

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, April 13, 2021

Call to Order

Chairman Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jim Decker
Ken Werner
Eric Brill
Robert Harley
Mark Penzkover

Commissioners excused: Jason Wamser

Also present: John Fellows, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm
No Comments from the public
Closed at 6:31 pm

Minutes

Motion made by Decker/Penzkover to approve the minutes of the March 9, 2021 meeting, carried.

Public Hearings

Public Hearing on a request for a new park structures as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Village of Mukwonago, applicant; 820 Main Street; Parcels MUKV 2009-959 and MUKV 2009-977.

Opened at 6:32 pm
No Comments
Closed at 6:33 pm

Public Hearing for a request for a medical office as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Life's Connection Mukwonago Center Inc., applicant; 801 N Rochester Street; Parcel MUKV 1974-904.

Opened at 6:33 pm
Crawley, applicant; thanked Village for hearing request to change locations.
Closed at 6:36 pm

Public Hearing for a request for a secondhand store as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance, Goodwill Industries of SE WI and NE

IL, applicant; Southwest corner of S Rochester and Arrowhead Dr; Parcel MUKV 2015-997-010.

Opened at 6:36 pm

No comments

Closed at 6:37 pm

New Business

Recommendation to the Village Board on RESOLUTION 2021-19 a Resolution to approve Conditional Use for a request for park structures for the Village of Mukwonago, applicant; 820 Main Street; MUKV 2009-959 and MUKV 2009-977.

Fellows gave overview of project

Bittner gave overview of project

Motion made by Decker/Harley to approve RESOLUTION 2021-19 a Resolution to approve Conditional Use for a request for park structures for the Village of Mukwonago, applicant; 820 Main Street; MUKV 2009-959 and MUKV 2009-977, carried

Recommendation to the Village Board on RESOLUTION 2021-20 a Resolution to approve Site Plan and Architectural Review for structures within a public park for Village of Mukwonago, applicant; 820 Main Street; MUKV 2009-959 and MUKV 2009-977.

Fellows gave overview of project

Bittner gave overview of project

Motion by Penzkover/Decker to approve RESOLUTION 2021-20 a Resolution to approve Site Plan and Architectural Review for structures within a public park for Village of Mukwonago, applicant; 820 Main Street; MUKV 2009-959 and MUKV 2009-977, carried

Recommendation to the Village Board on RESOLUTION 2021-21 a Resolution to approve Conditional Use for a request for a medical office for Life's Connection Mukwonago Center Inc., applicant; 801 N Rochester Street; MUKV 1974-904.

Fellows gave overview of project

Fellows stated he received an email from Mrs. Miller (building owner) that she is in favor of having Life's Connection purchase the building and moving to this location.

Motion by Penzkover/Decker to approve RESOLUTION 2021-21 a Resolution to approve Conditional Use for a request for a medical office for Life's Connection Mukwonago Center Inc., applicant; 801 N Rochester Street; MUKV 1974-904, carried.

Recommendation to the Village Board on RESOLUTION 2021-22 a Resolution to approve a Conditional Use application for a secondhand store Goodwill Industries of SE WI and NE IL, applicant; located at the Southwest corner of S Rochester St and Arrowhead Dr; MUKV 2015-997-010.

Fellows gave overview of project.

Email from Rosanne McGuire, 103 Park Ave, in favor of Goodwill.

Email from Todd Ciske, Kettle-Moraine Community Radio, in favor of Goodwill

Email from Jackie Thelen, Circle of Friends, against Goodwill

Motion by Decker/Werner to approve RESOLUTION 2021-22 a Resolution to approve a Conditional Use application for a secondhand store Goodwill Industries of SE WI and NE IL, applicant; located at the Southwest corner of S Rochester St and Arrowhead Dr; MUKV 2015-997-010, carried

Recommendation to the Village Board on RESOLUTION 2021-23 a Resolution to approve a Site Plan and Architectural Review for Goodwill Industries of SE WI and NE IL, applicant; located at the Southwest corner of S Rochester St and Arrowhead Dr; MUKV 2015-997-010.

Fellows gave overview of project

Doug Bushing, Goodwill Industries, gave overview of project

Smitha Chintamaneni, attorney, gave overview of project

Brian Deckow, architect, gave overview of project

There was discussion about the exterior lighting.

Motion by Decker/Werner to approve RESOLUTION 2021-23 a Resolution to approve a Site Plan and Architectural Review Goodwill Industries of SE WI and NE IL, applicant; located at the Southwest corner of S Rochester St and Arrowhead Dr; MUKV 2015-997-010, with the additional listed conditions, carried, Penzkover abstained.

16. The parking lot lighting shall be coordinate with regard to the design of the fixture and pole with the adjacent property to the south. Final lighting specifications and details shall be provided to the Village Planner for review and approval prior to issuance of a building permit.

17. A shared access driveway shall be provided on the south side of the property. This driveway shall coordinate with the access agreement indicated on the Alta Survey. The applicant shall also place a shared access agreement on this subject property. All legal and recorded documents must be drafted and recorded, with a copy of the recorded documents provided to the Village at time of issuance of any land disturbance or building permit.

Recommendation to the Village Board on 402 Grand Avenue, Parcel MUKV 1973-047; Regina L Kellner, applicant, request for a Certificate of Design Approval for new construction and site improvements (garage and driveway) in the Grand and Pearl Historic District, as recommended by the Historic Preservation Commission.

Fellows gave overview of project

Kellner, owner, gave overview of project

Motion by Decker/Werner to approve request for a Certificate of Design Approval for new construction and site improvements (garage and driveway) in the Grand and Pearl Historic District, carried

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.

Fellows gave overview of project

Motion by Decker/Penzkover to approve 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, carried

Recommendation to the Village Board on RESOLUTION 2021-24 a Resolution to Amend the Comprehensive Plan for Bielinski Homes, Inc., applicant; Outlot 1 CSM #11755; Parcel MUKV 1957-997-001.

Fellows gave overview of project

Motion by Decker/Penzkover to approve **RESOLUTION 2021-24** a Resolution to Amend the Comprehensive Plan for Bielinski Homes, Inc., applicant; Outlot 1 CSM #11755; Parcel MUKV 1957-997-001, carried

Conceptual discussion of plan for a new mixed-use development located on STH 83 just north of CTH NN.

Fellows gave overview of project

Randall gave overview of project

Koch gave overview of project

Discussion regarding extension of Marsh View Rd; Not changing, at Village expense, Lift Station

Discussion on Zoning Code and Sign Code rewrite.

Adjournment

Meeting adjourned at 9:12 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer