

TOWN OF MUKWONAGO
JOINT PLAN COMMISSION AND TOWN BOARD
MINUTES
Wednesday July 9, 2025

Chairman Topczewski called the meeting to order at 6:30 p.m. and stated the meeting had been appropriately noticed.

Roll Call

Plan Commission: Commissioners, Bratz, Moulas, Bell, Usarek, Schuett, Supervisor Clabault and Chairman Topczewski were present.

Town Board: Chairman Topczewski, Supervisors Boucher, Wrasman, Yerke and Clabault were present.

Also present: John Macy, Town Attorney; Gail Obradovich, Deputy Clerk-Treasurer; Ben Greenberg, Town Planner.

Meeting minutes of June 4, 2025

Plan Commission Action: Motion by Commissioner Usarek to approve the minutes of June 4, 2025 as presented, second by Commissioner Schuett, all ayes; motion passed.

Town Board Action: Motion by Supervisor Boucher to approve the minutes of June 4, 2025 as presented, second by Supervisor Wrasman, all in favor; motion passed.

Report by Building Inspector regarding any alleged or outstanding violation(s)
no new violations.

**Amendment of site plan for Phantom Ranch Bible Camp located at W309
S10910 CTH I; Olen Johnsen, applicant (application 2025-26)**

The Chairman gave a brief overview of the petitioner's request.

Mr. Greenberg gave an overview of his staff report dated July 1, 2025. County will be approving the building permits.

Mr. Johnsen was in attendance and spoke about the project. Replacing current use of tent with a building.

Discussion followed

Plan Commission action: Motion by Commissioner Bratz to amend the approved site plan: Approve the site plan as set forth in the petitioner's application subject to conditions. Second by Commissioner Schuett. All in favor; motion passed.

Conditions.

1. The property owner must obtain a zoning permit from Waukesha County 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. **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.

Consideration of Waiver Request from the Sec. 34-43, Land Division Residential Development Permit Allotment Requirements for a proposed subdivision located on Beulah Rd; Tax Key No. MUKT1949995005; Land & Home LLC (Steve Styza, Agent) –; application 2025-24

Mr. Greenberg explained the background of this request of his July 1, 2025 staff report.

Mr. Styza spoke as to why he made the request.

Discussion followed.

Town Board Action: Motion by Supervisor Boucher to deny the request for the waiver. Second by Supervisor Clabault. All in favor; motion passed.

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

Chairman Topczewski gave a brief over of the request.

The Planner outlined the application and history of this property.
Discussion followed.

The Chairman opened the Public Hearing

Mr. Styza was in attendance and spoke. The Chairman asked for Commissions input. The Chairman asked if anyone wanted to speak, hearing nothing the Chairman closed the Public Hearing.

Plan Commission action: Motion by Commissioner Schuett to recommend to the Town Board the approval of the petitioner's request subject to the following conditions of approval with the exclusion of Option 2.

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.

Second by Commissioner Bratz, all in favor; motion passed.

Town Board action: Motion by Supervisor Boucher 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. Second by Supervisor Clabault. All in favor; motion passed.

Conceptual review of a proposed eighteen (18) lot subdivision off of CTH I and Section Road, applicant: Ryan Janssen; [application 2025-25]

Chairman Topczewski gave a summary of the request.

Mr. Greenberg gave a detailed explanation of the application.

Discussion followed

Mr. Janssen was present and answered questions. Meyer drive to go through, Casper to be addressed with the addition of a cul-de-sac. Mr. Janssen said he got the direction he needed.

General discussion of solar energy system development standards.

Pros and cons discussed and State law regarding solar farms. Restrictions can be suggested but difficult to deny use of Solar Fields. Taxes, roads, setbacks, and screening were discussed. Create a committee to prepare for future possibilities.

Town Planner report (no packet materials)

Recommendations for future agendas: October 1 meeting moved to October 8 2025.

Miscellaneous updates (none)

A. Phantom Lake Management District

B. Fox River Commission

Adjournment

Plan Commission action: Motion by Chairman Topczewski to adjourn at 8:43 p.m., second by Commissioner Usarek. All ayes, motion passed.

Adjournment

Town Board action: Motion by Chairman Topczewski to adjourn at 8:43 p.m., second by Supervisor Boucher. All ayes, motion passed.

Respectfully submitted,

Gail Obradovich Deputy/Clerk-Treasurer Approved September 3, 2025