

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, March 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

None.
Closed at 6:31 p.m.

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from February 10, 2026, regular meeting. Unanimously carried.

Public Hearing

Conditional Use Permit for a new Concession Stand Building located in Indianhead Park, Parcel MUKV2009959, applicant (Village of Mukwonago Department of Public Works).

None.
Closed 6:33pm

New Business

Discussion/recommendation to the Village Board to approve Resolution 2026-23 for Conditional Use and Prescribing Conditions for Construction of a Concession Barn in Indianhead Park on Parcel MUKV 2009959, Mukwonago, WI

Planner Gesch provided an overview of the proposed building located in Indianhead Park. The building will include plumbing and a sink. Due to its location within a floodplain, certain regulatory requirements and restrictions must be met.

Meiners/Brill motioned to recommend approval of Resolution 2026-23 for Conditional Use and Prescribing Conditions for Construction of a Concession Barn in Indianhead Park on Parcel MUKV 2009959, Mukwonago, WI
Unanimously Carried.

Discussion and possible approval of PC Resolution 2026-05 for a Site Plan and Architectural Review for the Construction of an Accessory Structure Concession Barn, located at Indianhead Park on Main Street, Parcel MUKV 2009959

Planner Gesch provided an overview of the project related to the Site Plan and Architectural Review, including discussion of pathways, lighting, and the building's overall appearance. Due to the floodplain location, grading has been modified to slightly elevate the structure and ensure compliance with applicable floodplain requirements.

Public Works Director Ron Bittner explained that the building will closely mimic the original structure, as it is an iconic piece of history. The high school will assist with designing the exterior painting in collaboration with some of the original artists. The selected location maximizes the space in front of the Phantom Junction Stage while still meeting floodplain requirements.

Meiners/Brill motioned to approve PC Resolution 2026-05 for a Site Plan and Architectural Review for the Construction of an Accessory Structure Concession Barn, located at Indianhead Park on Main Street, Parcel MUKV 2009959
Unanimously Carried.

Discussion/recommendation to the Village Board to approve Ordinance No. 1041 Allowing Land Zoned for Commercial, or Mixed-Use Development to be Subdivided into not more than Ten Parcels through preparation of a Certified Survey Map

Planner Gesch provided an overview of the ordinance, noting that the Village has received questions regarding why it has not been updated to align with state law in effect since 2014. This update brings the Village's ordinance into compliance with state law

Meiners/Rutenbeck motioned to recommend approval of Ordinance No. 1041 Allowing Land Zoned for Commercial or Mixed-Use Development to be Subdivided into not more than Ten Parcels through preparation of a Certified Survey Map
Unanimously Carried.

Discussion and possible approval of PC Resolution 2026-03 a Site Plan and Architectural Review for the Relocation and Modification to Existing Driveway Entrances for Field Park, located at 933 N. Rochester Street, Parcel MUKV1963995

Planner Gesch provided an overview of the project, explaining that it is coordinated with upcoming work on State Highway 83 and County NN, as well as the Kiwanis property development

Meiners/Rutenbeck motioned to approve PC Resolution 2026-03 a Site Plan and Architectural Review for the Relocation and Modification to Existing Driveway Entrances for Field Park, located at 933 N. Rochester Street, Parcel MUKV1963995

Discussion and possible approval of PC Resolution 2026-04 a Site Plan and Architectural Review for Burn Boot Camp & Perfect Fit Health Clubs located at 950 Main Street, Parcel MUKV 2009989001

Planner Gesch provided an overview of the project for the vacant lot, noting that the proposal consists of a single building designed to be divided and occupied by two businesses. Flat roofs are permitted with Planning Commission approval, and the proposed roof design is consistent with other nearby businesses.

Commissioner Wamser raised questions regarding the color palette and the south side of the building, expressing concern that it does resemble a barn and requesting a more aesthetically pleasing design.

David Baum of Schroeder and Holt Architects explained that the businesses will operate on a class-based model rather than as an open gym concept. The exterior will feature a mix of cultured stone and metal panels, with colors matching those submitted in the application. Two revisions were noted: the front elevation will have the door and windows reversed, and the side elevation will replace standard windows with a windowed garage door.

Meiners/Wamser motioned to approve PC Resolution 2026-04 a Site Plan and Architectural Review for Burn Boot Camp & Perfect Fit Health Clubs located at 950 Main Street, Parcel MUKV 2009989001 with the conditions that on the East Elevation the windows on the right be mirrored on the left and that all changes can be approved by staff and that the requested revisions be approved for the front elevation and side elevation as stated.

Status update on Zoning Code Rewrite Project.

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

Adjournment

Meeting adjourned at 7:16pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer