

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, October 10, 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 Approval of minutes from September 12, 2023 meeting.
[20230912 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 for Comprehensive Plan 2035 Amendment for the future land use of the Small Farm Road Lot 26 from Open Space/Recreational and Primary Environmental Corridor to Medium Lot Single Family II and Primary Environmental Corridor, located at the Northwest Corner of Small Farm Road and Holz Parkway (MUKV 1971-139-002), submitted by applicant and owner, Abdulaziz Sanqur.
[Comp Plan Amend PH - Small Farm Rd Lot 26.pdf](#)
- 5.2 Public Hearing for rezoning of the Small Farm Road Lot 26 from M-1 Limited Industrial to R-1 Single-Family Medium Lot and a Planned Unit Development overlay, located at the Northwest Corner of Small Farm Road and Holz Parkway (MUKV 1971-139-002), submitted by applicant and owner, Abdulaziz Sanqur.

- 5.3 Public Hearing for rezoning to develop a 4-Unit (4-Lot) PUD on land currently zoned R-1 single-family residential with a minimum lot size of 15,000 square feet within new or existing neighborhoods designated within the Update to Comprehensive Plan 2035 as medium lot single family II.
[Honeywell Rd PUD Notice.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board for **ORDINANCE 1023** for a Comprehensive Plan Map Amendment from Open Space/Recreational and Primary Environmental Corridor to Medium Lot Single Family II and Primary Environmental Corridor at the northwest corner of Small Farm Road and Holz Parkway; Parcel MUKV 1971-139-002; Abdulaziz Sanqur, applicant.
[Staff - Small Farm Lt 26 - Comp Plan Amend.pdf](#)
[ORDINANCE 1023 - Comp Plan Amend Small Farm Lt 26.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board on **ORDINANCE 1024** for a Zoning Map Amendment from M-1 Light Industrial to R-1 Single Family Medium Lot Residential District and PUD-Planned Unit Development Overlay at the northwest corner of Small Farm Road and Holz Parkway; Parcel MUKV 1971-139-002; Abdulaziz Sanqur, applicant.
[Staff - Small Farm Lt 26 - Rezoning.pdf](#)
[ORDINANCE 1024 - Small Farm Lot 26 Rezoning.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board for a Planned Unit Development at 1271 Honeywell Road; Parcels MUKV 2011-990 and MUKV 2011-992-013; Warren Hansen, applicant.
[Staff - FDP PUD New - Honeywell Rd.pdf](#)
[Honeywell PUD Plan.pdf](#)
[Honeywell PUD SWMP.pdf](#)
- 6.4 Discussion and possible recommendation to the Village Board for **RESOLUTION 2023-55** for an Extraterritorial Review of a Certified Survey Map at N9022 Army Lake Road in the Town of East Troy; Parcel P ET 1000009; V2G Surveying, applicant; Dennis DeGrave/Francis DeGrave Life Estate, owner.
[Staff - Degrave ETZ.pdf](#)
[Town Resolution DeGrave.pdf](#)
[RESOLUTION 2023-55 Degrave ETZ.pdf](#)
[ETZ - CSM DEGRAVE.pdf](#)
- 6.5 EMC Sign Compliance Update
[Cover Memo - EMC Sign Updates.pdf](#)
- 6.6 Community and Economic Development Department Process Improvements and Updates to Website.

[Cover Memo Process Updates.pdf](#)

[CED Department Presentation.pptx](#)

7. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, 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.