

Staff Report

Date: June 30, 2025

To: Town of Mukwonago Plan Commission and Town

Board From: Ben Greenberg, AICP, Town Planner

Subject: 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: 2025-23; <https://s.zoninghub.com/8EO9NLOQ6E>

Meeting: July 9, 2025 Plan Commission and Town Board meeting

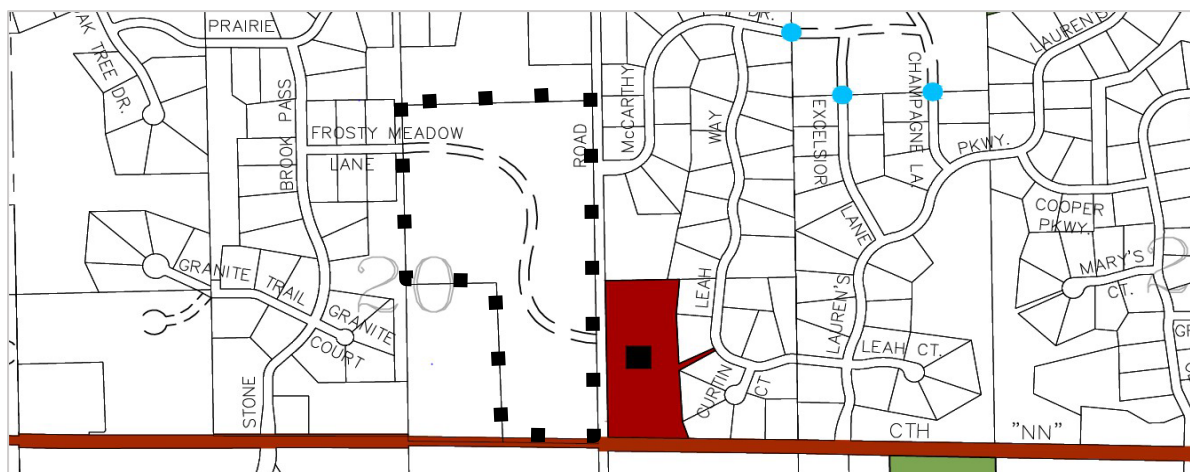
Description Land & Home LLC has submitted a petition to amend the Town's Official Map by removing the planned through-road connection between the terminus of Frosty Meadow Lane and Beulah Road. The proposed configuration, depicted in Exhibit A, includes a cul-de-sac design that would serve five residential lots and one outlot.

The applicant submitted a traffic analysis prepared by Traffic Analysis & Design, Inc. (Exhibit B). The report recommends eliminating the through-road connection, citing reduced long-term maintenance costs, minimized environmental disturbance, lower lot development costs, and positive support from current residents on Frosty Meadow Lane.

The Town Engineer's review of the traffic analysis is provided as Exhibit C. While the Engineer does not dispute that a through-road is unnecessary for the development of adjoining parcels, the review notes that a connection would improve overall traffic circulation and enhance access to Rolling Hills Elementary School.

Note: This staff report does not evaluate whether the proposed land division meets all applicable zoning or land division requirements. That review will occur if and when a formal land division application is submitted.

Previous approvals By way of background, the town has reviewed two other related petitions to amend the official map. The map below shows the planned road layout before those amendments and the configuration of the parcel before the recent lot approvals.



- **2017** Town approved a short cul-de-sac to serve four lots across from the school and a road extending from the terminus of Frosty Meadow Lane to Beulah Road.
Online record: <https://s.zoninghub.com/1I648KPOBJ>
- **2018** Town approved the removal of the short cul-de-sac road (retaining the through road connection)
Online record: <https://s.zoninghub.com/D3SKZ5WRWR>

Staff comments

1. The Plan Commission and Town Board must weigh the benefits of road interconnectivity (e.g., circulation, emergency access, school access) against the long-term costs of construction and maintenance.
2. If the Town approves the amendment, it may wish to require a public pedestrian path within a recorded easement in lieu of the eliminated road connection to maintain some level of network connectivity.
3. If approved, any associated temporary cul-de-sac easements should be vacated, and the existing temporary cul-de-sac at the end of Frosty Meadow Lane should be removed by the developer per Town Engineer specifications.

Required notice A Class II public notice was published in the Waukesha Freeman on June 25 and July 2, 2025. (Exhibit D)

Potential motions

Plan Commission Motion to recommend to the Town Board the approval of the petitioner's request subject to the following conditions of approval:

1. The applicant shall submit a Preliminary Plat within 12 months of this approval, consistent with the road layout depicted in Exhibit A.
2. (Optional – if pedestrian path is required) The Preliminary Plat shall show a dedicated public easement for a pedestrian path connecting the two cul-de-sacs. The developer shall construct the path as part of the subdivision improvements, subject to terms set forth in the Developer's Agreement.
3. All residential lots shall front on a permanent cul-de-sac constructed by the developer. Outlots are excluded from this requirement.
4. The developer shall remove the existing temporary cul-de-sac on Frosty Meadow Lane to the satisfaction of the Town Engineer. Any related easements shall be vacated as necessary.
5. This approval shall become null and void if the final subdivision plat is not recorded within 36 months of the approval date, unless extended by the Town Board for good cause.
6. This approval is limited to the Official Map Amendment only. All subsequent land division proposals must comply with applicable zoning and land division regulations.

Town Board

Motion to accept the recommendation of the Plan Commission and direct the Town Planner to prepare a resolution memorializing the Official Map Amendment for the Town Chairman's signature.

Attachments

1. Application materials
2. Map – Exhibit A
3. Traffic Analysis – Exhibit B
4. Town Engineer comments – Exhibit C
5. Public hearing notice – Exhibit D



Official Map Amendment Town of Mukwonago

Version: June 10, 2025

Town of Mukwonago
W320 S8315 Beulah Road
Mukwonago, WI 53149

Overview: The Town of Mukwonago Town Board adopted an Official Map pursuant to Wis Stat. § 62.23(6). The Official Map identifies the planned location of future streets, highways, drainageways, parks, and other public facilities to guide land development and ensure coordinated growth. This application form is used to request an amendment to the Official Map.

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.

	Applicant	Agent (if any)
Name	Land & Home, LLC. C/O Steve Styza	
Street address	37948 Nettle Way Ct	
City, state, zip code	Oconomowoc WI 53066	
Daytime telephone	414-573-1231	
Email address	sstyza@harmonyrealty.com	

Part A. Questions Related to Map Amendment

2. Subject property information

Physical address

Tax key number(s) MUKT- **MUKT1949998005** MUKT- MUKT- MUKT-

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Town Clerk.

Comment: Pursuant to Section 36-136 of the Town's zoning code, the Town may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, or other required payment that are specifically related to the subject property?

☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 36-137 of the Town's zoning code, the Town may not issue a permit or other approval that would benefit a parcel of land where taxes, assessments, or other required payments are delinquent and due.

3. **Proposed map amendment.** Select the reason(s) for the request and why you believe the Official Map should be changed.

Map Details: Lot3 of CSM11754, 42.47 Acres, MUKT:1949998005.
Requesting the Map to be amended as drawn on the attached exhibit.
Please feel free to contact me for any reason,
respectfully Steve Styza

Part B. Additional Information

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

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

10. 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 submission of this application authorizes town officials, Plan Commission members, Town Board members, employees, and other designated agents to enter the subject property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- 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.
- 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.

Applicant:

Date:

Land & Home, LLC. June 18th 25
Member STYZE



NO	REVISION DESCRIPTION	DATE



PROJECT
FROSTY MEADOWS
TOWN OF MUKWONAGO, WAUKESHA COUNTY

CLIENT
LAND & HOME, LLC
PO BOX 996
WAUKESHA, WI 53187-0966

SHEET TITLE
PRELIMINARY LAYOUT

COPYRIGHT NOTICE
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DRAWING SCALE: 1" = 100'

DRAWN: MPD 05/29/25

CHECKED: HLT 05/29/25

PROJECT NO.: #490878

Sheet No.
P1

Frosty Meadows Development Street Connection Memo



PROVIDING TRAFFIC ENGINEERING SOLUTIONS

To: Steve Styza
Land & Home, LLC
37948 Nettle Way Ct.
Oconomowoc, WI 53066

From: Daniel Bieberitz, P.E., PTOE, TADI

Subject: Frosty Meadow Lane

Date: April 28, 2025

PART A – INTRODUCTION

TADI was hired by Land & Home, LLC to conduct a street connection analysis for a proposed residential development, which will consist of six single family lots. The development is proposed to have three lots on the existing Frosty Meadow Lane cul-de-sac, two lots on Beulah Road, and one lot on County Trunk Highway (CTH) NN. See [Exhibit 1](#) for study area map and [Exhibit 2](#) for concept drawing of the proposed lots.

The Town of Mukwonago plat map currently shows a connection from Frosty Meadow Lane to Beulah Road, as shown on [Exhibit 3](#). The existing Stone Brook Hollow subdivision streets, which included the Frosty Meadow Lane cul-de-sac, were constructed around 2004. Currently, Prairie Lane connects to Beulah Road on the north side of the subdivision and north/south Stone Brook Pass connects Prairie Lane to CTH NN. This provides good circulation and efficient response times for emergency vehicles into the development.

When analyzing a connection of extending Frosty Meadow Lane to connect to Beulah Road, making somewhat of an “S” shape street, or a straight connection to the east from Frosty Meadow Lane to McCarthy Drive, does not provide many benefits to the overall traffic circulation or for even emergency vehicles. The nearest fire station to Stone Brook Hollow subdivision is located on the southwest corner of Beulah Road and CTH EE (Fire Station #2), which is located approximately 2/3 of a mile north on Beulah Road from Prairie Lane. Any emergency vehicles coming from this station will most likely take Prairie Lane into the development. In addition, any travel time savings for the five Frosty Meadow Lane residents to CTH NN or CTH EE would be negligible with the connection.

Below is a summary of benefits of not connecting Frosty Meadow Lane to McCarthy Drive:

- The planned through road is not needed for the development of the adjoining properties.
- The proposed layout (no connection of Frosty Meadow Lane to McCarthy Drive) will minimize the impact to the natural environment.
- The proposed layout will minimize the amount of impervious surfaces and thus minimize potential stormwater basins and long-term maintenance costs to the Town.
- The proposed layout will help keep the lot costs down whereas a new through road will increase the lot costs overall.

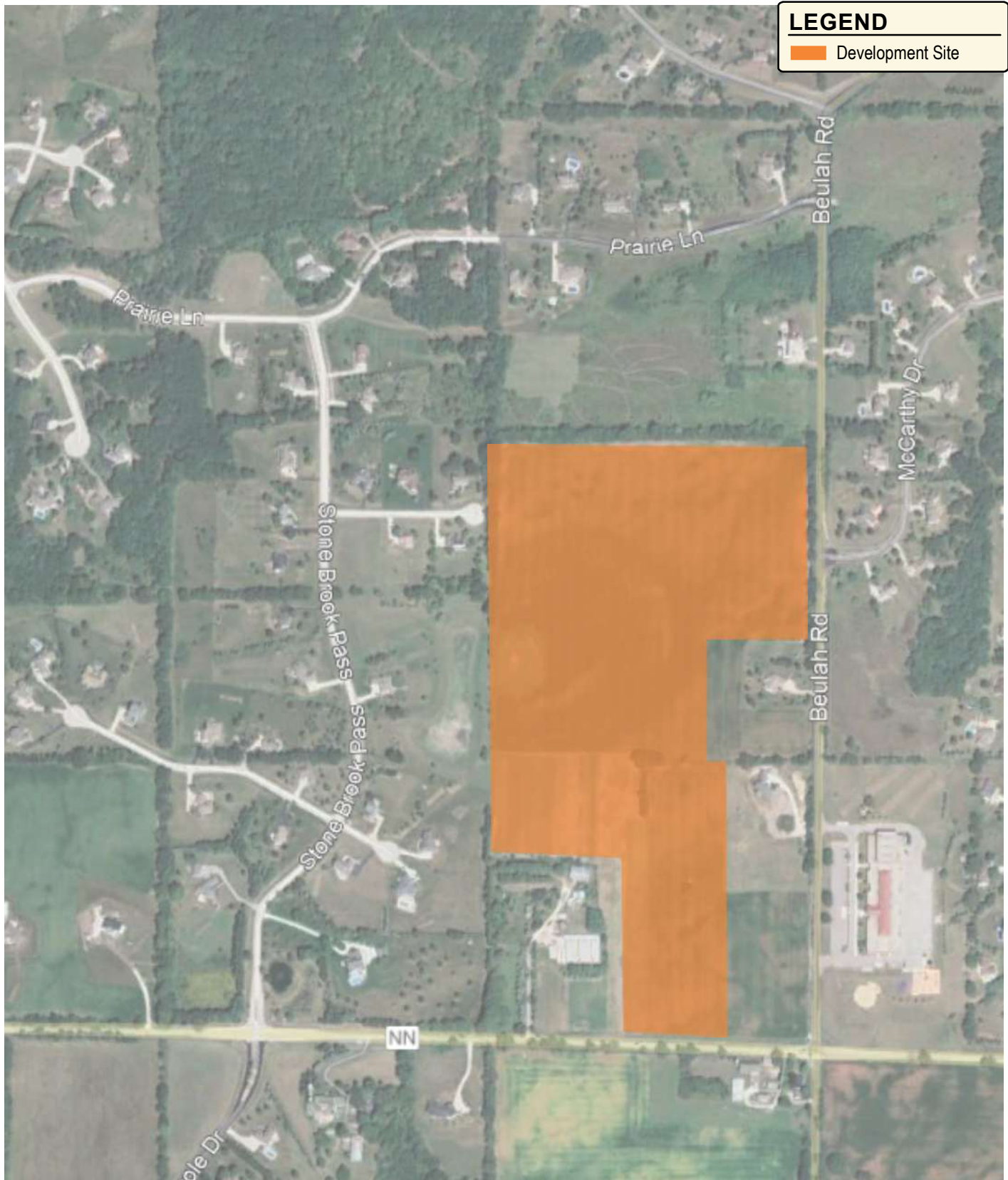
- The proposed layout will minimize the Town's long-term costs to maintain a through road.

The only benefit of connecting Frosty Meadows Lane to Beulah Road is that it would provide negligible shorter travel times for residents along Frosty Meadows Lane to CTH NN or CTH EE; however, most residents prefer to live on cul-de-sacs because they provide a quieter street and are willing to travel a slightly longer distance to proceed out of the neighborhood. The existing five residents who currently live on Frosty Meadow Lane would likely not want their street to be connected to Beulah Road as they have been used to the cul-de-sac and current travel patterns for 20 years.

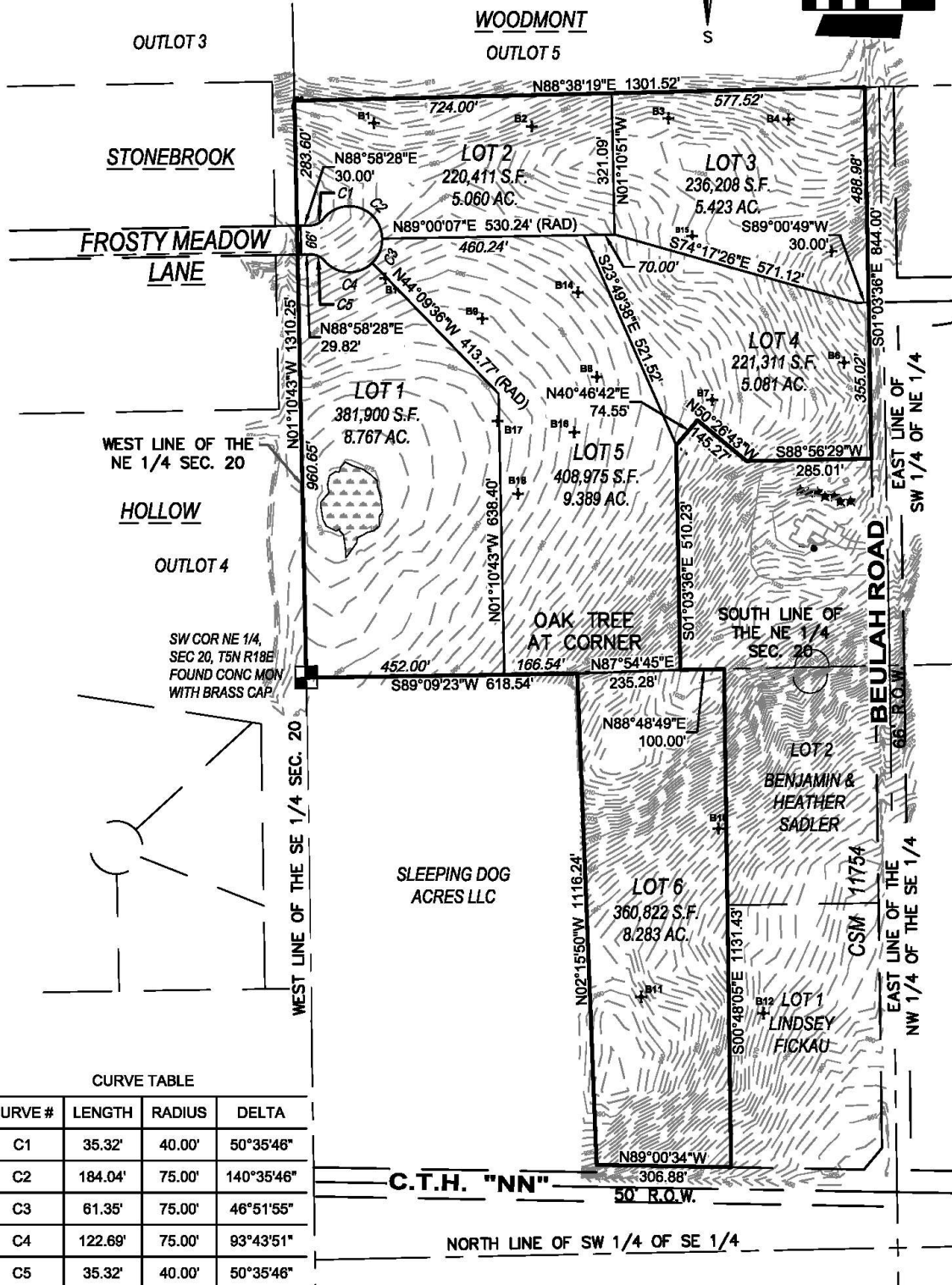
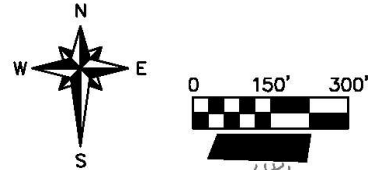
In conclusion, the benefits of **not** connecting Frosty Meadows Lane to Beulah Road outweigh the potential benefits. Therefore, it is recommended to leave Frosty Meadows Lane as a cul-de-sac in order to decrease future town maintenance, minimize the impact to the natural environment, keep the proposed lot costs down, and satisfy the current residents on Frosty Meadows Lane.

LEGEND

Development Site



CONCEPT "D"







MEMORANDUM

Date: May 5, 2025
To: Ben Greenberg, Town Planner
From: Tim Lynch, P.E., Mike Flesch P.E., Town Engineer
Subject: Concept Plan Review, Town of Mukwonago Parcel # MUKT194999800, 42.47 Acre Development

Project Background:

Bielinski Homes, the owner of the parcel, has submitted a subdivision concept plan showing the proposed layout of a new 6 lot subdivision located between Stone Book Hollow Subdivision and Beulah Road. The submittal also included the existing parcel CSM and a Street Development Memo from Traffic Analysis and Design (TADI), dated April 28, 2025.

Lynch was asked to review and comment directly on the Beulah Road access related to sight distance for two driveways and the interconnectivity discussed by TADI in the traffic study.

Staff Comments:

1. We conducted a site visit to review the future Beulah Road driveways for access to lots 3 and 4. Both lots have potential driveway locations that are deemed to be acceptable as related to sight distance. However, as a general rule, we would prefer to limit driveways on the major roads where possible.
2. The developer has provided a street connection memo by TADI. The memo states that following benefits of NOT connecting Frosty Meadow Lane to McCarthy Drive:
 - a. *The planned through road is not needed for the development of the adjoining properties.*
 - i. This is correct, however the connecting road would provide better traffic circulation and access to Rolling Hills Elementary School.
 - b. *The proposed layout (no connection of Frosty Meadow Lane to McCarthy Drive) will minimize the impact to the natural environment.*
 - i. No comment.
 - c. *The proposed layout will minimize the amount of impervious surfaces and thus minimize potential stormwater basins and long-term maintenance costs to the Town.*
 - i. It should be noted that any stormwater management practices would be the responsibility of the developer and homeowners.
 - d. *The proposed layout will help keep the lot costs down whereas a new through road will increase the lot costs overall.*
 - i. No comment.

The Town should also consider the cost to maintain and plow a cul-de-sac versus a straight through roadway. The connection would also allow for higher density development and better connectivity to adjacent developments and public facilities which reduce trip lengths and travel times. It also improves the timely provision of services such as mail delivery, garbage pick-up and snow plowing.

Staff Recommendation:

The staff recommend considering the above comments as they proceed to preliminary platting of the subdivision.



NOTICE OF PUBLIC HEARING TOWN OF MUKWONAGO

The Town of Mukwonago Town Board and Plan Commission will conduct a joint public hearing on Wednesday, July 9, 2025 at 6:30 pm at the Mukwonago Town Hall, located at W320 S8315 Beulah Road, Mukwonago, WI, to consider a potential amendment of the Town's official map by revising the location of the planned road on the petitioner's property referenced as MUKT1949998005 in Section 20 T5N R18E; Land & Home LLC, applicant; Steve Styza, agent. This proposal is to eliminate the through road connection between the terminus of Frosty Meadow Lane and Beulah Road to the east.

The public hearing will be conducted in the order listed on the meeting agenda.

A copy of materials related to the above item may be obtained by calling Kathy Karalewitz, Town Administrator, between the hours of 8:30 a.m. and 3:30 p.m.

Details are also available online at <https://s.zoninghub.com/8EO9NLOQ6E>

For information regarding this public hearing, contact Ben Greenberg, Town Planner, at 262-204-2350. All interested parties will be heard.

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, please contact, Kathy Karalewitz, at 262-363-4555.

TOWN OF MUKWONAGO

Kathy Karalewitz, Town Administrator

Legal notice to be published in the *Waukesha Freeman* on June 25 and July 2, 2025