

MINUTES OF THE VILLAGE BOARD MEETING

Wednesday, July 16, 2025

Time: 6:30pm

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

Call to Order

Meeting Called to order by President Winchowky at 6:30pm

Roll Call

Trustees Present:

Fred Winchowky, Village President
Eric Brill
Darlene Johnson
Ken Johnson
John Meiners
Dale Porter
Scott Reeves

Also present:

Diana Dykstra, Administrator
Ron Bittner, Dept. of Public Works Director
Wayne Castle, Utilities Director
Mike Michalski Village Engineer
Diana Doherty, Financial Director
Dan Streit, Chief of Police
Chris DeMotto, Assistant Chief of Police
Jeff Stien, Chief of Fire Department
Peter Gesch, Village Planner
Shay Zerfas, Deputy Clerk/ Treasurer
Village Attorney

Excused:

Comments from the Public

Tony Larson, N7151 Bowers Rd, Elkhorn – Representing Maple Center. Mr. Larson provided background information and an overview of their family business, including its history and presence in Mukwonago.

Tom Larson, N7152 Bowers Rd, Elkhorn – Also representing Maple Center. Mr. Larson explained the specific changes being requested, the reasons behind them, and discussed the project.

Micah Roberts, 1616 Honeywell Rd – Spoke on behalf of Mukwonago Baptist Church. Mr. Roberts gave an overview of the church's expansion project, including the purpose of the additional space, how it will be used, and the anticipated positive impact on community outreach efforts.

Closed 6:38pm

Consent Agenda

- Approved June 18, 2025 Village Board Minutes
- Approved Vouchers in the amount of \$1,276,785.75

D. Johnson/Meiners motion to approve consent agenda. Unanimously carried.

Joint Village & Town Protective Services Committee Recommendations, Trustee Scott Reeves*(Information Only, No action required)*

- Incident Report for June 2025
Chief Stein explained that these are the monthly calls they have responded to.
- Quarterly Financial Reports
Chief Stein gave a financial overview

Planning Commission Recommendations

For Information Only, no action required:

- **PC-Resolution 2025-16** for a Site Plan and Architectural Review for Mukwonago Baptist Church expansion, Parcel # A352400001
- **PC-Resolutuion 2025-17** for a Site Plan and Architectural Review for Café Bliss, parcel MUKV 1976146 and MUKV 1976143

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

Planner Gesch provided an overview of proposed CSM.

President Winchowky/Meiners motion to approve **Resolution 2025-18**. Unanimously Carried.

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

Planner Gesch provided an overview of the proposed CUP.

President Winchowky/Meiners motion to approve **Resolution 2025-19**. Unanimously Carried.

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

Planner Gesch provided an overview of the proposed CUP and explained that the Planning Commission approved it with the

condition that barriers or guards be installed between the drive-through lane and the outdoor seating area to ensure customer safety.

President Winchowky/Meiners motion to approve **Resolution 2025-20**. Unanimously Carried.

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

Planner Gesch provided an overview of the project, including its history and the reasons for each of the agenda items listed below. The first 3 items are related to the request to amend the project by changing the four, 3-story buildings to match the other six, 4-story buildings in the development plan. Additionally, the applicant is requesting to add a second level of underground parking to those buildings. The proposed changes would not alter the project's footprint and remain in compliance with all Village codes.

Trustees D. Johnson and K. Johnson voiced their opposition to the project and any proposed changes.

Trustee Porter supports the Strategic Plan but noted that the original plan of 676 apartments already meets those goals. He expressed opposition to the addition of 96 more units. He reminded the board that the Cardinal Ridge development is currently on going.

Trustee Reeves commented that the development is long overdue and expressed support for both the project and its location.

Administrator Dykstra provided an overview of the litigation history, explaining that it had been unanimously settled. As part of the settlement, the Village committed to a sequence of infrastructure improvements, including Donna Drive, the East Wolf Run Bridge, improvements to Marsh View Drive, and the closure of TID 6. These commitments were based on the successful execution of the Maple Center development. She noted that the development agreement had been previously approved, and the current request is for a minor revision, which was unanimously approved by the Planning Commission on July 8. There are no changes to the building footprints, and the revision complies with density and ordinance requirements. Two buildings remain dedicated to senior housing. The applicant has met all conditions, and the project aligns with the Village's Strategic Plan for housing and balanced development.

Administrator Dykstra also shared research from the East Troy School District, which experienced an increase of 74 students for a similar 274-unit development. She explained that a 4-story building is estimated to have a value of \$12 million, compared to \$8 million for a 3-story building. Using the current mill rate, annual tax revenue per 4-story building would be approximately

\$55,460 for the school district and \$68,692 for the Village. At full build-out (10 buildings over approximately eight years), the school district would receive an estimated \$554,608 annually, and the Village would receive \$686,927 annually. Impact fees for Police, Fire, Library, Parks, Water, and Sewer services are estimated to exceed \$5.5 million. Building permit fees are estimated at \$900,000, all of which would go into the general fund. The asset valuation impact for a 4-story building is \$12 million. She also noted a shared revenue impact based on valuation and population, and a state-imposed levy limit, meaning a higher valuation will shift the tax burden, potentially reducing the tax base impact on existing residents due to limited increases allowed in the mill rate through net new construction. Staff recommended formal approval to maximize the project's footprint and support the request, which had already received unanimous approval from the Planning Commission. President Winchowky emphasized that this is the only location within the Village suitable for this type of development, citing its access to major roads and proximity south of the freeway. He reminded Board members of the recently adopted Strategic Plan, referencing page 14 under "Targets by Strategic Goal – Balanced Development," which calls for a balanced mix of housing types that prevent displacement and promote economic diversity, revitalized downtown development, and increased development along the Highway 83/43 corridors within Village limits. He concluded by stating that this project aligns with those Strategic Plan goals.

1. 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
President Winchowky/Meiners motion to approve. Motion Failed 3-4, with Brill, D. Johnson, K. Johnson, and Porter voting no.
2. Discussion/Action to approve **Resolution 2025-21** amending the General Development Plan for the Maple Centre Development
President Winchowky/Meiners motion to approve. Motion Failed 3-4, with Brill, D. Johnson, K. Johnson, and Porter voting no.
3. Discussion/Action to approve **Resolution 2025-22** amending the Final Development Plan for Phase 1 of the Maple Centre Development
President Winchowky/Meiners motion to approve. Motion Failed 3-4, with Brill, D. Johnson, K. Johnson, and Porter voting no.
4. Discussion/Action to approve **Resolution 2025-23** approving the Final Development Plan for Phase 2 of the Maple Centre Development

President Winchowky/Reeves motion to approve. Motion Failed 3-4, with Brill, D. Johnson, K. Johnson, and Porter voting no.

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
Planner Gesch gave an overview and background to why the proposed ordinance amendment is needed.

President Winchowky/Meiners motion to approve **Ordinance 1036**. Unanimously carried.

Finance Committee, Trustee Darlene Johnson

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

D. Johnson/Meiners motion to approve consent agenda. Unanimously carried.

Establish meeting date for 2026 Capital Budget Workshop

Finance Director Doherty discussed whether August 20 at 5:30pm would work for all board members. (*Information only, No action required.*)

Health and Recreation Committee Trustee John Meiners

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

Trustee Meiners referred to Deputy Clerk/Treasurer for more explanation.

Deputy Clerk/Treasurer Zervas provided an overview of the communications between the Village and the Chamber regarding the list of participating businesses included under the Special Event and Temporary Liquor License. She clarified that the approval would apply only to the 16 businesses currently listed in the application, with no additional businesses to be added.

Police Chief Streit stated that there were no issues with last year's event.

Meiners/Porter motion to approve Special Event Permit for Chamber of Commerce "Pour Mukwonago". Unanimously carried.

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) *Information Only, No action taken.*

Director of DPW Bittner gave an overview of Grant and proposed project(s) at Indianhead park.

Judicial Committee, Trustee Dale Porter

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

Trustee Porter referred to Deputy Clerk/Treasurer for more explanation.

Deputy Clerk/Treasurer Zervas provided an overview of the communications between the Village and the Chamber regarding the list of participating businesses included under the Special Event and Temporary Liquor License. She clarified that the approval would apply only to the 16 businesses currently listed on the application, with no additional businesses to be added.

Police Chief Streit stated that there were no issues with last year's event.

Porter/K.Johnson motion to approve Temporary "Class B"/Class "B" Retailer's License with understanding that no other business are to be added to application. Unanimously carried.

Public Works Committee Trustee Eric Brill

(Information Only, No action required).

Update regarding Repair Of An At-Grade Crossing, CTH NN (Veterans Way)-
County Supervisor Darlene Johnson

D. Johnson Waukesha County Supervisor gave an overview of County correspondence and actions taken by County regarding the repair/maintenance of Railroad Crossing at Cth NN and Veterans Way.

Protective Services, Trustee Scott Reeves

(Information Only, No action required)

Monthly Police Report for June 2025.

Trustee Reeves offered the monthly report.

Police Chief Streit reported only 9 felony cases, mainly repeat offenders

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.

Meiners/D. Johnson motion to convene the Board into Closed Session. Unanimously carried. The Board convened into Closed Session at 7:41pm.

Reconvene into Open Session

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.

Meiners/D. Johnson motion to reconvene the Board into Open Session. Unanimously carried. The Board convened into Open Session at 8.20pm.

Brill/Reeves to the approve the cost sharing of the additional required fire hydrant for St James, not to exceed \$7,500 and to request to see all invoices related to installation (such as but not limited to: supplies and labor). Unanimously carried.

Adjournment

Meeting adjourned at 8:31pm

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer