

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, June 8, 2025

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

Karl Kettner

John Meiners

Tim Rutenbeck

Jason Wamser

Also present:

Diana Dykstra, Clerk/ Treasurer/ Administrator

Shay Zerfas, Deputy Clerk/ Treasurer

Excused:

Eric Brill

Peter Gesch, Village Planner

Comments from the Public

No Comments

Closed 6:31pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from May 13, 2025, regular meeting.

Unanimously carried.

New Business

Discussion and possible recommendation to approve Resolution 2025-15 for a CSM for Mukwonago Food Pantry located at 305 and 325 Eagle Lake Avenue, Parcel MUKV 1974921 and MUKV 1974922

Administrator Dykstra provided an explanation for Mukwonago's Food Pantry request for CSM of the properties.

Winchowky/Meiners motioned to recommend to Village Board to approve Resolution 2025-15 for a CSM for Mukwonago Food Pantry located at 305 and 325 Eagle Lake Avenue, Parcel MUKV 1974921 and MUKV 1974922.

Unanimously Carried.

Discussion and possible approval for PC Resolution 2025-13 for a Site Plan and Architectural Review for the Mukwonago Food Pantry Located at 325 Eagle Lake Avenue, Parcel Number MUKV 1974921

Administrator Dykstra provided an overview of the project.

Wamser/Rutenbeck motion to approve PC-Resolution 2025-13 for a Site Plan and Architectural Review for the Mukwonago Food Pantry Located at 325 Eagle Lake Avenue, Parcel Number MUKV 1974921, with the added condition that exterior building materials (including siding, roofing, etc.) shall reasonably match the existing materials and be subject to staff approval. Unanimously Carried.

Discussion and possible approval for PC Resolution 2025-14 for Site Plan and Architectural Review for Semper-FI Roofing and Exteriors at 820 Swan Dr. Parcel MUKV1970987

Administrator Dykstra provided an overview of the project and explained that the applicant is aware a painted sign is not permitted. The applicant will need to apply for a sign permit when ready and have the approved sign affixed to the building

Meiners/Rutenbeck motioned to approve PC-Resolution 2025-14 for Site Plan and Architectural Review for Semper-FI Roofing and Exteriors at 820 Swan Dr. Parcel MUKV1970987, with understanding that applicant adheres to signage ordinances. Unanimously Carried

Discussion and possible approval or PC Resolution 2025-15 for Site Plan and Architectural Review for 108 Main Street LLC located at 108 Main Street, Parcel MUKV 1976111

Administrator Dykstra provided an overview of the project.

Meiners/Rutenbeck motioned to approve Resolution 2025-15 for Site Plan and Architectural Review for 108 Main Street LLC located at 108 Main Street, Parcel MUKV 1976111. Unanimously Carried.

Discussion and possible approval of PC Resolution 2025-12 for the extension of the approval of a Site Plan and Architectural Review for L'Bri Pure N' Natural located at 909 Perkins Drive, Parcel Number MUKV 1969-996-005 and MUKV 1969-996-006

Administrator Dykstra provided an explanation for L'Bri's request to extend.

Meiners/Rutenbeck motioned to approve **Resolution 2025-12** for the extension of the approval of a Site Plan and Architectural Review for L'Bri Pure N' Natural located at 909 Perkins Drive, Parcel Number MUKV 1969-996-005 and MUKV 1969-996-006, with the modification that the extension be granted for 12 months from today's date, rather than the 18 months originally requested.

Unanimously Carried.

Adjournment

Meeting adjourned at 6:52pm

Respectfully Submitted,
Shay Zerfas
Deputy Clerk/Treasurer