

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, October 12, 2021

Call to Order

President 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 6:30 pm
No Comments from the public
Closed at 6:31 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the September 14, 2021 meeting, carried.

Public Hearing

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.

No Comments from the Public
Closed at 6:33 pm

New Business

Discussion and possible recommendation to 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 MUKV 2009-984.

Fellows gave overview of project

Motion by Decker/Brill to approve 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 MUKV 2009-984, carried.

Discussion and possible recommendation to 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.

Fellows gave overview of project

Motion by Decker/Brill to approve 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, carried.

Discussion and possible recommendation to Village Board RESOLUTION 2021-74 to approve a land division for two lot Certified Survey Map (CSM), Hill Court, for the Village of Mukwonago; Parcel #A493600002.

Fellows gave overview of project

Motion Decker/Brill to approve RESOLUTION 2021-74 to approve a land division for two lot Certified Survey Map (CSM), Hill Court, for the Village of Mukwonago; Parcel #A493600002, carried.

Discussion of conceptual preliminary plat for Chapman Farms Subdivision, Phase 1, 2, 3, and 4, applicant Bielinski Homes, Inc., Parcel MUKV 1957-001-010, MUKV 1957-001-001, MUKV 1957-007, MUKV 1957-006, MUKV 1957-004, MUKV 1957-005, MUKV 1957-011, MUKV 1957-010, MUKV 1957-997-001.

Fellows gave overview of project

John Donovan, Bielinski, gave overview of project

Plan Commission agreed with conceptual preliminary plat for Chapman Farms Subdivision.

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 zone properties requiring a permit/traffic directional signs, off-street on private property and exempt signs; 240 Maple Ave, MUKV 2016-993-002.

Fellows gave overview of project

Motion by Decker/Wamser approve 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 zone properties requiring a permit/traffic directional signs, off-street on private property and exempt signs; 240 Maple Ave, MUKV 2016-993-002, with the following conditions, carried.

Yes: Decker, Kettner, Rutenbeck, Wamser, Winchowky; Abstain: Brill

1. Grant approval for Sign #1 subject to the Commission holding a public hearing and issuance of a special exception for a third sign at the November 9, 2021 meeting.
2. Grant approval for Sign #2 as presented.
3. Take no further action on Sign #3 as it was approved in November of 2020 by the Commission.
4. Grant approval of the location of Sign #4 and the concept that the sign will be an internally illuminated directory sign that will coordinate with the other direction signs and monument signs on the property with final design approval to be granted by staff without needing to return to the Planning Commission.

5. Recommend to the Village Board adoption of a code amendment excepting directional wall signs for emergency rooms, ambulance facilities and urgent care centers that are under 75 SF in area.
6. Grant approval for informational signs #9, 14, and 15.
7. Recommend to the Village Board adoption of an ordinance change to Section 64-20(d).
8. Grant approval of the design for signs #11, 12, 13, 16, 17 conditional upon the Village Board approving an ordinance change to 64-20(d).
9. Recommend approval of a campus sign program as indicated within the submitted site plan map and images provided within the submission packet, subject to the Village Board approval of ordinance changes and Plan Commission issuance of special exceptions as applicable and the following conditions:
 - a. Additional directional signage with an application and fee for a sign permit and approval from the Planner shall be required for additional signage on the property. No review from Plan Commission shall be required unless referred to by the Planner.
 - b. Informational signage with an application and fee for a sign permit and approval for the Planner shall be required for additional signage on the property. No review from Plan Commission shall be required unless referred to by the Planner.
 - c. No additional monument signs are allowed along Maple Drive as the current Master Plan as provided the maximum number allowed under the ordinance and special exception process.

Discussion and update regarding Article 5, 12, 13, 14, and 15 of the Zoning Code rewrite.

Fellows gave overview

Time Schwecke, Civic Consulting, went over information with Commission.

Adjournment

Meeting adjourned at 8:34 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer