Town of Mukwonago
Waukesha County
W320 S8315 Beulah Road • Mukwonago, WI 53149
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TOWN OF MUKWONAGO
JOINT PLAN COMMISSION AND TOWN BOARD AGENDA
Wednesday, July 9, 2025

TIME: 6:30 PM

PLACE: Town Hall W320S8315 Beulah Road

1. Call to order
2. Open meeting noticed
3. Roll call
   A. Plan Commission
   B. Town Board
4. Meeting minutes from June 4, 2025
   A. Joint discussion by the Plan Commission and Town Board
   B. Plan Commission action
   C. Town Board action
5. Report by Building Inspector regarding any alleged or outstanding violation(s)
   A. Update from Building Inspector
   B. Possible action by the Town Board
6. Site Plan request by the Phantom Ranch Bible Camp for a new archery pavilion and a picnic pavilion. The property is located at W309 S10910 CTH I; Olen Johnsen applicant; application 2025-26
   A. Review and discussion
   B. Plan Commission action

   Details online: URL: https://s.zoninghub.com/6B5VW8ZG07
7. Consideration of Waiver Request from the Sec. 34-43, Land Division Residential Development Permit Allotment Requirements for a proposed subdivision located on Beulah Rd; Tax Key No. MUKT1949995005; Land & Home LLC (Steve Styza, Agent) –; application 2025-24
   A. Discussion by the Plan Commission and Town Board
   B. Possible action by the Town Board

      Details online: https://s.zoninghub.com/4BB6WHW07Y
8. Amendment of the Town's official map by eliminating the through road connection between the terminus of Frosty Meadow Lane and Beulah Road; Land & Home LLC applicant (Steve Styza, agent); application 2025-23
   A. Joint public hearing
   B. Discussion by the Plan Commission and Town Board
   C. Possible recommendation by the Plan Commission to the Town Board
   D. Possible action by the Town Board

      Details online: https://s.zoninghub.com/8EO9NLOQ6E

9. Concept review of an 18-lot single family subdivision for property located of CTH I and Section Road (MUKT1936999003); Ryan's Buying, LLC., developer (Ryan Janssen, agent) (application 2025-25)
   A. This is an informal review and discussion - no decisions will be made

   Details online: https://s.zoninghub.com/LUXJI4PH33

10. General discussion of solar energy system development standards.
    A. This is an informal review and discussion - no decisions will be made

11. Town Planner report (no packet materials)
12. Recommendations for future agendas (no packet materials)
13. Miscellaneous updates (if any)
    A. Phantom Lake Management District
    B. Fox River Commission
14. Next meeting date(s)
    - July 16, 2025, if needed to finish business from July 9, 2025
    - August 6, 2025 – regular meeting (***Date to be verified***)
15. Adjournment - Plan Commission
16. Adjournment - Town Board

Please Note:

- The order of items on this agenda is for convenience of reference. These items may be taken out of order upon request of the Town Board and/or Plan Commission.
- 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 Kathy Karalewitz at 262-363-4555.
- The Plan Commission and/or Town Board may impose reasonable time limits on public comments during any public hearing.