

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, June 13, 2023

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 Discussion and approval of minutes from May 9, 2023 regular meeting.
[20230509 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 discuss Comprehensive Plan 2035 Amendment for the future land use of the Kiwanis Park parcels from Open Space/Recreational to Commercial/Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN); Mikko Erkamaa, applicant; Parcels MUKV 1963-996-005 and MUKV 1963-996-006.
[6.13.2023 Comp Plan Amend PH.pdf](#)
- 5.2 Public Hearing for Rezoning of Kiwanis Park parcels from P-1 - Public and Semi Public to B-2 - General Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN); Mikko Erkamaa, applicant; Parcels MUKV 1963-996-005 and MUKV 1963-996-006.

[6.13.2023 multiple hearings.pdf](#)

- 5.3 Public Hearing for Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; Bielinski Homes Inc., Developer, applicant; Parcel MUKV 2091-989-002.

[6.13.2023 multiple hearings.pdf](#)

- 5.4 Public Hearing for the Final Development Plan for the Planned Unit Development for The Block located at Main St and Bay View Rd; Bradley Zajork, Developer, applicant; Parcels MUKV 2009-989 and MUKV 2009-990.

[6.13.2023 multiple hearings.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board **ORDINANCE 1016** for the Comprehensive Plan Amendment for Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006.

[Staff - Kiwanis - Comp Plan Amend.pdf](#)

[ORDINANCE 1016 Amend Comp Plan 2035.pdf](#)

- 6.2 Discussion and possible recommendation to the Village Board **ORDINANCE 1017** for Rezoning of Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006.

[Staff - Kiwanis - Rezoning.pdf](#)

[ORDINANCE 1017 Amend Zoning Map.pdf](#)

- 6.3 Discussion and possible recommendation to the Village Board **RESOLUTION 2023-27** for the Final Development Plan to Amend the PUD for Grey Fox Townhomes, Bielinski, applicant; Grey Fox Trl and Edgewood Ave; Parcel MUKV 2091-989-002.

[Staff - FDP PUD Amend - Bielinski.pdf](#)

[Combined Drawings.pdf](#)

[RESOLUTION 2023-27 Bielinski-Edgewood Ave.pdf](#)

- 6.4 Discussion and possible recommendation to the Village Board for **RESOLUTION 2023-26** for the Final Development Plan for a Pop-up Vendor Venue as a Planned Unit Development for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990.

[Staff - FDP PUD - The Block - Main St.pdf](#)

[RESOLUTION 2023-26 PUD-The Block.pdf](#)

- 6.5 Discussion and possible recommendation to the Village Board on **RESOLUTION 2023-25** for the Certified Survey Map for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990.

[Staff - CSM - The Block - Main St.pdf](#)

[RESOLUTION 2023-25 CSM-The Block.pdf](#)

7. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Erin Scharf (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.