

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, July 8, 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

Commissioners present:

Fred Winchowky, Village President
Eric Brill
Karl Kettner
John Meiners
Tim Rutenbeck
Jason Wamser

Also present:

Diana Dykstra, Clerk/ Treasurer/ Administrator
Peter Gesch, Village Planner
Shay Zerfas, Deputy Clerk/ Treasurer

Excused:

Comments from the Public

Ron Roberts, 1616 Honeywell, on behalf of Mukwonago Baptist Church, discussed the proposed addition and renovations planned for the church.

Micha Roberts, 1616 Honeywell, on behalf of Mukwonago Baptist Church, spoke about the purpose of the new addition and its positive impact on the community.

James Knies, 35301 Washington Avenue, Burlington, on behalf of Mukwonago Baptist Church, expressed his excitement for the proposed addition and the benefits it will bring to the community.

Paul Hinkle, Lake Geneva, representing Maple Center, explained the request to modify the building plan from four 3-story buildings with one level of underground parking to four 4-story buildings with two levels of underground parking.

Jason Benit, Mukwonago, on behalf of Mukwonago Baptist Church, expressed his support for the addition and renovations, noting the significant growth the church has experienced over the past 6–7 years.

Closed 6:38pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from June 10, 2025, regular meeting.
Unanimously carried.

Public Hearing

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.)

No Comment, Closed 6:40pm

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)**

Tony Larson, Vice President of Teronomy Builders, provided an overview of the company's background and history, highlighting their passion for construction and working with skilled trades.

Tom Larson, President of Teronomy Builders, explained the reason for the requested modification to the previously approved Maple Center plan changing four 3-story buildings to four 4-story buildings and adding an additional level of underground parking. He noted that the changes are in response to resident feedback from similar projects in other communities. He also described the additional amenities planned for the Maple Center development, emphasized that two of the buildings are still designated for senior housing, and expressed pride in investing in Mukwonago and readiness to move forward with construction.

Closed 6:47pm

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).

No Comment, Closed 6:48pm

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

Daniel Leister, 495 Eagle Lake Ave, Wanted clarification for rezoning of properties.

Closed 6:51pm

New Business

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

Planner Gesch provided an overview of the proposed Mukwonago Baptist Church building expansion, which includes the addition of classrooms, a gymnasium, offices, and an updated driveway. He noted that while there are a few items that still need to be addressed, they do not affect the overall submitted plans or the existing Conditional Use Permit or the PC-Resolution (next item).

President Winchowky emphasized that appropriate fire suppression systems and lighting must be confirmed and in place before construction begins.

Meiners/Brill motioned to recommend to Village Board to approve Resolution 2025-19 for a Conditional Use and Prescribing Conditions for a building expansion of a religious assembly (Mukwonago Baptist Church) on Parcel A352400001, Mukwonago, WI
Unanimously Carried.

Discussion and possible recommendation to approve PC-Resolution 2025-16 for Site Plan Architectural Review for Mukwonago Baptist Church expansion, Parcel A352400001, Mukwonago, WI

Meiners/Brill motioned to recommend to Village Board to approve PC-Resolution 2025-16 for Site Plan Architectural Review for Mukwonago Baptist Church expansion, Parcel A352400001, Mukwonago, WI
Unanimously Carried.

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

Planner Gesch provided an overview of the project.

The Plan Commission expressed a preference for a darker green roof and requested to see material samples. Concerns were raised regarding the mural, including its materials and size. The Commission agreed that mural approval could be delegated to staff to make sure that it meets current code.

Trustee Brill requested the installation of a protective barrier such as a fence, planters, or similar between the drive-through and the seating area to ensure customer safety.

Campbell Construction will provide material samples and explained that the flat roof is for machinal purposes only (i.e. ac unit).

Meiners/Kettner motioned to recommend to Village Board 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 with the addition of protective barrier between drive through and seating area and that light poles on building will be the hook type to match surrounding area.
Unanimously Carried

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

Planner Gesch provided an overview of the project.

The Plan Commission reiterated their preference for hook-style lighting poles and a darker green roof. They granted staff the authority to approve the final lighting pole design and roof color.

Miners/Winchowky motion to approve PC-Resolution 2025-17 for a Site Plan and Architectural Review for Café Bliss, Parel MUKV 1976 146 and MUKV 1976 143 to include updating building lighting to the hook style and that the roof color be of a darker green and to allow staff to make those approvals.

Unanimously Carried.

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

Planner Gesch provided an overview and background explaining the need for the proposed amendment to the Zoning Map for the listed properties.

Al Ford, 618 Meadowview Court, questioned why three of the four homes in the cul-de-sac are being rezoned, while the fourth property is not.

Planner Gesch explained that the reason behind the selective rezoning is to avoid "spot zoning" within the Village.

Meiners/Rutenbeck motioned to recommend to Village Board to approve Ordinance No.1036 to Amend the Zoning Map of the Village of Mukwonago

Discussion and possible recommendation to approve Resolution 2025-18 for Certified Survey Map Review for 807 and 809 Main St, Parcel Number MUKV 2009 972 and MUKV 2009 974

Planner Gesch provided an overview of the project and explained the purpose of the Certified Survey Map (CSM) request.

Trustee Brill asked for clarification on whether both properties would be zoned as Business if the CSM is approved.

Meghan Thuene-Burlargan, representing the land surveyor, inquired whether Comment #6 in the staff report regarding utility requirements being waived will be part of the approval.

Planner Gesch explained that the recommendation in Comment #6 is based on the parcels being joined, and there are no current plans for the property to be developed.

Meiners/Brill motioned to recommend to Village Board to approve Resolution 2025-18 for Certified Survey Map Review for 807 and 809 Main St, Parcel Number MUKV 2009 972 and MUKV 2009 974

Review and consideration of amendments and recommendation for approval for the Maple Centre Development, Parcel MUKV2013999013, MUKV2013999012, MUKV2013999011, (Family Ventures of Mukwonago, LLC, applicant)

Planner Gesch provided an overview of the original plan, which was previously approved and included 10 buildings four 3-story units with one level of underground parking, and six 4-story units with two levels of underground parking. The current request is to modify the four 3-story buildings to 4 stories and add a second level of underground parking. This change would make all 10 buildings uniform, with four stories and two levels of underground parking, adding approximately 96 units, including 2 units in the clubhouse, bringing the total to 770 residential units on the property. He explained that the reason for the numerous items on the agenda is due to the history of the project over the last seven years, which involved multiple approvals starting with the General Development Plan in 2018, the Development Guarantee Agreement, and Phase 1 approval. Across these documents, there were variations in unit counts and other details. Planner Gesch cross-referenced all existing agreements and plans with the current request and drafted new resolutions to align with the proposed amendments. The applicant is also seeking approval for Phase 2 of the development, which would allow them to complete Phase 1 and transition directly into Phase 2. This approach ensures compliance with the Development Agreement in place with the Village.

President Winchowky clarified that the project remains under the 20 units per acre density limit and that parking availability will increase. He also wanted confirmed that stormwater management, utilities, fire access, and landscaping will not be affected. He wanted clarification if the changes will impact both Phases or just one of them.

Planner Gesch affirmed that the proposed changes are consistent with the density and requirements outlined in the General Development Plan. Over the course of the project's planning spanning three administrators and six planners there have been minor discrepancies in documents regarding parking requirements. Code requires 2.25 parking spaces per unit: 1 included space, 1 optional enclosed space, and 0.25 for guest parking. The two senior living buildings were granted reduced parking requirements due to lower vehicle usage by residents. The original agreement allowed for 2.0–2.2 parking spaces per unit and included an option for 104 additional surface parking spaces in front of the senior buildings, if needed. By adding a second level of underground parking, the parking ratio will increase from 2.04 to 2.07 spaces per unit. The proposed changes are vertical only; the building footprints will remain the same and will not impact the approved Development Plan. Both Phases will be affected, as each includes two of the buildings being modified.

Administrator Dykstra noted that this amendment represents the next step following the resolution of long-standing litigation. Now that the legal matters are settled, staff recommends approval of the requested amendment.

Trustee Miners asked about the impact of adding an additional story, particularly regarding lighting.

Planner Gesch responded that the project uses downlighting, which should not affect surrounding areas. However, the Plan Commission could request an updated lighting plan if desired.

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

Administrator Dykstra recommended that the Village Attorney draft an instrument to strike the unit number from the documents. She clarified that the developer is still required to comply with the terms of the existing Development Agreement. Commissioner Wamser requested clarification on whether the project is located within a Tax Increment District (TID) and what impact, if any, it would have on the TID.

President Winchowky and Administrator Dykstra confirmed that the project is not located within a TID.

Commissioner Kettner wanted more clarification on what exactly is being amended/corrected in the original agreement

Planner Gesch explained that it would be pertaining having the Village Attorney draft an amendment removing language in 1. C of the Developer Guarantee Agreement stating "...the total residential density shall not exceed 675 units."

Meiners/Rutenbeck motioned to recommend Village Board to direct the Village Attorney to draft and coordinate an amendment or correction instrument for the Developer Guaranty Agreement pertaining to 1. C for Maple Centre Development to revise language related to maximum allowable residential units.

Unanimously Carried.

Discussion and possible recommendation to approve Resolution 2025-21 amending the General Development Plan for the Maple Centre Development

Meiners/Rutenbeck motioned to approve Resolution 2025-21 amending the General Development Plan for the Maple Centre Development

Unanimously Carried

Discussion and possible recommendation to approve Resolution 2025-22 amending the Final Development Plan for Phase 1 of the Maple Centre Development

Meiners/Rutenbeck motioned to approve Resolution 2025-22 amending the Final Development Plan for Phase 1 of the Maple Centre Development

Unanimously Carried

Discussion and possible recommendation to approve Resolution 2025-23 approving the Final Development Plan for Phase 2 of the Maple Centre Development

Meiners/Rutenbeck motioned to approve Resolution 2025-23 approving the Final Development Plan for Phase 2 of the Maple Center Development.

Unanimously Carried

Adjournment

Meeting adjourned at 7:55pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer