



# Town of Mukwonago Waukesha County

W320 S8315 Beulah Road • Mukwonago, WI 53149  
Phone: (262) 363-4555 • Fax: (262) 363-8377

TOWN OF MUKWONAGO  
JOINT PLAN COMMISSION AND TOWN BOARD AGENDA  
Wednesday, December 4, 2019  
**REVISED**

**TIME:** 6:30 P.M.

**PLACE:** Town Hall, W320S8315 Beulah Road, Mukwonago

1. Call to order
2. Open meeting noticed
3. Roll call
  - A. Plan Commission
  - B. Town Board
4. Meeting minutes from November 6, 2019
  - A. Joint discussion by the Plan Commission and Town Board
  - B. Plan Commission action
  - C. Town Board action
5. Announcement of Closed Session Pursuant to Wis. Stats. §19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: regarding the development of private properties, MUKT1937999 and MUKT1935998, with respect to the Town's adopted Park and Open Space Plan (Town Board and Plan Commission)
6. Report by Building Inspector regarding any alleged or outstanding violation(s)
  - A. Update from Building Inspector
  - B. Joint discussion by the Plan Commission and Town Board
  - C. Possible action by the Town Board
7. Special exception for building height pursuant to s. 82-23(d) and floor area of detached accessory building pursuant to s. 82-25(b)(3) for a property located at W290S6459 Holiday Road (MUKT1877999011); Cory and Kelsey Campbell, applicant (application 2019-29)
  - A. Joint discussion by the Plan Commission and Town Board
  - B. Possible action by the Plan Commission

Details online: <https://s.zoninghub.com/92IWYVBFSF>

8. Special exception for building height pursuant to s. 82-23(d) of the zoning code for a property at S67W27995 River Road (MUKT203998001); Tim and Tracy Sadowske; applicant (application 2019-30)

- A. Joint discussion by the Plan Commission and Town Board
- B. Possible action by the Plan Commission

Details online: <https://s.zoninghub.com/OLUGMOSYTD>

9. Certified survey map with one lot (in Town of Genesee) and one outlot (in Town of Mukwonago) S62W30775 Road X (in Town of Genesee) (MUKT1882999) Susan Kincaid and Brent and Jillette Zylka, applicant (application 2019-20)

- A. Joint discussion by the Plan Commission and Town Board
- B. Possible recommendation by the Plan Commission to the Town Board
- C. Possible action by the Town Board

Details online: <https://s.zoninghub.com/9MIXY2E9Q9>

10. Waiver request to not include remnant parcel in survey for proposed certified survey map with one lot (in Town of Genesee) and one outlot (in Town of Mukwonago) S62W30775 Road X (in Town of Genesee) (MUKT1882999) Susan Kincaid and Brent and Jillette Zylka, applicant (application 2019-27)

- A. Joint discussion by the Plan Commission and Town Board
- B. Possible action by the Town Board

Details online: <https://s.zoninghub.com/H7J4J9C5GE>

11. Special exception for (1) separation to the Environmental Corridor (EC) district pursuant to s. 82-22(e); (2) building height pursuant to s. 82-23(d); and (3) floor area of detached accessory building pursuant to s. 82-25(b)(3) for the property located at W323S9624 Beulah Road (MUKT1985998002) Rand Pohl, applicant (application 2019-17)

**Note: The Plan Commission considered all three requests on October 2, 2019, and approved the first two, and tabled the third request**

- A. Joint discussion by the Plan Commission and Town Board
- B. Possible action by the Plan Commission

Details online: <https://s.zoninghub.com/F5ROSPZ2L3>

12. Amendment of the Town's official map by eliminating the through road connection between the terminus of Frosty Meadow Lane and Beulah Road; Land & Home LLC applicant (Steve Styza, agent); (application 2019-31)

- A. Joint public hearing
- B. Discussion by the Plan Commission and Town Board
- C. Possible recommendation by the Plan Commission to the Town Board
- D. Possible action by the Town Board

Details online: <https://s.zoninghub.com/QGL1YSVRZN>

13. Ordinance relating to impact fees which includes an amendment of the land division regulations (Ch. 34 of the municipal code) regarding open space requirements
  - A. Joint discussion (limited to the open space requirements) by the Plan Commission and Town Board
  - B. Possible recommendation by the Plan Commission to the Town Board relating to the open space requirements

Details online: <https://s.zoninghub.com/ZQI8DSREFW>

14. Ordinance relating to impact fees and amendment of the Town's land division regulations (Chapter 34)
  - A. Public hearing by Town Board
  - B. Consideration of Plan Commission recommendation relating to the open space requirements
  - C. Possible action by Town Board

15. Proposed amendment of the Town's comprehensive plan with regard to four properties MUKT1937999, MUKT1937999, MUKT1935998, and MUKT1954997; Miller Marriott Construction (Chris Miller, agent), applicant (application 2019-19)

**Note: The petitioner has requested this matter be tabled to the next meeting (January 8, 2020).**

Details online: <https://s.zoninghub.com/MU0QBY8F0V>

16. Closed session – The Town Board and Plan Commission may convene into closed session pursuant to Wis. Stats. 19.85((1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: regarding the development of private properties, MUKT1937999 and MUKT1935998, with respect to the Town's adopted Park and Open Space Plan
17. The Town Board and Plan Commission may reconvene into open session pursuant to Wis. Stats. 19.85(2) for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda
18. Review of proposed zoning code including transfer of development rights for residential developments
  - A. Joint discussion by the Plan Commission and Town Board
  - B. Possible action by the Plan Commission and/or Town Board

Joint Plan Commission and Town Board Agenda – Continued

December 4, 2019

Page 4

---

19. Reconsideration of decision for banquet facility (with maximum seating capacity of 200) located at S100W31244 CTH LO (MUKT1981997003), Greenwald Family Foundation, applicant (application 2018-15)
  - A. Joint discussion by the Plan Commission and Town Board
  - B. Possible recommendation by the Plan Commission to the Town Board
  - C. Possible action by Town Board

Details online: <https://s.zoninghub.com/IVT6NWW6G9>

**20. Status update regarding Fire Dept. Study with RW Management Group**

21. Next regular meeting date(s) – January 8, 2020 instead of January 1, 2020

22. Recommendations for future agendas (no packet materials)

23. Miscellaneous updates (if any)

- A. Phantom Lake Management District
- B. Fox River Commission

24. Adjournment

- A. Plan Commission
- B. Town Board

**Please Note:**

- The order of items on this agenda is for convenience of reference. These items may be taken out of order upon request of the Town Board and/or Plan Commission.
- 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 Kathy Karalewitz at 262-363-4555.
- The Plan Commission and/or Town Board may impose reasonable time limits on public comments during any public hearing.