

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, February 13, 2024

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 December 12, 2023 meeting.
[20231212 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 Hein Property, from Low Density Multi-Family Residential to Small Lot Single Family, located at S92W27720 Edgewood Dr; Parcel MUKV 2091-995; Neumann Development, applicant.
[Comp Plan Amend - Hein PH Notice.pdf](#)
- 5.2 Public Hearing for Rezoning of the Hein Development located on Edgewood Ave; Parcel MUKV 2091-995; from A-1 Agricultural District to R-3 Single-Family Lot Residential District by Neumann Development, applicant.
[PH Notice - Hein Rezoning.pdf](#)

- 5.3 Public Hearing for Conditional Use for a structure located at 360 McKenzie Rd; Parcel MUKV 1972-999; Village of Mukwonago-Miniwaukan Park; Ron Bittner, Public Works Director, applicant.
[PH Notice - Miniwaukan Park Bldg.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board for **ORDINANCE 1026** for a Comprehensive Plan Amendment for Neumann Companies; Edgewood Ave; Parcel MUKV 2091-995.
[Staff Report - Hein Comp Plan Amend.pdf](#)
[Combined Documents.pdf](#)
[ORDINANCE 1026_-_Hein_Comp_Plan_Amend.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board for **ORDINANCE 1027** for a Rezoning from A-1 Agricultural District to R-3 Single-Family Lot Residential District for Neumann Companies; Edgewood Ave; Parcel MUK V2091-995.
[Staff Report - Hein Rezone.pdf](#)
[Combined Documents.pdf](#)
[ORDINANCE 1027_-_Hein_Rezoning.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board for **RESOLUTION 2024-04** for a Conditional Use Permit for a structure by Village of Mukwonago-Miniwaukan; 360 McKenzie Rd; Parcel MUKV 1972-999.
[Staff_-_Miniwaukan_-_CU_-SPAR_Park_Garage \(2\).pdf](#)
[RESOLUTION 2024-04_-_CU_-_Miniwaukan_Park_Garage.pdf](#)
- 6.4 Discussion and possible approval for **PC-RESOLUTION 2024-01** for a Site Plan and Architectural Review for a structure within a park (garage) by Village of Mukwonago; 360 McKenzie Rd; Parcel MUKV 1972-999.
[Combined Exhibits.pdf](#)
[Siding_Color.png](#)
[PC-RESOLUTION 2024-01_-_SPAR-_Miniwaukan_Park_Garage.pdf](#)
- 6.5 Discussion and possible recommendation of **RESOLUTION 2024-05** for an Extraterritorial Review for a three-lot Certified Survey Map located at N8952 E Mirimar Dr in the Town of East Troy, by Mike Greeson-V2G Surveying, applicant.
[Staff_-_Gonzalez_ETZ.pdf](#)
[Gonzalez_ETZ.pdf](#)
[Town_of_East_Troy_Resolution.pdf](#)
[RESOLUTION 2024-05 ETZ Gonzalez.pdf](#)
- 6.6 *Information Only*
The application for the Planned Unit Development at 1271 Honeywell Road; Parcels MUKV 2011-990 and MUKV 2011-992-013; Warren Hansen, applicant, has been withdrawn.

6.7 Zoning Code Update Review
[Appendix B - Land Use Summary 01-02-2024.pdf](#)
[Non-residential 12-22-23.pdf](#)

6.8 Discussion on changing the date of August 13, 2024 Plan Commission meeting.
Meeting will conflict with August Primary Election.

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.