

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, November 9, 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 minutes from October 12, 2021 meeting.
[20211012 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 for consideration of a request for a special exception for an additional monument sign for ProHealth Care, applicant; 240 Maple St; Parcel MUKV 2016-993-002.

[Public Hearing Notice PC -Special Exception - 240 Maple.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and consideration of a special exception for an additional free-standing sign for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002.

- 6.2 Discussion and possible recommendation to Village Board for **RESOLUTION 2021-82** for a Site Plan and Architectural Review (SPAR) for Banker Wire, applicant; 123 W Boxhorn Dr; Parcel MUKV #A477300001.
[Staff Report - SPAR- Banker Wire with attachments.pdf](#)
[RESOLUTION 2021-82 SPAR - Banker Wire -123 Boxhorn.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board for **RESOLUTION 2021-83** for Site Plan and Architectural Review (SPAR) for a temporary parking lot for Empire/Milwaukee Tool/Schwer Pficht & Werkzeug Properties, LLC, applicant; 929 Empire Drive and Holz Parkway; Parcel MUKV 1969-988-006 and MUKV 1969-988-001.
[Staff Report - SPAR- Milwaukee Tool - 929 Empire with attachments.pdf](#)
[RESOLUTION 2021-83 Milwaukee Tool - 929 Empire.pdf](#)
- 6.4 Discussion regarding a conceptual development plan for a restaurant remodel and 53 unit apartment building for Vlaznim Islami aka Viktor Islami, Zani Islami, 927 Main Street / Main Street, Parcels MUKV 2009-964-001 and MUKV 2009-964-004.
[Staff Report - Conceptual SPAR - Blue Bay 927 Main with attachments.pdf](#)
- 6.5 Discussion and Consideration of rescinding Resolution 2018-024 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1,2, and 3) and adoption of a **RESOLUTION 2021-84** for a Preliminary Plat for Chapman Farms Subdivision (Phase 1, 2, 3, and 4) for Bielinski Homes, LLC, Parcel Numbers MUKV 1957-001-010, MUKV 195-7001-001, MUKV 1957-007, MUKV 1957-006, MUKV 1957-004, MUKV 1957-005, MUKV 1957-011, MUKV 1957-010, MUKV 1957-997-001.
[Staff Report - Preliminary Plat - Modifications to Resolutions and SWMA - Chapman Farms - with Attachments.pdf](#)
[RESOLUTION 2021-84 revision to 2018-024 \(Bielinski-Chapman Preliminary Plat\) clean version.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.