

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, June 8, 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 May 11, 2021 minutes.
[20210511 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 to consider a request for a Car Wash, with a permitted or conditional use as a conditional use Carl Goede, Rivers Edge Car Wash, applicant; 809 S Rochester St; Parcel MUKV 2009-978-004.
[Public Hearing Notice PC -CU - 809 S Rochester St.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to Village Board **RESOLUTION 2021- 53** to approve a Conditional Use for 809 S Rochester Street, for Carl Goede / Rivers Edge Car Wash; Parcel MUKV 2009-978-004

[Staff Report - CU-SPAR - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)
[RESOLUTION 2021-53 CU - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)

- 6.2 Discussion and possible recommendation of **RESOLUTION 2021-54** for Site Plan and Architectural Review for Car Wash; Carl Goede/Rivers Edge Care Wash, applicant; 809 S Rochester St; Parcel MUKV 2009-978-004.
[RESOLUTION 2021-54 SPAR - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board on **RESOLUTION 2021-48** for Site Plan and Architectural Review for Village of Mukwonago, applicant; 1111 Fox Street; Parcel MUKV 1969-989.
[Staff Report - 1111 Fox ST - MUKV1969989.pdf](#)
[RESOLUTION 2021-48 FD LED Sign.pdf](#)
- 6.4 Discussion and possible recommendation to Village Board **RESOLUTION 2021- 47** to approve a land division for a two lot Certified Survey Map (CSM), 322 Plank Road, for Ryan Jansen / Ryan's Buying; Parcel MUKV 1976-998.
[Staff Report - CSM - 322 Plank Road - MUKV1976998.pdf](#)
[RESOLUTION 2021-47 CSM-322 Plank Road - MUKV1976998.pdf](#)
- 6.5 Discussion and possible recommendation to Village Board **RESOLUTION 2021- 51** to approve a Site Plan and Architectural Review, 301 Main Street, for David A. and Tracy A. Stockwell / Espresso Love Coffee; Parcel MUKV 1976-128
[Staff Report - CU-SPAR - 301 Main Street - MUKV1976128.pdf](#)
[RESOLUTION 2021-51 SPAR - 301 Main Street - MUKV1976128.pdf](#)
- 6.6 Discussion and possible recommendation to Village Board **RESOLUTION 2021- 49** to approve a Site Plan and Architectural Review (Lighting), **LOT 2 CERT SURV 9620 at Arrowhead Drive**, for Goodwill Industries; Parcel **MUKV2015-997-010**
[Staff Report - SPAR Lighting - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
[RESOLUTION 2021-49 - SPAR- Lighting - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
- 6.7 Discussion and possible recommendation to Village Board **RESOLUTION 2021- 52** to approve a Site Plan and Architectural Review,
309 and 315 Gibson Road, for IMPACT MUKWONAGO LLC; Parcel MUKV 1976-128
[Staff Report - SPAR - 309 -315 Gibson - MUKV1975023.pdf](#)
[RESOLUTION 2021-52 SPAR - 309-315 Gibson - MUKV1975023.pdf](#)

7. Adjournment

Membership:

Jason Wamser, James Decker, Mark Penzkover, Karl Kettner, 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.