

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, January 14, 2025

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 Approval of Minutes for Planning Commission meeting November 12, 2024
[20241112 Minutes draft.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 on Conditional Use Permit for modifications to and the construction of a building addition for the Municipal Water works Well No. 4, located at 525 Roberts Drive, Parcel MUKV 1977-998-001, applicant (The Village of Mukwonago Utilities Department)
[Public Hearing Notice-Conditional Use-Village of Mukwonago Well No. 4.docx](#)

6. New Business

Discussion and Possible Action on the Following Items

6.1 Discussion and possible recommendation to approve **Resolution 2025-01**

Conditional Use Permit for modifications to and the construction of a building addition for the Municipal Waterworks Well No. 4, located at 525 Roberts Drive, Parcel MUKV 1977-998-001, applicant (The Village of Mukwonago Utilities Department).

[Staff Report-20250108 -Municipal Well No. 4 -SPAR and CU.pdf](#)

[RESOLUTION 2025-01 - Municipal Well No. 4 - Conditional Use Permit.docx](#)

6.2 Discussion and possible action to approve **PC-Resolution 2025-01** for a Site Plan and Architectural Review for construction of a building addition for the Municipal Waterworks Well No. 4, Located at 525 Roberts Dr, Parcel MUKV 1977-998-001

[Staff Report-20250108 -Municipal Well No. 4 -SPAR and CU.pdf](#)

[PC RESOLUTION 2025-01 - Municipal Well No. 4 - SPAR.docx](#)

6.3 Discussion and possible action to approve **PC-Resolution 2025-02**, for a Site Plan and Architectural Review for Rivers Edge Car Wash, Located at 811 S. Rochester St, Parcel MUKV 2009-978-004

[Staff Report-20250108 -Rivers Edge Car Wash-SPAR.pdf](#)

[PC RESOLUTION 2025-02 - Rivers Edge Car Wash SPAR.docx](#)

6.4 Discussion and possible approval of **PC-Resolution 2025-03** for a Site Plan and Architectural Review for St. James Church addition, located at 830 E. Veterans Way, Parcel MUKV 1964-988-002

[Staff Report-20250108 -St. James Church Addition - SPAR.pdf](#)

[PC RESOLUTION 2025-03 - St. James Church Expansion SPAR.docx](#)

[2024 SPAR PUD Application Signed.pdf](#)

[Plan Commission set.pdf](#)

[Project Narrative.pdf](#)

6.5 Discussion and possible approval of **PC-Resolution 2025-04** for the extension of the approval of Site Plan and Architectural Review for Performance Water Products, INC. at 823 Swan Dr, Parcel MUKV 1970-999-026

[PC RESOLUTION 2025-04 - 823 Swan Dr SPAR Approval Extention.docx](#)

[823 Swan Dr. Extension Request Letter.pdf](#)

6.6 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.