

Village of Mukwonago
Notice of Meeting and Agenda

REGULAR VILLAGE BOARD MEETING
Wednesday, July 16, 2025

Time: **6:30 pm**

Place: **Mukwonago Municipal Building/ Board Room, 440 River Crest Court,
Mukwonago, WI 53149**

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Comments from the Public

The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. These time limits may be extended at the discretion of the Chief Presiding Officer. The Village Board may have limited discussion on the information received, however, no action will be taken on issues raised during the Public Comment Session unless they are otherwise on the Agenda for that meeting. Public comments should be addressed to the Village Board as a body. Presentations shall not deal in personalities personal attacks on members of the Village Board, the applicant for any project or Village employees. Comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Commission or Staff will be deemed out of order by the Presiding Officer.

5. Consent Agenda

All items listed are considered routine and/or have been unanimously recommended by the Committee of the Whole and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent agenda and be considered on the regular agenda.

5.1 Approve the June 18, 2025 Village Board minutes
[June 18, 2025 DRAFT Village Board Minutes.docx](#)

5.2 Approve Vouchers in the amount of \$1,276,785.75
[2025-07-03 AP COW PACKET.pdf](#)

5.3 Approve the creation of the Utility Billing Clerk position and job description
[Memo - Utilities Clerk 2025- FINAL.pdf](#)
[RESOLUTION 2025-24 UB Clerk Position Description 2025.docx](#)

6. Joint Village & Town Protective Services Committee Recommendations, Trustee Scott Reeves

6.1 Incident Report for June 2025 *(For information only, no action needed)*
[Incident-Type-Report-\(Summary\)_01-01-2025 to 06-30-2025.pdf](#)

6.2 Quarterly Financial Reports (For Information Only)

[Financials 01-01-2025 to 06-30-2025 w Referendum.pdf](#)

[Financials 01-01-2025 to 06-30-2025 w-o Referendum.pdf](#)

7. Planning Commission Recommendations

Discussion and possible action on the following Plan Commission Recommendations

7.1 For information only; (no action required)

- a. **PC-Resolution 2025-16** a Site Plan and Architectural Review for Mukwonago Baptist Church expansion, Parcel # A352400001
- b. **PC-Resolution 2025-17** for a Site Plan and Architectural Review for Café Bliss, Parcel MUKV 1976 146 and MUKV 1976 143

[PC RESOLUTION 2025-16- Mukwonago Baptist Church Expansion-SPAR.docx](#)

[PC RESOLUTION 2025-17 - Cafe Bliss SPAR.docx](#)

7.2 Discussion/Action to approve Resolution 2025-18 for CSM Review for 807 and 809 Main St, Parcel Number MUKV 2009 972 and MUKV 2009 974

[Staff Report-20250625-807 Main Street CSM](#)

[RESOLUTION 2025-18 - 807 Main Street CSM](#)

7.3 Discussion/Action to approve Resolution 2025-19 for Conditional Use and Prescribing Conditions for a building expansion of a religious assembly (Mukwonago Baptist Church) on Parcel A352400001, Mukwonago, WI

[1 Staff Report-20250627-Mukwonago Baptist Church Expansion-SPAR and CUP.pdf](#)

[RESOLUTION 2025-19 - Mukwonago Baptist Church Expansion-CUP](#)

[2 Site Plan and Architectural Application.pdf](#)

[3 Conditional Use Permit Application.pdf](#)

[4 Plan of Operation.pdf](#)

[5 MBC Building Addition - Construction Drawings - 6.2.25.pdf](#)

[6 MBC - Architectural and Elevations.pdf](#)

[7 MBC Landscape Plan.pdf](#)

[8 MBC Building Addition - SWMP Documents - 6.2.25.pdf](#)

[9 Mukwonago_Baptist_Church_Expansion_Site_Lighting_06102025.pdf](#)

7.4 Discussion/Action to approve Resolution 2025-20 for Conditional Use and Prescribing Conditions for a Drive-Through Facility and Outdoor Seating for Café Bliss on Parcel MUKV1976146, Mukwonago, WI

[1 Staff Report-20250630-Cafe Bliss-SPAR and CU.pdf](#)

[RESOLUTION 2025-20 - Cafe Bliss CUP.docx](#)

[2 Cafe Bliss SPAR application.pdf](#)

[3 Cafe Bliss Cond Use application.pdf](#)

[4 Cafe Bliss Agreement for Reimbursable Services.pdf](#)

[5 Scale Drawings _Prelim Civil_Landscape_Renderings_Photometric_Floor Plan_Elevations_.pdf](#)

[6 Finishes.pdf](#)

7.5 Discussion/Action to approve the following for the Maple Centre Development, Parcel MUKV2013999013, MUKV2013999012, MUKV2013999011, (Family Ventures of Mukwonago, LLC, applicant)

- a. Discussion/Action to approve a correction instrument for the Developer Guaranty Agreement for Maple Centre Development to revise language related to maximum allowable residential units
- b. Discussion/Action to approve **Resolution 2025-21** amending the General Development Plan for the Maple Centre Development
- c. Discussion/Action to approve **Resolution 2025-22** amending the Final Development Plan for Phase 1 of the Maple Centre Development
- d. Discussion/Action to approve **Resolution 2025-23** approving the Final Development Plan for Phase 2 of the Maple Centre Development

[1 Staff Report-20250627-Maple Centre PUD Amendment and Final Development Plan Approval.pdf](#)

[Correction instrument](#)

[RESOLUTION 2025-21 Family Ventures Maple Centre GDP Amendment.docx](#)

[RESOLUTION 2025-22 Family Ventures Maple Centre - Phase 1 PD.docx](#)

[RESOLUTION 2025-23 Family Ventures Maple Centre - Phase 2 PD.docx](#)

[2 RESOLUTION 2019-018 Family Ventures GDP PUD CUP - Signed.pdf](#)

[3 Family Ventures Development Guarantee Agreement-Maple Centre-RECORDED.pdf](#)

[4 RESOLUTION 2022-38 \(Final Dev Plan first phase Maple Centre\) Signed.pdf](#)

[5 Prior Approved Site Plan Showing 3-Story Buildings.pdf](#)

[6 PUD Amendment Application Maple Centre 6-3-2025.pdf](#)

[7 PUD Amendment Request - Maple Centre Narrative - 6-3-2025.pdf](#)

[9 Combined 4-Story Renderings.pdf](#)

[10 Combined Clubhouse Renderings.pdf](#)

[11 Maple Centre Civil Plans 6-2-2025.pdf](#)

7.6 Discussion/Action to approve **Ordinance 1036** to Amend the Zoning Map of The Village of Mukwonago on behalf of The Village of Mukwonago for Multiple Properties and Addresses from R-1 Residential to R-2 Residential, specifically 606, 612, and 618 Meadow View Court, and 430, 440, 450, 459, 460, 467, 477, 470, 487, 493, 490, 500, 503, 511 Eagle Lake Avenue, and 512 Bay Street. Parcels MUKV1974979001, MUKV1974979002, MUKV1974979003, MUKV1974985, MUKV1974984, MUKV1974983, MUKV1974982, MUKV1974981, MUKV1974980, MUKV1974979004, MUKV1974970, MUKV1974971, MUKV1974972, MUKV1974973, MUKV1974974, MUKV1974975, MUKV1974976, MUKV1974977, MUKV1974969

[Staff Report-20250628-Rezoning Multiple Parcels](#)

[ORDINANCE 1036 - Amend Zoning Map - Multiple Parcels](#)

8. Finance Committee, Trustee Darlene Johnson

Discussion and possible action on the following items

8.1 Motion to approve Vouchers in the amount of \$642,797.90.

[2025-07-16 VB AP Packet.pdf](#)

8.2 Establish meeting date for 2026 Capital Budget Workshop.

9. Health and Recreation Committee, Trustee John Meiners

Discussion and possible action on the following items

9.1 Discussion/Action regarding Special Event Permit Application filed by the Mukwonago Area Chamber of Commerce & Tourism for the event of MACC Pour Mukwonago to be held August 14, 2025, 1:00 p.m. to 8:00 p.m. located in various businesses in Downtown Mukwonago
[Chamber Pour Mukwonago 2025.pdf](#)
[Email String Pour Mukwonago- List of Businesses.pdf](#)
[MACC Pour Mukwonago Map Draft.pdf](#)

9.2 Announcement of the receipt of the Knowles Stewardship Grant in the amount of \$79,640 for acquisition of parkland at Indianhead Park. (Public Works Director Bittner)

10. Judicial Committee, Trustee Dale Porter

Discussion and possible action on the following items

10.1 Discussion/Action regarding a Temporary "Class B"/Class "B" Retailer's filed by the Mukwonago Area Chamber of Commerce for the event of Pour Mukwonago Wine & Beer Walk, to take place August 14, 2025 from 5:00 p.m. to 9:00 p.m. in various businesses located downtown Mukwonago
[Pour Mukwonago Temp Retailers.pdf](#)
[Email String- Pour Mukwonago- List of Businesses.pdf](#)
[MACC Pour Mukwonago Map Draft.pdf](#)

11. Public Works Committee, Trustee Eric Brill

Discussion and possible action on the following items

11.1 Update regarding Repair Of An At-Grade Crossing, CTH NN (Veterans Way)- Trustee Darlene Johnson
[Waukesha County Board Resolution- Grade Repair.pdf](#)

12. Protective Services, Trustee Scott Reeves

Discussion and possible action on the following items

12.1 Monthly Police Report for June 2025 *(For information only, no action need)*
[Monthly Report June 2025.pdf](#)

13. Closed Session

Closed session pursuant to **Wis. Stats. § 19.85(1)(e)** (Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) for negotiation with St. James the Less Parish, Anderson Commercial Group, and for negotiation on CSM 9773, and for property as it relates to the northern most portion of Marshview Drive.

14. Reconvene into Open Session

Motion to reconvene into open session pursuant to Wis. Stats. §19.85(2) for possible discussion and/or action concerning any matter discussed in closed session

15. 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.