

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, August 16, 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
Mark Penzkover
Tim Rutenbeck
Karl Kettner
John Meiners
Eric Brill

Commissioners excused: Jason Wamser

Also present: Fred Schnook, Village Administrator
Tim Schwecke, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:30 pm
Joline Palatino; 1204 Mukwonago Dr; Spoke against Scooter's Coffee Shop
Jim Winter; 139 Lake St; Spoke against Scooter's Coffee Shop
Cheryl Dewey; 138 Park Pl; Spoke against Scooter's Coffee Shop
Closed at 6:37 pm

Minutes

Motion made by Penzkover/Meiners to approve the minutes of the July 12, 2022 meeting, unanimously carried.

Public Hearing

Conduct a public hearing regarding a conditional use for a drive-through lane for Scooter's Coffee to be located at 201 N Rochester St; Parcel MUKV 1976-091-002; 201 Rochester LLC, applicant (Davinder Toor, agent).

Opened at 6:38 pm
Darlene Johnson; 621 Small Farm Rd; Spoke against
President Winchowky stated that the applicant has been non-responsive in attempts to move forward with this project. At this time, the project is on hold.
Closed at 6:40 pm

New Business

Discussion and possible approval of PC -RESOLUTION 2022-10 for demolition of a building the John and Loraine McAdams Family Trust, applicant; 318 S Rochester St; MUKV 1976-146.

Schwecke gave overview of project

Motion by Penzkover/Kettner to approve **PC-RESOLUTION 2022-10** for demolition of a building the John and Loraine McAdams Family Trust, applicant; 318 S Rochester St; MUKV 1976-146, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2022-11 for demolition of building John and Loraine McAdams Family Trust, applicant; 112 Meacham St; MUKV 1976-143.

Schwecke gave overview of project

Motion by Penzkover/Kettner to approve **PC-RESOLUTION 2022-11** for demolition of building John and Loraine McAdams Family Trust, applicant; 112 Meacham St; MUKV 1976-143, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2022-12 for Site Plan and Architectural Review of the outdoor space for American Legion Community Post 375, applicant; 627 E Veterans Way; MUKV 1964-991-001.

Schwecke gave overview of project

Motion by Meiners/Brill to approve **PC-RESOLUTION 2022-12** for Site Plan and Architectural Review of the outdoor space for American Legion Community Post 375, applicant; 627 E Veterans Way; MUKV 1964-991-001, unanimously carried.

Discussion and possible approval of RESOLUTION 2022-49 for Daniel Kluechesky for Exterritorial review of a one-lot certified survey map merging various adjoining parcels in same ownership in Town of Mukwonago.

Schwecke gave overview of project

Motion Meiners/Brill to recommend to Village Board **RESOLUTION 2022-49** for Daniel Kluechesky for Exterritorial review of a one-lot certified survey map merging various adjoining parcels in same ownership in Town of Mukwonago, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2022-13 for Architectural Review of roofing materials LBJ Mukwonago Realty Co, applicant; 555 Bay View Rd; MUKV 2010-978-002.

Schwecke gave overview of project

Motion by Meiners/Penzkover to approve **PC-RESOLUTION 2022-13** for Architectural Review of roofing materials LBJ Mukwonago Realty Co, applicant; 555 Bay View Rd; MUKV 2010-978-002, with the color being Hunter Green or Dark Green, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2022-14 for Site Plan and Architectural Review of coffee shop drive-through Jentzsch-Barrette Properties, applicant; 827 S Rochester St; MUKV 2009-978-003.

Schwecke gave overview of project changes

Pete Weston, architect; gave overview of project changes

Motion by Penzkover/Meiners to approve **PC-RESOLUTION 2022-14** for Site Plan and Architectural Review of coffee shop drive-through Jentzsch-Barrette Properties, applicant; 827 S Rochester St; MUKV 2009-978-003, carried.

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

Discussion and possible recommendation to the Village Board on ORDINANCE 1008 for potential zoning code amendment relating to popup venues.

Schwecke gave overview of project

Brad Zajork gave overview of project

Motion by Penzkover/Meiners to recommend to the Village Board ORDINANCE 1008 for potential zoning code amendment relating to popup venues, unanimously carried.

Information Only: Minor changes 115 Hill Court.

Planner Schwecke and Administrator Schnook gave overview of project changes to 115 Hill Court building and site. Building will now only have one occupant and site will allow for more truck/trailer parking.

Adjournment

Meeting adjourned at 7:26 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer