

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, June 13, 2023

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
Eric Brill
Karl Kettner
Tim Rutenbeck
John Meiners

Excused: Jason Wamser

Also present: Fred Schnook, Village Administrator
Erin Scharf, Community Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm

Tim McCormick; 608 Oldfield Dr; Kiwanis member spoke how difficult it is to maintain property with very few young people in the organization. Also spoke to the Kiwanis continuing the organization continuing the legacy of helping the community.

Mike Slauson; 302 Lake St; Spoke against Kiwanis property sale due to increased traffic in the area and parking issues with Maxwell Street Days.

Chris Hill; 440 Ahrens Dr; Kiwanis member spoke with regard to aging members, property maintenance, possibility of Village receiving income from property tax on parcels.

Bradley Zajork; Pleasant Hill Rd; The Block; Thanked the Commission for the work and time put into his project.

Closed at 6:48 pm

Approval of Minutes

Motion by Meiners/ Brill to approve minutes from May 9, 2023 regular meeting, carried.

Public Hearings

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.

President Winchowky stated there was an email from Roger Walsh on file.

No Comments

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.

No Comments

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.

Applicant pulled application.

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.

No Comments

Public Hearings ended at 6:53 pm

New Business

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.

Scharf gave overview of project

Motion by Meiners/Penzkover to recommend 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, carried.

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.

Scharf gave overview of project

Motion by Penzkover/Meiners to recommend 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, carried.

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.

Applicant pulled application

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.

Scharf gave overview of project

Motion by Meiners/Brill to recommend 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, carried.

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.

Scharf gave overview of project

Motion by Meiners/Brill to recommend 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, carried.

Adjournment

Meeting adjourned at 7:08 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer