

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, March 12, 2024

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
Tim Rutenbeck
Karl Kettner
John Meiners
Mark Penzkover

Excused:

Also present: Diana Dykstra, Interim Administrator, Clerk-Treasurer
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Darwin Greenwald, zoning of 414 S Rochester St, would like this rezoned to offer more options for occupancy.

Paul Kwiecien, Crush Wine Bar, wanted to thank Diana Dykstra, Corry Eifert, and especially Tim Rutenbeck for all the help in getting Crush Wine Bar open.

Closed at 6:37 pm

Approval of Minutes

Motion by Meiners/Penzkover to approve minutes from February 13, 2024 regular meeting, unanimously carried.

Motion by Meiners/Kettner to approve minutes from February 21, 2024 special meeting, unanimously carried.

Public Hearings

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).

No Comments

Closed 6:38 pm

New Business

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).

Dykstra gave overview of project.

Motion Penzkover/Wamser to recommend to Village Board to approve **ORDINANCE 1031** or 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), with the text change to read B-3 under Section I, unanimously carried.

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).

Dykstra gave overview of project.

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

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).

Dykstra gave overview of project.

Motion Meiners/Penzkover to recommend 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), unanimously carried.

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).

Dykstar gave overview of project.

Luke Sebald, Keller, gave overview of project.

Motion by Meiners/Penzkover to recommend approval for **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) unanimously carried.

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).

Dykstra gave overview of project.

Motion by Meiners/Penzkover to approve **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), unanimously carried.

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).

Mike Shaw, requested this item be tabled.

Dykstra asked to table until the April 9, 2024 meeting

Motion Meiners/Rutenbeck to table item to April 9, 2024 meeting, carried, Penzkover abstain.

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).

Dykstra gave overview of project.

Ryan Lyndgren, Neumann, gave overview of project.

Motion Meiners/Brill to recommend for approval of the Village Board **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), including changes to #4 and adding Boulevard, unanimously carried.

Zoning Code Update Review/Binder Handout

Not ready at this time.

Adjournment

Meeting adjourned at 7:30 p.m.

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