

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, September 9, 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 Deputy Clerk-Treasurer Zerfas at 6:30pm

Roll Call

Commissioners present: 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: Fred Winchowky, Village President

Election of Temporary Chairperson

Deputy Clerk-Treasurer Zerfas took motion to appoint an Interim Chairperson Meiners/Wamser motioned to elect commissioner Eric Brill to Interim Chairperson Unanimously carried.

Comments from the Public

Doug Braun president of Engineered Pump Manufacturing at 445 McKenzie Rd Mukwonago. Presenting his presence to board in case any questions regarding item at this evenings meeting pertaining to parking lot project.
(Rerword above)
Closed 6:32pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from August 12, 2025, regular meeting. Unanimously carried.

Public Hearing

Adam Ruechel from Baird gave an overview of the Proposed Territory Subtraction and Project Plan Amendment for TID NO.4
Closed 6:40pm

New Business

Discussion and possible recommendations to approve PC Resolution 2025-20 a resolution designating the proposed territory subtraction and project plan amendment for the Tax Incremental District #4, Village of Mukwonago, Wisconsin

Administrator Dykstra provided an overview of the proposed changes, which include the removal of Point Apartments, the addition of electric and utility infrastructure to the 15 vacant acres, the potential Blue Bay development, and a one-mile section of multi-use trail. The Village has signed an MOU with the Village of East Troy and the Town of East Troy for a trail connection between the two Villages. The Village is applying for a TAP grant for the trail project, which will be on next month's agenda and may cover some or all of the costs. Funds are still coming in, and there is enough in reserves to pay off the existing debt. Two options were discussed: close the TID or move forward with the proposed amendment to maximize its potential.

Adam from Baird stated that after removing the Apartments, the annual tax revenue would decrease from approximately \$425,000 to \$131,000, based on the current tax rate

Meiners/Rutenbeck motioned approve **PC-Resolution 2025-20** for resolution designating the proposed territory subtraction and project plan amendment for the Tax Incremental District #4, Village of Mukwonago, Wisconsin
Unanimously Carried.

Discussion and possible approval for PC-Resolution 2025-19 for a Site Plan and Architectural Review for Engineered Pump Manufacturing, LLC, Located at 445 McKenzie RD Parcel MUKV 1970-998-011

Planner Gesch provided an overview of the resurfacing/expansion of parking lot and that no landscaping/trees will be changed with expansion. Explained that due to the expansion they will be required to mark out parking stalls in the parking lot.

Meiners/Rutenbeck motioned approve PC-Resolution 2025-19 for a Site Plan and Architectural Review for Engineered Pump Manufacturing, LLC, Located at 445 McKenzie RD Parcel MUKV 1970-998-011

Discussion and possible recommendation for Village Board to approve Resolution 2025-31 for a Certified Survey Map within Extraterritorial Plat Review for Parcels PA 1683-0000-02 and PBL 00009 in the Town of East Troy, Walworth County

Planner Gesch provided an overview of the CSM. Explained that it would not be signed until Walworth County and Town of East Troy both approve it on their end.

Meiners/Kettner motioned recommend approval of Resolution 2025-31 for a Certified Survey Map within Extraterritorial Plat Review for Parcels PA 1683-0000-02 and PBL 00009 in the Town of East Troy, Walworth County

Discussion on possible changes or clarifications to the Zoning Code regarding the definition on multi-family residential.

Planner Gesch gave overview of why a change or clarification to the zoning code regarding the definition on multi-family residential.

Planning Commission Board had a discussion and came to a conclusion that no change should be made until next year when the zoning code is on the agenda to be updated.

Adjournment

Meeting adjourned at 6:25pm

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer