



PLAN COMMISSION MEETING

**Mukwonago Municipal Building / Board Room
440 River Crest Court, Mukwonago, WI 53149
July 21, 2026 at 6:30 PM**

AGENDA

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities, personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

4.1 Approval of May 12, 2026 Plan Commission Minutes as prepared and distributed

5. Public Hearings

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Plan Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

5.1 Conditional Use Permit for an Assembly Hall for Elegant Farmer, located at 1545 S Main Street, Parcel #VM 00010, applicant (Elegant Farmer, Inc.).

5.2 Conditional Use Permit for a free-standing Car Wash (Roadrunner Express Car Wash) located on a parcel to be established via future CSM in the development located at the NW corner of STH 83 and CTH NN, existing parcels

MUKV1963996005 and MUKV1963996006, applicant (Carl Goede)

6. New Business

- 6.1 Discussion and possible recommendation to approve **Resolution 2026-48** for a Conditional Use Permit for an Assembly Hall for Elegant Farmer, located at 1545 S. Main Street, Parcel #VM 00010, Applicant (Elegant Farmer, Inc)
- 6.2 Discussion and possible approval of **PC Resolution 2026-08** for a Site Plan and Architectural Review for an Assembly Hall for Elegant Farmer, located at 1545 S. Main Street, Parcel #VM 00010, Applicant (Elegant Farmer, Inc)
- 6.3 Discussion and possible recommendation to approve **Resolution 2026-49** for a CSM review for the Bear Crossing Development located at the NW Corner of STH 83 and CTH NN, parcels MUKV1963996005 and MUKV1963996006, applicant (Anderson Commercial Group)
- 6.4 Discussion and possible approval of **PC Resolution 2026-09** for a Site Plan and Architectural Review for the Bear Crossing Development located at the NW Corner of STH 83 and CTH NN, parcels MUKV1963996005 and MUKV1963996006, applicant (Anderson Commercial Group)
- 6.5 Discussion and possible recommendation to approve **Resolution 2026-50** for a Conditional Use Permit for a free-standing Car Wash (Roadrunner Express Car Wash) located on a parcel to be established via future CSM in the development located at the NW corner of STH 83 and CTH NN, existing parcels MUKV1963996005 and MUKV1963996006, applicant (Carl Goede)
- 6.6 Discussion and possible approval of **PC Resolution 2026-10** for a Site Plan and Architectural Review for Road Runner Express Car Wash located on a parcel to be established via future CSM in the development located at the NW corner of STH 83 and CTH NN, existing parcels MUKV1963996005 and MUKV1963996006, applicant (Carl Goede)
- 6.7 Discussion and possible approval of **PC Resolution 2026-11** for a Site Plan and Architectural Review for the installation of memorial monuments representing military branches of service and fallen service members at the NW corner of the Park View Middle School site, located at 930 N. Rochester Street, Parcel MUKV1964992, applicant (Mukwonago Area School District)
- 6.8 Discussion/Recommendation regarding the consideration of an ordinance amending the zoning code to limit tobacco and e-cigarette retailer locations.

7. Adjournment

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.