

TO: Town of Mukwonago Plan Commission and Town Board
FROM: Ben Greenberg, AICP, Town Planner
DATE: May 26, 2025
SUBJECT: Residential development permit review a seventeen (17) lot subdivision located at W310 S8471 County Rd. I (MUKT1936999003) pursuant to s. 34-43 of the Town's municipal code; Ronald H Lambert Jr Living Trust; owner; Ryan Janssen, applicant.
APPLICATION: 2026-16; <https://s.zoninghub.com/0H5BX1LWTH>
MEETING: June 3, 2026 Plan Commission and Town Board meeting

Ryan Janssen has submitted application materials for a residential development permit review for a proposed subdivision, consisting of seventeen (17) residential lots.

The petitioner prepared a scoring sheet which is attached. It includes their comments regarding each of the criteria. A total of 13 points were awarded; a minimum of 10 points is required. As requested, I have also provided my scoring which is attached as Exhibit A.

A worksheet is attached for your scoring. In terms of process, the Town Board and Plan Commission will render a joint decision. As done in the past, the individual scores for a given criteria will be totaled and divided by the number voting to calculate the average score, The average scores for the nine will then be totaled. A minimum of 10 points is required for approval. The evaluation criteria are attached as Exhibit B. It should be noted that the scoring examples provided in Exhibit 1 - Evaluation Criteria (Exhibit B of this report) are not scoring requirements but rather general guidance that was provided by staff at the request of the Town Board.

Possible Motion by Town Board and Plan Commission

The proposed subdivision scores ___points based on a joint evaluation by the Town Board and Plan Commission.

Attachments:

1. Application materials (Full Soil Evaluation and Stormwater Report not included, but available on line or upon request)
2. Exhibit A – Planner scoring
3. Exhibit B - Evaluation Criteria
4. Evaluation Worksheet



Residential Permit System (Land Division)
Town of Mukwonago

Version: December 28, 2020

Town of Mukwonago
W320 S8315 Beulah Road
Mukwonago, WI 53149

Overview. Chapter 34 of the municipal code establishes procedures related to the evaluation of proposed subdivisions and the allocation of residential development permits.

General instructions: Application materials should be submitted to the Town Clerk at the mailing address shown above or online at <https://townofmukwonago.zoninghub.com/tools/OnlineApplication.aspx>. If you have any questions, do not hesitate to contact the Town Planner at (262) 204-2350 or via email at ben.greenberg@cedarcorp.com.

- 1. **Applicant and agent information** Include the names of the agent, if any, that helped prepare this application including the supplemental information. Examples include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	<u>Applicant</u>	<u>Agent (if any)</u>
Name	<u>Ryan Janssen</u>	_____
Street address	<u>PO BOX 75</u>	_____
City, state, zip code	<u>Hartland WI 53029</u>	_____
Daytime telephone	<u>414-376-3066</u>	_____
Email address	<u>ryan@ryansbuying.com</u>	_____

- 2. **Subdivision name**

Autumn Run

- 3. **Type of application type** (check all that apply)

- Project evaluation Complete Parts A and C
- Allocation of residential permits Complete Parts B and C

Part A. Project evaluation

- 4. **Scoring.** Assign a score to each of the criteria based on the content in Exhibit 1 below.

3	1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site
2	2. Surface water drainage
2	3. Lot sizes and overall density of the development
1	4. Preservation of agricultural lands and the rural character
2	5. Traffic circulation and capacity of major streets
2	6. Soils consideration for roads and basement construction
0	7. Lot sizes
1	8. Buffers
0	9. Future public costs and benefits
13	Total Score

Part B. Allocation of residential permits

- 5. **Requested permits.** Identify the number of residential permits being requested, by year.

Year: 2027 Number: 17

Year: _____ Number: _____

Year: _____ Number: _____

Part C. Other

6. Attachments. List any attachments included with your application.

Ponits Analysis. Landscape plans. civil plans. Geotech. pre-plat

7. Other information. You may provide any other information you feel is relevant to the review of your application.

8. Applicant certification

- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with sections 2-2 and 2-3 of the Town of Mukwonago municipal code.
- I understand that the Town Planner will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.

Applicant name:

Date:



5-13-26

Exhibit 1. Evaluation criteria (Refer to section 34-42 of the municipal code)

1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site

Description: The proposed development preserves the primary and secondary environmental corridors and isolated natural areas with no building areas or improvements within the environmentally significant areas of the site. The site development preserves the original terrain; the design of the development limits excessive grading for roadways, stormwater facilities.

Range: +4 to -4

- +3 points All primary and secondary environmental corridors and isolated natural area will be preserved. No grading or vegetative removal will occur within the designated corridor or natural areas and minimal site alterations only occurring within the proposed road right-of-way and stormwater facilities.
 - +1 point Where the only site alterations within the environmental corridor or isolated natural areas are for a proposed public street extension in accordance with the Town's official map.
 - 3 points Site alterations for public and/or private improvements are within the corridors and natural areas other than for the connection of a public street, in accordance with the Town's official map and more than 10 percent of the entire site, which is designated environmental corridors and isolated natural areas, is proposed to be disturbed for public and private improvements
- Or as an alternative on sites which do not contain at least 20 acres of environmental corridors or natural areas, the following shall apply:
- +3 points The site is designed to accommodate the natural terrain and the road system follows the topography of the site whereby minimal grade changes are necessary to accommodate surface water drainage patterns and the storm water facilities are located in the natural depressions on the site.
 - 0 points The design of the development proposes significant grading and destruction of the natural topography to accommodate the proposed road system but the storm water facilities can be accommodated within the natural depressions on the site.
 - 3 points The proposed road system in the development does not follow the natural terrain and the stormwater facilities are not being accommodated within the natural depressions on the site and large stormwater retention, detention or infiltration facilities are being artificially created to accommodate the surface water runoff from the impervious surfaces on the site.

2. Surface water drainage

Description: The design of the development shall take into account the existing drainage patterns and topography so the development causes no erosion or stormwater impacts on adjacent properties.

Range: +4 to -4

- +3 points Very good surface water drainage. All roadside ditches and other drainage ditches will have a gradient greater than 0.5 percent and less than 2 percent, and greater than 50 percent of the post development runoff volume for a 2-year 24-hour design storm must be retained on the site in infiltration basins, and the remaining storm water runoff is confined within road right-of-ways, or recorded drainage easements in commonly held outlots with no significant adverse impacts upon downstream drainage or adjacent properties and an area equal to or more than 3 percent of the developed area* in the effective infiltration area.
*Developed area is defined as a change in the land use i.e. an agricultural field to a residential parcel or impervious surfaces in an open space area or roadways.
- 0 points Average surface water drainage. All roadside ditches and other drainage ditches shall have a gradient of less than 8 percent, and greater than 0.5 percent, and at least 25 percent of the storm water runoff can be retained on the site and the remaining storm water runoff is confined within the road right-of-way, or recorded drainage easements on commonly held outlots.
- 3 points Poor surface water drainage. Some roadside ditches, and drainage ditches are steeper than 8 percent, or there is retention of less than 25 percent of the stormwater within subdivision development or the infiltration, detention or retention basins are on privately owned parcels.

3. Lot sizes and overall density of the development

Description: In a conservation design development, a variety of lot sizes is not required. The development should be designed to accommodate the preservation of the physical features of the site; the density should be compatible with existing residential development in the area or less than the existing residential development in the area. On planned unit developments and conventional subdivision plats there should be a variety of lots sizes, as required in the Chapter 82 of the municipal code and Town's comprehensive plan.

Range +3 to -3

- +3 points In a conservation design development, the overall density is less than the yield plan for a conventional subdivision development.
- +2 points In a conservation design development, the number of lots or units equals the yield plan of a conventional development.
- +2 points In a conventional plat or planned unit development the lot sizes and/or overall density of the development is less than the zoning district allows. There are a variety of lot sizes and all of the proposed lots are larger than the existing development in the immediate area.
- 0 points Density and lot sizes meet the requirements of the current zoning ordinance and in conventional subdivision developments and planned unit developments all of the lots are at least as large as the adjacent parcels, which allow residential development.
- 2 points Proposed development meets the density and lot size standards of the zoning district and intent of the planned unit development provisions, which required varied lot sizes, but the lots are smaller than adjacent residential development in the area.

4. Preservation of agricultural lands and the rural character

Description: It is the intent of the Town to maintain the agricultural character, preserve the rural atmosphere and other natural resource bases and provide significant open space in the Town.

Range: + 4 to -4

- +3 points A minimum of 20 acres of open space is dedicated to the public or a non-profit conservancy agency organization in order to implement the Town's comprehensive plan, or Waukesha County's park and open space plan or at least forty 40 percent of the site (of which 80 percent is upland) in common or public open space.
- +1 point At least 50 percent of the class I and II agricultural soils are preserved in open space uses.
- +2 points Common space equals at least 50 percent of the total upland area of the development or there is not open space in the proposed development, but all the lot sizes are a minimum of 5 acres.

- +1 point Common space equals at least 40 percent of the upland area of the site is in common open space.
- 0 points In a planned development or conventional plat, common open space equals 30 percent of the total area of the development.
- 0 points Common open space for other uses that equal 30 percent of the total area of the development.
- 2 points No common or public open space is contained within the development and all the lots are less than 3 acres.

5. Traffic circulation and capacity of major streets

Description: The collector or arterial streets, as designated on the Town's official map, into which the traffic of the proposed development will flow, shall be evaluated as to their existing capacity. Failure of any street to satisfy the relevant criteria shall institute an inadequate street linkage. Entrance roads serving the development shall also be considered. Developments of more than 15 units will be considered inadequate if only served by one permanent street entrance. Developments, which connect to existing dead-end streets, and improve circulation through the Town, would be considered an improvement.

Range: + 2 to -2

- +1 points An improved street circulation system in accordance with the Town's official map.
- 0 points Adequate street circulation and does not make a connection to an existing dead-end street.
- 1 point Inadequate street circulation.

6. Soils consideration for roads and basement construction

Description: Soils on the proposed development are considered appropriate for residential construction, road construction and minimum grading is allowed.

Range: + 3 to -3

- + 2 points There are no soils on the proposed development in the area designated for improvements, which are considered hydric soils, contain a groundwater table or bedrock limitation for basement construction, public road construction or will require a change in grade of more than three feet to accommodate residential basement construction or driveways to comply with the town building code requirements.
- 0 points All of the soils on the proposed development are adequate for road construction; however, there is a fluctuating groundwater table on soils which are not considered hydric on the U.S.D.A. soils maps, which may require special precautions for basement construction.
- 2 points Soils in the proposed development on the areas designated for improvements contain hydric limitations are not suitable for basement construction and/or public road construction without significant amounts of earth-altering activities taking place.

7. Lot sizes

Description: The proposed development contains a wide variety of lot sizes, as required in the Town's comprehensive plan and under the provisions of the planned unit development standards in Chapter 82 of the municipal code, or the development is a conservation design development.

Range: + 3 to -3

- + 2 points The proposed development has a variety of lot sizes with a range of more than 5 acres, which does not detract from each specific lot size and from the existing development patterns in that area of the Town of Mukwonago or the development is a conservation design development which preserves 50 percent of the developable lands in common or public open space or is deeded to a private conservation organization approved by the town board.
- 0 points At least 75 percent of the lot sizes in the development are basically the same size and the lot sizes have a range in size less than 5 acres but more than 3 acres between the largest and smallest lots and the development is a conventional plat or a planned unit development or the development is a conservation design development and has a least 40 percent of the site in common open space with no more than 20 percent of that area considered un-developable.
- 2 points At least 75 percent of the lots are similar in size and the range between the largest and smallest lot is less than 2 acres and the development is not a conservation design development.

8. Buffers

Description: The proposed development buffers improvements from the adjacent arterial and collective streets and existing residences and adjacent properties.

Range: + 3 to -3

- | | |
|-----------|---|
| +2 points | The proposed location of the residences is in such a manner that they will not have a visual impact and will not be visible from the arterial and collector streets in the Town and adjacent residential areas. |
| 0 points | The proposed development improvements will be visible from adjacent residences, but not from the arterial and collector streets in the Town. |
| -2 points | The proposed improvements and public roads will be visible from the arterial and collector streets in the general area and residents on the adjacent parcel. |

9. Future public costs and benefits

Description: The development of the parcel provides a facility, which is a benefit to the residents of the Town of Mukwonago.

Range: +4 to -4

- | | |
|-----------|---|
| +3 points | A public facility or open space consistent with the Town's park and open space plan is part of the development, which in the judgment of the town board after recommendation by the plan commission is a benefit to the residents of the Town of Mukwonago. |
| 0 points | The development provides substantial common open space, which is more than 50 percent of the upland area of the site, thereby preserving open space in perpetuity. |
| 0 points | No public facilities, which are a benefit to the Town, and does not require any extra ordinary maintenance costs of the public improvements by the Town. |
| -3 points | The design of the development requires the installation of storm sewers or curbs and gutters, because of excessive road grades, or the building sites have greater than 12 percent slopes. |

Scoring From Developer:

Autumn Run Residential Permit System Evaluation Criteria

1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site

Description: The proposed development preserves the primary and secondary environmental corridors and isolated natural areas with no building areas or improvements within the environmentally significant areas of the site. The site development preserves the original terrain; the design of the development limits excessive grading for roadways, stormwater facilities.

+3 Points

There are no environmental corridors or isolated natural areas on the site. The site is designed to accommodate the natural terrain, and the road system follows the topography of the site. Minimal grade changes are necessary to accommodate drainage patterns. Storm water facilities are located in natural depressions where possible. Overall drainage patterns are maintained.

2. Surface water drainage

Description: The design of the development shall take into account the existing drainage patterns and topography so the development causes no erosion or stormwater impacts on adjacent properties.

+2 Point

Erosion: The site will use roadside ditches for conveyance of stormwater. The existing site does have a number of hills. Designing the roads to accommodate the natural terrain will create some ditches up to 6% in slope. But the slopes will be minimized where possible. Rip rap will be used in the ditches as needed to lower the velocity of water.

Storm Water Management: The soils on site are largely Type B which is good for infiltration. The development will use infiltration basins as the primary storm water management device which will reduce the amount of storm water volume that leaves the site by about 75% in a 2-year 24-hour storm. The remaining storm water will be confined to roadway ditches.

3. Lot sizes and overall density of the development

Description: Conservation design developments do not require a variety of lot sizes. The development should be designed to accommodate the preservation of the physical features of the site; the density should be compatible with existing residential development in the area or less than the existing residential development in the area. On planned unit developments and conventional subdivision plats there should be a variety of lots sizes, as required in the Chapter 82 of the municipal code and Town's comprehensive plan.

+2 Points

This development is a Planned Unit Development that is designed with the style of a Conservation Development using 1.5 acre lots as a minimum. We are of the understanding that the Town have previously used 3.2 acres / du as a maximum density. This works out to 17 lots for this site. Using the acreages shown in the general development plan, the site ends up with a density of 3.37 acres / du and an open space of 40.07%.

4. Preservation of agricultural lands and the rural character

Description: It is the intent of the Town to maintain the agricultural character, preserve the rural atmosphere and other natural resource bases and provide significant open space in the Town.

+1 Point

Common (open) space is 40.07% of the site.

5. Traffic circulation and capacity of major streets

Description: The collector or arterial streets, as designated on the Town's official map, into which the traffic of the proposed development will flow, shall be evaluated as to their existing capacity. Failure of any street to satisfy the relevant criteria shall institute an inadequate street linkage. Entrance roads serving the development shall also be considered. Developments of more than 15 units will be considered inadequate if only served by one permanent street entrance. Developments, which connect to existing dead-end streets, and improve circulation through the Town, would be considered an improvement.

+2 Points

All improved street circulation system in accordance with the will of the planning commission and Town Board.

6. Soils consideration for roads and basement construction

Description: Soils on the proposed development are considered appropriate for residential construction, road construction and minimum grading is allowed.

+2 Points

The soils within the area of development do not have any soils listed as hydric according to the Wisconsin Soil Survey. In fact, most of the soils are labeled as being Type B soils with a few pockets of Type C soils. There are no Type D soils in the development area. The geotechnical borings showed the soils to be largely silt loams and gravely silt loams. Most 8-foot deep boring did not find groundwater. There were only two borings that found groundwater, both were deep and in low lying areas. The soil was found to be conducive to road and home construction. Bedrock was not found in any of the borings.

7. Lot sizes

Description: The proposed development contains a wide variety of lot sizes, as required in the Town's comprehensive plan and under the provisions of the planned unit development standards in Chapter 82 of the municipal code, or the development is a conservation design development.

0 Points

75% of the lots are roughly the same size and common open space is over 40%.

8. Buffers

Description: The proposed development buffers improvements from the adjacent arterial and collective streets and existing residences and adjacent properties.

+1 Point

Outlot 1 creates a large buffer from Section Road and CTH I to the lots. Moreover, berms will be constructed along CTH I that will hide the housing from the highway. There are also smaller buffers from the lots to the west and south.

9. Future public costs and benefits

Description: The development of the parcel provides a facility, which is a benefit to the residents of the Town of Mukwonago.

0 Points

There are no public facilities in this development. This development does not require any extra ordinary maintenance costs to the public improvements of the Town.

TOTAL POINTS 13

GENERAL NOTES

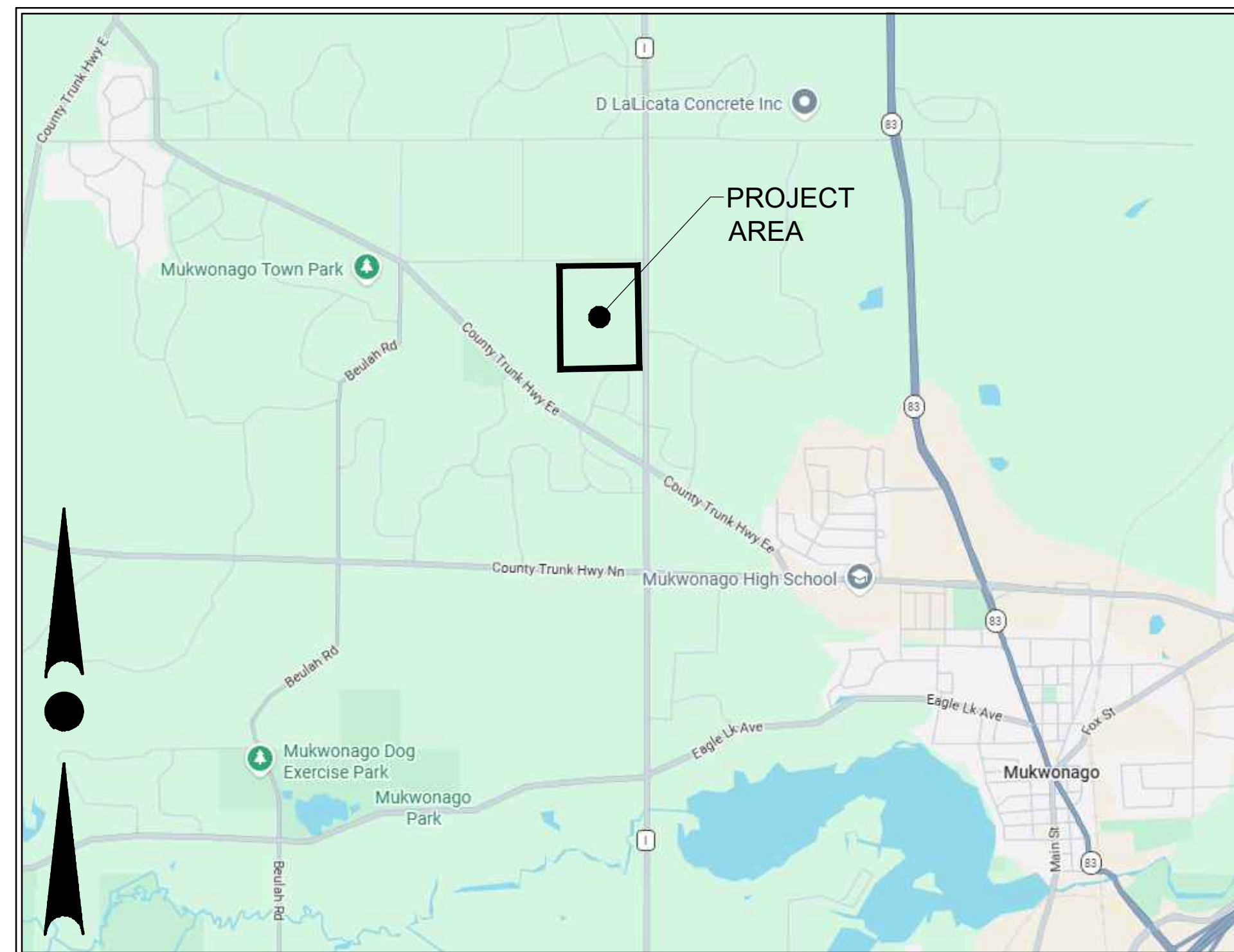
- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDMR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - TOWN OF MUKWONAGO TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE TOWN OF MUKWONAGO.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE TOWN OF MUKWONAGO SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

AUTUMN RUN RESIDENTIAL SUBDIVISION SITE DEVELOPMENT PLANS TOWN OF MUKWONAGO, WISCONSIN



SITE PLAN

SCALE: 1" = 200'



LOCATION MAP

NOT TO SCALE

ENGINEER:
TRIO ENGINEERING, LLC
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

DEVELOPER:
RYAN'S BUYING, LLC
PO BOX 277
EAGLE, WI 53119

SURVEYOR:
LANDTECH SURVEYING, LLC
955 LEXINGTON DR.
OCONOMOWOC, WI 53066
PHONE: (262) 367-7599



19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
AUTUMN RUN
TOWN OF MUKWONAGO, WISCONSIN
BY: RYAN'S BUYING, LLC
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

DATE:
MAY 13, 2026

JOB NUMBER:
26-03-1124

DESCRIPTION:
COVER SHEET

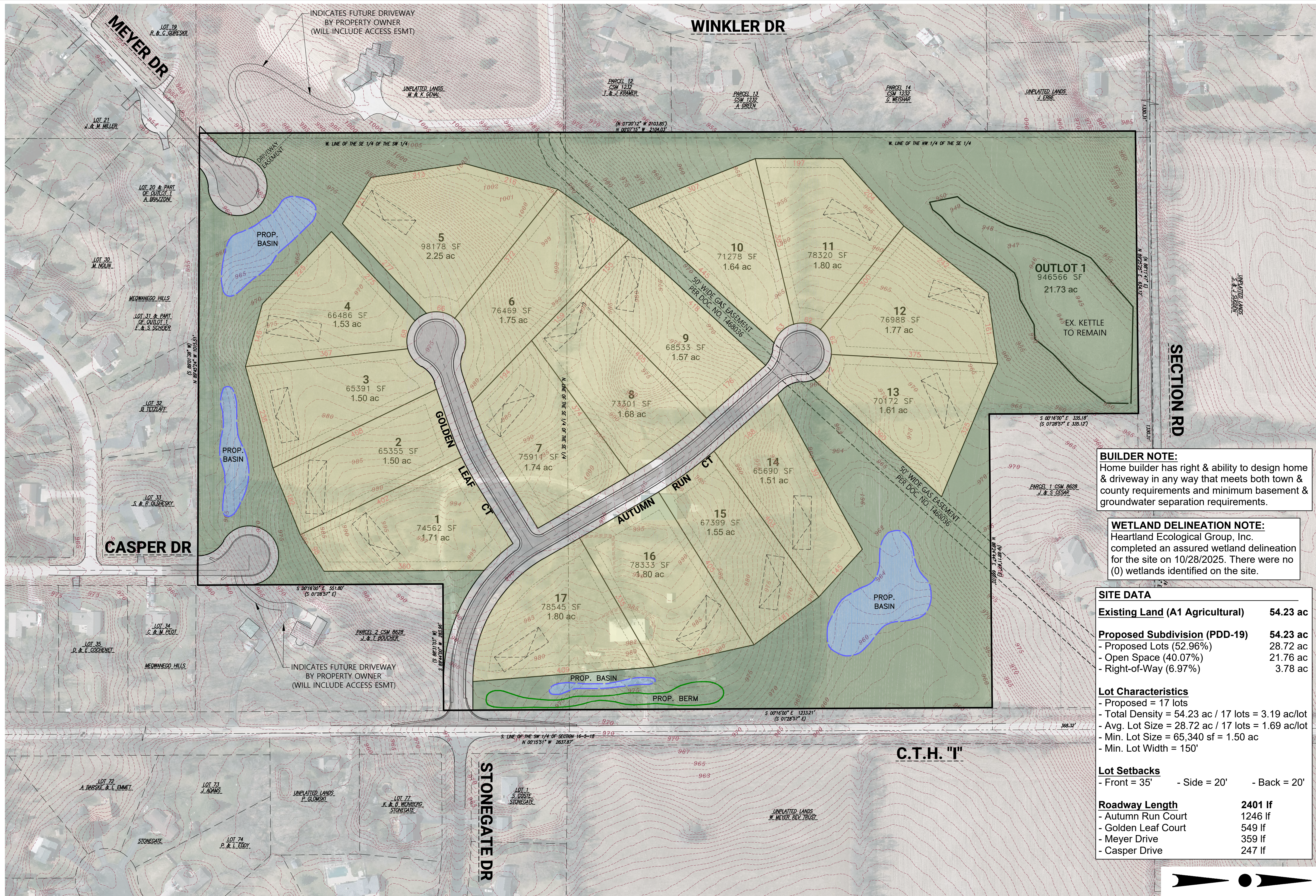
SHEET

T1

SHEET INDEX

PRELIMINARY CIVIL	
T1	- COVER SHEET
C1.0	- PROPOSED SITE PLAN
C1.1	- EXISTING SITE PLAN
C2.0	- OVERALL GRADING PLAN
C2.1-2.3	- GRADING PLANS
C3.0	- SEPTIC PLAN

X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS\PRELIMINARY\AUTUMN_RUN_SITE_22X34.DWG



BUILDER NOTE:
Home builder has right & ability to design home & driveway in any way that meets both town & county requirements and minimum basement & groundwater separation requirements.

WETLAND DELINEATION NOTE:
Heartland Ecological Group, Inc. completed an assured wetland delineation for the site on 10/28/2025. There were no (0) wetlands identified on the site.

SITE DATA

Existing Land (A1 Agricultural)	54.23 ac
Proposed Subdivision (PDD-19)	54.23 ac
- Proposed Lots (52.96%)	28.72 ac
- Open Space (40.07%)	21.76 ac
- Right-of-Way (6.97%)	3.78 ac

Lot Characteristics
 - Proposed = 17 lots
 - Total Density = 54.23 ac / 17 lots = 3.19 ac/lot
 - Avg. Lot Size = 28.72 ac / 17 lots = 1.69 ac/lot
 - Min. Lot Size = 65,340 sf = 1.50 ac
 - Min. Lot Width = 150'

Lot Setbacks
 - Front = 35' - Side = 20' - Back = 20'

Roadway Length	2401 lf
- Autumn Run Court	1246 lf
- Golden Leaf Court	549 lf
- Meyer Drive	359 lf
- Casper Drive	247 lf

DESIGN • LAND SURVEYING
TRIO
 CIVIL ENGINEERING
 19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuddillo@trioeng.com

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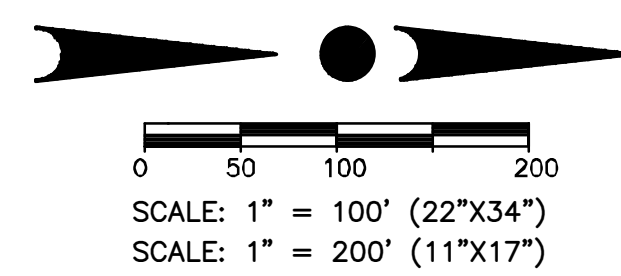
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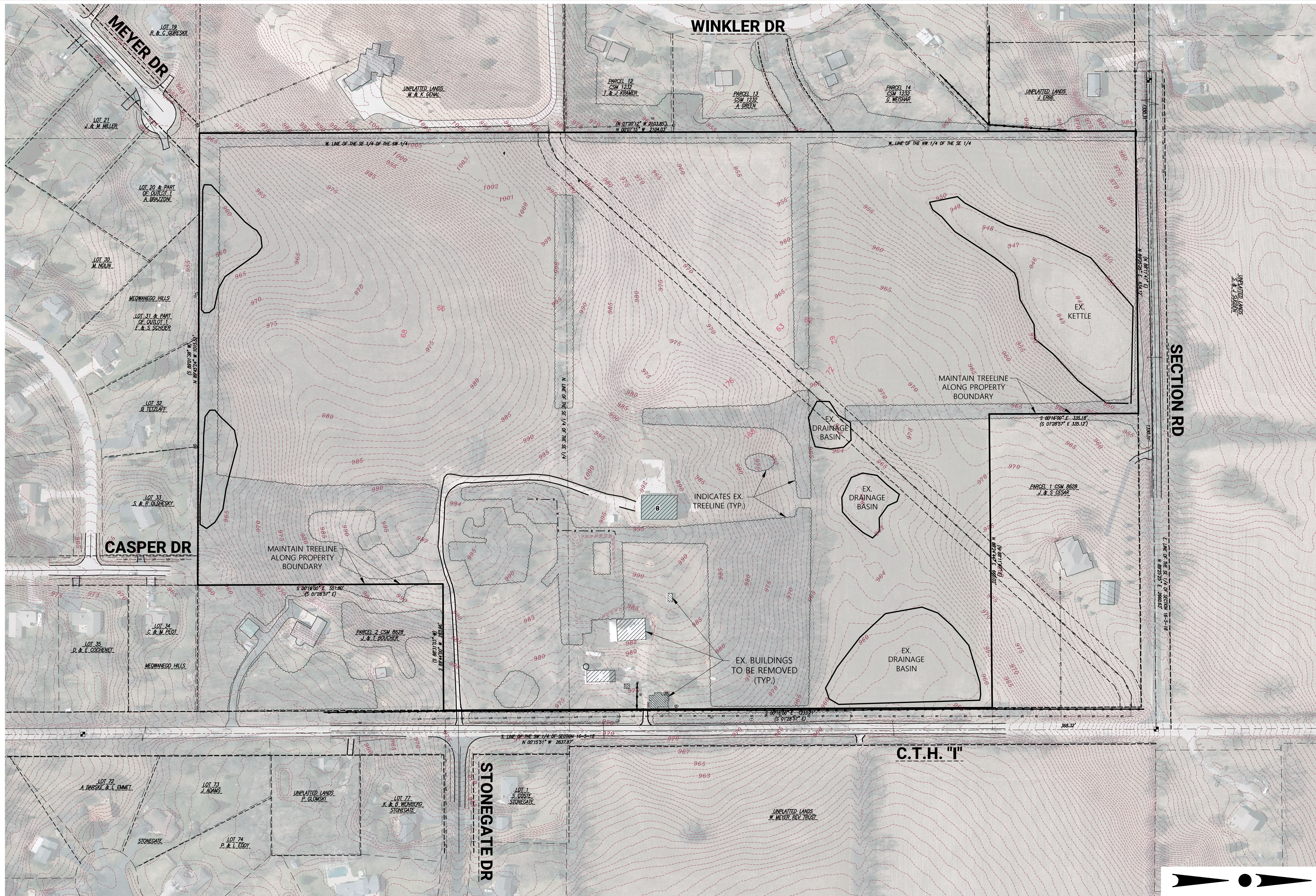
JOB NUMBER:
 26-03-1124

DESCRIPTION:
 PROPOSED
 SITE PLAN

SHEET
C1.0



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 EMAIL: jpuddles@trioeng.com

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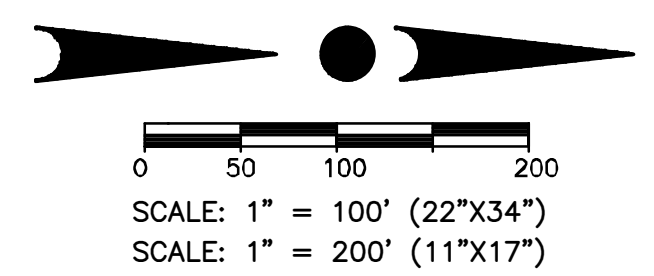
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 PO BOX 277
 EAGLE, WI 53119

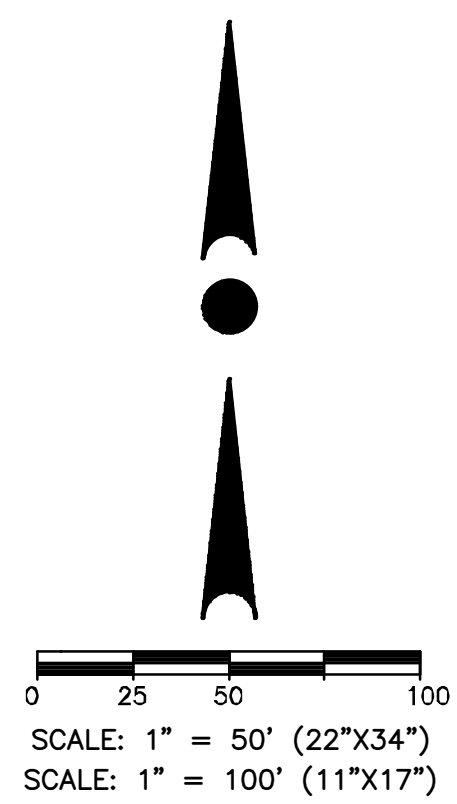
REVISION HISTORY	
DATE	DESCRIPTION
5/13/2026	PRELIMINARY SUBMITTAL

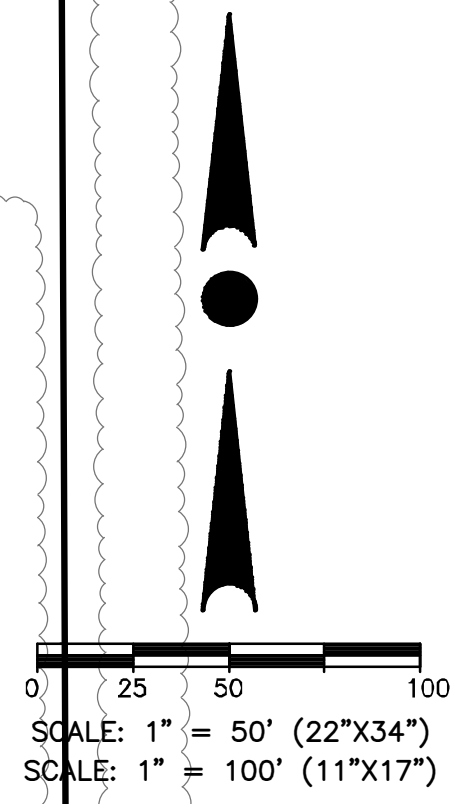
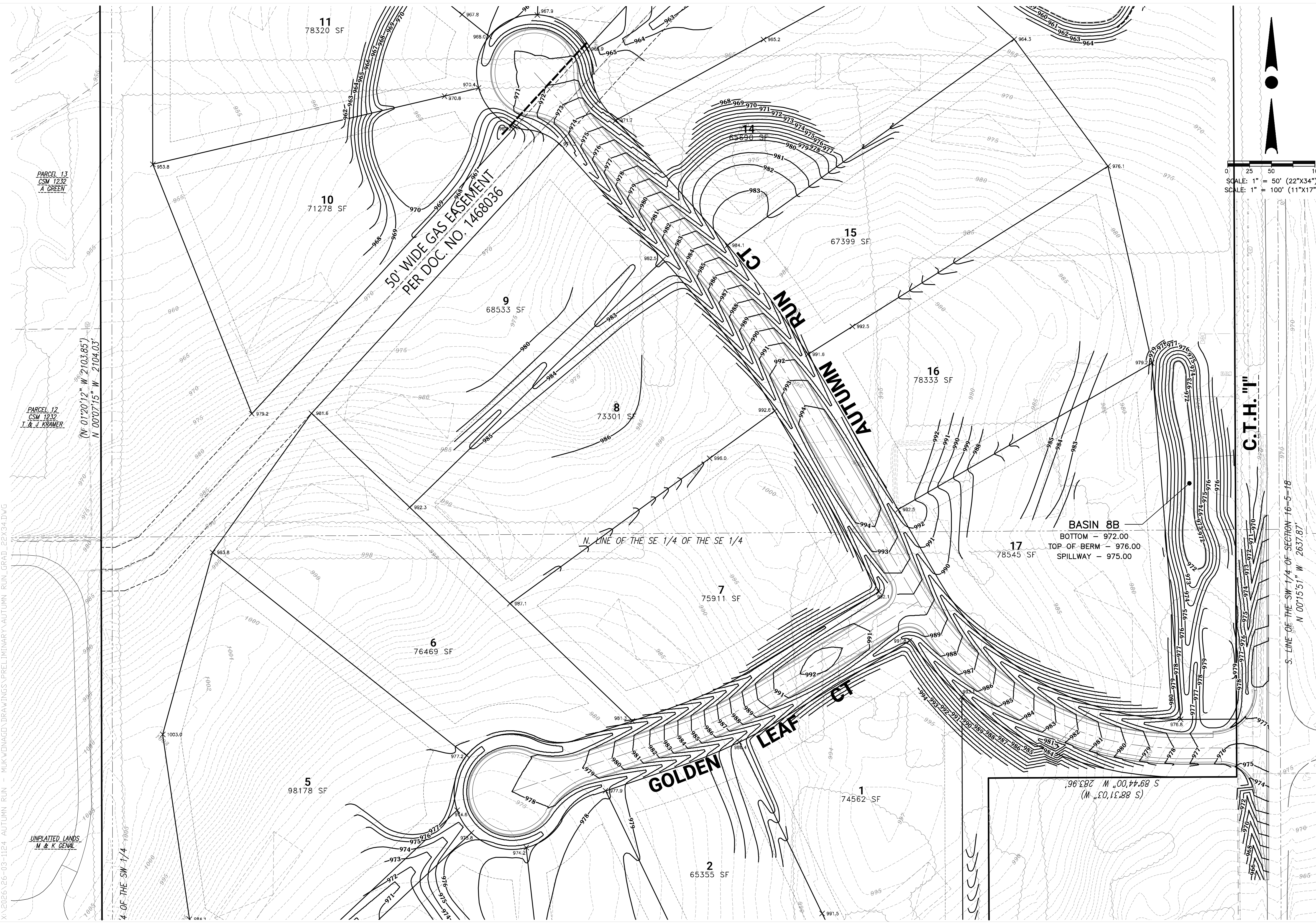
DATE:
 MAY 13, 2026

JOB NUMBER:
 26-03-1124

DESCRIPTION:
 GRADING
 PLAN

SHEET
C2.1





19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuddles@trioeng.com

PROJECT:
AUTUMN RUN
 TOWN OF MUKWONAGO, WISCONSIN
 BY: RYAN'S BUYING, LLC
 PO BOX 277
 EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
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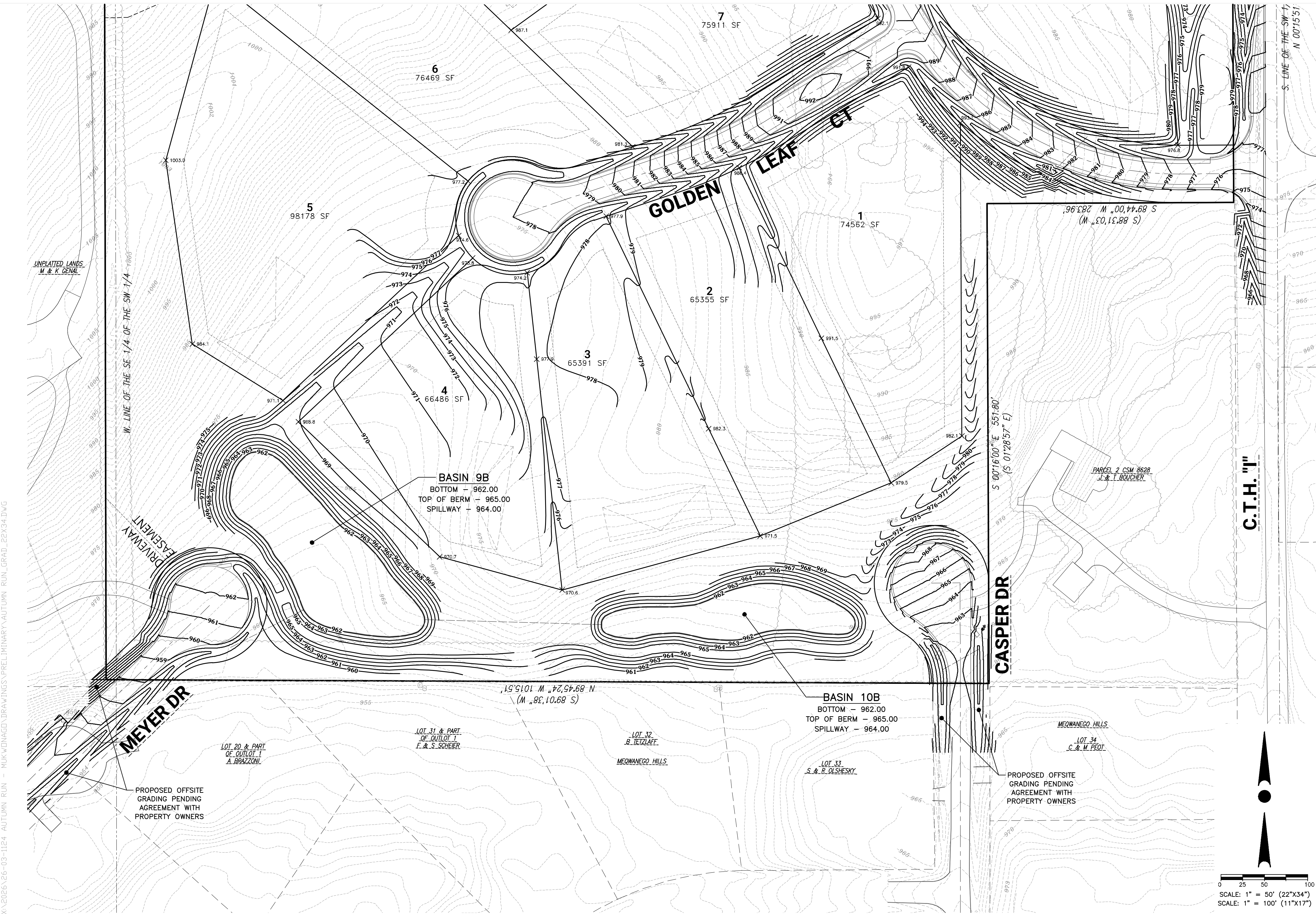
DATE:
 MAY 13, 2026

JOB NUMBER:
 26-03-1124

DESCRIPTION:
 GRADING
 PLAN

SHEET
C2.2

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REVISION HISTORY	
DATE	DESCRIPTION
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DATE:
 MAY 13, 2026

JOB NUMBER:
 26-03-1124

DESCRIPTION:
 GRADING PLAN

SHEET
C2.3

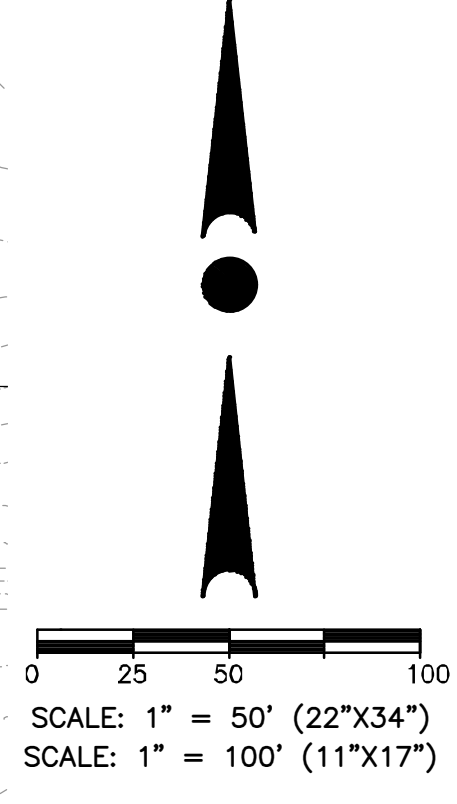


Exhibit A

Criteria	Points
1. There are no environmental corridors present. The steeper (>12%) slope area are contained with an outlot.	3
2. Surface Water Drainage: Utilizes existing kettle for stormwater management	2
3. Some variance in lot sizes within a conventional PUD.	1
4. Approximately 40%+ of the land is in open space.	1
5. Traffic circulation: The proposal would align with the recently amended official map; Development provides turn arounds to required town standards replacing temporary dead-ends.	1
6. There are no hydric soils present. Form A Seasonal Groundwater Determination reports for each lot were submitted and indicate depth to seasonal high groundwater for all lots is at minimum 8 feet and will allow typical basement construction without substantial site grading/fill.	3
7. Little variance in size.	0
8. Outlot and cul-de-sacs create substantial buffers from the public roads and adjacent developments.	1
9. Will complete road plan in area and improve movement on roads with cul-de-sac improvements.	1
Total Points	13

EXHIBIT B

The following table presents evaluation criteria as referenced in section 34-42:

EXHIBIT 1. EVALUATION CRITERIA

<p>1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site</p> <p>Description: The proposed development preserves the primary and secondary environmental corridors and isolated natural areas with no building areas or improvements within the environmentally significant areas of the site. The site development preserves the original terrain; the design of the development limits excessive grading for roadways, stormwater facilities.</p> <p>Range: +4 to -4</p>	
+3 points	All primary and secondary environmental corridors and isolated natural area will be preserved. No grading or vegetative removal will occur within the designated corridor or natural areas and minimal site alterations only occurring within the proposed road right-of-way and stormwater facilities.
+1 point	Where the only site alterations within the environmental corridor or isolated natural areas are for a proposed public street extension in accordance with the town's official map.
-3 points	Site alterations for public and/or private improvements are within the corridors and natural areas other than for the connection of a public street, in accordance with the town's official map and more than ten percent of the entire site, which is designated environmental corridors and isolated natural areas, is proposed to be disturbed for public and private improvements
	Or as an alternative on sites which do not contain at least 20 acres of environmental corridors or natural areas, the following shall apply:
+3 points	The site is designed to accommodate the natural terrain and the road system follows the topography of the site whereby minimal grade changes are necessary to accommodate surface water drainage patterns and the stormwater facilities are located in the natural depressions on the site.
0 points	The design of the development proposes significant grading and destruction of the natural topography to accommodate the proposed road system but the stormwater facilities can be accommodated within the natural depressions on the site.
-3 points	The proposed road system in the development does not follow the natural terrain and the stormwater facilities are not being accommodated within the natural depressions on the site and large stormwater retention, detention or infiltration facilities are being artificially created to accommodate the surface water runoff from the impervious surfaces on the site.
<p>2. Surface water drainage</p> <p>Description: The design of the development shall take into account the existing drainage patterns and topography so the development causes no erosion or stormwater impacts on adjacent properties.</p> <p>Range: +4 to -4</p>	
+3 points	Very good surface water drainage. All roadside ditches and other drainage ditches will have a gradient greater than 0.5 percent and less than two percent, and greater than 50 percent of the post development runoff volume for a two-year 24-hour design storm must be retained on the site in infiltration basins, and the remaining stormwater runoff is confined within road rights-of-way, or recorded drainage easements in commonly held outlots with no significant adverse impacts upon downstream drainage or adjacent properties and an area equal to or more than three percent of the developed area* in the effective infiltration area.
	*Developed area is defined as a change in the land use, i.e., an agricultural field to a residential parcel or impervious surfaces in an open space area or roadways.
0	Average surface water drainage. All roadside ditches and other drainage ditches shall have a gradient of less than

points	eight percent, and greater than 0.5 percent, and at least 25 percent of the stormwater runoff can be retained on the site and the remaining stormwater runoff is confined within the road right-of-way, or recorded drainage easements on commonly held outlots.
-3 points	Poor surface water drainage. Some roadside ditches, and drainage ditches are steeper than eight percent, or there is retention of less than 25 percent of the stormwater within subdivision development or the infiltration, detention or retention basins are on privately owned parcels.
<p>3. Lot sizes and overall density of the development</p> <p>Description: In a conservation design development, a variety of lot sizes is not required. The development should be designed to accommodate the preservation of the physical features of the site; the density should be compatible with existing residential development in the area or less than the existing residential development in the area. On planned unit developments and conventional subdivision plats there should be a variety of lots sizes, as required in the the town's zoning regulations and the town's comprehensive plan.</p> <p>Range +3 to -3</p>	
+3 points	In a conservation design development the overall density is less than the yield plan for a conventional subdivision development.
+2 points	In a conservation design development the number of lots or units equals the yield plan of a conventional development.
+2 points	In a conventional plat or planned unit development the lot sizes and/or overall density of the development is less than the zoning district allows. There are a variety of lot sizes and all of the proposed lots are larger than the existing development in the immediate area.
0 points	Density and lot sizes meet the requirements of the current zoning ordinance and in conventional subdivision developments and planned unit developments all of the lots are at least as large as the adjacent parcels, which allow residential development.
-2 points	Proposed development meets the density and lot size standards of the zoning district and intent of the planned unit development provisions, which required varied lot sizes, but the lots are smaller than adjacent residential development in the area.
<p>4. Preservation of agricultural lands and the rural character</p> <p>Description: It is the intent of the town to maintain the agricultural character, preserve the rural atmosphere and other natural resource bases and provide significant open space in the town.</p> <p>Range: + 4 to -4</p>	
+3 points	A minimum of 20 acres of open space is dedicated to the public or a non-profit conservancy agency organization in order to implement the town's comprehensive plan, or Waukesha County's park and open space plan or at least 40 percent of the site (of which 80 percent is upland) in common or public open space.
+1 point	At least 50 percent of the class I and II agricultural soils are preserved in open space uses.
+2 points	Common space equals at least 50 percent of the total upland area of the development or there is not open space in the proposed development, but all the lot sizes are a minimum of five acres.
+1 point	Common space equals at least 40 percent of the upland area of the site is in common open space.
0	In a planned development or conventional plat, common open space equals 30 percent of the total area of the

points	development.
0 points	Common open space for other uses that equal 30 percent of the total area of the development.
-2 points	No common or public open space is contained within the development and all the lots are less than three acres.
<p>5. Traffic circulation and capacity of major streets</p> <p>Description: The collector or arterial streets, as designated on the town's official map, into which the traffic of the proposed development will flow, shall be evaluated as to their existing capacity. Failure of any street to satisfy the relevant criteria shall institute an inadequate street linkage. Entrance roads serving the development shall also be considered. Developments of more than 15 units will be considered inadequate if only served by one permanent street entrance. Developments, which connect to existing dead-end streets, and improve circulation through the town, would be considered an improvement.</p> <p>Range: + 2 to -2</p>	
+1 points	An improved street circulation system in accordance with the town's official map.
0 points	Adequate street circulation and does not make a connection to an existing dead end street.
-1 point	Inadequate street circulation.
<p>6. Soils consideration for roads and basement construction</p> <p>Description: Soils on the proposed development are considered appropriate for residential construction, road construction and minimum grading is allowed.</p> <p>Range: + 3 to -3</p>	
+ 2 points	There are no soils on the proposed development in the area designated for improvements, which are considered hydric soils, contain a groundwater table or bedrock limitation for basement construction, public road construction or will require a change in grade of more than three feet to accommodate residential basement construction or driveways to comply with the town building code requirements.
0 points	All of the soils on the proposed development are adequate for road construction; however, there is a fluctuating groundwater table on soils which are not considered hydric on the U.S.D.A. soils maps, which may require special precautions for basement construction.
- 2 points	Soils in the proposed development on the areas designated for improvements contain hydric limitations are not suitable for basement construction and/or public road construction without significant amounts of earth-altering activities taking place.
<p>7. Lot sizes</p> <p>Description: The proposed development contains a wide variety of lot sizes, as required in the town's comprehensive plan and under the provisions of the planned unit development standards in the town's zoning regulations, or the development is a conservation design development.</p> <p>Range: + 3 to -3</p>	
+ 2 points	The proposed development has a variety of lot sizes with a range of more than five acres, which does not detract from each specific lot size and from the existing development patterns in that area of the town or the development is a conservation design development which preserves 50 percent of the developable lands in common or public open space or is deeded to a private conservation organization approved by the town board.

0 points	At least 75 percent of the lot sizes in the development are basically the same size and the lot sizes have a range in size less than five acres but more than three acres between the largest and smallest lots and the development is a conventional plat or a planned unit development or the development is a conservation design development and has a least 40 percent of the site in common open space with no more than 20 percent of that area considered undevelopable.
-2 points	At least 75 percent of the lots are similar in size and the range between the largest and smallest lot is less than two acres and the development is not a conservation design development.
8. Buffers	
Description: The proposed development buffers improvements from the adjacent arterial and collective streets and existing residences and adjacent properties. Range: + 3 to -3	
+2 points	The proposed location of the residences is in such a manner that they will not have a visual impact and will not be visible from the arterial and collector streets in the town and adjacent residential areas.
0 points	The proposed development improvements will be visible from adjacent residences, but not from the arterial and collector streets in the town.
-2 points	The proposed improvements and public roads will be visible from the arterial and collector streets in the general area and residents on the adjacent parcel.
9. Future public costs and benefits	
Description: The development of the parcel provides a facility, which is a benefit to the residents of the town. Range: +4 to -4	
+3 points	A public facility or open space consistent with the town's park and open space plan is part of the development, which in the judgment of the town board after recommendation by the plan commission is a benefit to the residents of the town.
0 points	The development provides substantial common open space, which is more than 50 percent of the upland area of the site, thereby preserving open space in perpetuity.
0 points	No public facilities, which are a benefit to the town, and does not require any extra ordinary maintenance costs of the public improvements by the town.
-3 points	The design of the development requires the installation of storm sewers or curbs and gutters, because of excessive road grades, or the building sites have greater than 12 percent slopes.

Residential Permit Evaluation Worksheet Janssen / Autumn Run Subdivision - June 3, 2026

Criteria Number	Peter T.	Kay C.	Rob S.	Gilbert Y.	Peter B.	Bill M.	Bob U.	Lyle B.	Richard W.	Kathrine M.B.	Total	Average	Tim L.	Ben G.	Developer
1.														3	3
2.														2	2
3.														1	2
4.														1	1
5.														1	2
6.														3	2
7.														0	0
8.														1	1
9.														1	0
Total														13	13

Criteria	Point Range
1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site	+4 to -4
2. Surface water drainage	+4 to -4
3. Lot sizes and overall density of the development	+3 to -3
4. Preservation of agricultural lands and the rural character	+4 to -4
5. Traffic circulation and capacity of major streets	+2 to -2
6. Soils consideration for roads and basement construction	+3 to -3
7. Lot sizes	+3 to -3
8. Buffers	+3 to -3
9. Future public costs and benefits	+4 to -4