

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, March 9, 2021

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct, Mukwonago, WI 53149**

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

- 4.1 Approval of February 9, 2021 minutes
[20210209 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Plan Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

- 5.1 Public Hearing on a request for a banquet facility as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance, Aman's Beer and Wine and ACG Development #1 LLC, applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.
[Public Hearing Notice PC - 110 Chapman - Amans - MUKV1962996005.pdf](#)
- 5.2 Public Hearing for a request for a thrift store (secondhand store) as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Josh and Tonia Property Management, LLC, tenant; and Red Corner Investments LLC, owner, applicant; 201 S Rochester St; Parcel MUKV 1976-121.

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board on **RESOLUTION 2021-09** a Resolution to approve Conditional Use for a request for a banquet facility for Aman's Beer and Wine (VM Investments), applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.
[Agenda Report - 110 Chapman Farms Blvd - SPAR - CU - MUKV1962-996-005.pdf](#)
[RESOLUTION 2021-09 - CU Aman's Beer and Wine - MUKV1962996005.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board on **RESOLUTION 2021-10** a Resolution to approve Site Plan and Architectural Review for a liquor store and assembly hall for Aman's Beer and Wine (VM Investments), applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.
[RESOLUTION 2021-10 SPAR Aman's Beer and Wine - MUKV1962996005.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board on **RESOLUTION 2021-11** a Resolution to approve Conditional Use for a request for a thrift store (secondhand store) Josh and Tonia Property Management, LLC, tenant; and Red Corner Investments LLC, owner, applicant; 201 S Rochester St; Parcel MUKV 1976-121.
[Agenda Report- 201 South Rochester St - CU App Second Hand Store MUKV1976121.pdf](#)
[RESOLUTION 2021-11 - CU Josh and Tonia Property Management, LLC- MUKV1976121.pdf](#)
- 6.4 Discussion and possible recommendation to the Village Board on **RESOLUTION 2021-12** a Resolution to Amend the Comprehensive Plan for the Village of Mukwonago for property located at Lot 1 CSM #10415/Lot 26 blk 5 Meadow Park Estates Addition No 3, Parcel MUKV 1971-139-001.
[Agenda Report- Small Farm Road Lot 1 - Land Use Amend and Zoning Map Amend.pdf](#)
[RESOLUTION 2021- 12 Update to Comp Plan - Land Use - MUKV1971-113-001.pdf](#)
- 6.5 Discussion and possible recommendation to the Village Board on an Ordinance to Amend the District Zoning Map of the Village of Mukwonago on behalf of Abdulaziz F Sanqur, applicant; for property at Lot 1 CSM #10415/Lot 26 blk 5 Meadow Part Estates Addition #3; Parcel MUKV 1971-139-001.
[Ordinance XXX-Amend Zoning Map-Small Farm Road CSM 10415 MUKV1971-139-001.pdf](#)
[Ord XXX Atachments.pdf](#)
- 6.6 Discussion on Zoning Code and Sign Code rewrite.
[Staff Report - Zoning Code Sign Code Rewrite - Public Participation Plan.pdf](#)

- 6.7 Discussion and possible recommendation to the Village Board on **RESOLUTION 2021-13** a Resolution adopting a public participation plan for the zoning code and sign code update.

[Agenda Report- Zoning Sign Code Rewrite - public participation Plan.pdf](#)

[RESOLUTION 2021-13 zoning code - sign code - public participation plan.pdf](#)

7. Adjournment

Membership:

Jason Wamser, James Decker, Mark Penzkover, Ken Werner, Eric Brill, Fred Winchowky, Bob Harley, and John Fellows (Advisory)

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, 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 the Municipal Clerk's Office, (262) 363-6420.