

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, May 10, 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
John Meiners
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 Meiners/Penzkover to approve the minutes of the April 12, 2022 meeting, carried.

New Business

Discussion and possible approval on PC-RESOLUTION 2022-03 for Site Plan and Architectural Review for Hill Court Partners Reload LLC, applicant; 115 Hill Court; Parcel #A493600002.

Schwecke gave overview of project

Paul Grzeszczak, Briohn, gave overview of project

Motion by Meiners/Penzkover to approve PC-RESOLUTION 2022-03 for Site Plan and Architectural Review for Hill Court Partners Reload LLC, applicant; 115 Hill Court; Parcel #A493600002, carried with removal of item regarding dumpster enclosure

Discussion and possible approval on PC -RESOLUTION 2022-06 for Downtown Retail Use for Otto's Fine Arts Academy, Melissa Hilmer, applicant; 105 Fox Street; Parcel MUKV 1976-109-001.

Schwecke gave overview of project

Motion by Kettner/Wamser to approve PC -RESOLUTION 2022-06 for Downtown Retail Use for Otto's Fine Arts Academy, Melissa Hilmer, applicant; 105 Fox Street; Parcel MUKV 1976-109-001, carried

Roll Call: Yes; Brill, Kettner, Penzkover, Rutenbeck, Wamser, Winchowky. Recused; Meiners

Discussion and possible approval on PC-RESOLUTION 2022-04 for amendment of Site Plan and Architectural Review for Hahn's Ace Hardware, applicant; 1080 N Rochester St; Parcel MUKV 1963-999-005.

Schwecke gave overview of project

Motion Wamser/Penzkover to approve PC-RESOLUTION 2022-04 for amendment of Site Plan and Architectural Review for Hahn's Ace Hardware, applicant; 1080 N Rochester St; Parcel MUKV 1963-999-005, carried with the verification of 6-foot fence to enclose the back of the existing building using a black vinyl coated, steel chain link fence with a black privacy screen.

Discussion and possible approval on PC-RESOLUTION 2022-05 for amendment of Site Plan and Architectural Review for Your Auto Wash, applicant; 611 S Rochester St; Parcel MUKV 1976-185.

Schwecke gave overview of project

Foat/Rozeski, owners gave overview of project

Motion Meiners/Penzkover to approve PC-RESOLUTION 2022-05 for amendment of Site Plan and Architectural Review for Your Auto Wash, applicant; 611 S Rochester St; Parcel MUKV 1976-185, carried with the additional language on #1, 'until such time as owner(s) obtain permissive use with Wisconsin Department of Transportation authorizing use in the right-of-way at this location.'

Discussion and presentation regarding conceptual review on the use of "shipping containers".

Bradley Zajork gave presentation and overview of project

Commission was interested in project. Would like to have more information on structural aspects of turning containers into shops. Instructed Planner Schwecke to check into zoning requirements for this type of project.

Discussion regarding potential agreement with Village of Vernon for potential development of the Hein property.

Schnook gave overview of project

Commission was very surprised and interested in the progress that had been made with the Village of Vernon regarding this project.

Adjournment

Meeting adjourned at 7:59 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer