

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, December 14, 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
Mark Penzkover

Commissioners excused: Karl Kettner

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

Comments from the Public

Opened at 6:30 pm

Email from David Boebel, 815 Parkview Ln, read into record: "Regarding request for special exception for an additional twenty percent increase in area for five wall signs for ProHealth Care – There is no local information in this report: 1. There is no picture of the sign in place on the hospital; 2. There is no information on the viewing distance; 3. There is no comparison to neighboring wall mount signs at Home Depot or Walmart; 4. There is no comparison to any other sign in the Village of comparable size or output.

Closed at 6:32 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the November 9, 2021 meeting, carried.

Public Hearing

Public Hearing for consideration of a request for a special exception for an additional twenty percent (20%) increase in area for five (5) wall signs pursuant to Section 64-34 for ProHealth Care, applicant; 240 Maple St; Parcel MUKV 2016- 993-002.

No Comments from the Public

Closed at 6:33 pm

Public Hearing for 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.

No Comments from the Public

Closed at 6:34 pm

New Business

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.

Fellows gave overview of project

Eric Olson – Graves Signs available for questions

Motion by Decker/Penzkover to approve a special exception for an additional square footage for wall signs for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002, Brill-abstain, 5-yes,carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2021-103 for a Conditional Use for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004.

Fellows gave overview of project

Motion by Decker/Penzkover to approve RESOLUTION 2021-103 for a Conditional Use for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004, correcting clerical errors, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2021-104 for a Site Plan and Architectural Review (SPAR) for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004.

Fellows gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2021-104 for a Site Plan and Architectural Review (SPAR) for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004, carried.

Discussion and possible recommendation from Historic Preservation Committee, for Site Plan and Architectural Review (SPAR) for a swimming pool and associated amenities for Suzanne Perkins, applicant; 406 Grand Ave; MUKV 1973-046.

Fellows gave overview of project

Sue Perkins, home owner, available for questions

Motion Decker/Wamser to approve Site Plan and Architectural Review (SPAR) for a swimming pool and associated amenities for Suzanne Perkins, applicant; 406 Grand Ave; MUKV 1973-046, carried

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.

Fellows gave overview of project

John Donovan, Bielinski, available for questions

Motion Decker/Penzkover to approve 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, carried

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.

Fellows gave overview of project

Carol Goede, owner, available for questions

Motion Wamser/Penzkover to approve 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, with staff level review of landscape plans when available, carried

Presentation and discussion regarding the Residential Market Analysis – Strategy Planning Guidelines – Mukwonago Wisconsin prepared by Tracy Cross and Associates, Inc.

Fellows gave overview

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

Fellows gave overview

Tim Schewcke gave overview

Motion Wamser/Brill to open discussion to Public Comment, carried

John Donovan, Bielinski, gave opinions on how to proceed

Sue Perkins, Village resident, gave opinions on how to proceed

Plan Commission went over presented items and gave direction on how to continue.

Adjournment

Meeting adjourned at 8:23 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer