



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 June 3, 2026

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 May 6, 2026
 - A. Joint discussion by the Plan Commission and Town Board
 - B. Plan Commission action
 - C. Town Board action
5. Notice of withdrawal of Application 2026-14 for a Conditional Use Permit amendment and amended Site Plan / Plan of Operation for Schuett Farms LLC, W299 S6370 State Road 83 (Tax Key Nos. MUKT 1878.999, MUKT 1878.999.001, MUKT 1878.998, and MUKT 1877.998). The applicant has withdrawn the application; therefore, the noticed public hearing and related Plan Commission and Town Board consideration have been canceled.

Details online: <https://s.zoninghub.com/LUKLE9GOHB>

6. Review and consideration of special exception requests pursuant to Chapter 36 to exceed the maximum allowable detached accessory building floor area and maximum allowable building height for a proposed accessory structure at property located at S96W32528 Valley Court Rd. (Tax Key No. MUKT1986999004); Dawson Greenwald and Brooke Zander, owners; Josh Obert – Walters Buildings, agent (Application 2026-18).
 - A. Joint discussion by the Plan Commission and Town Board
 - B. Possible recommendation by Plan Commission to Town Board
 - C. Possible action by the Town Board

Details online: <https://s.zoninghub.com/PID4KGAEHD>

7. Review and consideration of a Site Plan request to construct a new 25' x 30' pavilion at Rolling Hills Elementary School located at W322 S9230 Beulah Rd. (Tax Key No. MUKT1952012); Mukwonago Area School District, owner; Bill Canfield, agent (Application 2026-19).
 - A. Possible action by the Plan Commission

Details online: <https://s.zoninghub.com/EWXEPXYI3F>

8. Review and consideration of a residential development permit scoring evaluation for a proposed seventeen (17) lot residential subdivision located at W310 S8471 County Rd. I (Tax Key No. MUKT1936999003); Ronald H Lambert Jr Living Trust, owner; Ryan Janssen, applicant (Application 2026-16).
 - A. Joint discussion by Plan Commission and Town Board
 - B. Possible action by Plan Commission and Town Board (joint decision)

Details online: <https://s.zoninghub.com/OH5BX1LWTH>

9. Review and consideration of a residential development permit allocation request associated with a proposed seventeen (17) lot residential subdivision located at W310 S8471 County Rd. I (Tax Key No. MUKT1936999003); Ronald H. Lambert Jr. Living Trust, owner; Ryan Janssen, applicant (Application 2026-16).
 - A. Joint discussion by Plan Commission and Town Board
 - B. Possible action by Plan Commission and Town Board (joint decision)

Details online: <https://s.zoninghub.com/OH5BX1LWTH>

10. Review and possible action regarding a waiver consideration pursuant to §34-42 of the Town of Mukwonago Land Division Ordinance to waive the public hearing requirement associated with Preliminary Plat review for the proposed subdivision located at W310 S8471 County Rd. I (Tax Key No. MUKT1936999003); Ronald H Lambert Jr Living Trust, owner; Ryan Janssen, applicant. (no packet materials)
 - A. Discussion by the Plan Commission
 - B. Possible action by Plan Commission
11. Report by Building Inspector regarding alleged or outstanding violation(s)
 - C. Update from Building Inspector
 - D. Possible action by the Town Board

12. Town Planner report

13. Recommendations for future agendas

14. Miscellaneous updates (if any)

- A. Phantom Lake Management District
- B. Fox River Commission

15. Next meeting date(s)

- June 10, 2026 if needed to finish business from June 3, 2026
- July 1, 2026 – regular meeting

16. Adjournment - Plan Commission

17. Appeal of Invoices #7584, #7585, #7586, #7602 & #7613 by Maureen Aliota, Clydesdale Farms South HOA.

E. Discussion by Town Board

F. Possible action by the Town Board.

18. 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.