

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, July 11, 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
Jason Wamser
Eric Brill
Karl Kettner
Tim Rutenbeck
John Meiners

Excused: Mark Penzkover

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

Comments from the Public

Opened at 6:31 pm
No Comments
Closed at 6:32 pm

Approval of Minutes

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

Public Hearings

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.

No Comments

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).

Kris Thelen, applicant; spoke on building usage. Lower level; law office. Upper level; Extension Funeral Home, Visitation Only.

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).

No Comments

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).

No Comments

Public Hearings ended at 6:37 pm

New Business

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..

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board ORDINANCE 1018 Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning, carried.

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.

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the 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, carried with amending the hours of operation from 9 am-5 pm to 9 am-8 pm.

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.

Scharf gave overview of project

John Donovan, Bielinski, gave overview of project

Motion by Meiners/Kettner to recommend to the 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, carried.

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.

Scharf gave overview of project

Motion by Meiners/Kettner to recommend to the 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, carried.

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.

Scharf gave overview of project

Wayne Kuske, Empire; gave project overview

Motion by Meiners/Kettner to table to September 12, 2023 Plan Commission to give applicant a chance to do a CSM to combine parcels, carried.

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.

Scharf gave overview of project

Jay Campbell, Campbell Construction, gave overview of project

Motion by Meiners/Brill to approve 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, carried.

Adjournment

Meeting adjourned at 7:05 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer