

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, May 11, 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 April 13, 2021 minutes.
[20210413 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 to consider an Amendment to a Planned Unit Development for a 20-Unit addition onto structure Birchrock Properties LLC, applicant; 210 McDivitt Ln; Parcel MUKV 2012-215-002.
[Public Hearing Notice PC -CU - Birchrock -210 McDivitt - MUKV2012215002 \(2\).pdf](#)
- 5.2 Public Hearing to consider a Conditional Use application for a drive-through facility, with a permitted or conditional use Espresso Love, applicant; 301 Main St; Parcel MUKV 1976-128.
[Public Hearing Notice PC -CU- Espresso Love - 301 Main Street - MUKV1976128.pdf](#)

- 5.3 Public Hearing to consider a Conditional Use application for a drive-through facility with a permitted or conditional use Mark A Sykes, DBA Subway, applicant; 827 S Rochester St, #104; Parcel MUKV 2009-978-003.
[Public Hearing Notice PC -CU- Subway - 827 S ROCHESTER ST - MUKV2009978003.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to Village Board **RESOLUTION 2021-36** to approve a Conditional Use for a RCAC facility located at 210 McDivitt Lane, for Kristopher Kiefer/ Birchrock Properties, LLC, applicant; Parcel MUKV 2012-215-005.
[Packet - CU-SPAR - 210 McDivitt - MUKV2012215002.pdf](#)
[RESOLUTION 2021-36 - CU - 210 McDivitt Ln - MUKV2012215002.pdf](#)
- 6.2 Discussion and possible recommendation to Village Board on **RESOLUTION 2021-37** for Site Plan and Architectural Review for Birchrock Properties, LLC, applicant; 210 McDivitt Ln; Parcel MUKV 2012-215-002.
[RESOLUTION 2021-37 - SPAR - 210 McDivitt Ln - MUKV2012215002.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board **RESOLUTION 2021-38** to approve Conditional Use for a Drive Through Facility for a tenant space located at 301 Main Street, for Elovecoffee LLC DBA Espresso Love Coffee, applicant; Parcel MUKV 1976-128
[Packet - CU-SPAR - 301 Main Street - MUKV1976128.pdf](#)
[RESOLUTION 2021-38 - CU - 301 Main Street - MUKV1976128.pdf](#)
- 6.4 Discussion and possible recommendation to Village Board for **RESOLUTION 2021-39** for Site Plan and Architectural Review for ELoveCoffee DBA Espresso Love Coffee, applicant; 301 Main St; MUKV 1976-128.
[RESOLUTION 2021-39 - SPAR - 301 Main Street - MUKV1976128.pdf](#)
- 6.5 Discussion and possible recommendation to Village Board **RESOLUTION 2021-40** to approve Conditional Use for a Drive Through Facility for a tenant space located at 827 S Rochester Street, for Mark Sykes / Sykes Foods, LLC, applicant; MUKV 2009-998-003
[Staff Report - CU-SPAR - 827 S ROCHESTER ST - MUKV2009978003.pdf](#)
[RESOLUTION 2021-40 - CU - 827 S ROCHESTER ST - MUKV2009978003.pdf](#)
- 6.6 Discussion and possible recommendation to Village Board on **RESOLUTION 2021-41** for Site Plan and Architectural Review for Mark Sykes/Skyes Foods, LLC, applicant; 827 S Rochester St; Parcel MUKV 2009-998-003.
[RESOLUTION 2021-41 - SPAR - 827 S ROCHESTER ST - MUKV2009978003.pdf](#)

- 6.7 Discussion and possible recommendation to Village Board **RESOLUTION 2021-42** to approve Site Plan and Architectural Review for structures located at 211 Fox Street, for Robert G Kokott / Lakeland Property Management, applicant; Parcel MUKV 1973-951-001.

[Staff Report -Lakeland Property Management - SPAR - 211 Fox Street - MUKV1973951001.pdf](#)
[RESOLUTION 2021-42 - 211 Fox St MUKV 1973951001.pdf](#)

7. Adjournment

Membership:

Eric Brill, James Decker, Bob Harley, Karl Kettner, Mark Penzkover, Jason Wamser, Fred Winchowky, 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.