

Village of Mukwonago

**MINUTES OF THE REGULAR VILLAGE BOARD MEETING
WEDNESDAY, NOVEMBER 19, 2025**

Time: 6:30 PM

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

Call to Order

President Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Present: Brill, D. Johnson, K. Johnson, Meiners, Porter, Reeves, and President Winchowky

Absent: None

Pledge of Allegiance

Comments from the Public

Frank Piscitello; 538 Fox St; Spoke in regard to downtown Mukwonago and the current housing developments in the Village.

President Winchowky read a letter from the Library Board President for the Village's support for the renovation project.

Presentations

2026 Annual Budget Presentation by Finance Director Doherty

Finance Director Doherty gave a presentation regarding the 2026 annual budget, as presented in the packet. She noted that the mill rate for Waukesha and Walworth County were fairly similar at \$5.64. The only increase to the levy was due to net new construction. The Board had no discussion. No action taken.

Public Hearing

Public Hearing for the Village of Mukwonago 2026 Annual Budget

No comments were made during the public hearing.

Consent Agenda

Approval of the October 15, 2025 Regular Village Board Minutes and October 21, 2025 Special Village Board Minutes

Approve Accounts Payable Vouchers in the amount of \$1,690,301.87

Approve the consultant services agreement renewal with Ruckert & Mielke

Approve **Resolution 2025-37** to approve the elimination of the letter of credit for Minor's Estates 4 Phase I and Phase II Development

Approve the purchase requisition for street crack sealing to Fahrner Asphalt Sealers in the amount of \$19,379.00.

Approve **Resolution 2025-38** a resolution adopting the 2026 Impact Fee Schedule

Approve **Resolution 2025-39** amending the MissionSquare Retirement 457 Deferred Compensation Plan to Allow In-Service Distributions at Age 59.5

Approve the Temporary Alcohol Beverage License Applications (Beer Only) filed by St James Catholic Parish for use at the St James Parish Fish Fry, being held December 5, 2025, February 6, 2026, March 6, 2026, and May 1, 2026, located at 830 E Veterans Way

Approve a **Resolution 2025-40** for an amendment to Stormwater Maintenance Agreement for GS Global Resources, INC

Approve of **Resolution 2025-41** of the Storm Water Maintenance Agreement for Journey Salon

Approve the 120Water Lead Service Line Inventory Contract

Approve submission of application for 2026 Interoperable Radio Grant and to request staff to draft a resolution accordingly

Approve adjusted Village Attorney rates effective January 1, 2026.

Motion by Meiners to approve the consent agenda, second by D. Johnson. No discussion. Motion carried 7-0.

Joint Village & Town Protective Services Committee, Trustee Scott Reeves

Discussion/Action regarding approval of policy revisions for Policy #1, #11, and #31 (Item tabled from the November 5, 2025 Committee of the Whole meeting)

Motion by Reeves to approve Policy #1, second by K. Johnson. No discussion. Motion carried 7-0.

Motion by Reeves to approve Policy #11, second by Meiners. No discussion Motion carried 7-0. Previous language was changed to from the last Committee of the Whole, to clarify the intent of the policy. Motion by Reeves to approve Policy #3, second by K. Johnson. No further discussion. Motion carried 7-0.

Planning Commission, President Winchowky

For Information Only:

-PC Resolution 2025-21 for a Site Plan and Architectural Review for an accessory structure on the property owned by Mukwonago Food Pantry located at MUKV 1974-921-001

President Winchowky offered PC Resolution 2025-21 as information only. No action taken.

Finance Committee, Trustee Darlene Johnson

Motion to approve Vouchers in the amount of \$250,441.62.

Motion by D. Johnson to approve, second by Meiners. No discussion. Motion carried 7-0.

Discussion/Possible Action regarding **Resolution 2025-43** a resolution to Adopt the 2026 Annual Budget and establish the 2025 Property Tax Levy collectible in 2026

Motion by D. Johnson to approve, second by Reeves. No discussion. Motion carried 7-0.

Discussion/Possible Action regarding **Resolution 2025-44** a resolution to adopt the 2026 Stormwater Utility #1 Annual Budget

Motion by D. Johnson to approve, second by Meiners. No discussion. Motion carried 7-0.

Discussion/Possible Action regarding **Resolution 2025-45** a resolution to adopt the 2026 Capital Budget Items. The detailed capital plan can be found here:

<https://www.villageofmukwonago.gov/1236/Village-Budget-Reports>

Motion by D. Johnson to approve, second by K. Johnson. No discussion. Motion carried 7-0.

Public Works Committee, Trustee Eric Brill

Discussion/Action regarding **Resolution 2025-42** a resolution approving the Mukwonago Baptist Church Storm Water Maintenance Agreement

Motion by Brill to approve, second by Porter. No discussion. Motion carried 7-0.

Discussion/Possible Action to approve the lighting agreement with WE Energies for Chapman Farm Phase III

Motion by Brill to approve, second by Porter. No discussion. Motion carried 7-0.

Protective Services Committee, Trustee Scott Reeves

Discussion regarding October 2025 Police Incident Report (For Information Only, No Action Needed)
Reeves offered the October 2025 Incident Report as presented in the packet. No action taken.

Village President

Discussion/Action to confirm the Village President's Appointment of Mark Gregory to the Fire Commission, with a term to expire May 1, 2026

Motion by Winchowky to approve the appointment, second by Meiners. No discussion. Motion carried 7-0.

Closed Session

Discussion and possible action to go into closed session pursuant to **Wis. Stats §19.85 (1)(e)** "Deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and **Wis. Stats §19.85 (1) (g)** Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or likely to become involved." The basis for the matter to be considered in closed session is more specifically the discussion of an alleged breach of the assignment agreement between the Village and E Love Coffee, LLC regarding the property at **301 Main St** and the discussion of potential terms for a resolution of this breach and the negotiation strategy related thereto.

Discussion and possible action to go into closed session pursuant to **Wis. Stats §19.85(1)(e)** "Deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and **Wis. Stats §19.85 (1) (g)** Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or likely to become involved." regarding **negotiation of the Development Guarantee Agreement with prospective developer for Parcels MUKV 1963-996-005 and MUKV 1963-996-006 and regarding potential litigation with Family Ventures of Mukwonago, LLC Maple Centre**

Motion by Meiners to convene the Board into Closed Session, second by Reeves. Motion carried on a roll call vote 7-0. The Board convened into Closed Session at 7:15 p.m.

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

Motion by Meiners to reconvene into Open Session, second by reeve. Motion carried on a roll call vote 7-0. The meeting reconvened into open session at 7:48 p.m.

Motion by Meiners to approve contingent upon attorney review, second by Reeves. Motion carried 7-0.

Adjournment

Meeting adjourned at 7:49 p.m.

