

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, February 10, 2026

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

Comments from the Public

David Schweiger, Blackbear Drive, Mukwonago, from The Glen, was present to gather information regarding the Marsh View Drive project.
Closed at 6:32 p.m.

Approval of Minutes

Meiners/Brill motion to approve minutes from December 9, 2025, regular meeting.
Unanimously carried.

Public Hearing

Public Hearing regarding Proposed Project Plan and Boundaries for Tax Incremental District (TID) No. 7

Adam Ruechel with Baird provided an overview of TID No. 7. He reviewed the attached documents included under New Business, Section 6.2, for PC Resolution 2026-02.
Closed 6:46pm

New Business

Discussion/Action regarding PC Resolution 2026-01 a resolution for a site plan and architectural review for a building addition to Campbell Construction, located at 461 River Crest Court, Parcel # MUKV2009006

Planner Gesch provided an overview of the addition project, explained new building exterior will match existing building. Staff have no concerns at this time.

Meiners/Brill motioned to approve PC Resolution 2026-01 a resolution for a site plan and architectural review for a building addition to Campbell Construction, located at 461 River Crest Court, Parcel # MUKV2009006.
Unanimously Carried.

Discussion/Action regarding PC Resolution 2026-02 a resolution recommending formally adopting Proposed Project Plan and Boundaries for Tax Incremental District (TID) No. 7

Trustee Meiners inquired about the vacant property behind the Animal Hospital and how residential development would function within the TID.

Administrator Dykstra explained that one of the TID requirements is to designate an area for potential residential development. The proposed location within the TID boundary was identified as the most appropriate area to meet this requirement. State statute requires that the TID includes residential in order to be a mixed-use district.

Adam Ruechel with Baird reviewed the mixed-use requirements and clarified that any proposed residential development would still need to comply with the Village's Zoning Code. If the Village determines the area is suitable for residential development, the project would still require approval from both the Planning Commission and the Village Board.

Commissioner Wamser asked for clarification on the difference between the Village's definition of "mixed-use" and the State's "mixed-use district" requirements.

Adam Ruechel explained that the Village's definition of "mixed-use" is separate and distinct from the State's definition. One does not influence or override the other.

Meiners/Brill motioned to approve PC Resolution 2026-02 a resolution recommending formally adopting Proposed Project Plan and Boundaries for Tax Incremental District (TID) No. 7.

Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-09 a resolution for a Certified Survey Map (CSM) review for the Mukwonago Community Library located at 511 Division St, Parcel #'s: MUKV1973183, MUKV1973184, MUKV1973186, MUKV1973187, MUKV1973188, MUKV1973189, MUKV1973189, MUKV1973191, and MUKV1973192

Planner Gesch provided an overview of the Certified Survey Map (CSM) to combine the nine parcels into one lot. Public Works submitted a detailed memo further outlining the intent of the request. The Library is planning a remodel, and in order to qualify for grant funding, the nine lots must be consolidated into a single parcel.

Meiners/Brill motioned to recommend approval Resolution 2026-09 a resolution for a Certified Survey Map (CSM) review for the Mukwonago Community Library located at 511 Division St, Parcel #'s: MUKV1973183, MUKV1973184, MUKV1973186, MUKV1973187, MUKV1973188, MUKV1973189, MUKV1973191, and MUKV1973192.

Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-10 a resolution for a Certified Survey Map (CSM) review for the purpose of public Right-Of-Way dedication for the extension of East Wolf run at the existing eastern terminus in Parcel # MUKV2135997

Planner Gesch provided an overview of CSM and the purpose of the public Right-of-Way.

Meiners/Brill motioned to recommend approval of Resolution 2026-10 a resolution for a Certified Survey Map (CSM) review for the purpose of public Right-Of-Way dedication for the extension of East Wolf run at the existing eastern terminus in Parcel # MUKV2135997.

Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-11 a resolution for a Certified Survey Map (CSM) review for the creation of Marsh View Drive for public Right-Of-Way purposes across multiple parcels

Planner Gesch provided an overview of the Certified Survey Map (CSM) and the purpose of the public right-of-way for Marsh View Drive. This CSM includes several components, and the related attachments were provided for review. The DOT has reviewed the CSM and has no concerns at this time.

Meiners/Brill motioned to recommend approval of Resolution 2026-11 a resolution for a Certified Survey Map (CSM) review for the creation of Marsh View Drive for public Right-Of-Way purposes across multiple parcels.
Unanimously Carried.

Discussion/Recommendation regarding Resolution 2026-12 a resolution for a Certified Survey Map (CSM) review for the Glen of Mukwonago for the creation of public Right-Of-Way across Parcel # MUKV1962989049

Planner Gesch provided an overview, noting that this represents an additional part of the Marsh View Drive project. The previous CSM addressed the land south of the Glen. This CSM is regarding a portion of land owned by the Glen that lies between the Marsh View Drive CSM and the existing Village right-of-way at the cul-de-sac to the north. Staff have been working with the Glen of Mukwonago to dedicate this small area to the right-of-way to complete the connection. The DOT has reviewed and has no concerns with the proposed plan.

Administrator Dykstra stated that construction is expected to begin this summer, with all final documents and components completed between this meeting and the next Village Board meeting. She explained that the portion before the commission is what they are responsible for reviewing. The remaining portions of the project will go before the Village Board. Once approved by the Board and all other involved parties, we will be able to begin the design process.

Meiners/Brill motioned to recommend approval of Resolution 2026-12 a resolution for a Certified Survey Map (CSM) review for the Glen of Mukwonago for the creation of public Right-Of-Way across Parcel # MUKV1962989049.
Unanimously Carried.

Discussion and approval of a new date for the August 11, 2026, Plan Commission meeting as it coincides with Election Day

Discussion was held among the Board regarding a new meeting date
All Board members agreed to move the August 11 meeting to August 10.

Discussion status report on the Zoning Code Update.

Administrator Dykstra provided a status report on the Zoning Code. No action taken.

Adjournment

Meeting adjourned at 7:13pm

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer