

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, July 11, 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 June 13, 2023 regular meeting.
[20230613 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 solicit comments on proposed floodplain zoning ordinance revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas.

[FIRM Maps Updates_PublicHearingNotice.pdf](#)

- 5.2 Public Hearing on Conditional Use for a Hall located at 560 Bay View Rd (MUKV 2010-978-017), Freedom Flamingo LLC, applicant (Kris Thelen, agent).

[Public Hearing multiple hearings.pdf](#)

5.3 Public Hearing on Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).
[Pulbic Hearing multiple hearings.pdf](#)

5.4 Public Hearing for Final Development Plan for Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).
[Pulbic Hearing multiple hearings.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

6.1 Discussion and possible recommendation to the Village Board approval of **ORDINANCE 1018** Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning. ([FIRM Maps found here](#))
[Staff - FIRM Map Updates - 2023.pdf](#)
[Floodplain ordiance rewrite redline.pdf](#)
[ORDINANCE 1018 \(Amend Floodplain Ordinance 2023\)_MVHFinal.pdf](#)

6.2 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-30** for Conditional Use change of use to a Hall for Funeral Home Patrons, Tim & Kristina Thelen/Freedom Flamingo, LLC, applicant; 560 Bay View Rd; Parcel MUKV 2010-978-017.
[Staff-CU -560 Bay View Rd.pdf](#)
[RESOLUTION 2023-30 CU 560 Bay View Rd.pdf](#)

6.3 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-31** an Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes, Inc., applicant; Parcel MUKV 2091-989-002.
[Staff - FDP PUD Amend - Bielinski.pdf](#)
[RESOLUTION 2023-31 Bielinski-Amend Edgewood Mead.pdf](#)

6.4 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-32** for the Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes Inc., applicant; Parcel MUKV 2091-989-002.
[Staff - FDP PUD New - Bielinski.pdf](#)
[Grey Fox Plans - Combined.pdf](#)
[RESOLUTION 2023-32 Bielinski-Grey Fox.pdf](#)

6.5 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-33** for Site Plan and Architectural Review for Empire/Milwaukee Tool/Schwer Phlect & Werkzeug Properties, LLC, applicant; 929 Empire Dr and Holz Parkway; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.
[Staff - SPAR - Milw. Tool - 914 Empire Dr.pdf](#)

[Letter Mukwonago temp parking 6-2023.pdf](#)
[2021-11-24 REV 1 CONST PLANS.pdf](#)
[RESOLUTION 2023-33 SPAR - Milw. Tool - 914 Empire Dr.pdf](#)

- 6.6 Discussion and possible approval of **PC-RESOLUTION 2023-08** for Site Plan and Architectural Review of an addition to an existing building, GS Global, applicant; 912 Perkins Dr; Parcel MUKV 1969988-007.

[Staff - SPAR - GS Global - 912 Perkins.pdf](#)

[Combined.pdf](#)

[PC-RESOLUTION 2023-08 SPAR - GS Global - 926 Perkins.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.