

ENROLLED ORDINANCE 181-39

APPROVE TOWN OF MUKWONAGO ORDINANCE NO. 2026-O-070
WHICH AMENDS APPENDIX D OF THE TOWN OF MUKWONAGO ZONING CODE TO
CREATE A PLANNED DEVELOPMENT DISTRICT FOR THE AUTUMN RUN
SUBDIVISION
(RZ183)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Mukwonago Town Board on April 1, 2026; and

WHEREAS, Town of Mukwonago Ordinance No. 2026-O-070 amends Appendix D of the Town of Mukwonago Zoning Code to create a Planned Development District for the Autumn Run Subdivision; and

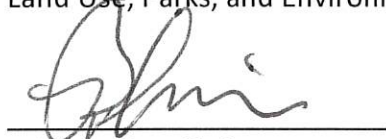
WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that Town of Mukwonago Ordinance No. 2026-O-070, which amends the Town of Mukwonago Zoning Code to create a Planned Development District for the Autumn Run Subdivision, is hereby approved, as more specifically described in the "Staff Report and Recommendation" on file in the office of the Waukesha County Department of Parks and Land Use.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Mukwonago.

APPROVE TOWN OF MUKWONAGO ORDINANCE NO. 2026-O-070 WHICH AMENDS APPENDIX D OF THE TOWN
OF MUKWONAGO ZONING CODE TO CREATE A PLANNED DEVELOPMENT DISTRICT FOR THE AUTUMN RUN
SUBDIVISION (RZ183)

Presented by:
Land Use, Parks, and Environment Committee



Brian Meier, Chair



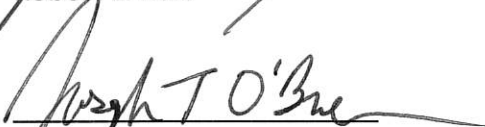
Wayne Euclide



John G. Gscheidmeier



Robert L. Kolb



Joseph T. O'Brien

Absent



Thomas J. Schellinger



Steve Styza

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

Date: 9/25/26, 
Georgia E. Maxwell, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, is hereby:

Approved: X

Vetoed: _____

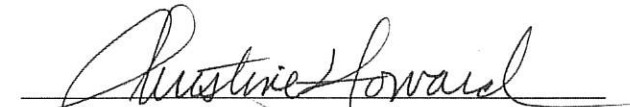
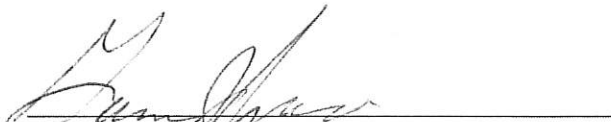
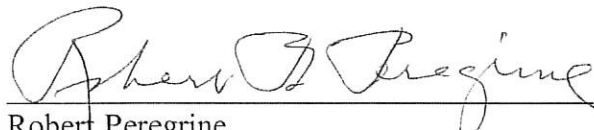
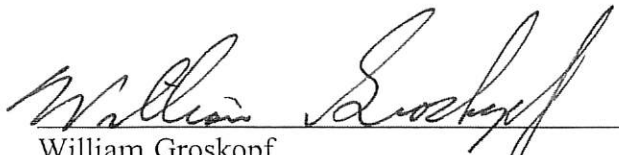
Date: 9/25/26, 
Thomas Farley, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Text of the Town of Mukwonago Zoning Code hereby recommends approval of **RZ183 (Ronald H. Lambert Jr. Living Trust)** in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

August 20, 2026


Christine Howard, Chairperson
Gary Szpara
Robert Peregrine
James Siepmann
William Groskopf

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, SOUTHWEST AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE TOWN OF MUKWONAGO, COUNTY OF WAUKESHA, STATE OF WISCONSIN

RYANS BUYING, LLC
RYAN JANSSEN
PO BOX 277
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN
SUITE 300

SURVEYOR:
LANDTECH SURVEYING
JULIAN DOMINIC

JOHN DOWLING
955 LEXINGTON DR.
OCONOMOWOC, WI 53071

- TOWN OF MUKWAGO
- VILLAGE OF MUKWAGO
- WAUKESHA COUNTY
- WI DEPARTMENT

EXISTING ZONING (A)
TOTAL PARCEL AREA
SUBDIVISION AREA (

PROPOSED DEVELOPMENT

TOTAL DENSITY = 5
AVG. LOT SIZE = 28
MIN. LOT SIZE = 65
MIN. LOT WIDTH = 1

BUILDING SETBACKS

- STREET = 35'
- SIDE = 20'
- REAR = 20'

ROADWAY CHARACTERISTICS

1

Color calibration bar with a grayscale ramp and a color bar.

1 INCH

WISCONSIN CO.
WAUKESHA CO.
WISCORS 2011
WEST LINE OF
16-5-18 MEA

VERTICAL DATE

FOUR

© 2003 Blackwell Publishing Ltd

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DIS

UND

5



SECRET

I HEREBY CERTIFY THAT THE ABOVE MAP IS A TRUE REPRESENTATION OF THE PROPERTY, ITS EXTENT AND CONTENTS.

DIMENSIONS OF ALL
ROADWAY AND VISIBILITY
OF THE PRESENT O
GUARANTEE, THE TI

SIGNED: JOHN D.

Referred on: 08/31/26

File Number: 181-O-040

Referred to: LU

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 outlet

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.

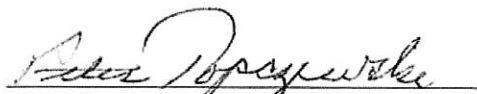
Section 2. The conditions of approval of the general development plan for the planned development district on the Subject Property, as imposed and reflected in the minutes Joint Plan Commission and Town Board Meeting for April 1, 2026 are incorporated herein. .

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.

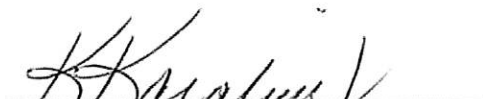
Section 4. The Town of Mukwonago Town Clerk is directed to send three signed copies of this ordinance to the Waukesha County Clerk for approval of the Waukesha County Board of Supervisors.

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

VOTE RESULTS

20 AYE

0 NAY

0 ABSTAIN

5 ABSENT

Consent Agenda

17 Yes Votes Needed

 **Passed**

D1 - Styza	ABSENT	D10 - Thieme	AYE	D19 - Enriquez	AYE
D2 - Euclide	ABSENT	D11 - Howard	S AYE	D20 - Schellinger	ABSENT
D3 - Gscheidmeier	ABSENT	D12 - Wolff	AYE	D25 - Johnson	AYE
D4 - Batzko	AYE	D13 - Leisemann	AYE	D21 - O'Brien	AYE
D5 - Dondlinger	AYE	D14 - Nissen	AYE	D22 - Gryczka	AYE
D6 - Walz	AYE	D15 - Kolb	AYE	D23 - Hammitt	AYE
D7 - LaFontain	M AYE	D16 - Crowley	AYE	D24 - Schroeder	ABSENT
D8 - Koremenos	AYE	D17 - Meier	AYE		
D9 - Heinrich	AYE	D18 - Nelson	AYE		

09 22 2026 County Board Meeting
September 22, 2026 County Board Meeting

September 22 2026 07:27:49 PM

OpenMeeting
TECHNOLOGIES

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5 (RZ183)
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