

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, July 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
Jason Wamser
Eric Brill
Tim Rutenbeck
Karl Kettner

Commissioners excused: Mark Penzkover

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

Comments from the Public

Opened at 6:32 pm

Colleen Farmer; 1445 Applewood Ln; Spoke against TID 5

Marilyn McCarthy; S108W27690 Maple Ave; Spoke against TID 5

Kevin McCarthy; 1475 S Rochester St; Spoke against TID 5

Jeff Jay; 326 Atkinson St; Thank the Commission for listening to his outdoor patio plans.

Bob Kohott; 323 Atkinson St; Spoke against outdoor patio at 326 Atkinson St; did not receive copy of mailed notice.

Closed at 6:40 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the June 8, 2021 meeting, carried.

Public Hearings

Public Hearing to consider a request for a Tavern and Outdoor Seating with Food and Drink Service, with a permitted or conditional use pursuant to Section 100-351, 100-152(F)(2) and 100-157 of the Village's Zoning Ordinance.

Opened at 6:41 pm

Tabled until August 10, 2021

Public Hearing to consider the proposed amendment of the boundaries and Project Plan for Tax Incremental District No. 5.

David Boebel; 815 Parkview Ln; Spoke against TID 5

Marilyn McCarthy; S108W27690 Maple Ave; Spoke against TID 5

Colleen Farmer; 1445 Applewood Ln; Spoke against TID 5

Closed 6:59 pm

New Business

Discussion and possible recommendation to the Village Board RESOLUTION 2021-61 and RESOLUTION 2021-62 for Tavern and Outdoor Seating with Food and Drink Service for Jeffery Royal Jay (Jay's Lanes Inc.), applicant; 326 Atkinson Street, Parcel Number: MUKV 1976-098.

Motion made by Wamser/Kettner to table this discussion to August 10, 2021, giving staff time to resend hearing notices to neighbors of 326 Atkinson St within 250 feet, and for the applicant to provide more detailed plans, carried

Discussion and possible recommendation to Village Board RESOLUTION 2021-59 to approve a Site Plan and Architectural Review for a garage addition; American Legion, applicant; 627 E Veterans Way; Parcel MUKV 1964-991-001.

Fellows gave overview of project

Motion by Decker/Kettner to approve RESOLUTION 2021-59 a Resolution to approve Site Plan and Architectural Review for garage addition; American Legion, applicant; 627 E Veterans Way; Parcel MUKV 1964-991-001, carried

Discussion and possible recommendation to Village Board RESOLUTION 2021-58 to approve a 2-Lot Certified Survey Map drafted on 6-11-2021 by Kevin A. Slottke subject to documentation of Town Board approval. Scott and Courtney Babinat, applicant; Parcel MUKT 2005-102-001, MUKT 2005-143-003, and MUKT 2005-143-002.

Fellows gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2021-58 a Resolution to approve a 2-Lot Certified Survey Map drafted on 6-11-2021 by Kevin A. Slottke subject to documentation of Town Board approval. Scott and Courtney Babinat, applicant; Parcel MUKT 2005-102-001, MUKT 2005-143-003, and MUKT 2005-143-002, carried.

Discussion and possible recommendation to the Village Board on ORDINANCE 996 to Amend the District Zoning Map of the Village of Mukwonago on behalf of the Village of Mukwonago, applicant; for property owned by Wendell Shultz and Daniel Schultz Parcel Number: #VM 00018 and #VM 00017A.

Fellows gave overview of project.

Motion by Decker/Brill to approve ORDINANCE 996 to Amend the District Zoning Map of the Village of Mukwonago on behalf of the Village of Mukwonago, applicant; for property owned by Wendell Shultz and Daniel Schultz Parcel Number: #VM 00018 and #VM 00017A, carried

Consideration and possible action on "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, Village of Mukwonago, Wisconsin".

Fellows gave overview of project

Phil Cosson, Ehlers; gave overview of project

Motion by Decker/Brill to approve "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, Village of Mukwonago, Wisconsin", with the following recommendations, carried
Roll Call: "Yes" Commissioner Brill, Decker, Rutenbeck, Winchowky

1. The recommendation was for the July 13, 2021 draft document.

2. Allowing staff and the consultant to review the document and find any typos.
3. Joint Review Board requested that there be a cap on the projects.
4. Joint Review Board requested a dollar cap overall for dollars spent in district.

Discussion and update regarding Articles 1-4 and Article 5 of the draft Zoning and Sign Code rewrite.

Fellows gave overview of project

Tim Schwecke, Civitek Consulting gave overview of project

Discussion and update regarding concepts regarding for the Sign Code rewrite.

Fellows gave overview of project

Tim Schwecke, Civitek Consulting gave overview of project

Adjournment

Meeting adjourned at 9:34 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer