

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, March 12, 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 Discussion and possible approval of regular meeting minutes from February 13, 2024, special meeting minutes from February 21, 2024.

[20240213 PlanCommissionMinutesDraft.pdf](#)

[20240221 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 rezoning request for a parcel located at E Wolf Run and Maple Ave (MUKV 2013-995-001), from B-4 Commercial Business Design District to B-3 Commercial Business District, DC Properties LLC, applicant (Darwin Greenwald, agent).

[Greenwald Rezone PH Notice.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board to approve **ORDINANCE 1031** for rezoning request for a parcel located at E Wolf Run and Maple Ave (MUKV 2013-995-001), from B-4 Commercial Business Design District to B-3 Commercial Business District, DC Properties LLC, applicant (Darwin Greenwald, agent).
[Staff_-_Greenwald_-_Rezoning.pdf](#)
[Owner Acknowledgement](#)
[ORDINANCE 1031 - Rezoning_Greenwald.pdf](#)
- 6.2 Discussion and possible approval of **PC-RESOLUTION 2024-02** for Site Plan and Architectural Review request for a parcel located at 110 Main St. (MUKV 1976-112), for Crush Holdings LLC, applicant (Paul Kwiecien, agent).
[Staff_-_SPAR_-_Architectural_110_Main_St.pdf](#)
[Existing_Views.pdf](#)
[Concept Future Views.pdf](#)
[PC-RESOLUTION 2024-02_SPAR_-_110_Main_St.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board to approve **RESOLUTION 2024-16** for an Extraterritorial Certified Survey Map Review request for a parcel located at W833 CTY TK L in the Town of East Troy (PET1400007B), for Gunars Valters (owner), by Lantech Surveying, applicant (Matt O'Rourke, agent).
[Staff_-_Valters_ETZ \(2\).pdf](#)
[121822_20240124_Map.pdf](#)
[Town of East Troy Approval.pdf](#)
[121822_20240202_CSM_Review_Letter.pdf](#)
[RESOLUTION 2024-16 - ETZ Valters Town of East Troy.pdf](#)
- 6.4 Discussion and possible recommendation to the Village Board to approve **RESOLUTION 2024-17** for a Certified Survey Map Review request to combine the parcels located at 621 and 639 Baxter Dr (MUKV 1970-998-019 & MUKV 1970-998-020), for Adelhelm Lubriccoat (owner), by Keller Inc., applicant (Luke Sebald, agent).
[Staff_-_CSM_-_Adelhelm.pdf](#)
[CSM - Adelhelm.pdf](#)
[RESOLUTION 2024-17 - CSM 621-639 Baxter Dr.pdf](#)
- 6.5 Discussion and possible approval of **PC-RESOLUTION 2024-04** for a Site Plan and Architectural Review request to build an addition on the parcels located at 621 and 639 Baxter Dr (MUKV 1970-998-019 & MUKV 1970-998-020), for Adelhelm Lubriccoat (owner), by Keller Inc., applicant (Luke Sebald, agent).
[Staff_-_SPAR_-_Adelhelm.pdf](#)
[Addition Narrative](#)
[Civil Plans.pdf](#)
[Combined Site Plans.pdf](#)
[PC-RESOLUTION 2024-04 - Adelhelm SPAR.pdf](#)

- 6.6 Discussion and possible denial of a Site Plan and Architectural Review request to build an accessory structure (**PC-RESOLUTION 2024-03**) on the parcel located at 909 Perkins Dr (MUKV 1969-996-005), for L'Bri (owner), by Endpoint Solutions and Campbell Construction (engineer/contractor).

[Staff_-_SPAR_-_L_Bri_Acc._Str. \(2\).pdf](#)

[Combined items.pdf](#)

[PC-RESOLUTION 2024-03 - SPAR_-_L_Bri_Acc._Str..pdf](#)

- 6.7 Discussion and possible recommendation to the Village Board for approval of **RESOLUTION 2024-18** for a Preliminary Plat Review of the lands located at S92W27720 Edgewood Ave (per Ord. 1030), for the Hein Development by Neumann Development Inc., applicant (Bryan Lindgren, agent).

[Staff Report for Cardinal Crest Subdivision.pdf](#)

[Combined attachments.pdf](#)

[RESOLUTION 2024-18 Hein-Neumann Prelim_Plat.pdf](#)

- 6.8 Zoning Code Update Review/Binder Handout

7. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner (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.