

Village of Mukwonago
Notice of Meeting and Agenda
PLAN COMMISSION MEETING
Tuesday, May 13, 2025

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

Call to Order

President Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Present: Eric Brill, John Meiners, Karl Kettner, Tim Rutenbeck, Jason Wamser, and President Fred Winchowky

Also Present: Diana Dykstra-Administrator, Peter Gesch-Planner, and Lana Kropf-Clerk

Absent: None

Comments from the Public

None

Approval of Minutes

Discussion and possible approval of Planning Commission minutes from April 8, 2025

Motion by Meiners to approve, second by Brill. No discussion. Motion carried 6-0.

Public Hearings

Public hearing on Conditional Use Permit for an expansion and modifications to Park View Middle School, located at 930 N Rochester St, Parcel MUKV1964992, applicant (Mukwonago Area School District)

None.

New Business

Discussion and possible recommendation to approve **Resolution 2025-09** for a Conditional Use Permit for an expansion and modifications to Park View Middle School, located at 930 N Rochester St, Parcel MUKV1964992, applicant (Mukwonago Area School District)

Planner Gesch gave an overview of the Conditional Use Permit as presented. Gesch noted that there were several items added to the resolution that included: Any modifications to the site, buildings, site improvements shall require the conditional use application being updated, 25-FT pavement setback shall be maintained on all perimeters, and max principal structure height shall not exceed 46-FT.

Chris Eger; Bray Architects; Explained that a parking variance is being requested and that some RTU's will be used on the roof which may extend the 46' height. Then reviewed the site plan as presented.

Motion by Meiners to recommend approval of Resolution 2025-09, second by Rutenbeck. Motion carried 6-0.

Discussion and possible approval **PC Resolution 2025-10** for a Site Plan and Architectural Review (SPAR) for the Park View Middle School, located at 930 N Rochester St, Parcel MUKV1964992, applicant (Mukwonago Area School District)

Motion by Meiners to approve PC Resolution 2025-10, second by Brill. No discussion. Motion carried 6-0.

Discussion and possible approval of **PC Resolution 2025- 09** for a Site Plan and Architectural Review (SPAR) for the Historical Society Log Cabin Trading Post located at 103 Main Street, Parcel MUKV1976100

Planner Gesch reviewed the Site Plan as outlined in the packet.

Motion by Meiners to approve PC Resolution 2025-09, second by Rutenbeck. Motion carried 6-0.

Discussion and possible approval of **PC-Resolution 2025-11** for a Site Plan and Architectural Review (SPAR) for a revised site plan approval for Tsunami Car Wash, Parcel MUKV 2013-995-001

Planner Gesch reviewed the site plan as outlined in the packet and gave an overview of the item's history.

Motion by Meiners to approve PC Resolution 2025-11, second by Brill. Motion carried 6-0.

Discussion and review of a conceptual plan for St James Church for possible rezoning and improvements

Planner Gesch gave an overview of the conceptual plan as presented in the packet. For the Village Board to approve this project the Comprehensive Plan would need to be amended and a CSM would need to parcel off land before any rezoning occur. This item was before the Plan Commission to educate and raise questions. No action taken.

Status update on Zoning Code

No discussion. Postponed until a later meeting.

Adjournment

Meeting adjourned at 7:54 p.m.

Lana Kropf
Clerk