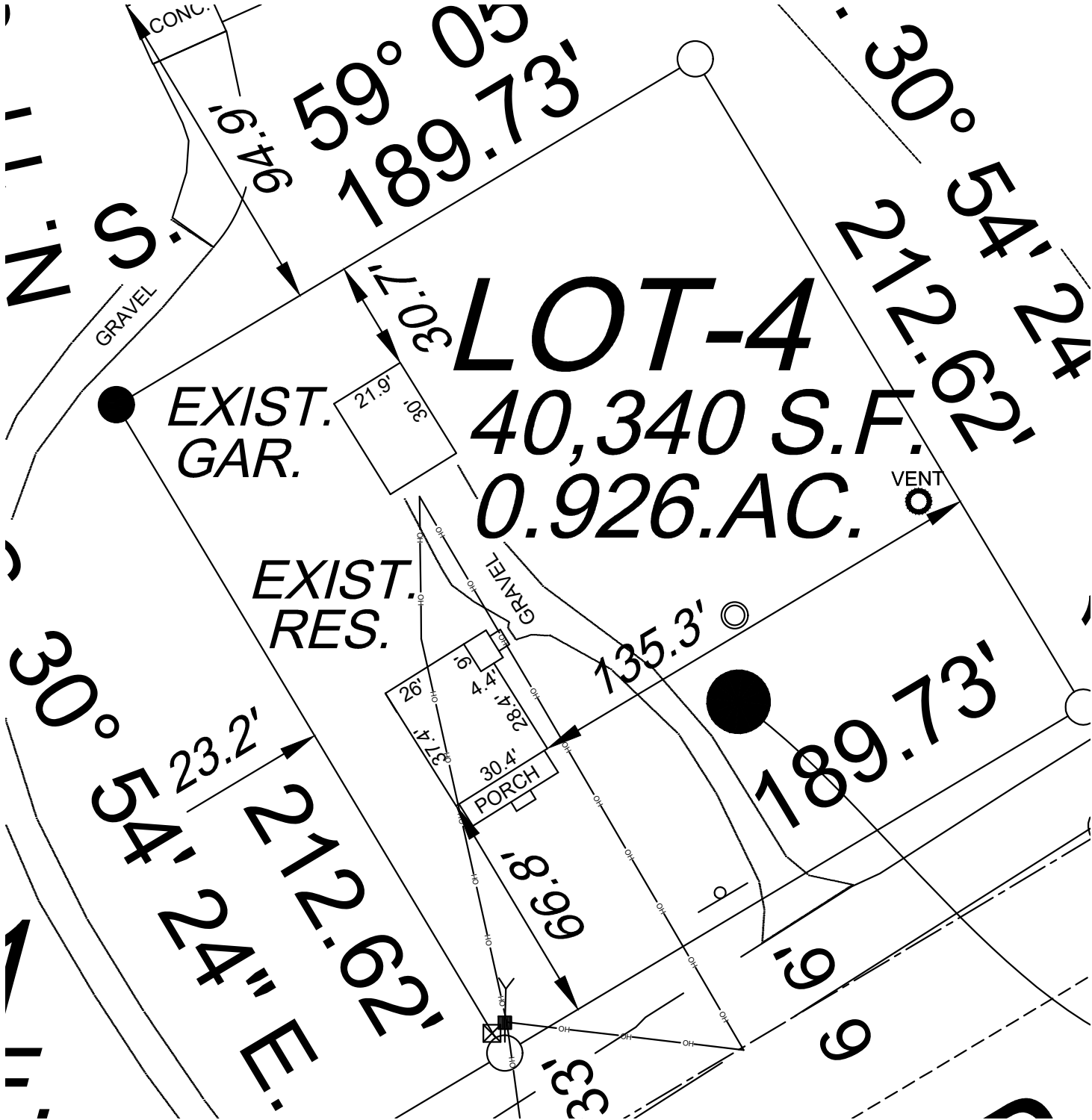
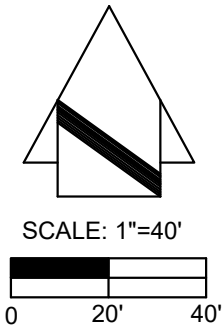
**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

Sheet 4 of ?

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
**TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN**  
Being a redivision of Certified Survey Map No. 2604 & 3225

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COORDINATE SYSTEM  
GRID, SOUTH ZONE.

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LINDA L. MILBRATH  
LINDA R. KOSTERETZ-  
EXECUTOR  
LINDA R. KOSTERETZ  
SCOTT G KOSTERETZ  
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(414) 852-3854



SURVEYOR:  
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711 W. MORELAND BLVD.  
WAUKESHA, WI. 53188  
(262) 542-5797

JOHN R. STIGLER-WIS. REG. NO. S-1820  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

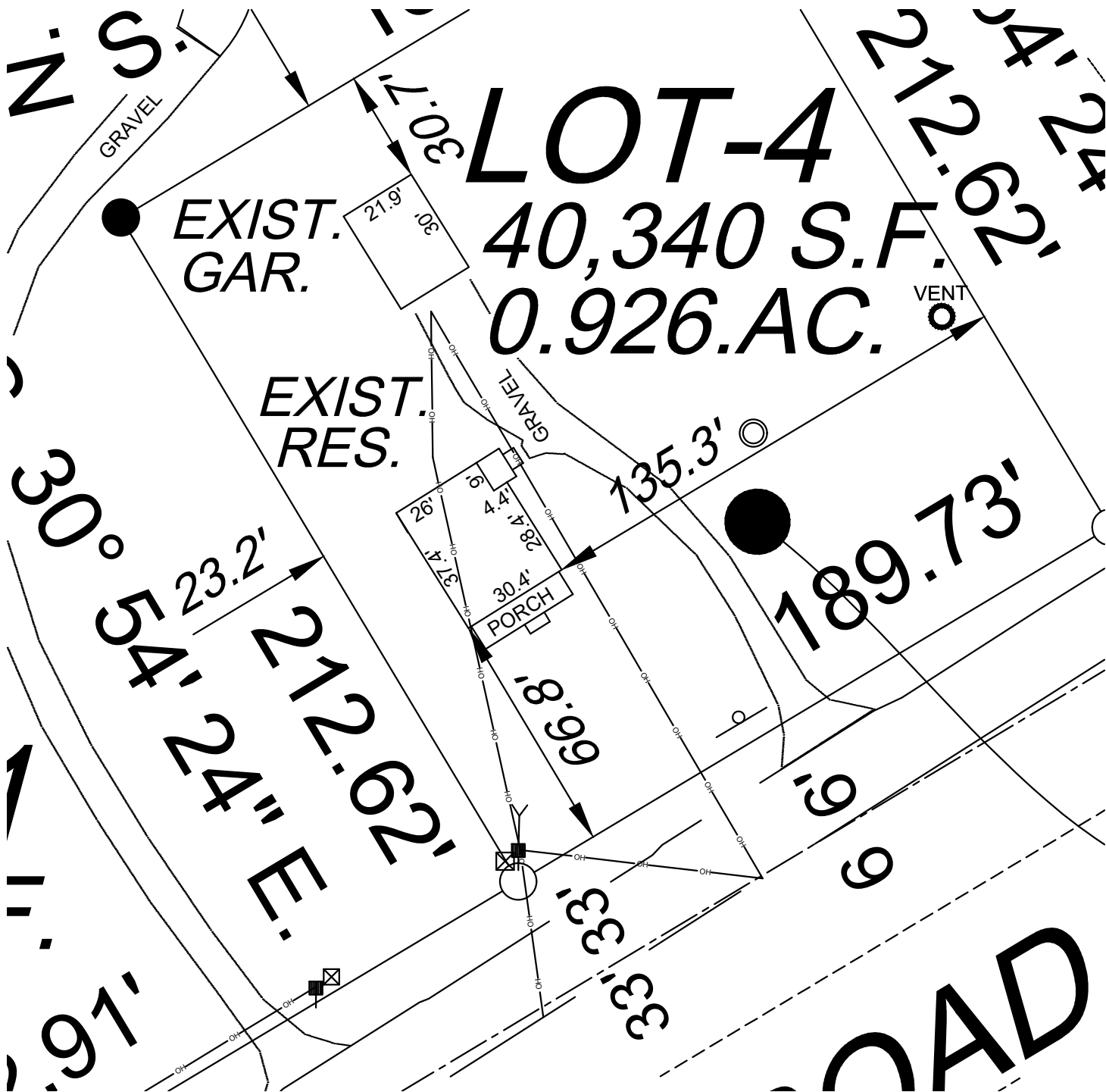
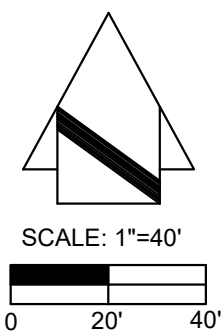
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 5 of ?

A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
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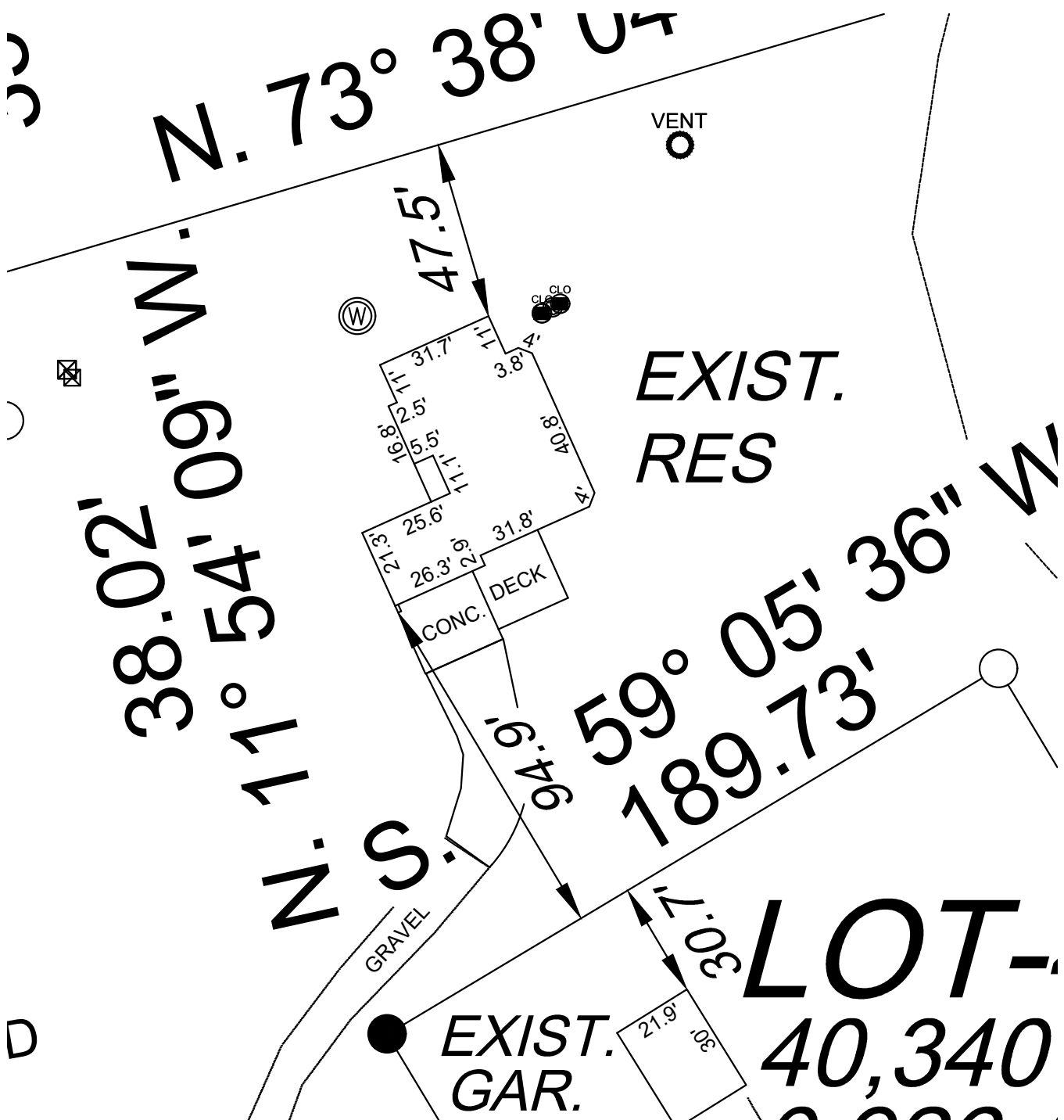
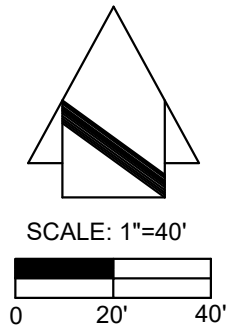
JOHN R. STIGLER-WIS. REG. NO. S-1820  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

Sheet 6 of ?

*A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
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EXECUTOR  
LINDA R. KOSTERETZ  
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**SURVEYOR:**  
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**711 W. MORELAND BLVD.**  
**WAUKESHA, WI. 53188**  
**(262) 542-5797**

JOHN R. STIGLER-WIS. REG. NO. S-1820  
DATED THIS            DAY OF            20



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

***A part of the Northeast 1/4 of the Southeast 1/4 of Section 9 and part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 4 North Range 18 East,  
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN  
Being a redivision of Certified Survey Map No. 2604 & 3225***

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:  
All that part of Northeast One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section 9 and part of the Northwest One-Quarter (1/4) of the Southwest One-Quarter (1/4) of Section 10, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, further described as follows:  
Beginning at the Northwest corner of the southwest corner of One-Quarter of Section 10, 4-18 being marked by a concrete monument; thence North 89° 52’ 39” East 1046.30 feet (recorded as North 89° 44’ 43” East) to the west right of way line of “CTH ES”. Thence Southeasterly 203.18 feet along the arc of a curve 203.58 feet and southerly right of way line curve line to the west , with a radius of 11,353.00 feet, chord bears South 31° 36’ 36” West 203.58 feet thence 522.46 feet Southerly along the arc of a curve of radius 11,353.00 feet, chord bears South 33°26’53” West 3522.43 feet along said westerly right of way line of “CTH E” thence South 59° 05’ 36” West 750.02 feet (recorded as South 59° 28’19” West to the east right of way line, Thence North 10° 03’ 54” West along the East right of way line of the East Shore Drive; North 10° 03’ 54” West 536.12 Feet along said east right of way line. Thence North 79° 57’ 28” East (recorded as 80° 19’ 08” East); thence North 10°03'54" East, 226.72 feet to the place of beginning. Containing an area of 731,268 square feet or 16.787 acres of land.  
I further certify that I have made such survey, land division, and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing, and mapping the same.

\_\_\_\_\_  
JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)SS  
WAUKESHA COUNTY)  
The above certificate subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

My commission expires April 17th, 2027.

\_\_\_\_\_  
MOHAMMAD RANJHA - NOTARY PUBLIC

FILE NAME: S:\projects\21-9496\dwg\21-9496-CSM LEGAL DESC PAGE.dwg

SHEET: 8 OF 2



**JAHNKE & JAHNKE**  
ASSOCIATES, LLC.  
ENGINEERS • PLANNERS • SURVEYORS  
CONNECT ► EMPOWER ► DESIGN  
WWW.JAHNKEANDJAHNKE.COM  
524 BLUEMOUND ROAD, WAUKESHA, WI 53188  
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JRS		
JOB NO.: 22-9496		
REVISION		
DATE	DESCRIPTION	BY

# TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872  
East Troy, Wisconsin 53120  
Telephone (262) 642-5386  
Fax (262) 642-9701

## RESOLUTION APPROVING PETITION LAND SEPARATION/CSM

Whereas, the Planning Commission for the Town of East Troy convened on May 17, 2023; and

Whereas the applicant, Linda and Scott Kosteretz, Parcel No. P ET 1500005B applied for a Land Separation/CSM to separate and redistribute land according to the estate and final wishes of Audrey Noffz; and

Whereas the Planning Commission noted that all parcels are conforming and the wetlands are delineated in the presented CSM; and

Whereas the Planning Commission took into consideration the statement from the other concerned party in support of the request; and the language included in the Last Will and Testament of Audrey Noffz; and

Whereas, the Planning Commission voted unanimously to approve the applicants' Land Separation and CSM on May 17, 2023;


Whereas, the Town Board met on June 12, 2023 to consider the recommendation of the Planning Commission as it related to this applicant's proposed Conditional Use permit at the location described above and approved the same unanimously:

NOW, THEREFORE, BE IT RESOLVED that the Land Separation/CSM at N9033 and N9025 Army Lake Road East Troy, WI 53120, PA 260400002, PA 260400003, PA 322500004 is APPROVED.

STATE OF WISCONSIN  
SS  
COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly elected, qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 12th day of June, 2023, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 13th day of June, 2023.

  
KIM BUCHANAN, CLERK/TREASURER  
Town of East Troy

**VILLAGE OF MUKWONAGO RESOLUTION 2023-49**

**RESOLUTION APPROVING A CERTIFIED SURVEY FOR A PROPERTY LOCATED AT  
N9033 AND N9025 ARMY LAKE ROAD IN THE TOWN OF EAST TROY, WALWORTH  
COUNTY**

**WHEREAS**, Linda and Scott Kosteretz (applicant) on behalf of the Estate of Audrey Noffz, this property located at in the Town of East Troy and has submitted a certified survey map to the Village for review; and

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

**WHEREAS**, the Village Plan Commission reviewed the petitioner's request at their meeting on September 12, 2023, and recommended approval of the same as set forth in this resolution; and

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

1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
2. The certified survey map must comply with the Town of East Troy's approval which was granted on June 12, 2023.
3. The property owner must pay all fees and charges that are owed to the Village.

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

Passed and dated this 20th day of September 2023.

VILLAGE OF MUKWONAGO

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

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