

Village of Mukwonago  
**Notice of Meeting and Agenda**

**PLAN COMMISSION MEETING**  
**Tuesday, April 8, 2025**

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

**\*\*AMENDED 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 Discussion and possible approval of Planning Commission meeting minutes from March 11, 2025  
[20250311 Minutes draft.docx](#)

**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 Public hearing on Conditional Use Permit for an expansion and modifications to the Mukwonago Police Station, located at 625 S. Rochester Street, Parcel MUKV1976936 and MUKV1976933, applicant (Village of Mukwonago).  
[Public Hearing Notice-Conditional Use-Mukwonago Police Station.docx](#)

**6. New Business**

*Discussion and Possible Action on the Following Items*

- 6.1 Discussion and possible recommendation to approve **Resolution 2025-05** Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a Public Safety Facility (Village of Mukwonago Police Department) on Parcel MUKV1976936, Mukwonago, WI, applicant (Village of Mukwonago)
- [RESOLUTION 2025-05 - Mukwonago Police Station Garage Expansion CU.docx](#)
  - [Staff Report-20250401-Police Station Garage Expansion-SPAR and CU.pdf](#)
  - [01 2024 SPAR PUD Application Updated 6.21.24.pdf](#)
  - [02 Mukwonago Conditional Use Application.pdf](#)
  - [03 Civil Set - Plan Commission Submittal.pdf](#)
  - [04 Police Station Proposed and Existing Quantities Exhibit UPDATED.pdf](#)
  - [05 Mukwonago Police Station Addition - Plan Commission Submission Arch 20250325.pdf](#)
  - [06 Mukwonago Police Station Addition - Site Lighting Photometrics 20250325.pdf](#)
  - [07 Type OB OC OD Parking Lot Light.pdf](#)
  - [08 Type OB OC OD Pole.pdf](#)
  - [09 Type OA Light.pdf](#)
  - [10 Type OE.pdf](#)
- 6.2 Discussion and possible approval of **PC Resolution 2025-07** for a Site Plan and Architectural Review for the Mukwonago Police Station Garage Expansion, Parcel MUKV 1976-936 and MUKV 976-933, applicant (Village of Mukwonago)
- [PC RESOLUTION 2025-07 - Mukwonago Police Station Garage Expansion SPAR.docx](#)
- 6.3 Discussion and possible approval of **PC Resolution 2025-08** a Site Plan and Architectural Review for Journey Salon, Located at the West/Southwest Corner of CTH ES and Phantom Woods Road. Parcel MUKV 2011-991, applicant (Ford Construction)
- [PC RESOLUTION 2025-08 - Journey Salon SPAR.docx](#)
  - [Staff Report-20250402-Journey Salon - SPAR.pdf](#)
  - [01 2024 SPAR PUD Application Updated 6.21.24- for sign.pdf](#)
  - [02 Plan of operations.pdf](#)
  - [03 Topographic Survey.pdf](#)
  - [04 Existing Site Aerial Photos Nov-11-2024.pdf](#)
  - [05 Tree Survey.pdf](#)
  - [06 Site Plan 3-17-25.pdf](#)
  - [07 A-101 - FIRST FLOOR PLAN - JOURNEY - Updated 20250407.pdf](#)
  - [08 A-201 - EXTERIOR ELEVATIONS - JOURNEY - Updated 20250407.pdf](#)
  - [09 A-202 - EXTERIOR ELEVATIONS - JOURNEY - Updated 20250407.pdf](#)
  - [10 Renderings - Updated 20250407.pdf](#)
  - [11 A-501 SIGN & TRASH ENCLOSURE - Updated 20250407.pdf](#)
  - [12 20250313\\_Journey Salon\\_Site Photometric\\_PQ\\_R.pdf](#)
  - [13 Landscape Plan-rev \(2\).pdf](#)
  - [14 Standing Seam Roof Materials.pdf](#)
  - [15 Wall Panel Materials.pdf](#)
  - [16 Wall Panel Materials Examples.pdf](#)

- 6.4 Discussion and possible recommendation to approve **Resolution 2025-06** approving a certified survey map for the property located at S103W30209 Lakeside Drive in the Town of Mukwonago, Waukesha County  
[Staff Report-20250407-Bailey CSM-ETZ.pdf](#)  
[RESOLUTION 2025-06 Bailey ETZ.docx](#)

6.5 Status update on Zoning Code

## 7. Adjournment

### **Membership:**

*Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, Fred Winchowky, VACANT SEAT, and Village Planner (Advisory)*

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.