

AGENDA - FINAL
WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular
Thursday, August 20, 2026 1:00 P.M. Room AC 255/259
Administration Center, 515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER

CORRESPONDENCE

MINUTES

Approval of the June 18, 2026, Minutes

PUBLIC COMMENT

SCHEDULED MATTER

- 1:00 p.m. **Public Hearing for a 2026 Amendment to the Comprehensive Development Plan for Waukesha County**

- 3A – Waukesha County Park and Planning Commission - Town of Eagle

REZONES

- **RZ182 (Tryon and Lisa Hopkins) Town of Ottawa, Section 8**

Lot 1 and Outlot 1, Certified Survey Map No. 12783, part of the NW ¼ and SW ¼ of Section 8, T6N, R17E, Town of Ottawa. More specifically the properties are located at W382 S2728 CTH Z.

Request: Rezone from the FLP Farmland Preservation and A-1 Agricultural Districts to the A-1 Agricultural and FLP Farmland Preservation Districts.

- **RZ183 (Ronald H. Lambert Jr. Living Trust) Town of Mukwonago**

Request: Text amendment to the Town of Mukwonago Zoning Code to amend Chapter 36, Appendix D to create a Planned Development District for the Autumn Run Subdivision.

ADJOURNMENT

Christine Howard

Christine Howard, Chairperson

Park and Planning Commission

Thursday, August 20, 2026

(The Staff Reports and Recommendations for the issues listed above are available upon request. For questions regarding this agenda, please call (262) 896-8300)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Waukesha County Park and Planning Commission at 1:00 p.m., on Thursday, August 20, 2026, in Room AC 255/259, of the Waukesha County Administration Center, 515 W. Moreland Boulevard*, Waukesha, WI, 53188, to consider amendments to the Comprehensive Development Plan for Waukesha County adopted by the Waukesha County Board of Supervisors, on February 24, 2009. The areas of amendment include the following specific sites and/or plan requests:

3. In the Town of Eagle, the following request is being made:

- A. ***The Waukesha County Park and Planning Commission***, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Eagle. The proposed amendments are being brought forward to generally align with comprehensive amendments that the town is advancing to update the Town of Eagle Comprehensive Development Plan. Areas of amendment include:
- Property owned by MaryKay King Survivors Trust, 1839 River Lakes Road S, Oconomowoc, WI 53066-4858. The property is described as Lot 2, Certified Survey Map No. 8363, part of the NE ¼ of Section 1, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1729.997.003), be amended from the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit) to the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit).
 - Property owned by Harvest View Farms Inc., N67 W25913 Silver Spring Road, Sussex, WI 53089-2503. The property is described as part of Section 1, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1732.999.001) be amended from the Industrial category to the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit). More specifically the property is located at W343 S6677 STH 59 and includes parts of the tax parcel that are east of STH 59 and west of the railroad.
 - Property owned by The Sprague Farm, W343, S10062 County Road E, Eagle, WI 53119-1641. The property is described as part of the NE ¼ and E ½ of the NW ¼ of Section 26, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1829.999) be amended from the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit) to the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit).
 - Property owned by Hickory View Farms, LLC, N67 W25913 Silver Spring Drive, Sussex, WI 53089-2503. The property is described as Lot 1, Certified Survey Map No. 11398, part of the E ½ of the SW ¼ and west 25 acres of the SE ¼ of Section 27, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1835.999.001) be amended from the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit) to the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit).

Following the Public Hearing, the staff will evaluate public input and prepare a formal recommendation for the above-cited issues to be presented to the Waukesha County Park and Planning Commission, Waukesha County Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors for final consideration.

Plan amendment request files are available for viewing and copying in the offices of the Waukesha County Planning and Zoning Division located in Room AC 230 of the Waukesha County Administration Center located at 515 W. Moreland Blvd., Waukesha, WI 53188. The proposed map amendments will be available for viewing at www.waukeshacounty.gov/planningandzoning under the Waukesha County Park and Planning Commission August 20, 2026 Meeting Documents heading no later than August 17, 2026.

For more detailed information on the above request, please contact Jason Fruth at (262) 896-8300 or jfruth@waukeshacounty.gov.

All interested parties will be heard.

A quorum of the Waukesha County Board or its Committees may be present.

***Please note: Due to controlled access screening, you must enter the building via the public entrance of the Courthouse, located at 515 W. Moreland Blvd.**

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
515 W. Moreland Blvd., Room AC 260
Waukesha, WI 53188

Legal Notice to be published in the
Waukesha Freeman on
Tuesday, July 21, 2026

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION
515 W. Moreland Blvd. Room AC230
Waukesha, Wisconsin 53188
Phone (262) 548-7790 Fax (262) 896-8071
Email pod@waukeshacounty.gov Website www.waukeshacounty.gov/planningandzoning

**REQUEST TO AMEND THE COMPREHENSIVE DEVELOPMENT PLAN
FOR WAUKESHA COUNTY**

Fee Pd. \$ _____ Receipt No. _____ Appl recvd by _____

THIS REQUEST MUST BE ACCOMPANIED BY A FILING FEE AND AN ELECTRONIC COPY OF A SCALED MAP, SURVEY, SITE PLAN OR OTHER SIMILAR MEANS OF DEPICTING THE SUBJECT PROPERTY.

Name of Municipality _____ Town _____ City _____ Village _____

Tax Key No(s). of the subject property:

Legal Description of the subject property:

Address of subject premises: _____

Existing Land Use category as designated on the Comprehensive Development Plan (CDP) map

Amendment requested (e.g., which Land Use category is being proposed?)

How much acreage is to be amended to the new Land Use category? _____

Is the amendment within the jurisdiction of a community (locally) adopted Land Use Plan? _____Y_____N

If yes, what community? _____

Is the amendment within the jurisdiction of a community adopted Extra-territorial Plan? _____Y_____N

If yes, what community? _____

Is the amendment within an adopted Sewer Service Area? _____Y_____N

If yes, is sewer available to the subject property? _____Y_____N

Existing Land Use(s) _____

Proposed Land Use(s) _____

Reasons/Conditions that justify the requested amendment to the CDP (attached addl pages, if necessary):

Email address and/or fax number if you would like a copy of the staff report forwarded to you prior to the (Co. Park and Planning Commission) meeting: _____

Note: Review of this application may include a site inspection.

The undersigned owner hereby certifies that **all** of the above statements, information and attachments contained herein are true and accurate to the best of his or her knowledge and belief. By signing this form, the owner or his/her authorized agent is giving their consent for the Dept. of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat.; and serves as your acceptance of the wetland statement included on your Property Owner letter issued with your permit, as applicable.

Owner _____

Applicant _____

Address _____

Address _____

Daytime Phone No. _____

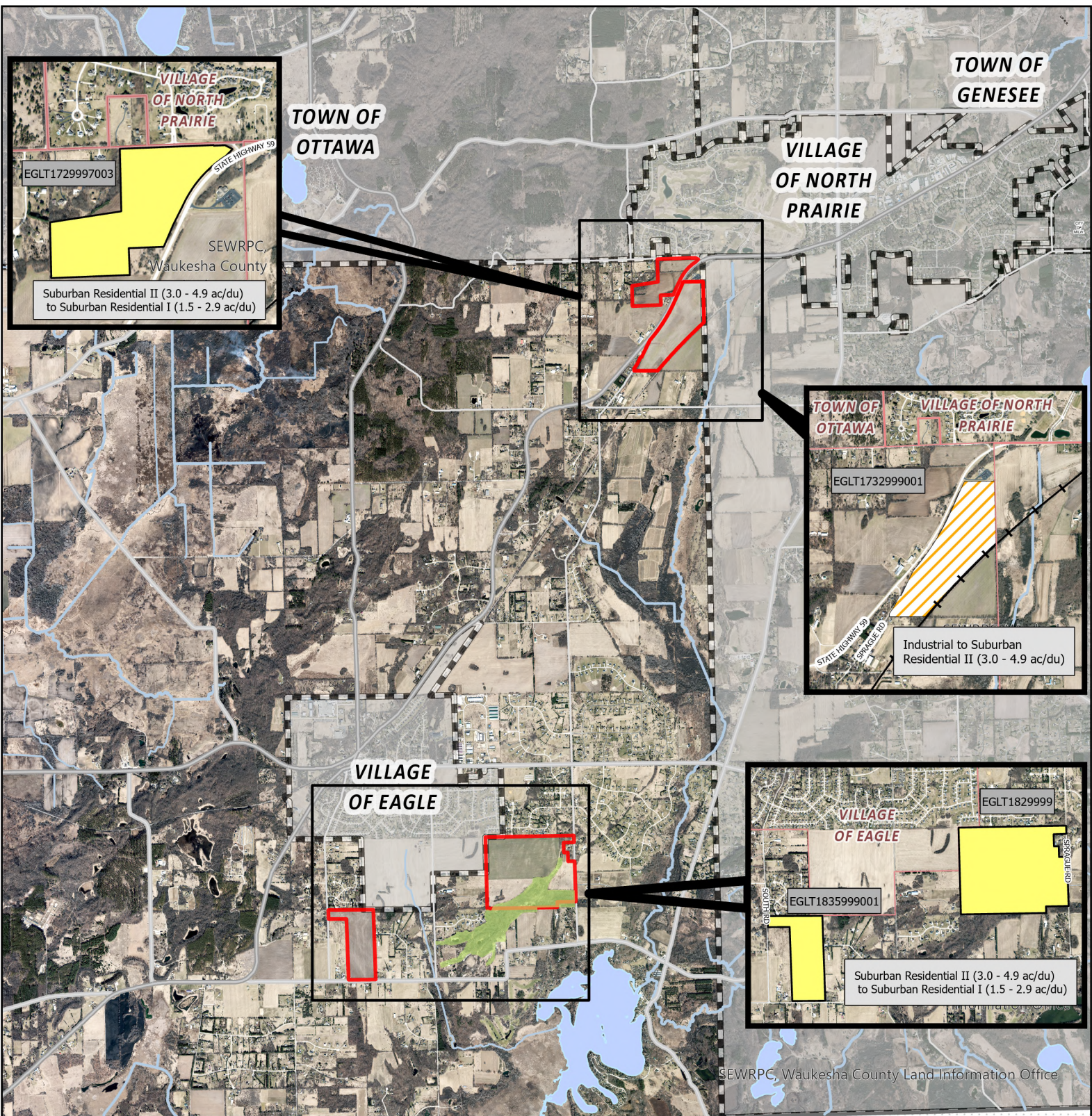
Daytime Phone No. _____

Signature of Owner

Signature of Applicant (if different)

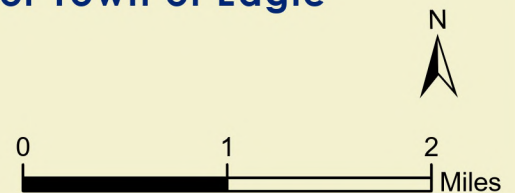
Date: _____

Date: _____



County Development Plan Amendments For Town of Eagle 2035 (Exhibit Map)

- | | | |
|--|--|---|
| High Density Residential
(Less than 6,000 square feet of area per dwelling unit) | Rural Density and Other Agricultural Land
(5.0 to 34.9 acres of area per dwelling unit or equivalent density) | Governmental & Institutional |
| Medium Density Residential
(6,000-19,999 square feet of area per dwelling unit) | Farmland Preservation
(>35 acres of area per dwelling unit) | Commercial and Office Park |
| Low Density Residential
(20,000 square feet to 1.4 acres of area per dwelling unit) | Farmland Preservation w/ EC Overlay
(>35 acres of area per dwelling unit) | Mixed Use |
| Suburban I Density Residential
(1.5 to 2.9 acres of area per dwelling unit) | Other Open Lands to be Preserved | Industrial |
| Suburban II Density Residential
(3.0 to 4.9 acres of area per dwelling unit) | Recreational | Transportation, Communication & Utilities |
| | Primary Environmental Corridor | Highway and Railway Rights of Way |
| | Secondary Environmental Corridor | Landfill |
| | Isolated Natural Resource Area | Extractive |
| | Surface Water | |



Environmental Corridor data from SEWRPC Environmental Corridor Inventory 2010
Updated and Prepared By The Waukesha County Department Of Parks And Land Use: August 4, 2026.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: August 20, 2026

FILE NO.: RZ182

OWNER: Tryon and Lisa Hopkins
422 Pebble Creek Pass
Wales, WI 43183-9609

TAX KEY NO'S: OTWT 1614.998.005 and OTWT 1614.998.007

LOCATION:

The property is described as Lot 1 and Outlot 1, Certified Survey Map No. 12783, part of the NW ¼ and SW ¼ of Section 8, T6N, R17E, Town of Ottawa. The address is unassigned and the properties are approximately 38.5 acres in total. Approximately 2.6 acres are subject to the rezoning request.

EXISTING USE(S):

Vacant land that has been farmed in the past, wetlands.

REQUESTED USE:

Rezone small portions of two (2) adjacent parcels from the FLP Farmland Preservation District to the A-1 Agricultural District and from the A-1 Agricultural District to the Farmland Preservation District to shift the location of the future homesite of the previously authorized location slightly north.

EXISTING ZONING DISTRICT CLASSIFICATION(S):

FLP Farmland Preservation and A-1 Agricultural Districts.

PROPOSED ZONING DISTRICT CLASSIFICATION(S):

A-1 Agricultural and FLP Farmland Preservation Districts.

CONFORMANCE WITH THE WAUKESHA COUNTY COMPREHENSIVE DEVELOPMENT PLAN (CDP) AND THE TOWN OF OTTAWA COMPREHENSIVE DEVELOPMENT PLAN (CDP):

The Town CDP designates Outlot 1 as Prime Agricultural (35+ acres/dwelling unit), Agricultural 10 Acre Density, Primary Environmental Corridor, and a small sliver of Other Open Lands to be Preserved; Lot 1 is designated as Agricultural 10 Acre Density. The County's CDP designates the properties as Farmland Preservation (35-acre density) with areas of EC Overlay on the west side. There is no change to the proposed density and the proposal of one (1) homesite complies with plan recommendations.

PUBLIC HEARING DATE: July 6, 2026

PUBLIC COMMENT :

There was no public comment.

TOWN PLAN COMMISSION:

On July 6, 2026, the Town of Ottawa Plan Commission unanimously recommended approval of the zoning amendment request and on July 13, 2026, the Town of Ottawa Board unanimously recommended approval of the zoning amendment request.

STAFF ANALYSIS:

The property owners are requesting to rezone small portions of two recently created parcels (see Exhibit B) to allow for a slight northward shift of the planned building site (See Exhibit A, Rezone Map). RZ 160, which was approved by the County Board on September 23, 2025 rezoned three (3) acres of the subject lands from FLP to A-1 to accommodate a future homesite. The petitioners have decided to pursue a homesite in a slightly different location, which prompts the need for a subsequent rezoning.

The petitioners are proposing to utilize existing topography in the northern portion of the approved three (3)-acre lot as their homesite. The request is to modify the approved property configuration and shift the lot line north approximately 70-100' which would allow for a conforming offset while accommodating a driveway and septic system. The existing FLP portion of Outlot 1 to the north will need to be rezoned to A-1 and the existing A-1 portion of Lot 1 will be rezoned back to FLP (Exhibit A).

The proposed configuration will allow the driveway to remain in its existing location, within the access easement, recorded with the Register of Deeds as Document No. 4867705. Additionally, soil borings had been completed on the property at the time of the land division (CSM No. 12783), and the owners wish to utilize the location of the borings.

The property is surrounded by agricultural and rural residential uses. With the exception of the residential parcels to the south, which are designated as Suburban II Density Residential on the CDP, the subject parcels are bordered by Farmland Preservation/Prime Agricultural, Recreational, and Agricultural 10 Acre Density plan designations. Proposed Lot 1 would remain three (3) acres as originally proposed and meet the required 200' in width.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning staff recommends **conditional approval** to the Land Use, Parks and Environment Committee subject to the following conditions:

1. This rezoning authorizes one (1) future dwelling unit for the proposed lot as depicted in Exhibit B.
2. The proposed lot shall be three acres in area.
3. The configuration of the lot and outlot shall be substantially consistent with the layout attached as Exhibit B.
4. No buildings shall be allowed within the Primary Environmental Corridor.
5. The deed restriction recorded as Document No. 4867704 disclosing remaining density available for the parent parcel ("Igl Farm, LLC Tracking Unit") must be revised and the restriction released and re-created to describe the new parcel boundaries and legal descriptions. The revised deed restriction shall be recorded at the same time as the CSM and the associated document numbers shall be reflected on each document.

6. The subject lot and outlot shall not be deed restricted to tie the lot and outlot together so that the outlot acreage can be conveyed separately for agricultural or natural resource use to other potential farmers or owners in the future. The outlot may contain agricultural buildings without the benefit of a residence being located on the same parcel.

As conditioned, the proposal will allow for a homesite that complies with the A-1 District standards while utilizing the existing soil borings for the future septic system and the existing access easement for driveway purposes. There is no additional density being proposed and the proposal complies with the County Farmland Preservation Plan. This rezone allows for a future residence with a minor adjustment of parcel boundaries.

Respectfully submitted,



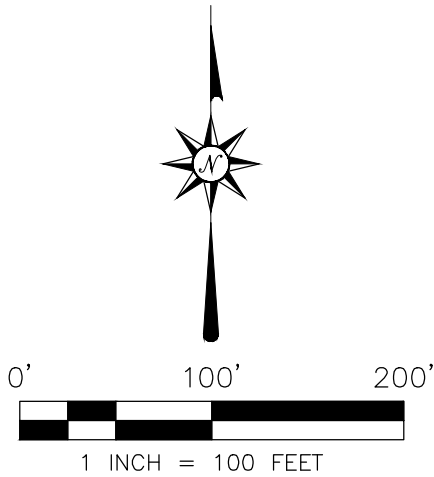
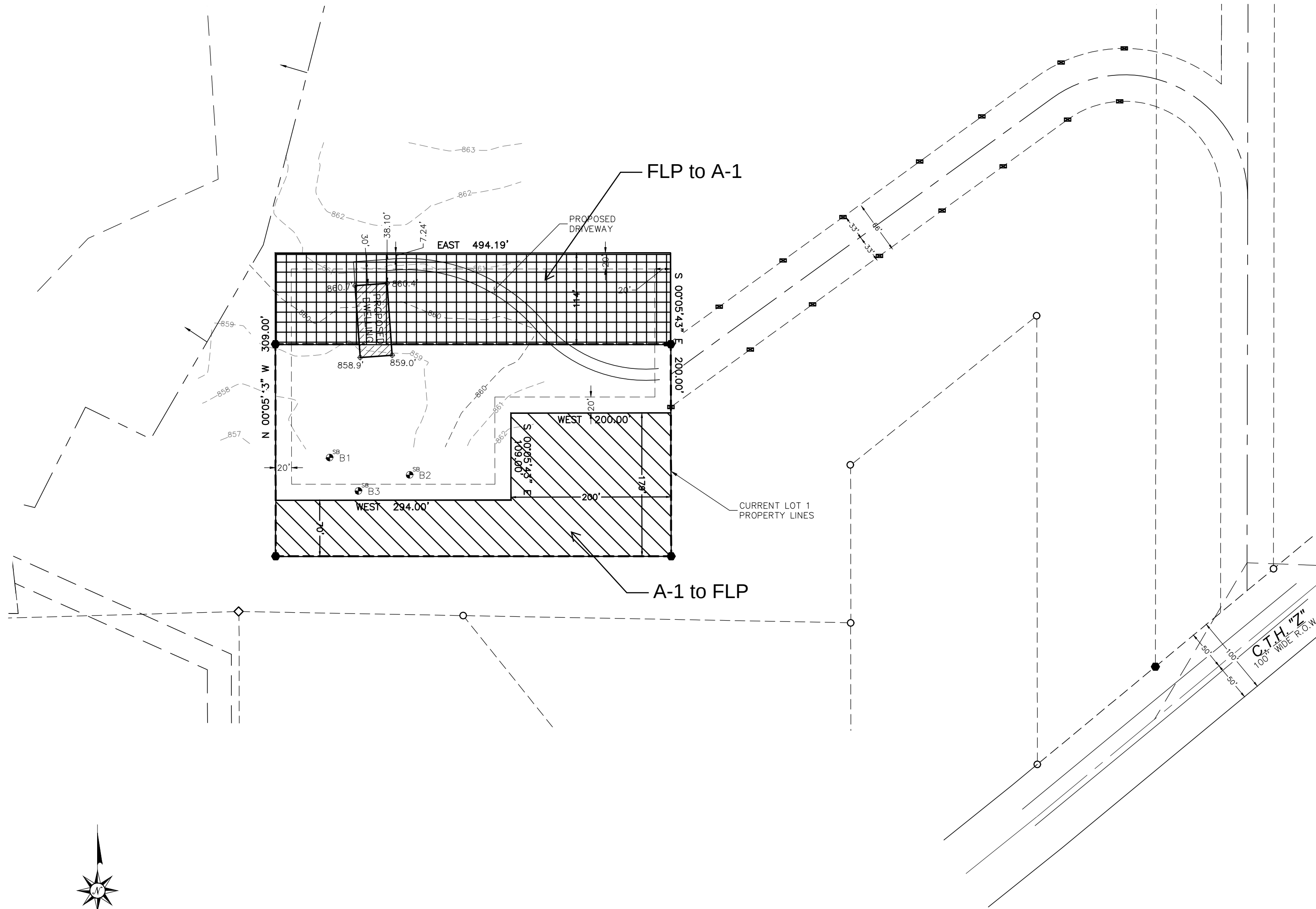
Kassie Slotty
Senior Land Use Specialist

Attachment: Exhibit A Preliminary Site Plan
Exhibit B Proposed CSM
Rezone Map

Exhibit A

PRELIMINARY LAYOUT

RECEIVED 06/11/2026
DEPT PARKS & LAND USE



DRAFT

*** THIS MAP IS TO BE USED FOR PRELIMINARY ***
PLANNING PURPOSES ONLY

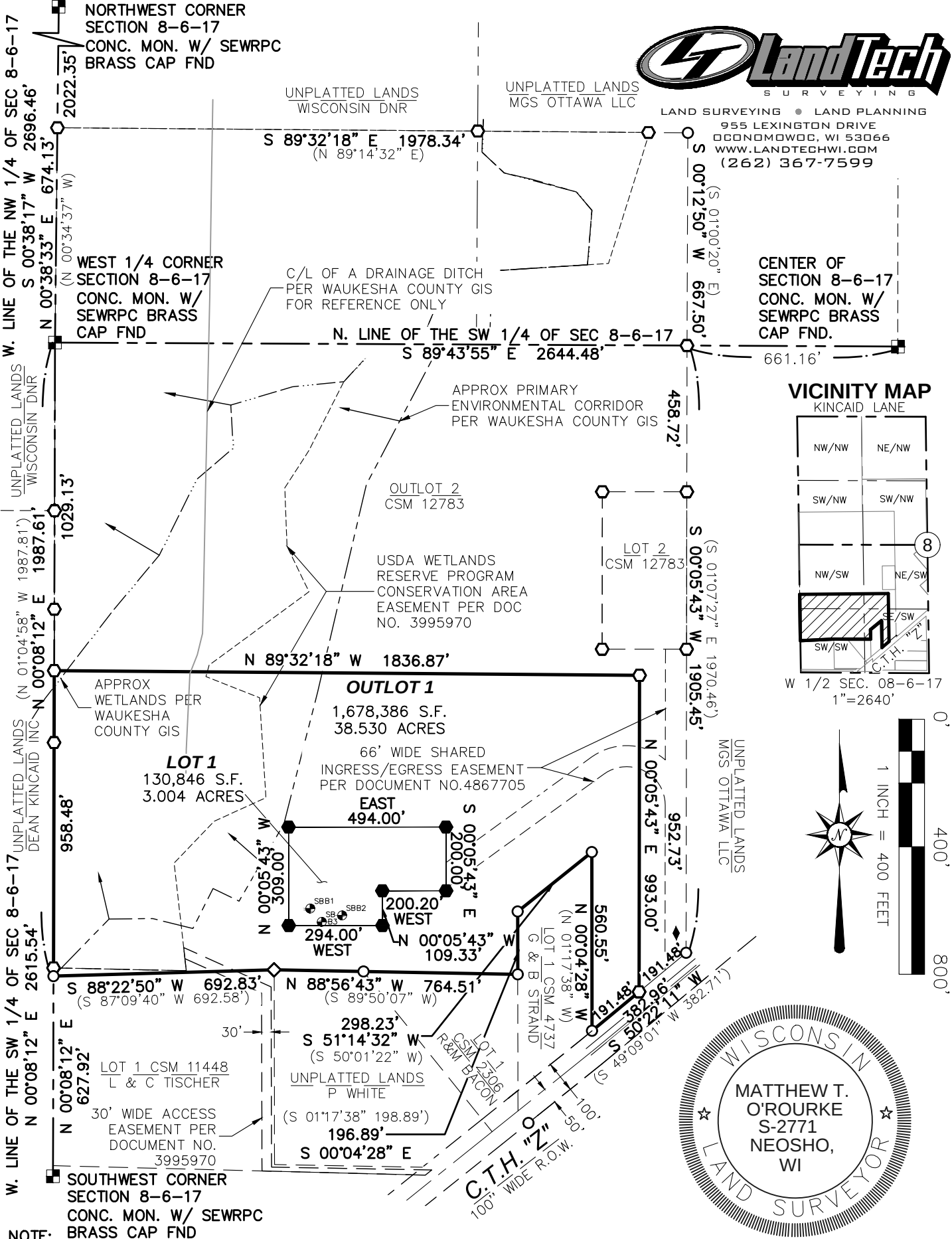


REV.			
REV.			
REV.			
REV.			
W38252728 COUNTY ROAD Z DOUSMAN, WI 53118 TAX KEY OTWT1614998005		CHECKED BY LJS	MTD
TRYON & LISA HOPKINS		DRAWN BY	
PROJECT NEW HOME CONSTRUCTION		26153_PRELIM.DWG	
LAYOUT PRELIMINARY LAYOUT		DATE 06/08/2026	
DRAWING		JOB NO. 26153	
		SHEET 1 OF 1	

Exhibit B

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

A RE DIVISION OF LOT 1 AND OUTLOT 1 OF CSM 12783 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE MARCH 31, 2026 AS DOCUMENT NO 4867703 BEING PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN



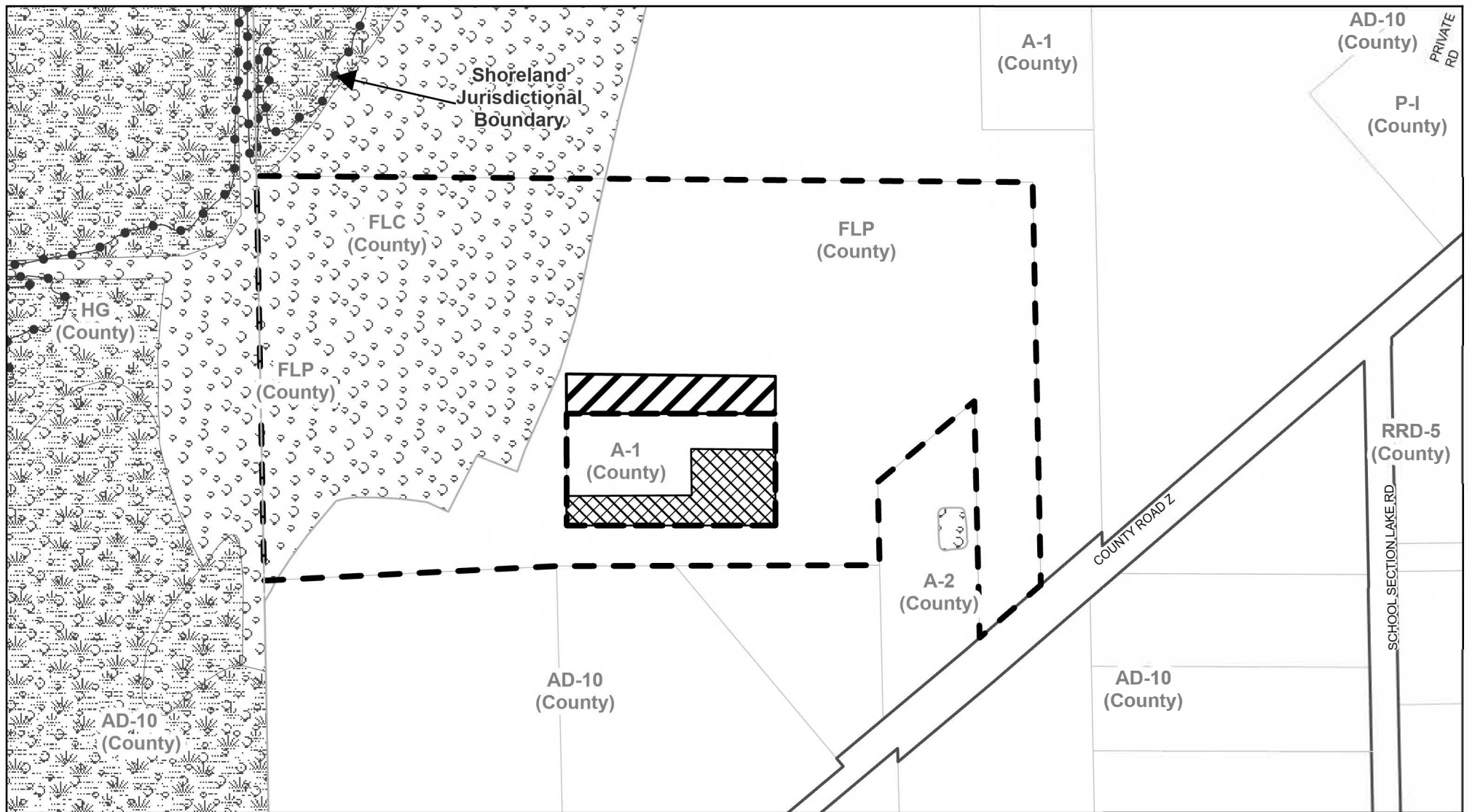
- NOTE:**
- THOSE AREAS WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR AND WETLAND, ARE SUBJECT TO THE WETLAND & PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS NOTED ON SHEET 5.
 - THERE SHALL BE NO FURTHER LAND DIVISION INVOLVING THE LOTS IN THE CSM WITHOUT TOWN AND COUNTY APPROVAL OF THE LAND DIVISION.
 - LOT 1 IS SUBJECT TO THE CONDITIONAL APPROVAL OF REZONE RZ_____ AND A DEED RESTRICTION RECORDED AS DOCUMENT NO._____, THAT DISCLOSES THE REMAINING DENSITY AVAILABLE TO THE ORIGINAL FARM TRACKING UNIT.

PREPARED FOR: TRYON & LISA HOPKINS 455 PEBBLE CREEK PASS WALES, WI. 53183

- SEE SHEET 4 & 5 FOR NOTES.
- SEE SHEET 2 FOR LEGEND, CONTOURS AND SOILS.

REV 07/09/2026
DATED 06/15/2026
JOB# 26153
SHEET 1 OF 7

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771



ZONING AMENDMENT

PART OF SE1/4 SW1/4 OF
NW1/4 & NE1/4 NW1/4 SW1/4
SE1/4 OF SW1/4 SEC 8 T6N R17E,
TOWN OF OTTAWA



County Zoning Change of approximately 1.29 acres from FLP
Farmland Preservation District to A-1 Agricultural District



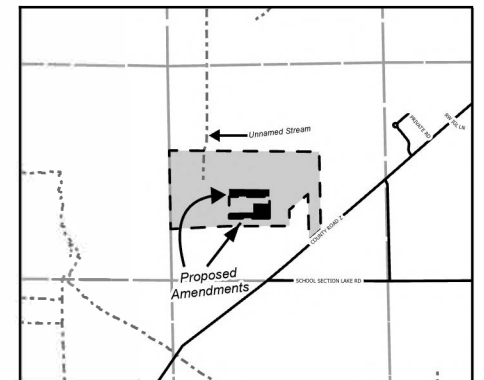
County Zoning Change of approximately 1.29 acres from A-1
Agricultural District to FLP Farmland Preservation District

FILE.....RZ182

PETITIONER.....Tryon and Lisa Hopkins

DATE OF PLAN COMMISSION8/20/2026

TAX KEY NUMBER.....OTWT1614998005 and OTWT1614998007



WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
TEXT AMENDMENT

FILE NO: RZ183

DATE: August 20, 2026

NAME OF OWNER: Ronald H. Lambert Jr. Living Trust
S79 W31625 Sugden Road
Mukwonago, WI 53149-9394

NAME OF PETITIONER: Ryan Janssen
P.O. Box 277
Eagle, WI 53119

NATURE OF REQUEST:

Text amendment to the Town of Mukwonago Zoning Code to amend Chapter 36, Appendix D to create a Planned Development District for the Autumn Run Subdivision.

PUBLIC HEARING DATE:

April 1, 2026

PUBLIC REACTION:

One neighbor expressed concerns that he would like the trees along his lot line to stay and questioned what would be in the common areas, such as walking paths. Another neighbor asked questions regarding the time of construction that was allowed and what would happen to the construction debris and trees that are removed. Another neighbor thanked the developer and liked the new plan and wanted them to preserve the rural feel of their subdivision.

TOWN PLAN COMMISSION ACTION:

At their meeting of April 1, 2026, the Town of Mukwonago Plan Commission unanimously recommended approval of the proposed text amendments to the Town Board subject to conditions.

TOWN BOARD ACTION:

At their meeting of April 1, 2026, the Town Board unanimously approved the proposed text amendments to Town of Mukwonago Zoning Code subject to conditions.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (WCCDP) AND THE TOWN OF MUKWONAGO COMPREHENSIVE PLAN:

The Town Plan identifies the lands in the Agricultural Residential category and the County Plan designates the lands in the Rural Density and Other Agricultural Land category. When developed in a conservation design with a minimum of 40% open space, the plans call for densities of 3.2 acres per dwelling unit. The proposal would create a density of 3.2 acres per unit and is therefore consistent with both plans.

STAFF ANALYSIS:

The proposal is to establish Planned Development District standards within the Town Zoning Code to accommodate a single-family conservation design subdivision to be known as Autumn Run. The 54.2 acres that would be subject to the district and be developed as a subdivision are zoned A-1 Agricultural district. This parcel is located within the Town of Mukwonago's zoning jurisdiction.

The planned subdivision would be located south of Section Rd. and west of CTH I with access provided from CTH I. The 17 lots would be surrounded by perimeter common open space. The lands are rolling in nature. Stormwater facilities are planned in the northeast and south parts of the property. Typical lot sizes in the neighborhood would generally be 1.5 to 2 acres, while nearby subdivisions have lot sizes of generally about one acre in area.

The proposal would create 17 lots and 1 outlot to be used for stormwater management and open space (See Exhibit A). The proposed project provides 40.07% open space outside of land designated for lots or roads. This complies with the 40% open space requirement of the town and county land use plans. The proposed text amendment would change the zoning designation to a Planned Development District (PDD), which is a site-specific tool intended to provide flexibility in project design while ensuring the development remains consistent with the purpose and intent of the ordinance. The PDD would provide flexibility relative to various dimension standards and can be viewed at the table below. Because 40% open space is provided, other dimensional requirements can be flexed by the town.

	A-1 District	Proposed PDD
Lot size, minimum	3 acres	1.5 acres
Lot width, minimum	200 ft	150 ft
Road setback, minimum	50 ft	35 ft
Offsets, minimum	20 ft side and rear	20 ft side; 50 ft rear
Open Space per lot, minimum	2 acres	1 acre
Minimum Floor Area	900 sq ft and additional sq ft based on number of bedrooms	2,000 sq ft for 1-story, 2,500 sq ft for 2-story
Maximum number of accessory structures	2	1
Common Open Space	None required	40%

Standards not specified in the Planned Development District will follow the Suburban Estate District requirements. The amendment is limited to a zoning text change and does not constitute approval of a specific structure. Future structures on the property would be subject to applicable zoning permit review and approval by the Town, including a review of building size and orientation, access, height, and setbacks.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends **approval** of Ordinance 2026-O-70.

The town's ordinance included the following conditions:

1. General Development Plan Approval. Approval of the General Development Plan establishes the general layout and development framework for the subject property and does not authorize construction. Any substantial modification to the approved GDP shall require additional Plan Commission and Town Board review and approval.
2. Precise Implementation Plan required. Prior to issuance of any zoning permits or commencement of site construction, the applicant shall submit and obtain approval of a Precise Implementation Plan (PIP) in accordance with Division 3 of the Zoning Code.

3. Consistency with Official Map. The General Development Plan shall be consistent with the approved Official Map amendment eliminating the Meyer Drive and Casper Drive connections to Meqwanego Hills and establishing cul-de-sac terminations.
4. Residential Development Permit. The applicant shall obtain approval of a Residential Development Permit in accordance with the Town's Land Division Ordinance prior to submission of a preliminary plat.
5. Subdivision Plat Approval Required. The applicant shall obtain approval of a subdivision plat consistent with the approved General Development Plan prior to any land disturbance or construction activity.
6. Access and circulation. Direct driveway access to CTH I shall be prohibited. All lots shall take access from the internal public street system unless otherwise approved by the Town and Waukesha County.
7. Cul-de-Sac Design. All cul-de-sacs shall be designed and constructed in accordance with applicable Town standards, subject to review and approval by the Town Engineer.
8. Improvements to all proposed roads including the construction of permanent cul-de-sacs on Meyer Drive and Casper Drive, shall be in accordance with the Official Map amendment and subject to review and approval by the Town Engineer.
9. Staff and Governmental Approvals. The applicant shall comply with all requirements of the Town Engineer, Town Planner, Building Inspector, and all other applicable local, county, and state agencies.
10. Compliance with Applicable Ordinances. The development shall comply with all applicable provisions of the Town of Mukwonago Municipal Code unless otherwise modified by approved plans or actions of the Town.

The proposed text amendments to create Planned Development District standards for the planned Autumn Run subdivision is consistent with town and county plan recommendations that call for conservation design for the subject lands. The proposed subdivision will complement nearby neighborhoods while also preserving rural atmosphere with over 40% of the lands preserved as open space for the enjoyment of all subdivision lot owners.

Respectfully submitted,

Emily Goodman

Emily Goodman
Senior Land Use Specialist

Attachments: Exhibit A – Autumn Run Plat
Town Ordinance 2026-O-070

EXHIBIT A

RECEIVED
By the Department of Parks & Land Use at 9:54 am, Jun 05, 2020

PRELIMINARY PLAT

AUTUMN RUN

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8628, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, ON SEPTEMBER 21, 1998 IN V.76, P.111, AS DOCUMENT NO. 2364464 AND UNPLATTED LANDS BEING A PART OF THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE TOWN OF MUKWONAGO, COUNTY OF WAUKESHA, STATE OF WISCONSIN

OWNER/DEVELOPER:
RYANS BUYING, LLC
RYAN JANSSEN
PO BOX 277,
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR.
SUITE 300
BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
955 LEXINGTON DR.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
• TOWN OF MUKWONAGO
• VILLAGE OF MUKWONAGO
• WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
• WI DEPARTMENT OF ADMINISTRATION

EXISTING ZONING (A1 AGRICULTURAL)

TOTAL PARCEL AREA
SUBDIVISION AREA (SITE) = 54.23 ACRES

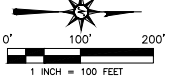
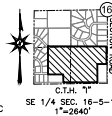
PROPOSED DEVELOPMENT = 17 LOTS

DENSITY
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'

BUILDING SETBACKS
• STREET = 35'
• SIDE = 20'
• REAR = 20'

ROADWAY CHARACTERISTICS
TOTAL ROAD LENGTH = 1,714 SF
TOTAL CUL-DE-SAC LENGTH = 1,199 LF

VICINITY MAP

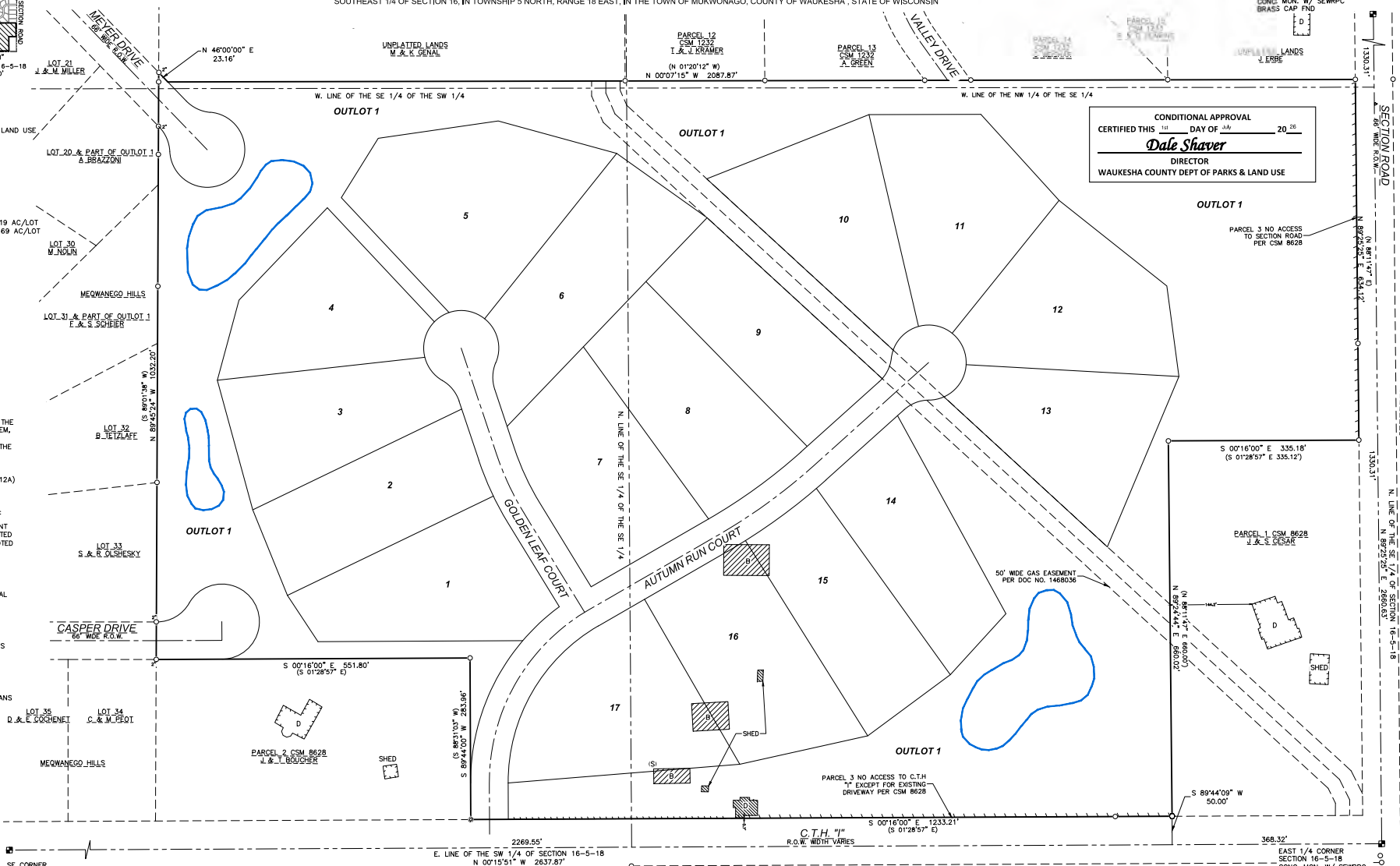


BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SEC. 16-5-18 MEASURED AS S00°15'51"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

- SECTION CORNER MONUMENT FOUND 3/4 REBAR* OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- POM RECORD DIMENSION
- WELL
- SEPTIC CLEANOUT
- TV PEDESTAL
- ELECTRIC TRANS./PEDESTAL
- UTILITY POLE
- OVERHEAD UTILITY
- CMCP CULVERT
- ELECTRIC
- GAS
- EXISTING CONTOUR PER GIS
- DWELLING
- BARN
- SILO
- NO ACCESS
- UNDERGROUND GAS PER PLANS
- UNDERGROUND FIBER



CONDITIONAL APPROVAL
CERTIFIED THIS 1st DAY OF 2020
Dale Shaver
DIRECTOR
WAUKESHA COUNTY DEPT OF PARKS & LAND USE



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERE TO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

LandTech
SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

NOTES:

- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20253726142, 20253726148
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- CONTOURS SHOWN PER LANDTECH FIELD SURVEY.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1, WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT AND OPEN SPACE.

SURVEYORS DESCRIPTION

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8628, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, ON SEPTEMBER 21, 1998 IN V.76, P.111, AS DOCUMENT NO. 2364464 AND UNPLATTED LANDS BEING A PART OF THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE TOWN OF MUKWONAGO, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 5 NORTH RANGE 18 EAST THENCE S 00°15'51" E, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, 368.32 FEET; THENCE S 89°44'09" W, 50.00 FEET TO THE WEST RIGHT OF WAY OF C.T.H. "I" AND THE NORTHEAST CORNER OF PARCEL 3 OF CSM 8628; THENCE ALONG THE EAST LINE OF PARCEL 3 OF CSM 8628 FOR THE FOLLOWING 3 COURSES: 1.: THENCE S 00°15'51" E, 1,233.21 FEET; 2.: THENCE S 89°44'00" W, 283.96 FEET; 3.: THENCE S 00°16'00" E, 551.80 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF CSM 8628; THENCE N 89°45'24" W, ALONG THE SOUTH LINE OF PARCEL 3 OF CSM 8628 AND EXTENSION OF SAID LINE, 1,032.20 FEET; THENCE N 46°00'00" E, 23.16 FEET TO A POINT LYING ON THE WEST LINE OF PARCEL 3 OF CSM 8628; THENCE N 00°07'15" W, ALONG THE WEST LINE OF PARCEL 3 OF CSM 8628, 2,087.87 FEET TO THE NORTH WEST CORNER OF PARCEL 3 OF CSM 8628; THENCE ALONG THE NORTH LINE OF PARCEL 3 OF CSM 8628 FOR THE FOLLOWING 3 COURSES: 1.: THENCE N 89°25'25" E, 634.12 FEET; 2.: THENCE S 00°16'00" E, 335.18 FEET; 3.: THENCE N 89°24'44" E, 660.02 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 2,362,380 SQUARE FEET OR 54.233 ACRES

STATE OF WISCONSIN

TOWN OF MUKWONAGO

WAUKESHA COUNTY

ORDINANCE 2026- 0-10

AN ORDINANCE TO AMEND CHAPTER 36 ENTITLED "ZONING," APPENDIX D ENTITLED "DIMENSIONAL STANDARDS IN PLANNED DEVELOPMENT DISTRICTS" OF THE TOWN OF MUKWONAGO MUNICIPAL CODE TO CREATE DIMENSIONAL STANDARDS FOR THE AUTUMN RUN PLANNED DEVELOPMENT DISTRICT

WHEREAS, the Town Board for the Town of Mukwonago adopted a zoning code ("Zoning Code") for the Town of Mukwonago in 1953 and has amended it from time to time since then; and

WHEREAS, that Zoning Code is codified as Chapter 36 of the Town of Mukwonago Municipal Code, titled "Town Zoning;" and

WHEREAS, Ronald H Lambert Jr Living Trust ("Petitioner") owns the property at W310S8471 COUNTY ROAD I (MUKT1936999003) ("Subject Property") and has submitted a petition to the Town to establish a planned development district pursuant to the standards and requirements in the Town of Mukwonago Zoning Code for a development project consisting of 17 residential lots and 1 outlot; and

WHEREAS, the Town of Mukwonago Zoning Code requires a two-step process for petitions for planned development districts involving a general development plan process and precise implementation plan process, pursuant to Zoning Code Section 36-258; and

WHEREAS, the Petitioner submitted all necessary materials for the general development plan and the same was scheduled for a joint public hearing and review on April 1, 2026 before the Plan Commission and Town Board; and

WHEREAS, on April 1, 2026 the Plan Commission and Town Board conducted a duly noticed joint public hearing where the bodies accepted and considered public comment pursuant to Zoning Code Section 36-258, as to the general development plan and dimensional standards for the Subject Property;

WHEREAS, following the public hearing the Plan Commission recommended approval of the general development plan and dimensional standards for the planned development district on the Subject Property to the Town Board subject to certain conditions; and

WHEREAS, the Plan Commission, in making its recommendation, and Town Board, in making its decision, considered the criteria included in Zoning Code Chapter 36, Article V, Division 3, pursuant to Zoning Code Section 36-258 and the following factors in making their decisions as set forth in Article 8 of Chapter 36:

- (1) whether development in the proposed project is in keeping with the spirit and intent of this chapter;
- (2) whether development in the proposed project is consistent with the town's comprehensive plan;

- (3) the effects of development in the proposed project on traffic safety and efficiency, both within and outside of the district;
- (4) whether the proposed plan for development in the proposed project is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;
- (5) the extent to which the natural features, open space, and/or farmland on the site are preserved;
- (6) the extent to which the rural character of the area is preserved;
- (7) whether development in the proposed project complies with provisions of this chapter and other land development regulations of the town that may apply;
- (8) the effects of development in the proposed project on public services and facilities;
- (9) whether adequate water and sanitary sewer facilities can be provided to development in the proposed project;
- (10) the proposed means of maintaining any undeveloped areas of the proposed project for the purpose for which it was set aside;
- (11) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (12) effects of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted in the zoning district and adjoining districts;
- (13) whether the proposed open space in the project, in terms of quality, size, location, and aesthetic value, justify the approval of the project;
- (14) whether the size, quality, and architectural design of all buildings in the project will have an adverse effect upon the general character of the town and surrounding neighborhood;
- (15) whether the proposed development is consistent with the general character of the town and the immediate neighborhood;
- (16) whether the plan for development is superior to development that is permitted based on the design and development standards of the underlying zoning district; and
- (17) any other factor that relates to the purposes of this chapter as set forth in s. 36-5 or as allowed by state law.

WHEREAS, the Town Board considered and adopted the Plan Commission's recommendation to approve the general development plan and subject to certain conditions and establish the dimensional standards for the planned development district at their meeting on April 1, 2026; and

WHEREAS, the Town Board finds that the proposed revisions to the Town Zoning Code do not constitute a down zoning ordinance as set forth in Wis. Stat. §66.10015 and that a vote in favor by two-thirds of the members-elect of the Town Board is not required for passage and adoption; and

WHEREAS, the Town Board for the Town of Mukwonago, after carefully reviewing the recommendation of the Plan Commission for the Town of Mukwonago and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the

health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the approval of the general development plan and dimensional standards for the planned development district for the Subject Property will serve the public health, safety and general welfare of the Town of Mukwonago, will enhance property values in the Town and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Town or for any other reason cause a substantial adverse effect on the property values and general desirability of the Town.

NOW, THEREFORE, the Town Board for the Town of Mukwonago, Waukesha County, does hereby ordain as follows:

Section 1. Town of Mukwonago Municipal Code Chapter 36 Entitled “Zoning,” Appendix D Entitled “Dimensional Standards in Planned Development Districts” shall be amended to create a new entry for “Autumn Run (PDD-18)” as follows. :

Autumn Run (PDD-18)

Lot density, maximum: 17 residential lots and 1 outlot

Lot size, minimum: 1.5 acres

Lot width, minimum: 150 feet

Road Setback, minimum: 35 feet

Offsets, minimum: 20 feet side; 50 feet rear

Open space per lot, minimum: 1 acre

House floor area, minimum: 2,000 square feet for 1-story, 2,500 square feet for 2-story

Attached garage floor area, minimum: 600 square feet

Maximum floor area of accessory buildings: 1,300 square feet

Maximum number of accessory buildings: 1

Unspecified standards: per SE Suburban Estates District

Direct driveway access to CTH I shall be prohibited. All lots shall take access from the internal public street system unless otherwise approved by the Town and Waukesha County.

All cul-de-sacs shall be designed and constructed in accordance with applicable Town standards, subject to review and approval by the Town Engineer.

Improvements to all proposed roads including the construction of permanent cul-de-sacs on Meyer Drive and Casper Drive, shall be in accordance with the Official Map amendment and subject to review and approval by the Town Engineer

All other portions of the Appendix D and the entries for the other planned development districts shall remain in effect and are unaffected and unchanged by this ordinance.

Section 2. The conditions of approval of the general development plan for the planned development district on the Subject Property, as imposed and reflected in the minutes Joint Plan Commission and Town Board Meeting for April 1, 2026 are incorporated herein. .

Section 3. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

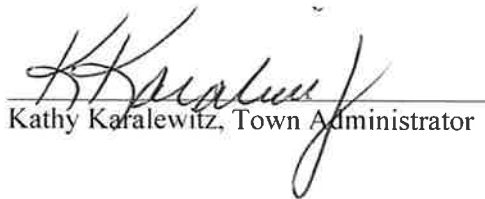
Section 4. The Town of Mukwonago Town Clerk is directed to send three signed copies of this ordinance to the Waukesha County Clerk for approval of the Waukesha County Board of Supervisors.

Section 5. This ordinance shall take effect immediately upon passage and posting or publication as provided by law following approval by the Waukesha County Board of Supervisors.

Adopted this 1st day of April 2026, TOWN OF MUKWONAGO


Peter Topczewski, Town Chairman

ATTEST:


Kathy Kafalewitz, Town Administrator

Published and/or posted this 8 day of July, 2026

