

## **MINUTES OF THE PLAN COMMISSION MEETING**

### **Tuesday, April 12, 2022**

#### **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  
Mark Penzkover  
Tim Rutenbeck  
Karl Kettner  
Eric Brill

Commissioners excused:

Also present: Fred Schnook, Village Administrator  
Tim Schwecke, 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 March 8, 2022 meeting, carried.

#### **Public Hearings**

**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).**

Opened at 6:31 pm  
Peter Weston, Architect, gave project overview  
No Comments from the public  
Closed at 6:35 pm

#### **New Business**

**Discussion and possible recommendation to the Village Board for RESOLUTION 2022-31 to approve 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).**

Schwecke gave overview of project

Motion by Decker/Penzkover to approve **RESOLUTION 2022-31** for a conditional use permit 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), carried with addition of larger turning radius

Roll Call: Yes; Decker, Kettner, Penzkover, Rutenbeck, Winchowky; No; Brill, Wamser

**Discussion and possible recommendation to Village Board for RESOLUTION 2022-32 to approve Site Plan and Architectural Review for the coffee shop located at 827 S Rochester St, Flitz International LTD, applicant (Ulrich Jentzsch, agent).**

Schwecke gave overview of project

Motion by Decker/Kettner to approve **RESOLUTION 2022-32** for a Site Plan and Architectural Review for the coffee shop located at 827 S Rochester St, Flitz International LTD, applicant (Ulrich Jentzsch, agent), carried with the addition of stop sign or speed bump for rear of the building traffic, exiting lane turning radius.

**Discussion and possible recommendation to the Village Board for PC RESOLUTION 2022-02 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.**

Schwecke gave overview of project

Representative from Neumann Developments gave overview of project

Administrator Schnook directed to reach out to the Village of Vernon to see about collaborating on this development. Further action tabled to a later date.

**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.**

Schwecke gave overview of project

Further action tabled to later date.

**Discussion and possible recommendation to the Village Board for RESOLUTION 2022-29 for a monument subdivision sign for Chapman Villas, Bielinski Homes, Inc. (John Donovan, agent), applicant.**

Schwecke gave overview of project

Donovan gave overview of project

Motion Decker/Penzkover to approve **RESOLUTION 2022-29** for a monument subdivision sign for Chapman Villas, Bielinski Homes, Inc. (John Donovan, agent), applicant, carried

**Discussion and possible recommendation to Village Board for RESOLUTION 2022-30 for a monument subdivision sign for Chapman Farms subdivision Bielinski Homes, Inc (John Donovan, agent), applicant.**

Schwecke gave overview of project

Donovan gave overview of project

Motion Decker/Kettner to approve **RESOLUTION 2022-30** for a monument subdivision sign for Chapman Farms subdivision Bielinski Homes, Inc (John Donovan, agent), applicant, carried

Roll Call: Yes; Brill, Decker, Kettner, Rutenbeck; No; Penzkover, Winchowky; Recuse; Wamser

**Discussion and possible recommendation to Village Board for RESOLUTION 2022-35 for a Site Plan Amendment for Goodwill, 101 Arrowhead Dr.**

Schwecke gave overview

Counsel for Goodwill gave overview of project

Deckow, Prospective Design, gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2022-35 for a Site Plan Amendment for Goodwill, 101 Arrowhead Dr, carried with not doing the 25 feet of sidewalk in the right-of-way.

Roll Call: Yes; Decker, Penzkover, Rutenbeck, Winchowky; No; Brill, Kettner, Wamser

**Adjournment**

Meeting adjourned at 8:07 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer