

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, November 12, 2024

Time: 6:30pm

Place: Mukwonago Municipal Building/Boar Room, 440 River Crest Court, Mukwonago, WI 53149

Call to Order

Meeting Called to order by President Winchowky at 6:30pm

Roll Call

Commissioners present:

Fred Winchowky, Village President

Eric Brill

Tim Rutenbeck

John Meiners

Karl Kettner

Also present:

Diana Dykstra, Clerk/ Treasurer/ Administrator

Shay Zerfas, Deputy Clerk/ Treasurer

Peter Gesch, Village Planner

Excused:

Mark Penzkover

Jason Wamser

Comments from the Public

No Comments

Closed 6:32pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from October 8, 2024, regular meeting.

Unanimously carried.

New Business

Discussion and possible recommendation to approve Resolution 2024-61 an extraterritorial review for a certified survey map for property located at W303S10521 Sandy Beach Road in the Town of Mukwonago (MUKT 2005-963), Waukesha County

Planner Gesch explained that Town of Mukwonago and Waukesha County are still reviewing this extraterritorial review, and that Resolution 2024-61 would be contingent on Town and County approving extraterritorial review.

Meiners/Rutenbeck motioned to recommend to Village Board to approve **Resolution 2024-61** an extraterritorial review for a certified survey map for property located W303S10521 Sandy Beach Road in the Town of Mukwonago, Unanimously carried.

New Business

Discussion and possible recommendation to approve Resolution 2024-62. A Resolution to approve the final plat for Phase 1 of Cardinal Ridge Subdivision, Neumann Developments, Inc., Applicant

Planner Gesch gave an overview of Phase 1 and all that all requirements are being met. They have a letter of approval from Waukesha County.

Meiners/Rutenbeck motion to approve Resolution 2024-62 a resolution to approve the final plat for Phase 1 of Cardinal Ridge Subdivision, Neumann Developments, Inc. Unanimously carried

Discussion and possible action to approve PC-Resolution2024-14 for a Site Plan and Architectural review for Milwaukee Tool located 929 Milwaukee Tool Way parking lot expansion, Parcel Number MUKV 1969-988-008

Planner Gesch gave an overview and explained the future need for expansion. This parking lot is an immediate need. Explained that the parking lot could be gravel for this year and finish project in spring due to immediate safety concerns. Milwaukee Tool has been requested to submit more information regarding lighting to the parking lot area. Kyle Kasprzyk and Jeff Searl, representatives for Milwaukee Tool explained the need for more parking due to safety concerns and business growth.

Meiners/Rutenbeck motion to approve PC-Resolution 2024-14 for a Site Plan and Architectural Review for Milwaukee Tool Located 929 Milwaukee Tool Way parking lot expansion. Unanimously carried

Discussion and possible approval of the revised architectural drawings for Tsunami Car Wash

Planner Gesch explained that Tsunami Car Wash had dropped of 2 options of building materials, one is their older color palette (red brick with tan accent brick with blue roof) and the other is a newer color palette (grey brick with grey accent brick and blue roof). Jerry representative for Raymond Company explained that the new color palette is what Tsunami Car Wash would prefer as it is their new branding colors, however, they are willing to use their old color palette if so desired.

Meiners/Kettner motion to approve new grey color palette for Tsunami Car Wash building. Motion carries 3-2 (Yes: Meiners, Kettner and Rutenbeck) (No: Brill and Winchowky)

Adjournment

Meeting adjourned at 6:47 pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer