

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, June 8, 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
Jason Wamser
Eric Brill
Mark Penzkover
Karl Kettner

Commissioners excused: Robert Harley

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

Comments from the Public

Opened at 6:31 pm

David Boebel; 815 Parkview Ln; Spoke against parking and access points on Main St for Espresso Love

Debbie Kuske; 157 Lake St; Spoke against new dumpster enclosure at 309/315 Gibson St

Closed at 6:38 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the May 11, 2021 meeting, carried.

Public Hearings

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.

Opened at 6:38 pm

Carl Goede, owner/applicant, spoke on his request being in response to COVID and limiting access to who is inside cars.

Closed at 6:41 pm

New Business

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.

Fellows gave overview of project

Motion made by Decker/Penzkover to approve **RESOLUTION 2021-53** a Resolution to approve Conditional Use for 809 S Rochester Street, for Carl Goede / Rivers Edge Car Wash; Parcel MUKV 2009-978-004, carried

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.

Fellows gave overview of project

Carl Goede presented a petition containing 241 signatures in favor of his changes.

Motion by Decker/Brill to approve **RESOLUTION 2021-54** a Resolution to approve Site Plan and Architectural Review for Car Wash; Carl Goede/Rivers Edge Care Wash, applicant; 809 S Rochester St; Parcel MUKV 2009-978-004, carried

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.

Fellows gave overview of project

Motion by Decker/Kettner to approve **RESOLUTION 2021-48** a Resolution to approve Site Plan and Architectural Review for Village of Mukwonago, applicant; 1111 Fox Street; Parcel MUKV 1969-989, carried.

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.

Fellows gave overview of project.

Motion by Decker/Penzkover to approve **RESOLUTION 2021-47** a Resolution 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, carried

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.

Fellows gave overview of project

Motion by Decker/Brill to approve **RESOLUTION 2021-51** a Resolution to approve Site Plan and Architectural Review, 301 Main Street, for David A. and Tracy A. Stockwell / Espresso Love Coffee; Parcel MUKV 1976-128, carried

Roll Call: "Yes" Commissioner Brill, Decker, Kettner, Wamser, Winchowky; "Abstain" Commissioner Penzkover

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.

Fellows gave overview of project

Deckow gave presentation on light options

Koehnke, attorney, gave overview of light options

Tellez gave overview of light options

Motion by Decker/Penzkover to approve **RESOLUTION 2021-49** a Resolution to approve Site Plan and Architectural Review (Lighting), LOT 2 CERT SURV 9620 at Arrowhead

Drive, for Goodwill Industries; Parcel MUKV2015-997-010, carried with the condition of #11 being updated with the approved lighting pole, straight arm and bell light housing.

Discussion and possible recommendation to Village Board RESOLUTION 2021-52 to approve Site Plan and Architectural Review for IMPACT MUKWONAGO LLC, applicant; 309 and 315 Gibson St; Parcel MUKV 1976-128.

Fellows gave overview of project

Motion by Decker/Penzkover to approve RESOLUTION 2021-52 a Resolution to approve Site Plan and Architectural Review for IMPACT MUKWONAGO LLC, applicant; 309 and 315 Gibson St; Parcel MUKV 1976-128, carried

Roll Call: "Yes" Commissioner Brill, Decker, Penzkover, Wamser; "No" Commissioner Kettner, Winchowky

Adjournment

Meeting adjourned at 7:28 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer