



**PLAN COMMISSION
MEETING**
Mukwonago Municipal Building / Board Room
440 River Crest Court, Mukwonago, WI 53149
December 9, 2025 at 6:30 PM

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 Approval of November 11, 2025 Plan Commission Minutes as prepared and distributed

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 Comprehensive Plan 2035 Amendment for the future land use for the property located at S93 W30740 CTH NN from Government and Institutional to Medium Lot Single Family II, parcel MUKV 1959-988-010, applicant (Jon and Audrey Sinnett)

5.2 Zoning Map Amendment to rezone the property located at S93W30740

Highway NN from P-1 Public and Semipublic District to R-1 Single Family Medium Lot Residential District, Parcel MUKV 1959-988-010, applicant (Jon and Audrey Sinnett).

- 5.3 Conditional Use Permit for a drive-through facility associated with the construction of a new restaurant building at 1090 N. Rochester Street, Culver's, Parcel MUKV 1963-999-049 applicant (Darlene Landon, property owner).

6. New Business

- 6.1 Discussion and possible recommendation to Village Board to approve **Ordinance No. 1038** to amend the "Village of Mukwonago Comprehensive Plan 2035" for property located at S93W30740 Hwy NN: Parcel: MUKV 1959-988-010
- 6.2 Discussion and possible recommendation to Village Board to approve **Ordinance No. 1037** to amend the The Village of Mukwonago Zoning Map for the property located at S93W30740 Hwy NN: Parcel: MUKV 1959-988-010
- 6.3 Discussion and possible recommendation to Village Board to approve **Resolution 2025-53** for a Conditional Use and Prescribing Conditions for a site drive-thru facility (Culver's) on MUKV 1963-999-049
- 6.4 Discussion and possible approval of **PC Resolution 2025-22** for a Site Plan and Architectural Review for Culver's, Parcel MUKV1963-999-049
- 6.5 Discussion and possible recommendation to the Village Board to approve **Resolution 2025-54** approving the Final Plat for Phase 3 Addition No. 2 of Champman Farms Residential Subdivision, Bielinski Homes, Applicant.
- 6.6 Discussion status report on the Zoning Code Update.

7. 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.