

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, December 14, 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 November 9, 2021 meeting.
[20211109 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 special exception for an additional twenty percent (20%) increase in area for five (5) wall signs for ProHealth Care, pursuant to Section 64-34.
[Public Hearing Notice PC -Special Exception - 240 Maple.pdf](#)
- 5.2 Public Hearing for the consideration of a request for a sales facility, new light vehicle and accessory used vehicle sales, along with a body shop, car wash, and other uses accessory to new and used vehicle sales as a conditional use pursuant to Section 100-351, 100-155 and 100-157 of the Village of Mukwonago Zoning Ordinance.
[Public Hearing Notice PC -CU - 280 E Wolf Run.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and consideration of a special exception for additional square footage for wall signs for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002.
[Staff Report - Special Exception - Wall Signs - Pro Health.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board to approve **RESOLUTION 2021-103** for a conditional use for Lynch Ventures, LLC, 280 E Wolf Run, Parcel Number MUKV 2013-994-004.
[Staff Report - CU-SPAR - Lynch - 280 E Wolf Run - MUKV2013994004.pdf](#)
[RESOLUTION 2021-103 - CU - 280 Wolf Run -MUKV2013994004.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board to approve **RESOLUTION 2021-104** for a site plan and architectural review for Lynch Ventures, LLC, 280 E Wolf Run, Parcel Number MUKV 2013-994-004.
[Staff Report - CU-SPAR - Lynch - 280 E Wolf Run - MUKV2013994004.pdf](#)
[RESOLUTION 2021-104 SPAR - 280 Wolf Run -MUKV2013994004.pdf](#)
- 6.4 Consideration of a recommendation from Historic Preservation Committee, for site plan and architectural review for a swimming pool and associated amenities for Suzanne Perkins, applicant; 406 Grand Ave; MUKV 1973-046.
[Staff Report - Grand Ave 406 - Pool - MUKV1973046.pdf](#)
[RESOLUTION 2021-105 - HPC- 406 Grand Ave - Pool.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 - DA Amend - SWM - Champman Farms 12-14-2021.pdf](#)
[RESOLUTION 2021-84 revision to 2018-024 \(Bielinski-Chapman Preliminary Plat\) 11-22-2021 clean.pdf](#)
- 6.6 Discussion and possible recommendation of **RESOLUTION 2021-106** 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.
[Staff Report - SPAR - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)
[RESOLUTION 2021-106 SPAR - 809 S ROCHESTER ST - MUKV2009978004.pdf](#)
- 6.7 Presentation and Discussion regarding the Residential Market Analysis --- Strategy Panning Guidelines --- Mukwonago, Wisconsin prepared by Tracy Cross and Associates, Inc.
[Housing Study - Memo to Board.pdf](#)
[2021.08 Mukwonago Residential Market Analysis.pdf](#)

6.8 Presentation, discussion, and direction with regard to the Zoning Code Update for Alternative Development Options, Parking, and Lighting Standards.

[Memo To PC regarding drafts for Parking, Lighting, Alt Dev Options.pdf](#)

7. Adjournment

Membership:

Jason Wamser, James Decker, Mark Penzkover, John Meiners, Fred Winchowky, Bob Harley, 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.