

Village of Mukwonago  
**Notice of Meeting and Agenda**

**PLAN COMMISSION MEETING**  
**Tuesday, April 12, 2022**

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

**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 March 8, 2022 meeting.  
[20220308 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 a request for Conditional Use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent).  
[04-12-2022 River Centre drive through.pdf](#)

**6. New Business**

*Discussion and Possible Action on the Following Items*

- 6.1 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-31** for a Conditional Use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent).

[Staff report for April 12, 2022 for SPAR and CU.pdf](#)

[RESOLUTION 2022-31 - CU for Coffee Drive-Through Lanes.pdf](#)

- 6.2 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-32** for Site Plan and Architectural Review for the coffee shop located at 827 S Rochester St, Flitz International LTD, applicant (Ulrich Jentzsch, agent).  
[Resolution 2022-32 - SPAR Coffee drive through.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-XX** to amend the Village's comprehensive plan to accommodate a planned single-family residential development. Neumann Development (Bryan Lindgren, agent), applicant; Parcel MUKV 2091-995.  
[Staff Report Hein Property.pdf](#)  
[PC RESOLUTION 2022-02 - Amend Land Use Plan for Hein.pdf](#)
- 6.4 Discussion and possible recommendation to the Village Board to amend the Official Map to accommodate a planned single-family residential development. Neumann Development (Bryan Lindgren, agent), applicant; Parcel MUKV 2091-995.
- 6.5 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-29** for a monument subdivision sign for Chapmen Villas, Bielinski Homes, Inc (John Donovan, Agent), applicant.  
[Staff report for April 12 2022.pdf](#)  
[RESOLUTION 2022-29 - Chapman Villas monument sign.pdf](#)
- 6.6 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-30** for monument subdivision sign for Chapman Farms subdivision Bielinski Homes, Inc (John Donovan, agent), applicant.  
[Staff report for April 12 2022 subdivision.pdf](#)  
[RESOLUTION 2022-30 - Chapman Farms subdivision sign.pdf](#)
- 6.7 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-XX** for a Site Plan Amendment for Goodwill, 101 Arrowhead Dr.  
[Staff report for April 12 2022 - Goodwill.pdf](#)

## **7. Adjournment**

### ***Membership:***

***Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Time Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Tim Schwecke (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.