

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, October 10, 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
John Meiners
Jason Wamser
Eric Brill
Tim Rutenbeck
Karl Kettner

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

James Pauer, 1314 Regees Rd, spoke against Honeywell Rd 4-Unit PUD.

Attorney Gabrielle Boehm, representing Carol Pankowski, spoke against Honeywell Rd 4-Unit PUD.

Carol Pankowski, 1271 Honeywell Rd, spoke against Honeywell Rd 4-Unit PUD.

Closed at 6:36 pm

Approval of Minutes

Motion by Meiners/Brill to approve minutes from September 12, 2023 regular meeting, carried.

Public Hearings

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.

Opened at 6:37 pm

No Comments

Closed at 6:38 pm

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.

Opened at 6:38 pm

No Comments

Closed at 6:39 pm

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.

Opened at 6:39 pm

Attorney Gabrielle Boehm, representing Carol Pankowski, spoke against Honeywell Rd 4-Unit PUD.

James Pauer, 1314 Regees Rd, spoke against Honeywell Rd 4-Unit PUD.

Andrew Gertner, 1304 Regees Rd, spoke against Honeywell Rd 4-Unit PUD.

Closed at 6:42 pm

New Business

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.

Scharf gave overview of project.

Motion Meiners/Brill to recommend to the Village Board for approval of 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, carried.

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.

Scharf gave overview of project.

Motion by meiners/Kettner to approve 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, carried.

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.

Scharf gave overview of project.

Action tabled until December 12, 2023 Plan Commission meeting.

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.

Scharf gave overview of project.

Motion by Meiners/Brill to approve **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, carried.

EMC Sign Compliance Update.

Community and Economic Development Department Process Improvements and Updates to Website.

Adjournment

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC, CMC
Deputy Clerk/Treasurer