

TOWN OF MUKWONAGO
JOINT PLAN COMMISSION AND TOWN BOARD
MINUTES
Wednesday, March 4, 2026

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

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

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

Also present: John Macy, Town Attorney; Kathy Karalewitz Clerk-Treasurer; Ben Greenberg, Town Planner.

Meeting minutes of December 3, 2025

Plan Commission Action: Motion by Chairman Topczewski, second by Commissioner Schuett to approve the minutes of December 3, 2025 as presented. All ayes.

Town Board Action: Motion by Supervisor Boucher, second by Supervisor Wrasman to approve the minutes of December 3, 2025 as presented. All ayes.

Chairman Topczewski asked the Plan Commission and the Town Board if anyone objects to having both of the following Public Hearings together. There was no objection.

6:33 p.m. – JOINT PUBLIC HEARING BY PLAN COMMISSION AND TOWN BOARD

Chairman read items 5 & 6 as follows:

Review and consideration of a request for approval of a General Development Plan to establish a Planned Development District for a proposed 17-lot residential Planned Unit Development with three (3) outlots on approximately 54.23 acres, located at W310S8471 CTH I (Tax Key No. MUKT1936999003). Applicant/Owner: Ronald Lambert Jr. Agent: Ryan Janssen, Application No. 2026-01; and

Review and consideration of a request to amend the Town's Official Map by revising the location of the future road reservations for Meyer Drive, Valley Drive and Casper Drive on 54.23 acres of land, located at W310S8471 CTH I (MUKT1936999003). The request is associated with a seventeen (17)-lot single-family Planned Unit Development. Applicant/Owner: Ronald Lambert Jr.; Agent: Ryan Janssen, Application No. 2026-03.

Ben Greenberg, Town Planner gave an overview of both items.

Chairman Topczewski asked if anyone wished to speak to come up to the microphone, state their name and address.

Ryan Janssen, the Agent, spoke regarding the amendment to the Official Map and his plan for the road extensions and stated the town has standards for subdivisions and this land is not easy to develop.

Chairman Topczewski stated that public can come up and state their questions/concerns, and no one from Plan Commission or Town Board will comment until all the questions have been presented.

Alison Bondar, S91W31591 Marys Ct spoke in favor of the development. She stated that this development is a huge need for the town; traffic is not that bad on CTH I; she said the decision needs to be made on what is best for the town not based on emotions of residents.

Christina Guerski, S86W31371 Meyer Dr. was concerned of the retention ponds up against their property.

Terry Tesch, S58W29839 Lorraine Dr, Town of Genesee spoke regarding past development done in Town of Genesee by Ryan Janssen. He stated in 2021 he had to call the fire department and complained there was a pit dug and scraps were buried on the property. He also stated they started their paving at 6:00 a.m.; they razed six buildings and there was loud and heavy trucking brought in.

Ricque Lofye, S87W31305 Meyer Dr. lives by the easement. He is concerned that if the cul du sac on end of Meyer would be extended there would be no where for water to flow. He said the easement to CTH EE which runs under the road to the old Cooper Farms is already has a lot of water that runs to it and if this water runs down the hill, it will not be able to hold the water.

Sue Lofye, S87W31305 Meyer Dr. is concerned of more water in the already existing properties. Concerned of the utilities by the ditch and no culverts.

J.P. Boucher, W310S8655 County Road I stated the possibility of a cul du sac on Casper would be a god send to their residence. They would have to relocate their driveway, but it would be better. He said he understands the town has to grow. He asked what is the course of action for residents if the ponds are installed and do not work; and it floods his property, this would also create more traffic for the subdivision and definitely impact the surrounding homes with flooding if the map is amended.

Armando Brazzoni, S86W31290 Meyer Dr. agrees that it is a good thing to increase the tax base for the town. However, the water currently flows through his backyard and if you cut the cul du sac through where does the water go. This road will become a cut through for traffic and speeding which will make it dangerous. He said the developer prefers the cul du sacs vs. putting the road through. He agrees with adding the subdivision but against extension of Meyer Dr.

Renee Eveland, S87W31331 Meyer Dr., stated she has lived in her home 3 years. She lives by the cul du sac and enjoys being able to go walking. She feels safer on the cul du sac and understands the water issues. Wonders if there will be 2 Meyer Drives. She loves the cul du sac and hopes the town preserves it.

Mary Nolin, W311S8673 Cherokee Pass states that she has the lowest parcel in the area and flooding is a huge issue for her. She presented pictures of the flooding.

Mary Piekarski, S66W54910 Skyline Ave, Waukesha, submitted an email on February 17th and the Chairman read the email out loud. She stated she is in favor of the proposed development for several reasons 1) the home-to-land density is in perfect alignment with the area; 2) it would give a positive gentle boost to the Town's residential tax base; 3) the addition of more homes will help go towards reducing the current single-family housing shortage, which has contributed greatly to the rise in housing costs across the area and 4) she has been searching for an acre lot in a town atmosphere to build a home for the past 4 years. She urges the town to amend the official map associated with the 17 lot single-family Planned Unit Development on 54.23 acre parcel.

Patty Koth, W312S8695 Cherokee Pass has concerns of flooding in some basements. She had to install a French drain in her back yard at her expense for the water and it works and she has not had any flooding since 2018.

Richard Guerski, S86W31371 Meyer Dr. spoke regarding the petition that was circulated and signed by residents. 83 residents have signed the petition and are asking for consideration to not extend Meyer Dr. They do not oppose the development, they don't want Meyer Dr. extended. They cherish the quality of life, privacy and safety which will be an issue if the road is put through. He stated there are other ways to develop the land without impacting the subdivision that already exists. He has 3 children with disabilities and is concerned for their safety, the area does help manage their family and putting the road through will kill their family dream.

Dave Cochenet, W310S8672 Casper Dr., loves the neighborhood. He loves the preservation, outdoors and is saddened that all the land is being developed. He said there is a lot of wildlife, from Grey Horn Owls to turkeys who love to roost in the area. He loves nature and hates to see development.

Gerry Stodola, W308S8638 Greenview Dr., said the biggest concern is 17 homes in the area could end up like the flooding problem in the Country Bliss Subdivision; they don't want to lose their homes due to construction.

Melanie Heimer W314S8108 Whitmore Rd., has concerns of the dangerous traffic at the intersection of CR-I and Section Road and this would add more traffic.

Renee Olshesky, W311S8629 Cherokee Pass spoke regarding how the water table will be affected and how the adjacent properties will be affected by the water. Why does it have to be 17 homes in this development, why contribute to more water problems.

Ryan Bondar, S91W31591 Marys Ct, said he lives in Clydesdale Farms and his dream is to build a home. This could be a perfect opportunity and he is looking for a country feel, he can pick a home of his dreams to build. He understands concerns residents have made however, he is asking to create a different route to accommodate everyone's hopes and dreams. He said

this 17 home development is nothing compared to the development going in across from the high school in the Village of Mukwonago. He understands people's concerns of the road going through and people who love their cul du sac. He would like to see a development which works for everyone.

Richard Guerski, who spoke previously stated the petitioners feel the same way the last resident who spoke feels. Limiting traffic would benefit this new subdivision and the new development so it would be a win win for all.

Paul Jenswold, 4659 N. 125th St., Butler, is the engineer for the project. He spoke regarding some of the concerns that were brought up as follows:

1) CR-I the access point, the county came out and they did not see an issue with the access point. There are restricted areas where roads are not allowed to connect, such as Section Road. There is a problem with the environmental along Section.

2) Regarding Casper Drive, they don't connect, and it has to do with the grade, which is about a 35 ft drop on one end and too steep of grade. The remaining options for connection is Meyer Dr and that is not up to the developer or engineer it is up to the Town Board and Plan Commission.

3) There are concerns with stormwater; the groundwater is receptive to the infiltration no clay is on the site and they would likely infiltration basins, they will have to do soil testing; the county standards are designed to maintain control of the water; the basins drain within 24 hours; but it would be dry most of the time.

4) Currently they have 3 main basins and they cannot cut down hills to change drainage patterns, the direction the water flows will flow that direction no matter what that is why the best way to control the flow is infiltration basins.

Ryan Janssen, Agent stated that as part of the design, they cannot discharge water onto another property, all the water that comes down Section Rd. and into the ditch along Section will have to handle the water. It will be designed to handle a 100 year flood.

Supervisor Yerke asked how they plan on removing the buildings on the property. They will ask the fire department if they would like to use them for practice burn, otherwise they will be destroyed and removed.

Commissioner McNelly-Bell asked the engineer to define a "100 year flood"; and he stated it is statistical and confuses people. The way to think about it is 1% change of what is happening in one give year; 6.24 inches per hour within a 24 hour period is considered a "100 year flood". He stated north side along Section Rd., is some wetlands. She asked if there is a wetland delineation and he stated they have not completed any wetland delineation and has not tested infiltration soil.

Commissioner Usarek asked how much land per lot is allowed to be covered (impervious surface). Ben Greenberg, Town Planner stated maximum building coverage is 10% for roof;

open space 1 acre lots; it would be consistent with the 10% maximum. He asked Ryan Janssen if there is a final contract with HOA. Ryan stated it is a draft not final.

Supervisor Clabault asked if there has been any study on the impact to area regarding the wells/septic and water table and what impact would adding 17 homes be; impact on wildlife there and is there a plan to keep mature trees or would they all be gone.

Ryan Janssen stated the only trees removed will only be the ones within the ROW or ponds, they will do testing for soils for seasonal groundwater, nothing checking the aquifer, there is nothing required.

Supervisor Clabault stated there has been some impact in the past of flooding within the Town. It has become very expensive for the town. She asked if the fire department has had any input in this layout; the Chairman and Town Planner said not they were aware.

Commissioner Bratz asked if this is the general plan, will there be any opportunities down the road to change what is designed if they decide to change Meyer Dr. Attorney Macy stated they need to decide tonight what the road pattern will be.

Commissioner Schuett questioned what the length of the road is, compared to the 1200 foot rule, it is 1471 feet or roughly 1500 feet.

Supervisor Yerke questioned the length from CR-I to new Meyer Dr. length. If you add a cul du sac it will be shorter. Attorney Macy stated it can only come in at 1200 feet so there could be a loss of lots.

Chairman Topczewski polled the board and asked "if Meyer Dr. should go through or not":

Supervisor Boucher expressed concerns of comments regarding flood water, he did not think this should make it worse.

The Engineer for the development stated they drew the map according to what was within the town rules; if there is a change the Plan Commission/Town Board could give variance to allow them to have a longer road for the cul du sac, that 1200 is hard rule.

Motion by Supervisor Clabault, second by Commissioner Bratz to close the public hearing, all ayes. (8:50 p.m.).

Motion by Supervisor Boucher, second by Supervisor Clabault to close the public hearing, all ayes (8:50 p.m.).

The chairman stated the vote for the Plan Commission is if you want to maintain the official map; if you want to change Casper and Valley and change to cul du sacs you would have to amend the map.

Commission Schuett stated cul du sac on Meyer in some fashion.

Commissioner McNelly-Bell would like cul du sac.

Commissioner Moulas stated he would like to move the project forward with the amendment; extend Meyer Dr. and allow Casper and Valley to terminate.

Commissioner Usarek stated he is against cul du sac.

Commissioner Bratz stated if there is a plan to move the dirt to make the cul du sac he would prefer that.

Supervisor Clabault stated after all the comments and concerns see what else can be done to put in cul du sac and re-design.

Chairman Topczewski stated based on information from the public, would prefer the cul du sac.

PLAN COMMISSION ACTION:

Motion by Commissioner Schuett, second by Supervisor Clabault to create a cul du sac at end of road and make Casper and Valley permanent cul du sacs. Commissioners Moulas and Usarek voted "no". The rest, five (5) in all voted "aye". The motion carried.

TOWN BOARD ACTION:

Motion by Chairman Topczewski, second by Supervisor Clabault to accept the recommendation of the Plan Commission.

Supervisor Yerke stated when there is development/building next to temporary cul du sacs you should assume at some point those will go through. Supervisor Boucher agreed.

Vote: Supervisors Boucher and Yerke voted "no"; the rest three (3) in all voted "aye". Motion carried.

PLAN COMMISSION ACTION: Motion by Chairman Topczewski, second by Supervisor Clabault on behalf of the Plan Commission moved to deny item #5. All ayes.

TOWN BOARD ACTION: Motion by Chairman Topczewski, second by Supervisor Clabault to deny item #5. All ayes.

Chairman stated item #7 will be on the April PC/TB agenda.

BUILDING INSPECTOR REPORT

There was no report.

TOWN PLANNER REPORT

Ben stated the draft solar ordinance will be brought to the board soon.

ADJOURNMENT

PLAN COMMISSION: Motion by Chairman Topczewski, second by Supervisor Clabault to adjourn at 9:25 p.m. All ayes.

TOWN BOARD: Motion by Chairman Topczewski, second by Supervisor Boucher to adjourn at 9:25 p.m. All ayes.

Respectfully submitted,

Kathy Karalewitz
Administrator/Clerk-Treasurer

Approved: 4-1-2026