

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, October 12, 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 September 14, 2021 minutes.
[20210914 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 an Amendment to a Conditional Use for an auto body repair facility and auto rental facility, James Fleury/Fleury's Body Repair, applicant; 1006 Main St; Parcel MUKV 2009-984.
[Public Hearing Notice PC -CU - 1006 Main St.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board **RESOLUTION 2021-76** for a Conditional Use Permit for an Auto Body Repair Facility and Auto Rental Facility for JLF REAL ESTATE LLC (James Fleury – Fleury’s Body Repair), applicant: 1006 Main Street, Parcel Number: MUKV 2009-984.
[RESOLUTION 2021-76 - CU - 1006 Main- Fleury - MUKV2009984.pdf](#)
[Staff Report - CU-SPAR - Fluerys - 1006 Main - MUKV2009984.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board **RESOLUTION 2021-77** for site plan and architectural approval for modifications to an Auto Body Repair Facility and Auto Rental Facility for JLF REAL ESTATE LLC (James Fleury – Fleury’s Body Repair), applicant: 1006 Main Street, Parcel MUKV 2009-984 .
[Staff Report - CU-SPAR - Fluerys - 1006 Main - MUKV2009984.pdf](#)
[RESOLUTION 2021-77 \(Fleury SPAR\).pdf](#)
- 6.3 Discussion and possible recommendation to Village Board **RESOLUTION 2021-74** to approve a land division for a two lot Certified Survey Map (CSM), Hill Court, for the Village of Mukwonago; Parcel #A493600002
[Staff Report - CSM - Hill Court - #A493600002.pdf](#)
[RESOLUTION 2021-74 CSM Hill Court #A493600002.pdf](#)
- 6.4 Discussion of conceptual preliminary plat for Chapman Farms Subdivision, Phase 1, 2, 3, and 4, applicant Bielinski Homes, Inc., Parcel Numbers MUKV1957001010, MUKV1957001001, MUKV1957007, MUKV1957006, MUKV1957004, MUKV1957005, MUKV1957011, MUKV1957010, MUKV1957997001.
[Staff Report - Conceptal Review of Preliminary Plat - Champman Farms.pdf](#)
- 6.5 Consideration of approval for signage, campus master plan for signage, and a recommendation to the Village Board for an ordinance to amend section 64-20(d) and Section 64-24 of the municipal code of the Village of Mukwonago regarding temporary and/or quasi-permanent signs and other advertising devices allowed on business and manufacturing zoned properties requiring a permit / traffic directional signs, off-street on private property and exempt signs; 240 Maple Ave, MUKV2016993002
[Staff Report - 240 Maple - Pro Health Signs - MUKV2016993002.pdf](#)
- 6.6 Discussion and update regarding Article 5, 12, 13, 14, and 15 of the Zoning Code rewrite
[Memo To PC regarding chapter 5 and articles 12-15 drafts 10-2021.pdf](#)

7. Adjournment

Membership:

Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Tim Rutenbeck, 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.