

MINUTES OF THE PLAN COMMISSION MEETING

Monday, August 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, Village President
Eric Brill
Tim Rutenbeck
John Meiners
Mark Penzkover
Jason Wamser

Also present: Peter Gesch, Ruekert-Mielke, Village Planner
Diana Dykstra, Clerk/ Treasurer/ Interim Administrator
Shay Zervas, Deputy Clerk/ Treasurer

Excused: Karl Kettner

Comments from the Public

No Comments

Closed 6:31pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from June 11, 2024, regular meeting.
Unanimously carried.

Public Hearings

Public hearing on Conditional Use Permit for Mama Bear Catering, a Catering Service, located at 225 Bay View Road, Suite 100 (MUKV2014988), applicant (Dana Kohlmann)
Dana Kohlmann of Mama Bear Catering commented on services and use of space.

Public hearing on Final Development Plan for Phase 1 of a Planned Unit Development for Neumann Developments, Inc. for Cardinal Ridge Subdivision located at S92W27720 Edgewood Avenue (MUKV2091-995), applicant (Neumann Developments, Inc., Developer)
No Comments

New Business

Discussion and possible recommendation to the Village Board to approve Resolution 2024-41 Conditional Use Permit for a Mama Bear Catering, a Catering Service, located at 225 Bay View Road, Suite 100 (MUKV 2014-988), applicant (Dana Kohlmann)

Planner Gesch gave an overview of the project and requirements of Conditional Use Permit (CUP) regarding zoning in B2 district.

Dana Kohlmann gave an overview of the business plan and future plans for growth. She cited Chef Pam's in Waukesha as an example of what her business would look like. She has been working with Fire and Dept. of Health to make sure space and all equipment are up to code. Food trucks would not be selling in parking lot.

President Winchowky checking to make sure that there are no issues with zoning/codes for having cooking classes in that location and that all local and state officials (fire, Dept. of Health, and building) requirements are met.

Commissioner Wamser would like to see a business plan outline for what stages are set for when and the plan of growth within that business district.

Meiners/Penzkover motioned to recommend to Village Board to approve **Resolution 2024-41** Conditional Use Permit for a Mama Bear Catering. Unanimously carried.

Discussion and possible recommendation to the Village Board for approval of Resolution 2024-42 for a Planned Unit Development Overlay/Final Development Plan for Phase 1 Cardinal Ridge Subdivision located at Edgewood Avenue (MUKV 2091-995), applicant (Neumann Developments, Inc.,)

Planner Gesch gave an overview of construction/civil plans for Phase 1. Stormwater management plan for Phase 1 also incorporates some of Phase 2 and is sufficient for Phase 1. He stated that the Stormwater management plan and maintenance agreement would need to be amended for each Phase of building to accommodate for any changes. He Stated that Village of Mukwonago, Village of Vernon and Waukesha County have been working together through out this process to keep moving forward.

Commissioner Brill was concerned that conditions will not be incorporated with future phases. He asked about the planned construction/connection time of roads from the subdivision to ES and National Ave.

President Winchowky also concerned with not having ES connected sooner.

Planner Gesch confirmed that construction is under continual review to ensure incorporation of conditions such as Park and Boulevard entrance onto Edgewood. Access to ES was not necessary at this time (which DPW and Fire Dept agreed), however access would need to be made during phase 2.

Eric Obarski-Neumann Developments confirmed that updated/final plats would be provided for each phase as it goes. More than likely during Phase 2 subdivision roads would connect to National Ave and that Edgewood would be connected during Phase 3. They are currently working to get the culvert crossing and other needed items for ES connection approval now. They plan to have construction traffic use that access point sometime during Phase 1.

Meiners/Penzkover motioned to recommend to Village Board to approve **Resolution 2024-42** for a Planned Unit Development Overlay/Final Development Plan for Phase 1 Cardinal Ridge Subdivision. Unanimously carried.

Discussion and possible action on PC Resolution 2024-08 A Plan Commission Resolution to approve a Site Plan and Architectural Review (SPAR) for a new canopy structure located at 857 S. Rochester St Unit 500 (MUKV 2009-978-009), applicant (Tractor Supply)

Planner Gesch gave an overview of Site Plan.

Jackson Motley with Source Architecture. Gave picture of examples from other projects. Stated that other similar projects have not had dry sprinkle systems required. He confirmed the structure is galvanized metal.

President Winchowky questioning if a dry sprinkle system is needed.

Planner Gesch explained the structure is not attached to the building and the Fire Chief has reviewed and has not requested anything be done.

Commissioner Wamser questioned if the structure is galvanized metal.

Jackson Motley confirmed that the structure is galvanized metal.

Meiners/Penzkover motioned to approve **PC Resolution 2024-08** A Plan Commission Resolution to approve a Site Plan and Architectural Review (SPAR) for a new canopy structure for Tractor Supply. Unanimously carried.

Adjournment

Meeting adjourned at 7:05 p.m.

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer