

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, April 13, 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 March 9, 2021 minutes.
[20210309 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 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.
[Public Hearing Notice PC - CU - Indian Head Park - MUKV2009959.pdf](#)
- 5.2 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 St; Parcel #MUKV 1974-904.
[Public Hearing Notice PC - CU - Life's Connection - MUKV1974904.pdf](#)

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

[Public Hearing Notice PC - CU - Goodwill Store - MUKV2015997010.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to Village Board **RESOLUTION 2021-19** to consider a Conditional Use request for park structures for the Village of Mukwonago, applicant; 820 Main St; MUKV 2009-959 and MUKV 2009-977.
[Packet - CU - SPAR - 820 Main Street - Indianhead Park - MUKV2009-959 AND MUKV2009-977.pdf](#)
[RESOLUTION 2021-19 CU - Indianhead Park- 820 Main - MUKV2009959 and MUKV2009977.pdf](#)
- 6.2 Discussion and possible recommendation to Village Board **RESOLUTION 2021-20** to approve Site Plan and Architectural Review for structures within a public park for Village of Mukwonago, applicant; 820 Main St; MUKV 2009-959 and MUKV 2009-977.
[RESOLUTION 2021-20 - SPAR - Indianhead Park- 820 Main - MUKV2009959 and MUKV2009977.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board **RESOLUTION 2021-21** to consider a Conditional use for a medical office for Life's Connection Mukwonago Center Inc., applicant; 801 N Rochester St, MUKV 1974-904.
[Packet - CU - Life's Connection - 801 N Rochester Street - MUKV 1974904.pdf](#)
[RESOLUTION 2021-21 CU Lifes Connection Muk Center- 801 Rochester - MUKV1974904.pdf](#)
- 6.4 Discussion and possible recommendation to Village Board on **RESOLUTION 2021-22** to consider a Conditional Use application for a secondhand store Goodwill Industries of SE WI and NE II, applicant; located at the Southwest corner of S Rochester St and Arrowhead Dr; MUKV 2015-997-010.
[Packet - Goodwill - CU - SPAR - Sign - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
[RESOLUTION 2021-22 - CU - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
- 6.5 Discussion and possible recommendation to Village Board **RESOLUTION 2021-23** to approve Site Plan and Architectural Review for Goodwill Industries of SE WI and NE IL, applicant; Lot 2 Certified Survey 9620 at Arrowhead Drive; MUKV 2015-997-010.
[RESOLUTION 2021-23 - SPAR - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
- 6.6 Consideration and recommendation on 402 Grand Avenue, Tax Key Number 1973-047 Regina L Kellner, 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.

[Attachment - Grand 402 MUKV1973047 Application Packet](#)

- 6.7 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](#)
- 6.8 Discussion and possible recommendation to Village Board **RESOLUTION 2021-24** to Amend the Comprehensive Plan for Bielinski Homes, Inc., applicant; Outlot 1 CSM #11755; MUKV 1957-997-001.
[Packet - Beilinski - Land Use Plan Amend - MUKV1957799001.pdf](#)
[RESOLUTION 2021-24 Update to Comp Plan - Land Use - MUKV1957997001.pdf](#)
- 6.9 Conceptual discussion of plan for a new mixed use development located on STH 83 just north of CTH NN.
[Packet - Concept Discussion - W298 S8944 - MUKT 1962-994.pdf](#)
- 6.10 Discussion and possible direction to staff and consultant regarding Zoning Code and Sign Code rewrite.

7. Adjournment

Membership:

Jason Wamser, James Decker, Mark Penzkover, John Meiners, 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.