

Staff Report

Date: June 30, 2025

To: Town of Mukwonago Plan Commission and Town Board

From: Ben Greenberg, AICP, Town Planner

Subject: Conceptual review of a proposed eighteen (18) lot subdivision off of CTH I and Section Road, applicant: Ryan Janssen; [application 2025-25]
<https://s.zoninghub.com/LUXJI4PH33>

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

Attachments: Exhibit A & B

Ryan Janssen has submitted an eighteen (18) lot conceptual single-family development for property located in the southeast ¼ of Section 16, west of Hwy I and south of Section Drive. That plan is attached as Exhibit A.

A prior concept (Exhibit B) was presented to the Plan Commission and Town Board during the May 7 meeting. The layout was generally the same with the following exceptions: (1) The prior concept proposed twenty-one (21) lots with some lots having direct access to CTH I. General comments were made by several committee members to reduce the density, ensure that all lots will have internal road access. The developer has noted an attempt to incorporate feedback received at that meeting by reducing the lot count to eighteen (18) a serving all lots with internal access.

Before proceeding to the next step of submitting for formal review, he would like to get input from the Plan Commission and Town Board for the updated proposal. It is understood that all comments made at the meeting are informal in nature and not binding on any subsequent reviews/decisions.

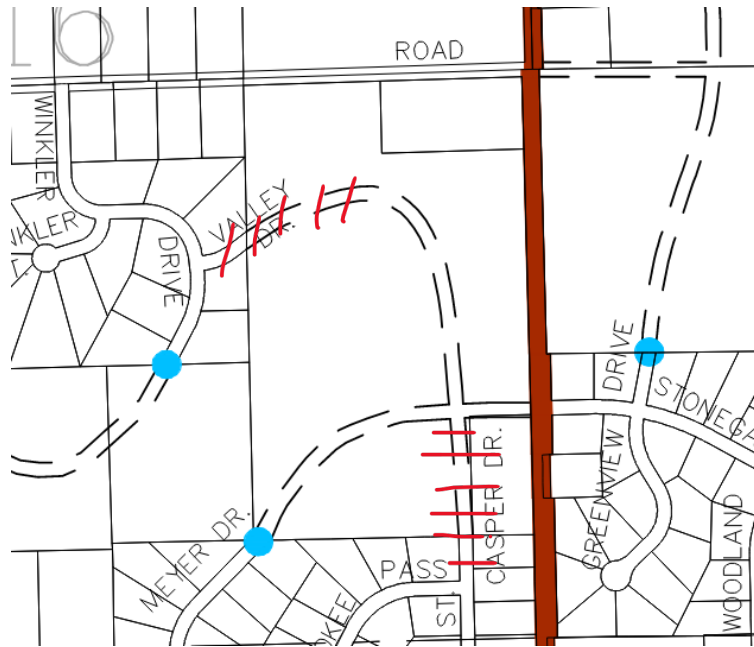
I have conducted a review of the newly proposed lot layout and have the following comments:

1. **Property size:** 54.42 acres
2. **Proposed number of lots:** Eighteen (18) lots ranging in size from 1.5 acres to 2.46 acres.
3. **Town of Mukwonago Land Use Plan:** The subject lands are designated Agricultural Residential (3.2 acres per dwelling unit) on the Town Land Use Plan. A proposal to create eighteen (18) single family lots on 54.42 acres would result in a proposed density of 3.0 acres per dwelling unit and would exceed those plan recommendations. The applicant would need to seek a land use plan amendment to the Low Density Residential (1 ac / dwelling.) Category of the Plan and would need to seek similar amendments pursuant to the County Development Plan which currently designates the property in the Rural Density (5 ac / dwelling) Category.
4. **Zoning jurisdiction.** The subject property is not subject to Waukesha County Shoreland Zoning but is located within the Village of Mukwonago's 1.5-mile extraterritorial review boundary but beyond any boundary agreement zones.

5. **Current zoning classification:** A-1 with C-1 associated with two isolated wetlands.
6. **Proposed zoning:** In order to accommodate an 18-lot development on 54 acres with ~1.5 acres lots, the applicant would need to rezone the property to the R-1 Residential District. All proposed lots would meet the R-1 Residential District area, width, and road frontage standards. It is worth noting that Lot 13 appears to meet the minimum 60-foot road frontage based on a rough measurement; however, the developer should verify this dimension to ensure compliance.

	Road Frontage (min. 60 feet)	Lot Size (min. 1 acres)	Lot Width (min. 150 feet)
Lot 1	206 ft.	1.50 acs.	187 ft.
Lot 2	2 ft.	1.50 acs.	180 ft.
Lot 3	182 ft.	1.50 acs.	181 ft.
Lot 4	480 ft.	2.46 acs.	287 ft.
Lot 5	436 ft.	2.31 acs.	223 ft.
Lot 6	165 ft.	1.55 acs.	165 ft.
Lot 7	516 ft.	2.10 acs.	Verify
Lot 8	185 ft.	1.70 acs.	185 ft.
Lot 9	202 ft.	1.86 acs.	202 ft.
Lot 10	159 ft.	1.92 acs.	215 ft.
Lot 11	77 ft.	1.55 acs.	190 ft.
Lot 12	135 ft.	1.51 acs.	205 ft.
Lot 13	~60 ft.	1.68 acs.	270 ft.
Lot 14	87 ft.	1.55 acs.	230 ft.
Lot 15	165 ft.	1.52 acs.	165 ft.
Lot 16	165 ft.	1.52 acs.	165 ft.
Lot 17	165 ft.	1.52 acs.	165 ft.
Lot 18	598 ft.	2.14 acs.	Verify

7. Per Section 34-42 of the Land Division Code all subdivision developments must obtain the necessary residential development permits; The allotment system established in Section 34-43 would be applied.
8. **Public Improvements.** Due to the fact that road extensions are proposed, the subdivider will need to submit and receive approval from the town board, town attorney, and the town engineer, a subdivider's agreement (developer's agreement) for the improvements, including all public, private and site development improvements, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
9. **Town of Mukwonago Official Map:** The Town's Official Map shows multiple future road extensions running through the subject lot. More specifically, connections are proposed between Meyer Dr. and Stonegate Dr. and between Valley Dr. and Casper Dr. as shown below.



- ❖ **An amendment modifying the road network on the Official Map would be required to accommodate this proposal.**

Unlike Valley Drive, which is unimproved, Casper drive is a fully improved road that terminates near the subject property boundary. Therefore, if Casper Drive is permanently terminated, the Town will need to review whether is appropriate to require the developer extend the road to the subject property and provide a cul-de-sac or other acceptable turn around.

10. **Cul De Sac length.** The proposed cul-de-sac is approximately 1,000 ft. and would comply with the 1,200 ft. maximum length standards.
11. **Land suitability:** Section 34-36(B) (3) of the Land Division Ordinance requires that residential lots be at least 5 feet above any moderate to severe indication of seasonal groundwater table conditions and at least 5 feet above any indication of bedrock. Additional field verification will be required to verify compliance.

The mapped wetlands will need to be field verified. There are no mapped environmental corridors.

12. **On-site sewerage disposal:** The developer will need to show that all the proposed lots are capable of supporting an on-site septic system. No building site shall be created which does not contain lands within each lot boundary meeting the standards established in Wis. Admin. Code Ch. SPS 383 and the county's regulations relating to private onsite sewer disposal systems.
13. **Existing Easements and Restrictions:** Per CSM 8628, an access restriction was established that prohibits direct access to Section Rd. from the subject lands. That CSM also identifies a 50' wide utility easement, which is also shown on the concept plan but is not labeled.

In addition, there is a note on the CSM stating: "If at any time a public road system is constructed on Lot 3 (Subject Parcel) which is adjacent to Lot 2 (existing home at W310S8655 Hwy I) the direct access from Lot 2 to CTH I shall be terminated, and the owner shall reconfigure access to the internal road.

14. **Proposed Access.** All lots would have internal road access.
15. **Stormwater.** The concept plan calls for Stormwater BMPs within three outlots. No additional information has been provided.

Exhibit A



**JENSWOLD
DEVELOPMENT**
4659 N 125TH STREET
BUTLER, WI 53007
414-507-3830

**CTH I - SECTION RD
SUBDIVISION CONCEPT
JUNE 19, 2025**

FOR:
RYAN'S BUYING, LLC
PO BOX 486
MUKWONAGO, WI 53149

Exhibit B



JENSWOLD DEVELOPMENT

4659 N 125TH STREET
BUTLER, WI 53007
414-507-3830

CTH I - SECTION RD SUBDIVISION CONCEPT APRIL 11, 2025

FOR:
RYAN'S BUYING, LLC
PO BOX 486
MUKWONAGO, WI 53149