



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, November 6, 2024

TIME: 6:30 PM

PLACE: Town Hall W320S8315 Beulah Road

1. Call to order
2. Open meeting noticed
3. Roll call
 - A. Plan Commission
 - B. Town Board
4. Meeting minutes from October 2, 2024
 - A. Joint discussion by the Plan Commission and Town Board
 - B. Plan Commission action
 - C. Town Board action
5. Report by Building Inspector regarding any alleged or outstanding violation(s)
 - A. Update from Building Inspector
 - B. Possible action by the Town Board
6. Site plan review of a parking lot expansion for Story Hill Church located at S93W30580 C.T.H. NN; Joshua Koskinen, applicant; application 2024-17 (*tabled from the October 2, 2024, Plan Commission and Town Board meeting*)
 - A. Review and discussion
 - B. Plan Commission actionDetails online: <https://s.zoninghub.com/IW0JLZTP15>
7. Site plan, building plan, plan of operation review for maintenance building located at S93W30575 C.T.H. NN; Mukwonago Area School District, applicant; application 2024-12 (*tabled from the October 2, 2024, Plan Commission and Town Board meeting*)
 - C. Review and discussion
 - D. Plan Commission actionDetails online: <https://s.zoninghub.com/RSOPMWCGRM>
8. Town Planner report (no packet materials)
 - A. Update on active conditional use permits.
9. Recommendations for future agendas (no packet materials)
10. Miscellaneous updates (if any)
 - A. Phantom Lake Management District
 - B. Fox River Commission
11. Next meeting date(s)
 - November 13, 2024, if needed to finish business from October 2, 2024
 - December 4, 2024 – regular meeting (*Date to be verified*)

12. Adjournment - Plan Commission
13. Adjournment - 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.

Date: October 29, 2024

To: Town of Mukwonago Plan Commission

From: Ben Greenberg, Town Planner

Subject: Site plan request to expand the parking lot associated with Story Hill Church, located at S91W30580 County Hwy NN (MUKT1959993003), Town of Mukwonago – Joshua Koskinen, applicant; Wisconsin District of Wesleyan Church, owner.

Application: 2024-17; <https://s.zoninghub.com/IW0JLZTP15>

Meeting: November 6, 2024, Plan Commission and Town Board meeting

General Description. Story Hill Church has applied to expand the church's parking lot. The property is zoned P-1 Public District.



Zoning Jurisdiction. The subject property is located in the Town's zoning jurisdiction.

Overview. Story Hill Church is located on the subject parcel, which is approximately 6.2 acres in size. The Hillside Community Church previously occupied the property. The property contains the church building, an accessory residence near Hwy NN and an accessory structure northwest of the church. The site plan also contains a paved parking lot striped for 93 vehicles, a playground, connecting walkways and large areas of open space, consisting of mainly turf grass.

The adjacent properties to the north (zoned R-1) and west (zoned S-E) are used for single family

residential purposes. The Meadowland Town Homes, in the Village, are immediately to the east, and a lot owned by the school district (zoned P-1) which contains a building used for salt storage is located directly across Hwy NN to the south.

The applicants are proposing to expand the paved parking lot to the south. The 13,300 sq. ft. expansion would add 47 additional (9' x 18') parking spaces. According to Joshua Koskinen, the applicant and head pastor, the demand for parking routinely exceeds the supply of on-site parking during Sunday services. The nearby high school is being used by congregation members as an unofficial overflow parking lot. The lot expansion will be slightly more than ten (10) feet to the east lot line, whereas a minimum of 10 feet is required. A site plan showing the lot expansion is attached as Exhibit A.

The applicants have submitted a grading plan. The plan calls for some site grading to extend higher grades to the east. Up to three feet of fill is proposed at the south east lot corner and will be tapered to existing grade without the need for retaining walls. No changes to site drainage are proposed. A Stormwater Permit to regulate erosion control has been issued by the Waukesha County Land Resources Division

There is an established tree buffer between the proposed lot expansion and east lot line. There are no existing buffers to the south or west. A landscape plan, attached as Exhibit B, was submitted in support of the application. The plan proposes the installation of two (2) tall deciduous trees (2" min. size), seven (7) low evergreen trees (min. 3' tall), and seven (7) medium evergreen shrubs (min. 18" tall). The taller species would be located along the south and south west elevations of the parking lot to maximize the effectiveness of the vegetative buffer from public views.

Review procedure. The Plan Commission makes the final decision regarding site plans/plans of operation.

Notice requirements. Aside from being shown on the meeting agenda, no other public notice is required.

Basis of decision. In reviewing the site plan request, the following general considerations set forth in s. 36-495, of the zoning code must be considered (**Staff comments are noted in bold**):

- (1) Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (2) Effects of the project on the natural environment;
- (3) Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (4) Compliance with the applicable Section 36-772 Site design principles;
 - (a) Existing natural resources and topographic features on the site shall be preserved to the greatest extent possible while affording a reasonable use of the property.
 - (b) The project shall not create any hazard.
 - (c) The project shall be designed to avoid existing hazards, whether manmade or natural, and if avoidance is not possible, to mitigate the effects of the hazard to a satisfactory level necessary to protect the public health, safety, and welfare.

(d) Parking areas and pedestrian accessways located on the site shall be designed to promote safety and efficient traffic flow.

(5) Compliance with the Section 36-1301 General standards for parking lots.

a) Parking design. Any building erected or placed on a lot shall be provided with off-street vehicle parking space, not greater than 350 feet from the principal use.

b) Dimensional requirements of a parking space. A standard parking space shall be 9 feet in width by 18 feet in length for 30°, 60°, or 90° (angled) parking. A standard parking space shall be 10 feet in width by 24 feet in length for 0° (parallel) parking. There shall be an ingress and egress aisle at least 24 feet in width if there is parking on both sides of the aisle, and at least 16 feet in width if there is parking on only one side of the aisle.

The proposed parking area will provide 90° (angled) parking. Parking space dimensions will be 9' x 18' as required; The double loaded ingress egress aisle will be 24 feet wide as required; The single loaded ingress egress aisle will be 22 feet wide, which exceeds the 16 foot requirement.

c) Surfacing. Any off-street parking area, other than that provided for a single-family residence or an agricultural use, which has a capacity of 4 or more vehicles, shall be hard surfaced.

An asphalt surface is proposed

d) Screening. Any off-street parking area, other than that provided for a residence or agricultural use, which abuts or faces a property containing a residential dwelling, shall provide a planting screen, landscaped fence, or wall, at least 4 feet in height along the side abutting or fronting on a residential dwelling. Plans for such screen shall be submitted to the plan commission for approval before installation.

The applicant is proposing to utilize the established tree buffer that separates the parking lot from the adjacent residential use to the east.

e) Setback. In any parking area, which abuts a lot with a residential dwelling, other than the parking provided for a residence, no vehicle shall be parked closer than 10 feet to the base setback line.

The expansion is not proposed within 10 feet of the base setback line.

f) Offset. In any parking area, which abuts a lot with a residential dwelling, other than the parking provided for a residence, no vehicle shall be allowed to park closer than 10 feet to the abutting residential lot line.

The parking lot expansion will comply with the 10 foot offset requirement.

g) Lighting. Lights provided in any parking area, other than that provided for a residence or agricultural use, shall be designed as full cut-off fixtures, so that the luminaire is totally shielded from view at the centerline of the street, and located so that the cut-off line is at least 10 feet within the lot line.

No additional lighting is proposed.

h) Accessibility. Parking spaces shall be accessible at all times from a street, alley, or driveway intended to serve such parking.

i) Use of required parking spaces. The required off-street parking shall be for occupants,

employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited. In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.

j) Drainage. Parking areas shall be properly graded for drainage.

(6) Compliance with Section 36-1444 Parking lot landscaping requirements.

a) Minimum amount required. A minimum of 120 landscape points shall be provided on a prorated basis for every 10,000 square feet of paved area.

The proposed expansion requires 160 landscape points. The applicant is proposing two tall trees (30 points x 2), seven low evergreen trees (12 points x 7) and seven medium evergreen shrubs (5 points x 7) totaling 179 points. The existing tree line contains at least six mature tall deciduous trees which can be considered for additional landscape points.

b) Use of various plant types. A minimum of 60 percent of all landscape points shall be devoted to tall trees and a minimum of 20 percent of all points shall be devoted to shrubs.

When the existing tree line is considered, the applicant meets both minimum plant variety standards.

c) Placement within a landscaped area. A minimum of 325 square feet of landscaped area shall be located within 10 feet of the perimeter of the paved area for the placement of every 100 landscape points, or fraction thereof.

All landscaping is proposed within ten feet.

(7) Compliance with other applicable requirements in this chapter; and

(8) Any other factor that relates to the purposes of this chapter as set forth in section 36-5 or as allowed by state law.

Potential Plan Commission motions for approval. Approve the site plan as set forth in the petitioner's application; approve the site plan with conditions; or deny the application.

The plan commission may render its decision at the same meeting the matter was initially considered or at a subsequent meeting, but no later than 40 days after the meeting, unless the applicant agrees to an extension of a specified duration.

Imposition of conditions. The plan commission may impose one or more conditions of approval as may be necessary to grant approval. Such conditions and restrictions may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect of the use that impacts the public health, safety, morals, comfort, or general welfare. If an approval includes one or more condition of approval, the property owner must sign the decision notice to acknowledge the terms of the approval and return the same to the zoning administrator within six months of the decision.

Required Conditions:

1. This approval will automatically expire 12 months after the date of approval unless substantial work as authorized by the approval has commenced and continues in good faith to completion and that the zoning administrator may, with cause, grant a one-time

extension not to exceed 12 months;

2. The property owner must sign the decision notice to acknowledge the terms of the approval and return the same to the zoning administrator within six months of the decision.

Additional conditions to consider.

1. A final landscape plan identifying specific tree and shrub species shall be submitted to the Town Planner **no later than December 1, 2024**. All landscaping must be installed **no later than May 1, 2025**, unless an extension is granted by the plan commission. The property owner shall be responsible for the perpetual maintenance, care, and replacement of all landscaping identified in Exhibit B.
2. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited. In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.
3. **Professional Fees.** Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
4. **Payment of Charges.** Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

Attachments:

1. Application materials
2. Exhibit A – Site Plan
3. Exhibit B – Landscaping Plan

Exhibit A

Story Hill Church

8,069.82 sf

101'-11 1/2"

101.14'

10'-7 1/4"

135'

160'

146'

10' from Lot Line

60'

135'

80' 40'

14'

160'



Exhibit B



STORYHILL
CHURCH

StoryHill Church Parking Lot Expansion: Landscaping Plan

To comply with municipal code requirements, StoryHill Church's parking lot expansion will incorporate the following landscaping elements, ensuring a total of 179 points, exceeding the required 160-point threshold:

- **Two Tall Deciduous Trees** (30 points each) – 60 points
- **Seven Low Evergreen Trees** (12 points each) – 84 points
- **Seven Medium Evergreen Shrubs** (5 points each) – 35 points

The landscaping materials will be sourced from **The Garden Mart** in Mukwonago, WI, providing both aesthetic enhancement and environmental benefits to the expanded parking area.

Josh Koskinen
Lead Pastor



Date: October 29, 2024

To: Town of Mukwonago Plan Commission

From: Ben Greenberg, Town Planner

Subject: Site Plan/Building Plan/Plan of Operation for a maintenance garage (3,150 sf) for the Mukwonago School District, located at S93W30575 County Hwy NN (MUKT1959993007), Town of Mukwonago - Recreation Department, applicant

Application: 2024-12; <https://s.zoninghub.com/RSOPMWCGRM>

Meeting: November 6, 2024, Plan Commission and Town Board meeting

General Description. The Mukwonago School District has applied to construct a maintenance garage adjacent to an existing storage building on the parcel. The property, which is adjacent to the Mukwonago High School is zoned P-1 Public District.



Jurisdiction. The subject property is located in the Town's zoning jurisdiction.

Overview. The subject parcel, which is just over 14 acres in size, is immediately west of the Mukwonago High School on land also owned and utilized by the school district. The Story Hill Church is located directly across the Highway NN; There is a single-family neighborhood to the west.

The property contains an accessory building, which is accessible from Hwy NN and is used by the school district for salt storage, according to the applicant. There is significant vegetation

screening much of the site from adjacent properties and road. The parcel is not served by a septic system.

The applicants are proposing to construct an additional building to be used for equipment storage and light maintenance. The building size will be 42' x 75' with a stated ceiling height of 13.5 ft. and peak roof height of 22 ft, which complies with the 60 ft. building height limitation of the Public District. There are overhead service doors proposed on the south and east sides of the building. No service doors will face the road.

The roof and sidewalls of the wood framed building will be constructed from 26-gauge metal. The building colors will be blue and grey to match the storage building at the high school track. There are 4 windows with shutters facing the street to add curb appeal. Doors are located on the sides away from the street.

A 3 foot tall wainscot of Nova-brick is proposed along the front elevation (north) and one side elevation (west). In addition, a wraparound canopy and a canopy above the overhead door are proposed. The application notes that the canopy, brick, windows and shutters are all part of the compliance for architectural features. The building plans will require approval from the State. The building will be serviced by electricity, but no plumbing.

The application notes that security lighting will be downcast so as not to add any light pollution to neighboring properties and will not cause any distraction to drivers of vehicles on County Rd NN. No additional details about the type and location of any proposed exterior lighting have been provided.

The applicants have submitted a landscaping plan that incorporates existing trees along the street. They are proposing to install additional trees at the street and provide landscaping along the visible elevations of the building as shown in the submitted plans. The application notes that this will add variety to the existing large oak trees and should exceed the overall amount of required landscaping.

Operational Details. According to the application, the traffic to and from this building will be minimal. It is only for use of the Grounds Maintenance Dept of the Mukwonago School. There will not be any additional noise to the neighborhood. Hours of operation will primarily be during daytime (normal school hours).

Zoning District Compliance of Proposed Use. A Maintenance Garage is classified as a permitted use in the P-1 Public District and is regulated as a principal structure per the Appendix A Land Use Matrix of the zoning code.

Building location. The building is proposed to be 51 ft. from the nearest (west) lot line and 80 ft. from the road right-of-way. The setback and offset provided comply with the 50-foot offset and setback requirements of the district.

Other Site Plan Changes. A driveway extension is proposed to connect the new building to the existing gravel driveway. Other than some additional landscaping and building security lighting, no other site plan changes are proposed.

Review procedure. The Plan Commission makes the final decision regarding site plans/building plan & plans of operation.

Notice requirements. Aside from being shown on the meeting agenda, no other public notice is required.

Basis of decision. In reviewing the request, the following general considerations set forth in s. 36-495, of the zoning code must be considered (**Staff comments are noted in bold**):

- (1) Effects of the project on traffic safety and efficiency and pedestrian circulation, both

on-site and off-site;

- (2) Effects of the project on the natural environment;
- (3) Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (4) Compliance with the following applicable Section 36-772 Site design principles;
 - a) A building shall be arranged on the site so as to not impede traffic accessibility and circulation to or from adjacent streets and adjoining sites.
 - b) The front of the building shall be generally parallel to the street or a public area, such as a courtyard, plaza, or the like.
 - c) Cross accesses shall be provided between adjoining commercial parcels whenever it is feasible to do so.
 - d) A docking or loading area or a service area for a commercial, institutional, or industrial building shall be easily accessible to service vehicles, separated from the on-site parking area, and designed to serve multiple establishments and tenants, when possible. Such docking or loading area shall not be readily visible from a public street, an on-site customer parking area, or an abutting property in a business or residential district or in an agricultural zoning district that is designated for future commercial or residential development in an adopted comprehensive plan. Screening from view may be accomplished by (i) integrating such area into the overall design of the building (e.g., inside of the building or use of architectural extension of a building wall) or (ii) using a fence; a berm; landscaping, above what is otherwise required in this chapter; other suitable feature; or any combination thereof.
 - e) Existing natural resources and topographic features on the site shall be preserved to the greatest extent possible while affording a reasonable use of the property.
 - f) The project shall not create any hazard.
 - g) The project shall be designed to avoid existing hazards, whether manmade or natural, and if avoidance is not possible, to mitigate the effects of the hazard to a satisfactory level necessary to protect the public health, safety, and welfare.
 - h) Parking areas and pedestrian accessways located on the site shall be designed to promote safety and efficient traffic flow.
- (5) Compliance with the following applicable Section 36-773 Architectural standards;
 - a) Buildings and especially those within a largely developed area should fit into the context in which they occur.
 - b) The scale of the building shall be compatible with the overall massing and the individual parts of adjacent buildings.
 - c) Windows, doors, and other openings must form a unified composition in proportion to the building elevation.
 - d) Principal buildings with a front elevation of more than 750 square feet in area

shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision:

- a. Canopies or awnings;
 - b. Arcades;
 - c. Porches;
 - d. Vertical wall offsets having a minimum depth of eight inches and a minimum width of ten feet;
 - e. Horizontal offsets having a minimum depth of two feet;
 - f. Pilasters having a minimum depth of eight inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height;
 - g. Recessed areas for entryways and the like having a minimum depth of eight inches; and
 - h. Other suitable multidimensional design features.
- e) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings.
- f) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes.
- g) No building regulated by this section shall be permitted where any exposed facade is not constructed or faced with a finished material that is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- h) Overhead doors shall not face a public street. **There are overhead doors proposed facing south and east which do not face a public street.**
- i) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view by landscaping or decorative screening materials that form an integral part of the design.

(6) Compliance with the applicable Section 36-1441 Street landscaping standards;

- a) Based on 460 feet of road frontage, a minimum of 276 landscape points must be provided. **A total of 298 street landscaping points are being provided between the existing and proposed trees.**

(7) Compliance with the applicable Section 36-1443 Building landscaping standards;

- a) Based on 232 feet of proposed building perimeter, a minimum of 58 landscape points must be provided. **The submitted building renderings illustrate substantial building landscaping; however, the applicant should verify the specific species and quantity of plantings proposed in order to verify that this standard is being complied with.**

(8) Compliance with the specific land use standards for a Maintenance Garage;

- a) One parking space per employee on largest work shift is required. **There is ample onsite parking.**
- b) Outdoor storage. Outdoor storage areas and other activity areas shall be located at least 50 feet from a parcel in a residential zoning district and 25

feet from a parcel in a business zoning district. **No outdoor storage is proposed.**

- (9) Compliance with other applicable requirements in this chapter; and
- (10) Any other factor that relates to the purposes of this chapter as set forth in section 36-5 or as allowed by state law.

Imposition of conditions. The plan commission may impose one or more conditions of approval as may be necessary to grant approval. Such conditions and restrictions may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect of the use that impacts the public health, safety, morals, comfort, or general welfare. If an approval includes one or more condition of approval, the property owner must sign the decision notice to acknowledge the terms of the approval and return the same to the Zoning Administrator within six months of the decision.

Required Conditions:

1. This approval will automatically expire 12 months after the date of approval unless substantial work as authorized by the approval has commenced and continues in good faith to completion and that the zoning administrator may, with cause, grant a one-time extension not to exceed 12 months;
2. The property owner must sign the decision notice to acknowledge the terms of the approval and return the same to the zoning administrator within six months of the decision.
3. The applicant may appeal the decision to a court of competent jurisdiction;
4. An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction, and that any work done by the applicant as authorized by the approval is done at the applicant's risk;

Recommended Conditions.

1. The property owner must obtain a zoning permit within 6 months of this date.
2. The property owner must obtain a building permit for the approved building within 9 months of this date and complete the authorized work within one year of obtaining the permit.
3. Outside storage is strictly prohibited, unless specially authorized by the Town Plan Commission, requires a formal amendment to this Site Plan approval as provided in the Ordinance.
4. Prior to the issuance of a zoning permit, final building and street landscape plans, which comply with all applicable landscaping requirements noted in this report, shall be submitted to the Town Planner for review and approval. The plans must identify the specific quantity, location, species and initial planting size of all proposed and existing vegetation. All landscaping must be installed **no later than May 1, 2025**, unless an extension is granted by the plan commission. The property owner shall be responsible for the perpetual maintenance, care, and replacement of all landscaping identified in the approved street landscaping and building landscaping plans.
5. Prior to the issuance of a zoning permit, the applicant shall submit manufacturer cut sheets for all proposed exterior lighting fixtures to the Town Planner for review and

approval. The cut sheets must detail the fixture specifications, including lumen output, shielding, color temperature, and confirmation of downcast design. The approved cut sheets shall be kept on file and any future replacement fixtures shall match the approved specifications unless otherwise authorized by Town. All exterior lighting shall be designed and installed to enhance site security while minimizing glare and light spillover onto adjacent properties and roadways. Security lighting shall be downcast and fully shielded, with fixtures directed downward and away from property lines.

6. If site grading is proposed, a grading plan shall be submitted to the Town for review and approval, prior to the issuance of a zoning permit.
7. If a Stormwater Permit from the Waukesha County Land Resources Division is required, it shall be obtained prior to any land disturbance and the applicant shall provide a copy of said permit to the Town Planner, prior to the issuance of a zoning permit.
8. **Professional Fees.** Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
9. **Payment of Charges.** Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

Potential Plan Commission motion for approval. Approve the site plan as set forth in the petitioner's application; approve the site plan with conditions; or deny the application.

The plan commission may render its decision at the same meeting the matter was initially considered or at a subsequent meeting, but no later than 40 days after the meeting, unless the applicant agrees to an extension of a specified duration.

Attachments:

1. Application materials



Town of Mukwonago Waukesha County

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

SUBMIT TO:

Tim Schwecke, Town Planner

DEADLINE, *By noon on Tuesday*

Returning Applicants, please have application materials in three weeks prior to Plan Commission Meeting which is on the first Wednesday of the month. *New* Applicants, please have application materials in four weeks prior to Plan Commission Meeting which is on the first Wednesday of the month

**CALL FOR AN APPOINTMENT
(262) 363-4555**

APPLICATION

TOWN OF MUKWONAGO PLANNING COMMISSION AGENDA

OWNER: Mukwonago Area School District AGENT: Andy Wegner

PROPERTY ADDRESS: S93W30575 Hwy NN

LEGAL DESCRIPTION School Grounds TAX KEY # MUKT1959993007

DAYTIME PHONE NUMBER 262-363-6300 x 24300 FAX: 262-363-6272

SPECIFIC REQUEST (Please check appropriate item)

- | | |
|--|---|
| <input type="checkbox"/> Certified Survey Map | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Lot NOT Abutting Public Road | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan & Plan of Operation | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Subdivision Plat | |

DETAILS OF PROPOSAL:

See enclosed description. 42' x 75' x 13'-6" Maintenance Storage Building

I, the undersigned, have been advised that pursuant to the Town of Mukwonago Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statutes, if the Town Attorney, Town Engineer or any other Town professional provides services to the Town as a result of my activities, whether at my request or at the request of the Town, I shall be responsible for the fees incurred by the Town. Also, I have been advised that pursuant to the Town of Mukwonago Code of Ordinances, certain other fees, costs, and charges are my responsibility.



Signature of Property Owner

385. E. Veterans Way Mukwonago, WI 53149

Address of Property Owner

Signature of Responsible Party

Address of Responsible Party

Planner approves this request on agenda

Received by Town Representative / Date



Dear Town of Mukwonago Planning Commission,

Mukwonago schools is proposing to build a storage building at the location of S93W30575 County Rd NN, Mukwonago, WI 53149. It is a 14.27 acre lot.

The purpose of the building will be for equipment storage and light maintenance of equipment.

Building size will be 42' x 75' with a 13'-6" ceiling height. Roof and sidewalls will be 26 gauge metal. Colors are gray and blue to match the storage building at the high school track. There are 4 windows with shutters facing the street to add curb appeal. Doors are located on the sides away from the street. The building will be engineer stamped and built to the State of Wisconsin commercial specifications, wind load and snow loads. Peak height of building is 22' and roof pitch is 4/12.

Building will be serviced by electricity with gutters and downspouts directing water away from the building. Survey and building drawings are submitted.

Thank you for your consideration,

Bill Canfield

Email from builder re: updated submittal.

Ben Greenberg

From: Bill Canfield <bill@canfieldbuildings.com>
Sent: Thursday, October 17, 2024 1:59 PM
To: Ben Greenberg
Cc: Office Manager
Subject: MHS Maintenance Building Submittal
Attachments: Elevation Drawings Muk.pdf; Zoning Narrative MHS Blg Updated AW 7-2-24 (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Ben,

Attached are the drawing updates for the MHS Maintenance Building. We added a wrap around canopy and a canopy above the overhead door. Canopy, brick, windows and shutters are all part of the compliance for architectural features.

There is a site plan that shows trees on property at the street. We are adding 4 x new low evergreen plantings. This will add variety to the existing large oak trees. The trees at street and the added shrubs and plantings near the building are beyond the needed planting points per zoning code.

It is my understanding that submitting as a Maintenance Building is an approved use for the property and will count as a primary building.

We request to be on the November Planning Commission Agenda.

Let me know any questions or needed items.

Thank you

Bill Canfield
President

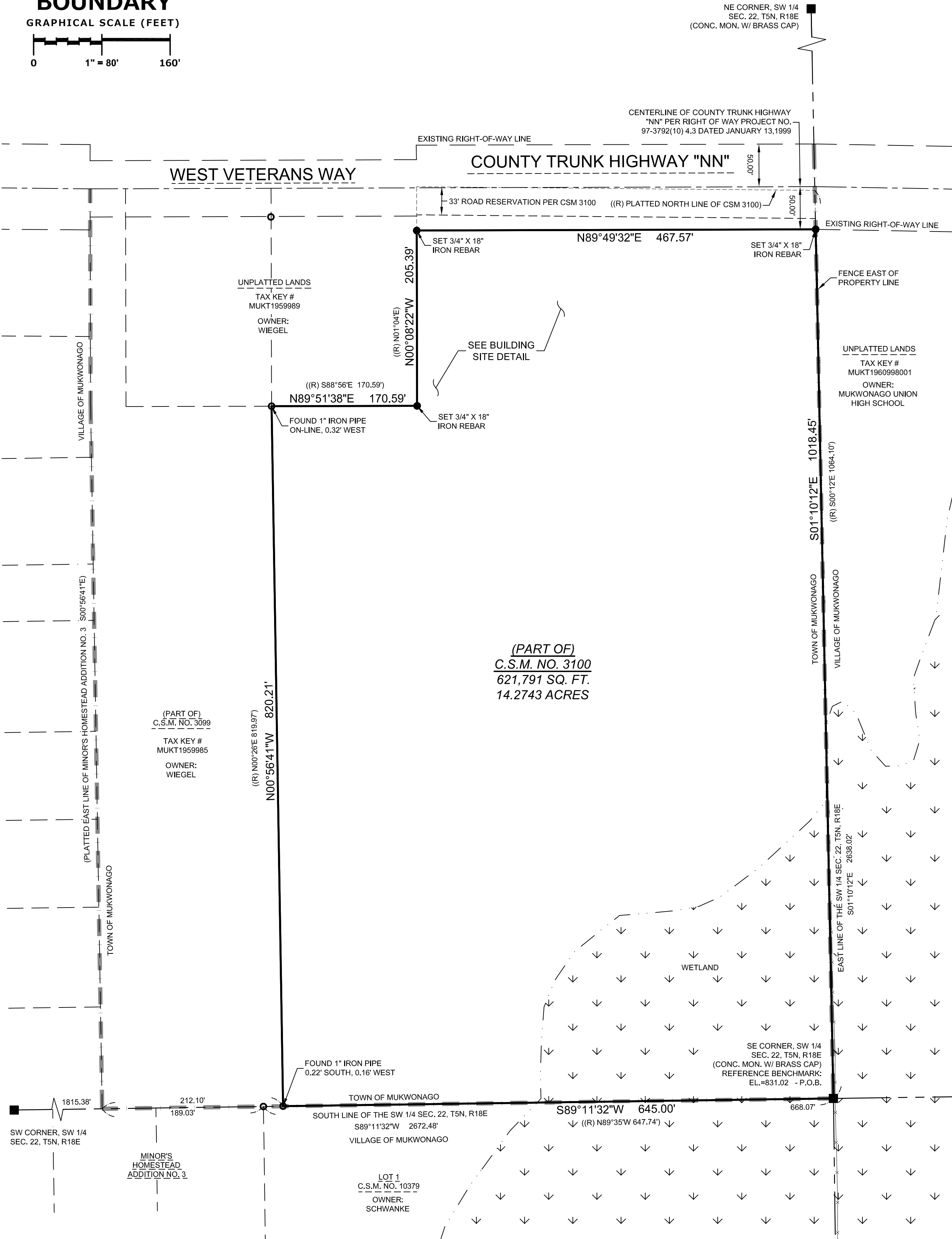
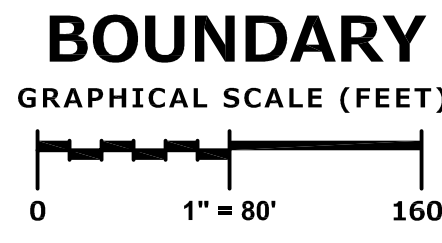
Canfield Custom Buildings, Corp.
S66 W27890 River Road
Waukesha, WI 53189
262-544-9230 Phone
262-549-4066 Fax

E-mail: bill@canfieldbuildings.com
Website: www.canfield-construction.com

"Dynamic building solutions that enhance the way you live, work and play"



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The south line of the Southwest 1/4 of Section 22, Township 5 North, Range 18 East has a bearing of S89°11'32"W.



LEGAL DESCRIPTION:

Certified Survey Map No. 3100, as recorded in the Register of Deeds office for Waukesha County as Document No. 1019923, being a parcel of land in the Southwest 1/4 of Section 22, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin.

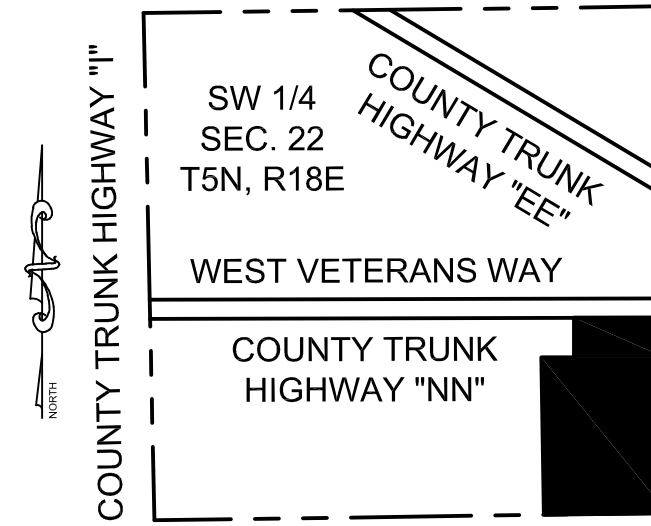
TAX KEY NO.: MUKT1959993007

MORE PARTICULARLY DESCRIBED AS:

Being a part of Certified Survey Map No. 3100, as recorded in the Register of Deeds office for Waukesha County as Document No. 1019923, being a parcel of land in the Southwest 1/4 of Section 22, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin, described as:

Beginning at the southeast corner of the Southwest 1/4 of said Section 22 and the southeast east corner of said Certified Survey Map; thence South 89°11'32" West along the south line of said Southwest 1/4, 645.00 feet; thence North 00°56'41" West, 820.21 feet; thence North 89°11'38" East, 170.59 feet; thence North 00°08'22" West, 205.39 feet to the south right of way line of West Veterans Way - County Trunk Highway "NN"; thence North 89°49'32" East along said south right of way line, 467.57 feet to the east line of the aforesaid Southwest 1/4 and the east line of Certified Survey Map No. 3100; thence South 01°10'12" East along said east line, 1018.45 feet to the Point of Beginning.

VICINITY MAP
SCALE 1"=1000'



GENERAL NOTES

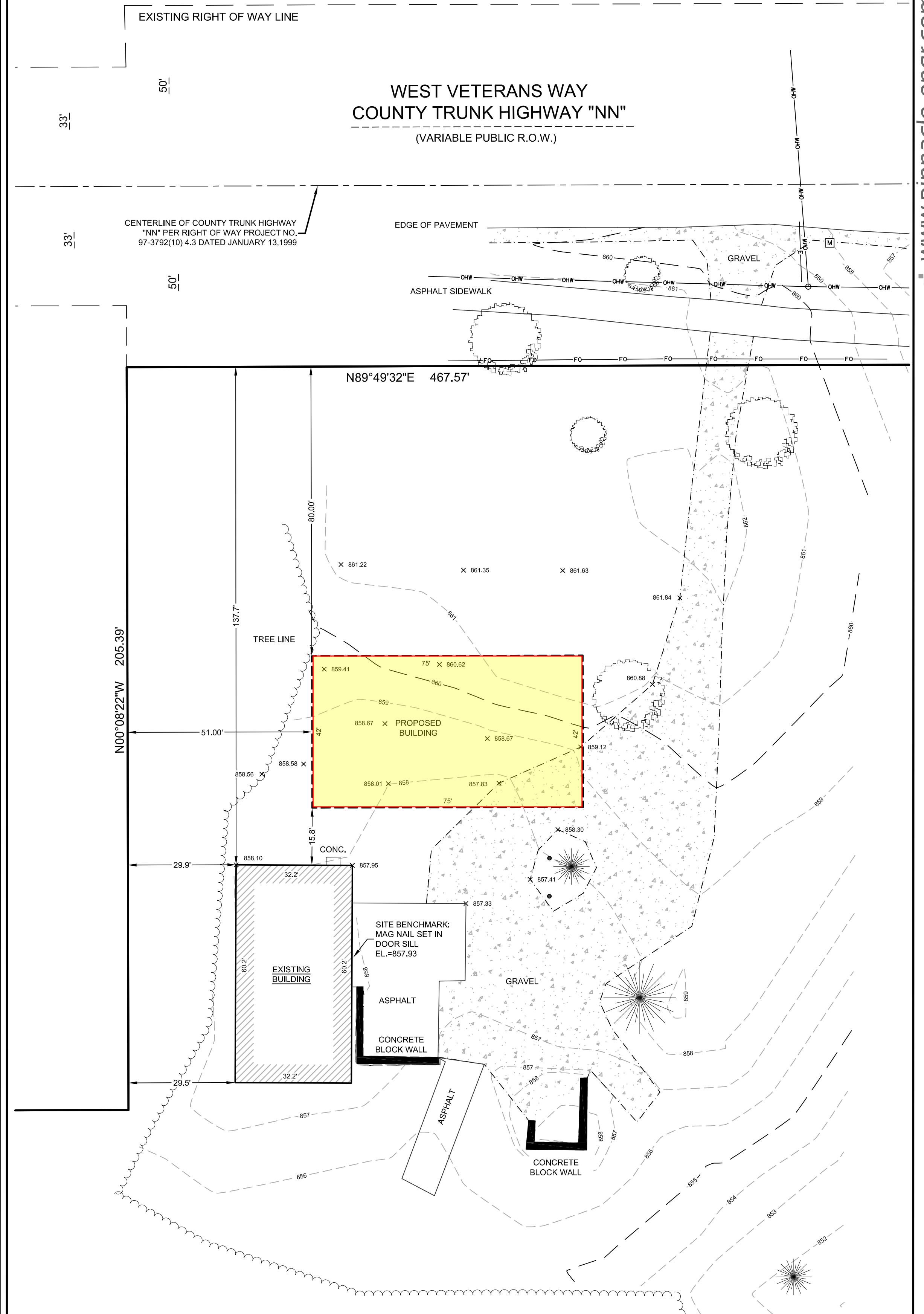
1. Survey prepared for: Mukwonago School District
2. Field work completed on JANUARY 14, 2019
3. No title or letter report was provided for this survey.
4. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client, Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southwest 1/4 Section 22, Town 5 North, Range 18 East, Elevation = 831.02.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20190102773 with a clear date of JANUARY 08, 2019. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. No wetlands were delineated in the process of conducting the fieldwork. Wetlands shown on the subject property per the Department of Natural Resources 2010 Wisconsin Wetland Inventory as depicted on the Waukesha County GIS View website.

LEGEND OF SYMBOLS & ABBREVIATIONS

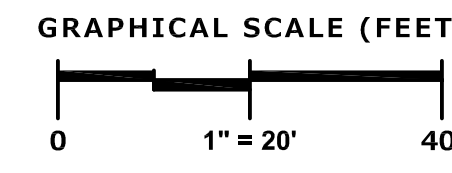
<ul style="list-style-type: none"> ○ SANITARY MANHOLE ⊗ STORM MANHOLE ⊠ STORM INLET ⊕ CLEANOUT ○ CATCH BASIN ⊗ LATERAL ⊗ UNKNOWN MANHOLE ⊗ WELL ⊗ HYDRANT ⊗ WATER VALVE ⊗ DOWN SPOUT ⊗ SPRINKLER VALVE ⊗ WATER SHUT OFF ⊗ STANDPIPE ⊗ WATER MANHOLE ⊗ FLOOD LIGHT ⊗ LIGHT POLE ⊗ TRAFFIC SIGNAL ⊗ UTILITY POLE ⊗ GUY WIRE 	<ul style="list-style-type: none"> △ FIBER OPTIC MARKER ⊗ FIBER OPTIC MANHOLE/VAULT ⊗ TELEPHONE PEDESTAL ⊗ TELEPHONE MANHOLE/VAULT ⊗ TELEPHONE MARKER ⊗ TRANSFORMER ⊗ ELECTRIC METER/PEDESTAL ⊗ ELECTRIC MANHOLE/VAULT ⊗ CABLE TV RISER/BOX ⊗ CABLE TV MANHOLE/VAULT ⊗ GAS VALVE ⊗ GAS METER ⊗ GAS MARKER ⊗ AIR CONDITIONING UNIT ⊗ VENT → DIRECTIONAL ARROW ⊗ DUMPSTER ⊗ HANDICAP STALL ⊗ SPOT ELEVATION 	<ul style="list-style-type: none"> ⊗ SIGN ⊗ MAIL BOX ⊗ FLAG POLE ⊗ BASKETBALL HOOP ⊗ BOLLARD ⊗ CROSS CUT ⊗ IRON PIPE ⊗ IRON REBAR/ROD ⊗ MAG NAIL ⊗ SECTION MONUMENT ⊗ BENCH MARK ⊗ CONIFER TREE ⊗ DECIDUOUS TREE ⊗ BUSH ⊗ WETLAND SYMBOL
<ul style="list-style-type: none"> — SANITARY SEWER — STORM SEWER — W WATER MAIN — FO FIBER OPTIC LINE — T TELEPHONE LINE — E ELECTRIC LINE — OHW OVERHEAD WIRES — CATV CABLE TELEVISION — G GAS MAIN — WET WETLANDS — TREE LINE — NO ACCESS 	<ul style="list-style-type: none"> CL = CENTERLINE CONC. = CONCRETE EL. = ELEVATION EXT. = EXISTING INV. = INVERT MON. = MONUMENT P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT R.O.W. = RIGHT OF WAY SEC. = SECTION SQ. FT. = SQUARE FEET WI = WIDTH (R) = RECORDED AS (D) = DEEDED AS 	

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-7 s.35.93 of the Wisconsin State Statutes.

SIGNED: JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461



BUILDING SITE DETAIL



S93W30575 COUNTY TRUNK HIGHWAY "NN"

C.S.M. NO. 3100, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SEC. 22, T5N, R18E, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

1	PROPOSED BUILDING	05/02/2024

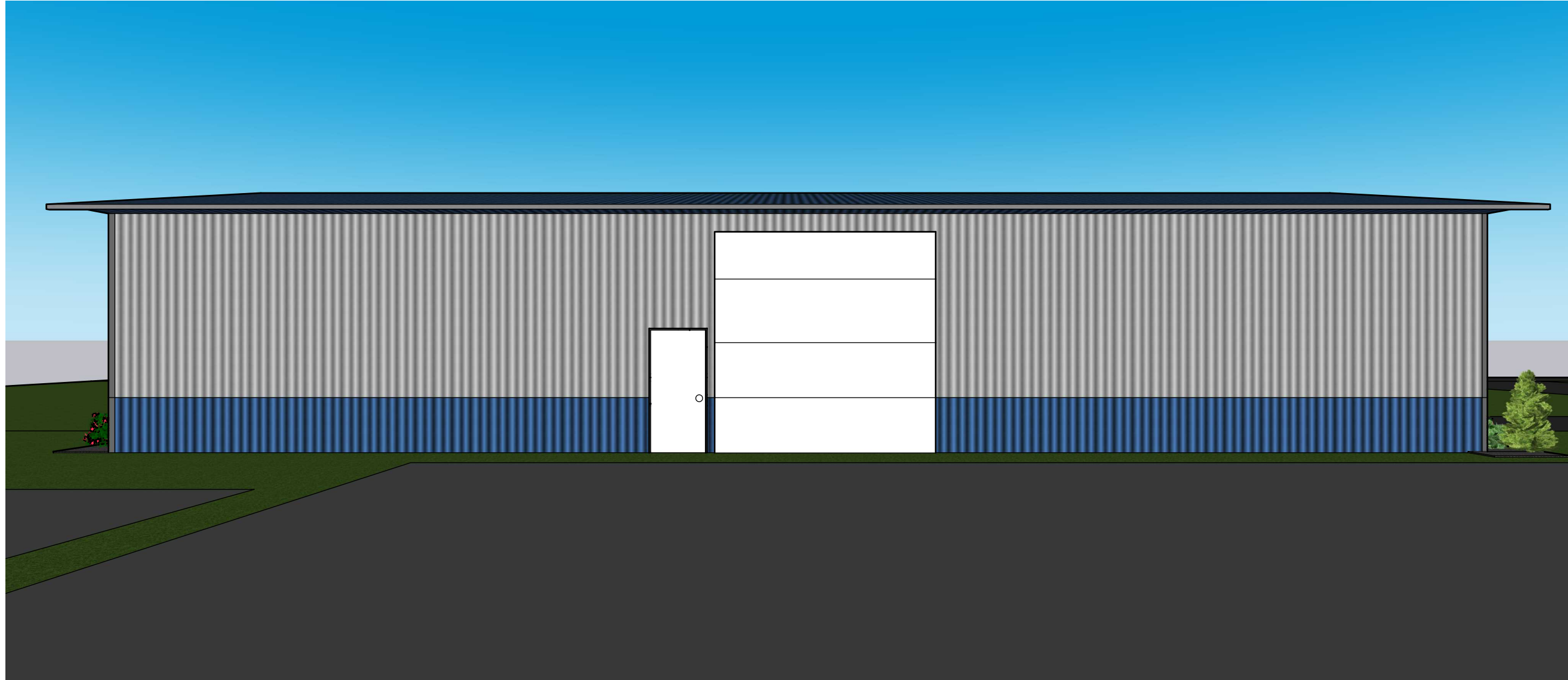
REG. JOB NO.	703-10
REG. NO.	703-10
DATE	07/01/19
SCALE	N/A
SHEET	1
TOTAL SHEETS	1

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

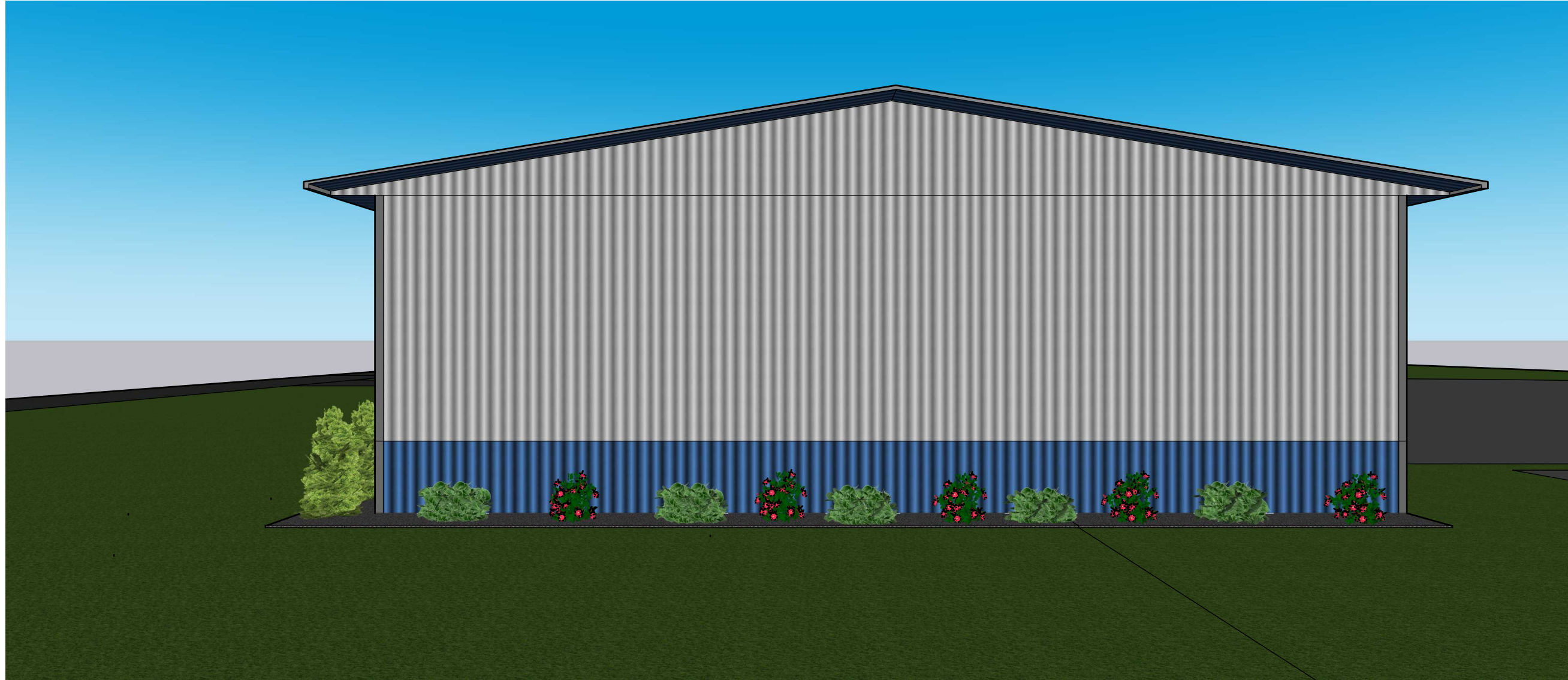
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE



	CANFIELD BUILDINGS	
	MUKWONAGO STROAGE BUILDING	
	REVISED: OCTOBER 10 2024	
	SCALE: NA	SHEET 1 OF 5



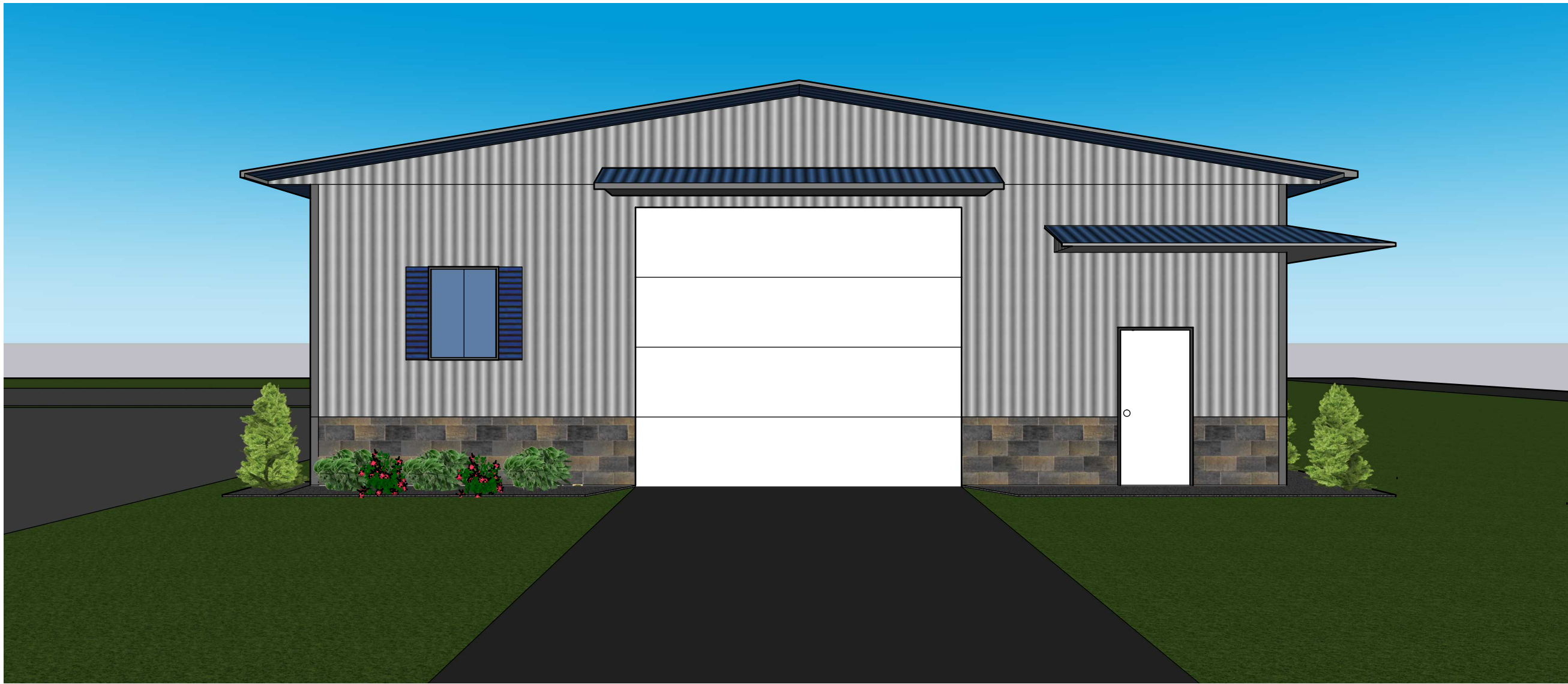
	CANFIELD BUILDINGS	
	MUKWONAGO STROAGE BUILDING	
	REVISED: OCTOBER 10 2024	
	SCALE: NA	SHEET 2 OF 5

10 new low evergreen, 7 shrubs - Front

10 shrubs - side



CANFIELD BUILDINGS	
MUKWONAGO STROAGE BUILDING	
REVISED: OCTOBER 10 2024	
SCALE:NA	SHEET 3 OF 5



CANFIELD BUILDINGS

MUKWONAGO STROAGE BUILDING

REVISED : OCTOBER 10 2024

SCALE: NA

SHEET 4 OF 5



EXISTING 1 - 40' - 100' OAK 5 EACH = 150 POINTS
 EXISTING 2 - 30' OAK 4 EACH = 60 POINTS
 EXISTING 3 - 35' EVERGREEN 3 EACH = 120 POINTS
 NEW PLANTINGS 4 - LOW EVERGREEN 4 EACH = 48 POINTS
 TOTAL 378 POINTS

**Total (ex 2 35' Evergreens)
 = 298 points.**

CANFIELD BUILDINGS	
MUKWONAGO STROAGE BUILDING	
REVISED : OCTOBER 10 2024	
SCALE: NA	SHEET 5 OF 5