



PLAN COMMISSION MEETING

**Mukwonago Municipal Building / Board Room
440 River Crest Court, Mukwonago, WI 53149
September 8, 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 July 21, 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 Comprehensive Plan 2035 Amendment for the future land use for the property consisting of approximately 81 acres located immediately east and north of the property at W307S9120 County Road EE from Medium Lot Single Family I with a Conservation Subdivision Design Overlay to Medium Lot Single Family II, parcel MUKT1958999, applicant (Bielinski Homes, Inc.)

6. New Business

- 6.1 Discussion and possible recommendation to approve **Ordinance 1048 a** Comprehensive Plan 2035 Amendment for the future land use for the property consisting of approximately 81 acres located immediately east and north of the property at W307S9120 County Road EE from Medium Lot Single Family I with a Conservation Subdivision Design Overlay to Medium Lot Single Family II, Parcel MUKT1958999, applicant (Bielinski Homes, Inc.)
- 6.2 Discussion and possible action to approve **PC Resolution 2026-12** for a Site Plan & Architectural Review for exterior building modifications for the property located at 106 Main Street, parcel MUKV1976110, applicant (Whitehorse Investment Properties, LLC).
- 6.3 Discussion and possible action to approve **PC Resolution 2026-13** for a Site Plan & Architectural Review for an update to the originally approved exterior building colors for the STH 83 Multi-Tenant Industrial Building (a.k.a BLD83), parcel #A527100002, applicant (Briohn Building Corporation).
- 6.4 Discussion and possible action on the signage for the Park View Middle School project as submitted in the original Site Plan & Architectural Review and Conditional Use Permit applications approved in May 2025.
- 6.5 Discussion and possible recommendation to approve **Resolution 2026-57** for a CSM to split parcel MUKV1963999055 and dedicate a public right-of-way for the future connector road between Marsh View Drive and STH 83.
- 6.6 Discussion and possible recommendation regarding the consideration of an ordinance creating Zoning Regulations for Tobacco and E-Cigarette Retailers
- 6.7 Discussion and possible direction to Staff regarding a possible future zoning code amendment to allow for building height modifications for certain uses or via the Planned Unit Development Overlay approval process for certain zoning districts. (No Action Required).

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.