

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

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

Time: **6:30 pm**

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

**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 minutes from June 10, 2025.

[20250610 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 for a Conditional Use Permit for an expansion of the Mukwonago Baptist Church, located at 1610 Honeywell Road, Parcel #A352400001, applicant (Mukwonago Baptist Church, Inc.).

[Public Hearing Notice-July 2025-Multiple PHs](#)

5.2 Public hearing on the following items:

1. General Development Plan Amendment for a Planned Unit Development for Maple Centre Development, Parcel MUKV2013999013, Applicant (Family Ventures of Mukwonago LLC)
2. Final Development Plan Amendment for Phase 1 of a Planned Unit Development for Maple Centre Development, Parcel MUKV2013999013, Applicant (Family Ventures of Mukwonago LLC)
3. Final Development Plan Approval for Phase 2 of a Planned Unit Development for Maple Centre Development, Parcel MUKV2013999013, Applicant (Family Ventures of Mukwonago LLC)

[Public Hearing Notice-July 2025-Multiple PHs.docx](#)

5.3 Public hearing for a Conditional Use Permit for a drive-through facility and outdoor seating associated with “Café Bliss” located at 318 S Rochester Street, Parcels MUKV1976146 and MUKV1976143, applicant (Campbell Construction & Kevin Bird, authorized representatives for Café Bliss).

[Public Hearing Notice-July 2025-Multiple PHs.docx](#)

5.4 Public hearing for a Zoning Map Amendment to rezone multiple parcels 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

[Public Hearing Notice-July 2025-Multiple PHs.docx](#)

## 6. New Business

*Discussion and Possible Action on the Following Items*

6.1 Discussion and possible recommendation 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\\_Redacted.pdf](#)

[3 Conditional Use Permit Application\\_Redacted.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](#)

6.2 Discussion and possible approval of **PC-Resolution 2025-16** a Site Plan and Architectural Review for Mukwonago Baptist Church expansion, Parcel # A352400001.

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

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

- 6.3 Discussion and possible recommendation 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](#)
- 6.4 Discussion and possible approval of **PC-Resolution 2025-17** for a Site Plan and Architectural Review for Café Bliss, Parel MUKV 1976 146 and MUKV 1976 143
- [1 Staff Report-20250630-Cafe Bliss-SPAR and CU.pdf](#)  
[PC RESOLUTION 2025-17 - Cafe Bliss SPAR.docx](#)
- 6.5 Discussion and possible recommendation to approve **Ordinance No.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](#)
- 6.6 Discussion and possible recommendation 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](#)

- 6.7 Review and consideration of amendments and recommendation for approval for the Maple Centre Development, Parcel MUKV2013999013, MUKV2013999012, MUKV2013999011, (Family Ventures of Mukwonago, LLC, applicant)
- a. Discussion and possible recommendation to direct the Village Attorney to draft and coordinate an amendment or correction instrument for the Developer Guaranty Agreement for Maple Centre Development to revise language related to maximum allowable residential units
  - b. Discussion and possible recommendation to approve **Resolution 2025-21** amending the General Development Plan for the Maple Centre Development
  - c. Discussion and possible recommendation to approve **Resolution 2025-22** amending the Final Development Plan for Phase 1 of the Maple Centre Development
  - d. Discussion and possible recommendation 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](#)

[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\\_Redacted.pdf](#)

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

[8 Combined 3-Story Renderings.pdf](#)

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

[10 Combined Clubhouse Renderings.pdf](#)

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

## 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.