

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, October 8, 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 Minutes from Planning Commission meeting September 10, 2024
[20240910 Minutes Draft.docx](#)

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 on Conditional Use Permit for a free-standing Car Wash (Tsunami Car Wash) located at the south corner of the intersection of Maple Avenue and W. Wolf Run, Parcel MUKV2013995001, applicant (The Redmond Company).
[Public Hearing Notice-Conditional Use-Tsunami Car Wash.docx](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to approve **Resolution 2024-53** Conditional Use Permit for a free-standing Car Wash (Tsunami Car Wash) located at the south corner of the intersection of Maple Avenue and W. Wolf Run, Parcel MUKV2013995001, applicant (The Redmond Company).

[Staff Report-20241002-Tsunami Car Wash-SPAR and CU.pdf](#)
[RESOLUTION 2024-53 - Tsunami Car Wash CU.docx](#)
[2 Tsunami - SPAR App.pdf](#)
[2a Tsunami Conditional Use questions.pdf](#)
[3 Tsunami - Plan of Operation.pdf](#)
[4 Tsunami - Revised Site Plan 20241002.pdf](#)
[5 Tsunami - Civil Plans.pdf](#)
[6 Tsunami - Landscape and Building.pdf](#)
[7 Tsunami - Lighting cut sheets.pdf](#)
[8 Tsunami - SWMP \(8-9-24\).pdf](#)
[9 Mukwonago Tsunami Carwash TIA 090924.pdf](#)

- 6.2 Discussion and possible action to approve **PC-Resolution 2024-10** for a Site Plan and Architectural Review for Tsunami Car Wash, Parcel MUKV 2013-995-001
[Staff Report-20241002-Tsunami Car Wash-SPAR and CU.pdf](#)
[PC-RESOLUTION 2024-10 - Tsunami Car Wash SPAR](#)

- 6.3 Discussion and possible action to approve **PC-Resolution2024-11** for an amended Site Plan and Architectural Review for Dunkin Donuts MUKV2014-987
[Staff Report-20241001-Dunkin Donuts-SPAR-Amended.pdf](#)
[PC-RESOLUTION 2024-11 - Dunkin Donuts SPAR - Amended.docx](#)

- 6.4 Discussion and possible action to approve **PC Resolution 2024-09** for a Site Plan Architectural Review for Semper-Fi Roofing & Exteriors at 820 Swan Dr, Parcel MUKV 1970-987
[Staff Report-20241001-SemperFi-SPAR](#)
[PC-RESOLUTION 2024-09 Semper-Fi SPAR](#)

- 6.5 Discussion and possible action to approve **PC-Resolution 2024-12** for Site Plan and Architectural Review for L'Bri Pure N' Natural Located at 909 Perkins Drive, Parcel MUKV 1969-996-005 and MUKV 1969-996-006
[Staff Report-20241003-LBri Expansion-SPAR.pdf](#)
[PC RESOLUTION 2024-12 - LBri Expansion SPAR.docx](#)
[1 L'Bri - 909 Perkins Ave- Project Summary \(2024-09-03\).pdf](#)
[3 L'Bri Site Plan Application Signed 090324.pdf](#)
[4 L'Bri Plan Commission Dwgs Complete 090324.pdf](#)
[5 L'Bri SWMP Doc 090324.pdf](#)

- 6.6 Discussion and possible action to approve **PC-Resolution 2024-13** for Site Plan and Architectural Review for Porch Bar located at 204 S. Rochester Street Parcel MUKV 1976-122
[Staff Report-20241003-Porch Bar-SPAR.pdf](#)
[PC RESOLUTION 2024-13 - Porch Bar - SPAR.docx](#)

- 6.7 Status Update regarding Zoning Code

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.