

Village of Mukwonago  
**Notice of Meeting and Agenda**

**PLAN COMMISSION MEETING**  
**Tuesday, October 11, 2022**

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 from September 13, 2022 regular meeting and from October 4, 2022 special meeting.

[20220913 PlanCommissionMinutesdraft.pdf](#)

[20221004 PlanCommissionMinutesdraft.pdf](#)

**5. New Business**

*Discussion and Possible Action on the Following Items*

- 5.1 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-61** approving a three-lot certified survey for a property located at W309S9200 CTH I in the Town of Mukwonago, Larry Litwin, owner.

[Staff report for October 11 2022.pdf](#)

[Certified survey map dated September 29 2022.pdf](#)

[RESOLUTION 2022-61 Extraterritorial Review TofMukwonago.pdf](#)

- 5.2 Discussion and possible approval of **PC-RESOLUTION 2022-18** to approve Amendment of the Village Comprehensive Plan with regard to the classification of the property located at 560 Bay View Rd; Parcel MUKV 2010-978-017. (If approved, the Village Board to conduct a public hearing and take final action.)

[Staff report for October 11 2022.pdf](#)

[PC-RESOLUTION 2022-18 Comp Plan Amend - 560 Bay View Rd.pdf](#)

- 5.3 Discussion and possible approval of **PC-RESOLUTION 2022-19** for Site Plan and Architectural Review for canopy over the main entrance of the American Legion Post 375, applicant; 627 E Veterans Way; Parcel MUKV 1964-991-001.

[Am legion - Staff report for October 11 2022.pdf](#)

[Canopy Image.pdf](#)

[PC-RESOLUTION 2022-19 SPAR American Legion Post 375.pdf](#)

- 5.4 Discussion and possible approval of **PC-RESOLUTION 2022-20** to amend site plan to show two additional parking spaces Downing Properties LLC, applicant; 507 Main St; Parcel MUKV 1976-164-002.

[507 Main - Staff report for October 11 2022.pdf](#)

[PC-RESOLUTION 2022-20 Site Plan 507 Main.pdf](#)

## **6. Adjournment**

### ***Membership:***

*Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Tim Schwecke (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.

## **MINUTES OF THE PLAN COMMISSION MEETING**

### **Tuesday, September 13, 2022**

#### **Call to Order**

Recording Secretary Linda Gourdoux called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

#### **Roll Call**

Commissioners present: Jason Wamser  
Mark Penzkover  
Tim Rutenbeck  
Karl Kettner  
John Meiners  
Eric Brill

Commissioners excused: Fred Winchowky, Chairman

Also present: Fred Schnook, Village Administrator  
Tim Schwecke, Village Planner  
Linda Gourdoux, Deputy Clerk/Treasurer

#### **In the Absence of the Chair, Gourdoux asked for a motion to nominate Chair Pro Tem.**

Motion by Wamser/Penzkover to name Eric Brill as Chair Pro Tem, unanimously carried.

#### **Comments from the Public**

Opened at 6:32 pm  
No Comments from the public  
Closed at 6:32 pm

#### **Minutes**

Motion made by Meiners/Penzkover to approve the minutes of the August 16, 2022 meeting, unanimously carried.

#### **New Business**

#### **Discussion and possible approval of PC-RESOLUTION 2022-16 for five wall signs for Goodwill Industries of Southeastern WI, applicant; 101 Arrowhead Dr; Parcel MUKV 2015-997-010.**

Schwecke gave overview of project

Motion by Meiners/Penzkover to approve PC -RESOLUTION 2022-16 for five wall signs for Goodwill Industries of Southeastern WI, applicant; 101 Arrowhead Dr; Parcel MUKV 2015-997-010, unanimously carried.

#### **Discussion and possible recommendation to Village Board on RESOLUTION 2022-56 for the Final Plat for Chapman Farms Addition No 1 (Second Phase) Bielinski Homes, applicant.**

Schwecke gave overview of project

John Donovan, Bielinski agent, asked for clarification on items c, d, and e of the resolution. John wanted to make sure that the reviews would not hold up getting the resolution approved at the Village Board meeting on September 21.

Motion by Meiners/Penzkover to recommend approval of **RESOLUTION 2022-56** for the Final Plat for Chapman Farms Addition No 1 (Second Phase) Bielinski Homes, applicant, unanimously carried.

**Discussion and possible recommendation to Village Board on ORDINANCE 1009 for rezoning of parcel MUKV 1969-994 from R-1 to P-1 and parcel MUKV 196-992 from R-1 to M-1.**

Schwecke gave overview of project

Motion by Kettner/Meiners to recommend approval on **ORDINANCE 1009** for rezoning of parcel MUKV 1969-994 from R-1 to P-1 and parcel MUKV 196-992 from R-1 to M-1, unanimously carried.

**Discussion and possible approval of PC-RESOLUTION 2022-15 Site Plan Architectural Review amendment and Signage for WalMart, applicant; 250 E Wolf Run; Parcel MUKV 2013-994-001.**

Schwecke gave overview of project

Motion Kettner/Meiners to approve **PC-RESOLUTION 2022-15** Site Plan Architectural Review amendment and Signage for WalMart, applicant; 250 E Wolf Run; Parcel MUKV 2013-994-001, unanimously carried.

**Adjournment**

Meeting adjourned at 6:44 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer

## **MINUTES OF THE SPECIAL PLAN COMMISSION MEETING**

### **Tuesday, October 4, 2022**

#### **Call to Order**

President Winchowky called the meeting to order at 6:00 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

#### **Roll Call**

Commissioners present: Fred Winchowky, Chairman  
Jason Wamser  
Mark Penzkover  
Tim Rutenbeck  
Karl Kettner  
John Meiners

Commissioners absent: Eric Brill

Also present: Fred Schnook, Village Administrator  
Diana Doherty, Finance Director  
Linda Gourdoux, Deputy Clerk/Treasurer

#### **Comments from the Public**

Opened at 6:01 pm  
No Comments from the public  
Closed at 6:01 pm

#### **Public Hearing**

Consideration and review of proposed Project Plan for TID No. 6.

President Winchowky stated that the Village had received email communication from the following against the Creation of TID No. 6: Jackie Vana; Roger Walsh; Attorney Joseph Cincotta for Greenwald Family Limited Partnership.

Ryan Bailey, 619 Prairie Hill Ave, spoke against  
Charles and Beverly Bassler, S108W28042 Maple Ave, spoke against

#### **New Business**

**Discussion and possible approval of PC-RESOLUTION 2022-17 a Resolution to formally adopt proposed project plan and boundaries for Tax Incremental District No. 6.**

Brian Ruechel, Baird, gave overview of project  
Administrator Schnook gave overview of project

Motion by Penzkover/Meiners to approve PC -RESOLUTION 2022-17 to formally adopt proposed project pan and boundaries for Tax Incremental District (TID) No. 6, carried.

Roll Call Vote: Yes; Meiners, Penzkover, Rutenbeck, Winchowky: No; Kettner, Wamser:  
Absent: Brill

#### **Adjournment**

Meeting adjourned at 6:46 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer

DRAFT



## PLANNING COMMISSION

October 11, 2022, at 6:30 pm  
Mukwonago, WI

### EXTRATERRITORIAL REVIEW OF A THREE-LOT CERTIFIED SURVEY MAP LOCATED AT W309S9200 CTH I IN THE TOWN OF MUKWONAGO

#### Project Summary

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Request:	Extraterritorial review of a three-lot certified survey map
Applicant:	Larry Litwin, owner
Application number:	2022-57
Location:	W309S9200 CTH I (Town of Mukwonago)
Parcel number:	MUKT1959987003

#### Planning Staff Review

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The petitioner owns the property at W309S9200 CTH I in the Town of Mukwonago and is proposing a 3-lot certified survey map. The Village is reviewing this survey in the Town because it is within the Village's extraterritorial review area. The Town of Mukwonago has already approved the CSM.



The subject property is subject to the boundary agreement with the Town of Mukwonago. It is located in an area where "lands will be detached from the Town of Mukwonago and attached to the Village of Mukwonago at the request of the property owner." At this point in time, the owner has not elected to do so.

#### Potential Plan Commission Motion:

Recommend to the Village Board the approval of the proposed 3-lot certified survey map as set forth in Resolution 2022-61 (as drafted OR as amended)

#### Attachments

1. Certified survey map
2. Draft Resolution 2022-61

CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT 1, CERTIFIED SURVEY MAP No. 10003, BEING PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY STATE OF WISCONSIN.

LOCATION MAP SW ¼ SEC. 22-5-18

FOUND  
NORTHWEST CORNER  
SOUTHWEST ¼  
SECTION 22-5-18  
FND. CONCRETE MON.  
W/ BRASS CAP  
STATE PLANE  
COORDINATES  
N - 324680.50  
E - 2438170.93



BASIS OF BEARING:  
THE WEST LINE OF  
SOUTHWEST ¼ OF SEC. 22,  
T 5 N R 18 E WAS TAKEN  
TO BEAR S01°12'12"E.

0' 150'  
SCALE 1 = 150'

LEGEND:

(100.00') RECORDED DISTANCE

100.00' MEASURED DISTANCE

1" FOUND IRON PIPE,  
UNLESS NOTED

1/2" x 18" IRON ROD SET,  
1.50 lbs./L.F.

OWNER:

LAWRENCE E LITWIN  
TRUST  
W309 S9200 COUNTY RD I  
MUKWONAGO WI 53149

SURVEYOR:

V2G SURVEYING LLC.  
123 WOLF RUN - STE 4  
MUKWONAGO, WI 53149  
262-378-5097

UNPLATTED LANDS

TAX KEY No.

MUKT1958994003

SETBACKS:

30 FEET SIDE AND REAR

50 FEET FROM ANY C.T.H. ROW

NOTES:

ALL LOTS ARE UN BUILDABLE UNTIL A STATE APPROVED SEPTIC SYSTEM CAN BE INSTALLED.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM SOUTH ZONE. BASED UPON NAD 1983.

THE SUBJECT PROPERTY IS NOT WITHIN THE FLOODPLAIN.

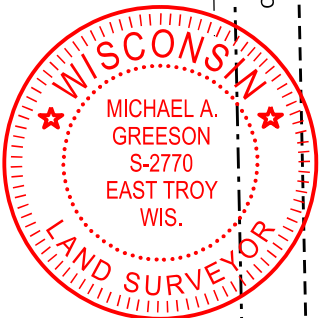
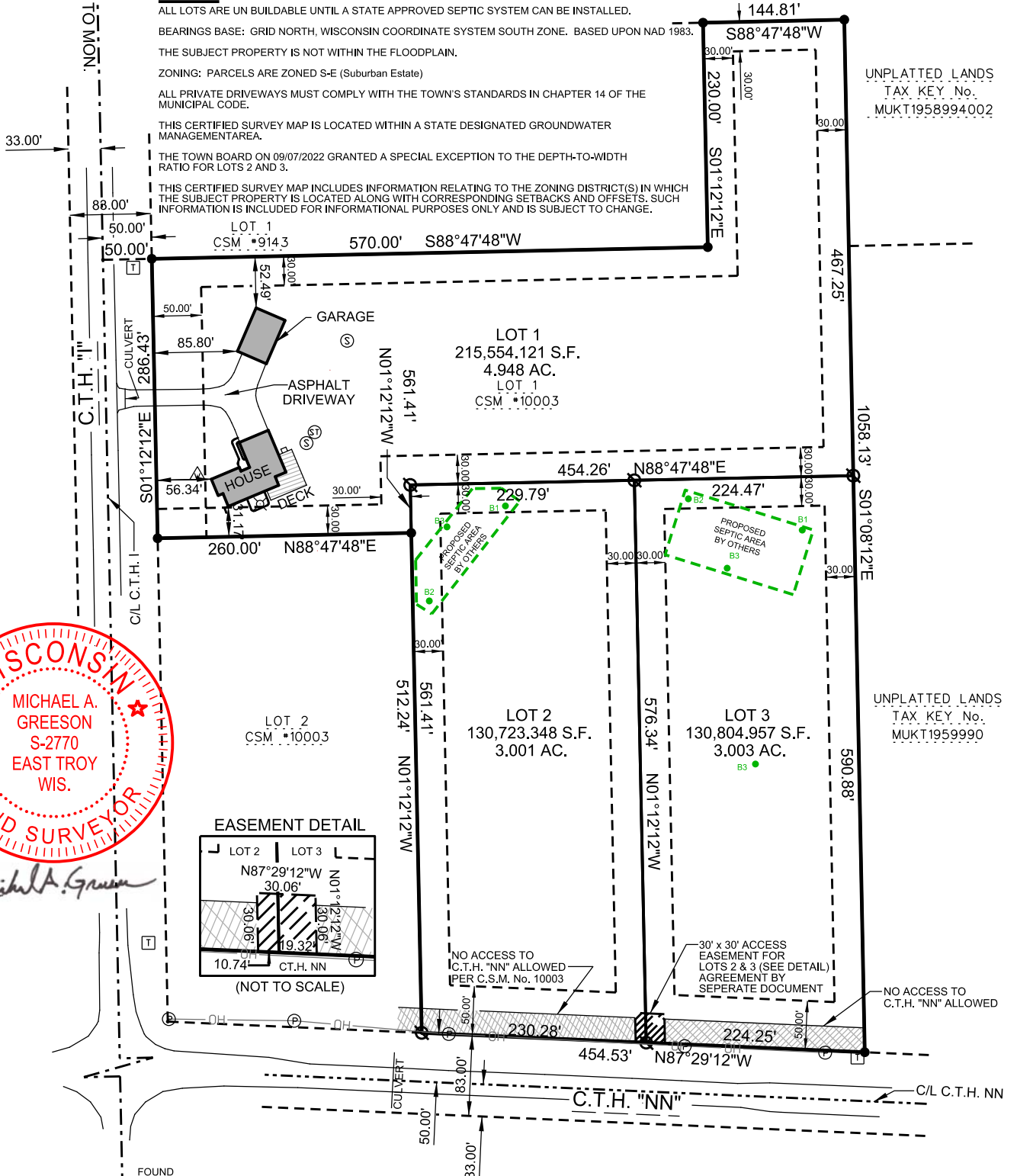
ZONING: PARCELS ARE ZONED S-E (Suburban Estate)

ALL PRIVATE DRIVEWAYS MUST COMPLY WITH THE TOWN'S STANDARDS IN CHAPTER 14 OF THE MUNICIPAL CODE.

THIS CERTIFIED SURVEY MAP IS LOCATED WITHIN A STATE DESIGNATED GROUNDWATER MANAGEMENT AREA.

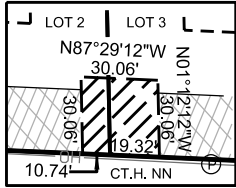
THE TOWN BOARD ON 09/07/2022 GRANTED A SPECIAL EXCEPTION TO THE DEPTH-TO-WIDTH RATIO FOR LOTS 2 AND 3.

THIS CERTIFIED SURVEY MAP INCLUDES INFORMATION RELATING TO THE ZONING DISTRICT(S) IN WHICH THE SUBJECT PROPERTY IS LOCATED ALONG WITH CORRESPONDING SETBACKS AND OFFSETS, SUCH INFORMATION IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.



Michael A. Greeson

EASEMENT DETAIL



NO ACCESS TO  
C.T.H. "NN" ALLOWED  
PER C.S.M. No. 10003

30' x 30' ACCESS  
EASEMENT FOR  
LOTS 2 & 3 (SEE DETAIL)  
AGREEMENT BY  
SEPARATE DOCUMENT

NO ACCESS TO  
C.T.H. "NN" ALLOWED



FOUND  
SOUTHWEST CORNER  
SOUTHWEST ¼ SECTION 22-5-18  
FND. CONCRETE MON. W/ BRASS CAP  
STATE PLANE COORDINATES  
N - 322040.37  
E - 2438226.52

INSTRUMENT DRAFTED BY MICHAEL A. GREESON P.L.S. 2770

SHEET 1 OF 4  
DRAFT DATE: 09/29/2022  
V2G JOB NO.: 2022-035



CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT 1, CERTIFIED SURVEY MAP No. 10003, BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY STATE OF WISCONSIN.

FOUND  
NORTHWEST CORNER  
SOUTHWEST 1/4  
SECTION 22-5-18  
FND. CONCRETE MON.  
W/ BRASS CAP  
STATE PLANE  
COORDINATES  
N - 324680.50  
E - 2438170.93

CONTOURS AND SOIL TYPES DETAIL

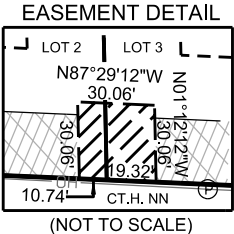
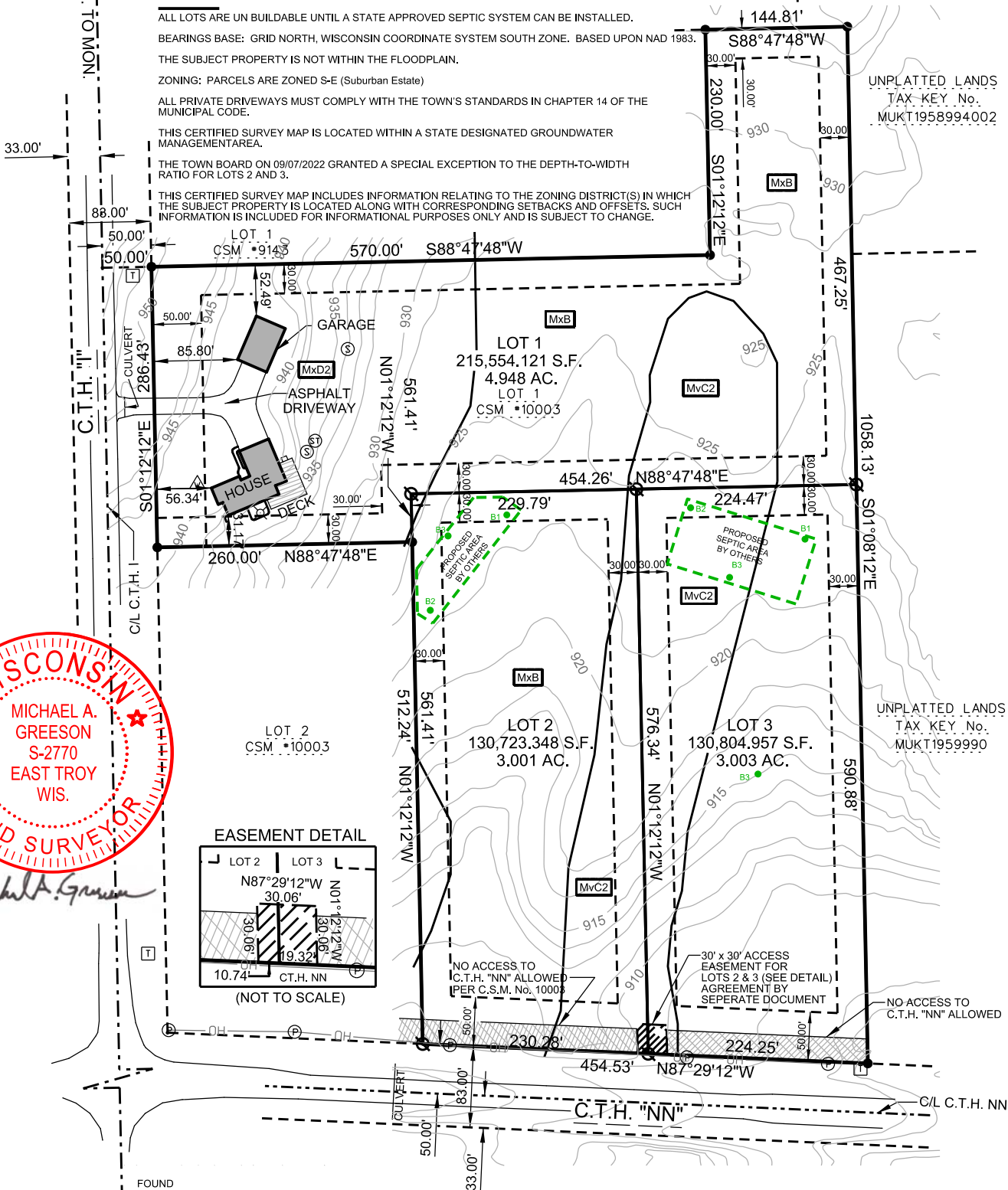
NOTE:  
CONTOURS AND SOIL TYPES SHOWN HEREON  
ARE DERIVED FROM THE WAUKESHA COUNTY  
DEPARTMENT OF PARKS AND LAND USE GIS  
MAPPING SYSTEM.

0' 150'  
SCALE 1 = 150'

UNPLATTED LANDS  
TAX KEY No.  
MUKT1958994003

SETBACKS:  
30 FEET SIDE AND REAR  
50 FEET FROM ANY C.T.H. ROW

ALL LOTS ARE UN BUILDABLE UNTIL A STATE APPROVED SEPTIC SYSTEM CAN BE INSTALLED.  
BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM SOUTH ZONE. BASED UPON NAD 1983.  
THE SUBJECT PROPERTY IS NOT WITHIN THE FLOODPLAIN.  
ZONING: PARCELS ARE ZONED S-E (Suburban Estate)  
ALL PRIVATE DRIVEWAYS MUST COMPLY WITH THE TOWN'S STANDARDS IN CHAPTER 14 OF THE MUNICIPAL CODE.  
THIS CERTIFIED SURVEY MAP IS LOCATED WITHIN A STATE DESIGNATED GROUNDWATER MANAGEMENT AREA.  
THE TOWN BOARD ON 09/07/2022 GRANTED A SPECIAL EXCEPTION TO THE DEPTH-TO-WIDTH RATIO FOR LOTS 2 AND 3.  
THIS CERTIFIED SURVEY MAP INCLUDES INFORMATION RELATING TO THE ZONING DISTRICT(S) IN WHICH THE SUBJECT PROPERTY IS LOCATED ALONG WITH CORRESPONDING SETBACKS AND OFFSETS. SUCH INFORMATION IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.



FOUND  
SOUTHWEST CORNER  
SOUTHWEST 1/4 SECTION 22-5-18  
FND. CONCRETE MON. W/ BRASS CAP  
STATE PLANE COORDINATES  
N - 322040.37  
E - 2438228.87

INSTRUMENT DRAFTED BY MICHAEL A. GREESON P.L.S. 2770

SHEET 2 OF 4  
DRAFT DATE: 09/29/2022  
V2G JOB NO.: 2022-000

*CERTIFIED SURVEY MAP NO. \_\_\_\_\_*

A REDIVISION OF LOT 1, CERTIFIED SURVEY MAP No. 10003, BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY STATE OF WISCONSIN.

SURVEYORS CERTIFICATE:

I, Michael A. Greeson, professional land surveyor, hereby certify: That I have surveyed, divided and mapped a division of land being a redivision of Lot 1, Certified Survey Map No. 10003, being a part of the NW ¼ and SW ¼ of the SW ¼ of Section 22, Township 5 North, Range 18 East in the Town of Mukwonago, Waukesha County, Wisconsin described as Follows:

Commencing at the Northwest corner of said Southwest 1/4; thence S01°12'12"E along the West line of said Southwest ¼ and the centerline of C.T.H. "I", 650.73' to a point; thence N88°47'48"E, 50.00' to a found 1/2" iron rod said point being the point of beginning; thence S01°12'12"E parallel to said West line and along the East right of way for said C.T.H. "I", 286.43' to a found 1/2" iron rod; thence N88°47'48"E, 260.00' to a found 1/2" iron rod; thence S01°12'12"E, 512.24' to a point on the Northerly right of way for C.T.H. "N"; thence S87°29'12"E along said Northerly right of way, 454.53'; thence N01°08'12"W, 1058.13' to a point; thence S88°47'48"W, 144.81' to a point; thence S01°12'12"E, 230.00' to a point; thence S88°47'48"W, 570.00' to the point of beginning. Said described boundary contains 10.95 acres more or less.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF LAWRENCE E. LITWIN AND CHRISTINE A. LITWIN OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND SECTION 34 OF THE TOWN OF MUKWONAGO MUNICIPAL CODE AND WAUKESHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Dated this 29TH day of SEPTMEBER, 2022.

Michael A. Greeson  
Michael A. Greeson, P.L.S. # 2770



TOWN OF MUKWONAGO TOWN BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF MUKWONAGO BOARD.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PETER TOPCZEWSKI, TOWN CHAIRMAN

\_\_\_\_\_  
KATHY KARALEWITZ, CLERK-TREASURER

***CERTIFIED SURVEY MAP NO.*** \_\_\_\_\_

A REDIVISION OF LOT 1, CERTIFIED SURVEY MAP No. 10003, BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY STATE OF WISCONSIN.

**OWNER'S CERTIFICATE:**

STATE OF WISCONSIN       )  
COUNTY OF RACINE       ) S.S.

AS REPRESENTATIVES FOR THE LAWRENCE E LITWIN TRUST, WE LAWRENCE E. LITWIN AND CHRISTINE A. LITWIN HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF MUKWONAGO  
VILLAGE OF MUKWONAGO  
WAUKESHA COUNTY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
LAWRENCE E. LITWIN, REPRESENTATIVE

\_\_\_\_\_  
CHRISTINE A. LITWIN, REPRESENTATIVE

**NOTARY CERTIFICATE**

STATE OF WISCONSIN       )  
COUNTY OF WAUKESHA       ) S.S.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022. THE ABOVE NAMED LAWRENCE E. LITWIN AND CHRISTINE A. LITWIN TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC \_\_\_\_\_, WAUKESHA COUNTY, WI.  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

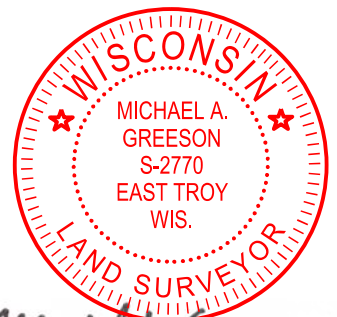
**VILLAGE BOARD OF MUKWONAGO APPROVAL (EXTRA-TERRITORIAL)**

THIS CERTIFIED SURVEY MAP LOCATED WITHIN THE EXTRA- TERRITORIAL JURISDICTION OF THE VILLAGE OF MUKWONAGO  
IS HEREBY APPROVED BY THE VILLAGE OF MUKWONAGO BOARD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
FRED WINCHOWKY, PRESIDENT

\_\_\_\_\_  
DIANA DYKSTRA, CLERK-TREASURER



*Michael A. Greeson*



SHEET 4 OF 4

DRAFT DATE: 09/29/2022

INSTRUMENT DRAFTED BY MICHAEL A. GREESON P.L.S. 2770

V2G JOB NO.: 2022-035

**VILLAGE OF MUKWONAGO RESOLUTION 2022-61**

**RESOLUTION APPROVING A THREE-LOT CERTIFIED SURVEY FOR A PROPERTY  
LOCATED AT W309S9200 CTH I IN THE TOWN OF MUKWONAGO**

**WHEREAS**, Larry Litwin owns the property located at W309S9200 CTH I in the Town of Mukwonago and has submitted a three-lot certified survey map to the Village for review; and

**WHEREAS**, the property is located in the Village's extraterritorial review area and is therefore subject to the review by the Village; and

**WHEREAS**, the Village Plan Commission reviewed the petitioner's request at their meeting on October 11, 2022, and recommended approval of the same as set forth in this resolution; and

**NOW, THEREFORE, BE IT RESOLVED**, the Village Board of the Village of Mukwonago approves the proposed three-lot certified survey map subject to the following conditions:

1. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
2. The certified survey map must comply with the Town of Mukwonago's approval which was granted on October 5, 2022.

The Village President is authorized to sign the original certified survey map when the above conditions have been satisfied as determined by the village planner.

Passed and dated this 19<sup>th</sup> day of October 2022

VILLAGE OF MUKWONAGO

By: \_\_\_\_\_  
Fred Winchowky, Village President

Attest: \_\_\_\_\_  
Diana Dykstra, Village Clerk



## PLANNING COMMISSION

October 11, 2022, at 6:30 pm

Mukwonago, WI

### AMENDMENT OF THE VILLAGE COMPREHENSIVE PLAN WITH REGARD TO THE CLASSIFICATION OF THE PROPERTY LOCATED AT 560 BAY VIEW ROAD

#### Project Summary

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Request:	Change the future land use classification of the property located at 560 Bay View Road from Low Intensity Commercial/Business to Government and Institutional
Applicant:	Life Point Church, owner (Mukwonago Area School District, applicant)
Application number:	2022-60
Location:	560 Bay View Road
Parcel number:	MUKV2010978017

#### Planning Staff Review

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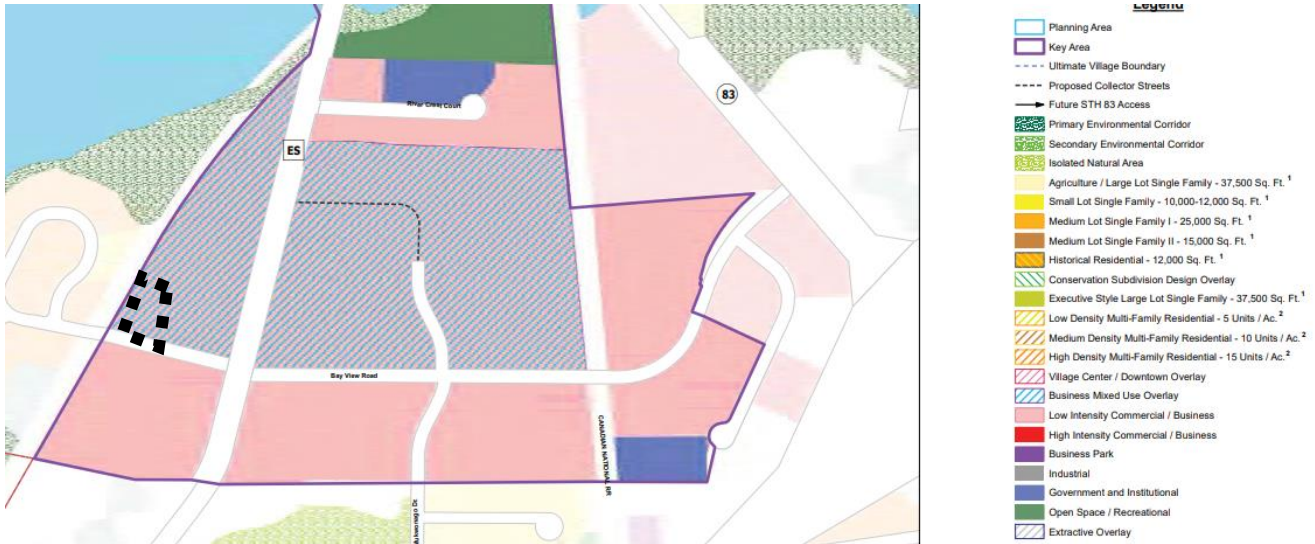
**Description:** The Village adopted a comprehensive plan in 2009 consistent with the requirements in state statutes and has amended the plan from time to time, most recently in 2016. The plan is intended to consider the next 20 years with respect to a wide range of factors.

The petitioner is requesting a change to the future land use map so the school district can buy the property at 560 Bay View Road and use the existing building as an alternative school with a limited student population.

If the plan is amended as requested, the school district would the need to amend the zoning code including the zoning map and apply for a conditional use approval.



The location of the property is depicted with the black dotted line. It is currently classified as Low Intensity Commercial/Business and is in the Business Mixed Use Overlay. The proposal is to change it to Government and Institutional, which allows schools. The overlay will remain unchanged.



**Review procedure** The Plan Commission makes a recommendation in the form of a resolution. The Village Board will conduct a public hearing and make the final decision.

As described in the resolution, the Plan Commission and/or Village Board may request additional opportunities for public participation, in addition to a required public hearing. The Plan Commission will need to determine if such additional input is needed in this instance.

**Public notice** Aside from being included on the meeting agenda, no other public notice is required. The public hearing with the Village Board will be noticed with a class 1 notice.

**Potential motion for approval** Recommend to the Village Board the approval of the proposed revision to the Village Comprehensive Plan as set forth in the resolution as drafted

## Attachments

1. Plan Commission Resolution 2022-18

## PLAN COMMISSION RESOLUTION 2022-18

### PLAN COMMISSION RESOLUTION RECOMMENDING TO THE VILLAGE BOARD A REVISION TO THE “COMPREHENSIVE PLAN 2035” FOR THE VILLAGE OF MUKWONAGO

**WHEREAS**, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

**WHEREAS**, the Village Board, upon recommendation of the Village Plan Commission, adopted a comprehensive plan on October 6, 2009; and

**WHEREAS**, the Village Board is authorized to amend the adopted comprehensive plan from time to time, upon recommendation of the Village Plan Commission; and

**WHEREAS**, the Village Board adopted a public participation plan that describes the way in which Village residents and other interested parties can participate in the revision of the adopted comprehensive plan; and

**WHEREAS**, the Mukwonago Area School District (MASD) has submitted a petition to the Village to amend the future land use map (Map 8) of the adopted comprehensive plan by changing the classification of the property at 560 Bay View Road from Low Intensity Commercial/Business to Government and Institutional; and

**WHEREAS**, the petitioner's request constitutes a minor amendment as set forth in the adopted public participation plan; and

**WHEREAS**, the Village Plan Commission at their meeting on October 11, 2022 has determined that additional opportunities for public participation (aside from the public hearing to be conducted by the Village Board) are not needed for this minor amendment owing to the limited nature of the request; and

**WHEREAS**, the Village Plan Commission reviewed the petitioner's request at their meeting on October 11, 2022, and found it to be a desirable change; and

**WHEREAS**, the Village Plan Commission finds that the adopted comprehensive plan, with the proposed amendment, contains all required elements as required in Section 66.1001 (2) of Wisconsin Statutes.

**NOW, THEREFORE, BE IT RESOLVED**, the Village of Mukwonago Plan Commission recommends to the Village Board approval of the proposed change PROVIDED the property owner applies for such other approvals needed to accommodate a school within 16 months of the date of the amendment.

Adopted this 11<sup>th</sup> day of October, 2022.

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Fred H. Winchowky, Plan Commission Chairman

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Linda Gourdoux, Deputy Village Clerk



## PLANNING COMMISSION

October 11, 2022, at 6:30 pm  
Mukwonago, WI

### SITE PLAN AND ARCHITECTURAL REVIEW FOR AMERICAN LEGION POST 375

#### Project Summary

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Request:	Amend building plans for a canopy above main entrance for American Legion Post 375
Applicant:	Community Post 375 of the American Legion
Application number:	2022-59
Location:	627 E Veterans Way
Parcel number:	MUKV1964991001
Acreage:	3.49 acres
Current Use:	Group assembly/tavern
Zoning Classification:	B-2 General Business district

#### Planning Staff Review

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The petitioner wants to install a soft-sided canopy above the main entrance door. The canopy extends several feet into the paved parking lot. Therefore, the petitioner should post the clearance height of the canopy so people driving up will be able to see it.

Although a logo on the end of the canopy is depicted, the petitioner will need to provide additional details and submit a sign permit application at a later date for review if they do want the logo on the canopy.





**Potential Plan Commission Motion:**

Approve the project as set forth in Plan Commission Resolution 2022-19(as drafted OR as amended).

**Attachments**

1. Sketch plans
2. Draft Plan Commission resolution 2022-19



2585 S. 33  
**NAEGELE AWNING CO.**

1120 W. LINCOLN AVE.

MILWAUKEE, WI 53215

PHONE -414-645-2862

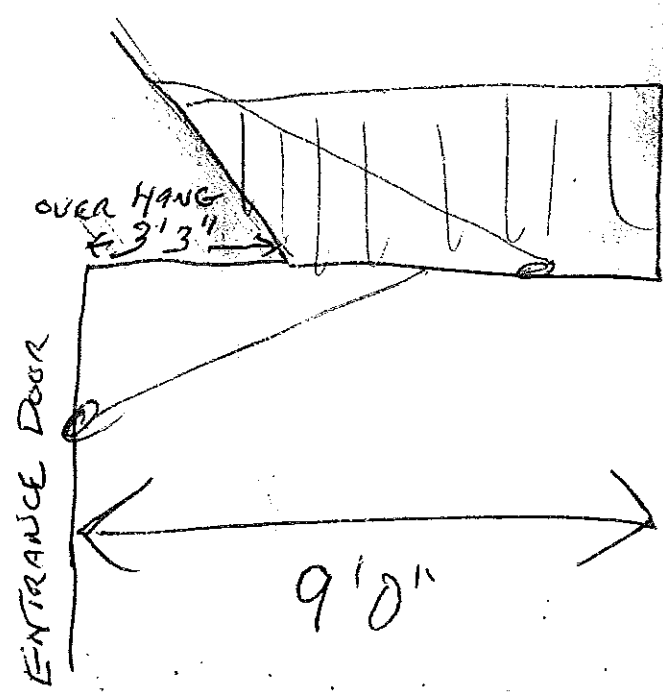
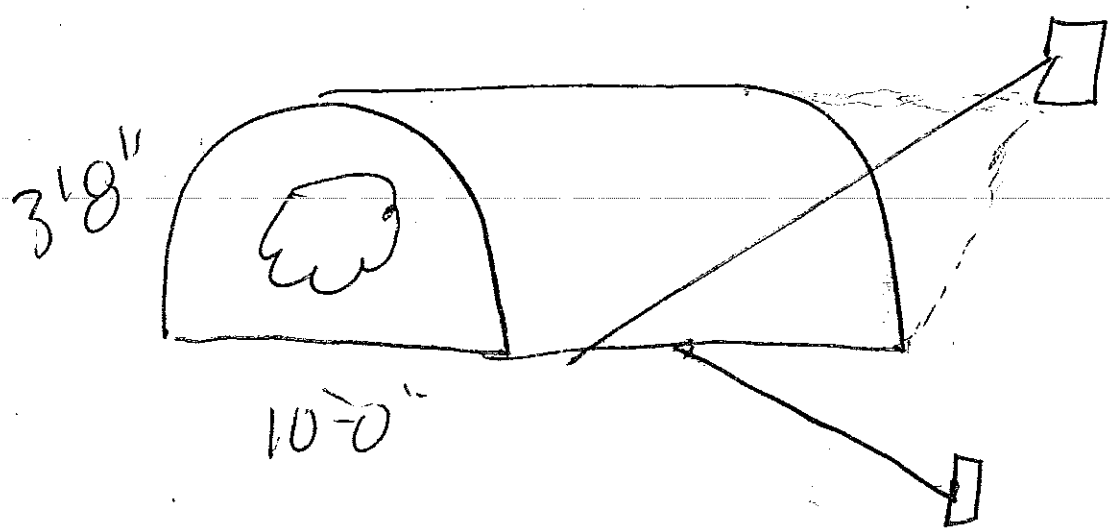
FAX-414-645-2863

wedoawnings@sbcglobal.net

American legion Post 395  
627 Veterans way

SUBMITTED BY: GEORGE MILKE

1ST VICE COMMANDER (262) 271-52.



**PLAN COMMISSION RESOLUTION 2022-19**

**RESOLUTION APPROVING AN AMENDMENT OF THE SITE PLAN  
FOR AMERICAN LEGION LOCATED AT 627 E VETERANS WAY  
(MUKV1964991001)**

**WHEREAS**, pursuant to Section 100-601, and 100-153 of the Zoning Code, American Legion Community Post 375 has submitted an application to the Village to amend the site plan for the subject property at 627 E Veterans Way by adding a canopy above the main entrance door; and

**WHEREAS**, the Village Plan Commission reviewed the proposed project consistent with the requirements in the zoning code at their meeting on October 11, 2022; and

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the proposed canopy as proposed subject to the following conditions:

1. The owner obtains a building permit from the Village's building inspector.
2. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
3. All other aspects of any prior approvals, remain unchanged.

Passed and dated this 11<sup>th</sup> day of October 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: \_\_\_\_\_

Fred Winchowky, Chairman/Village President

Attest: \_\_\_\_\_

Linda Gourdoux, Deputy Village Clerk



## PLANNING COMMISSION

October 11, 2022, at 6:30 pm  
Mukwonago, WI

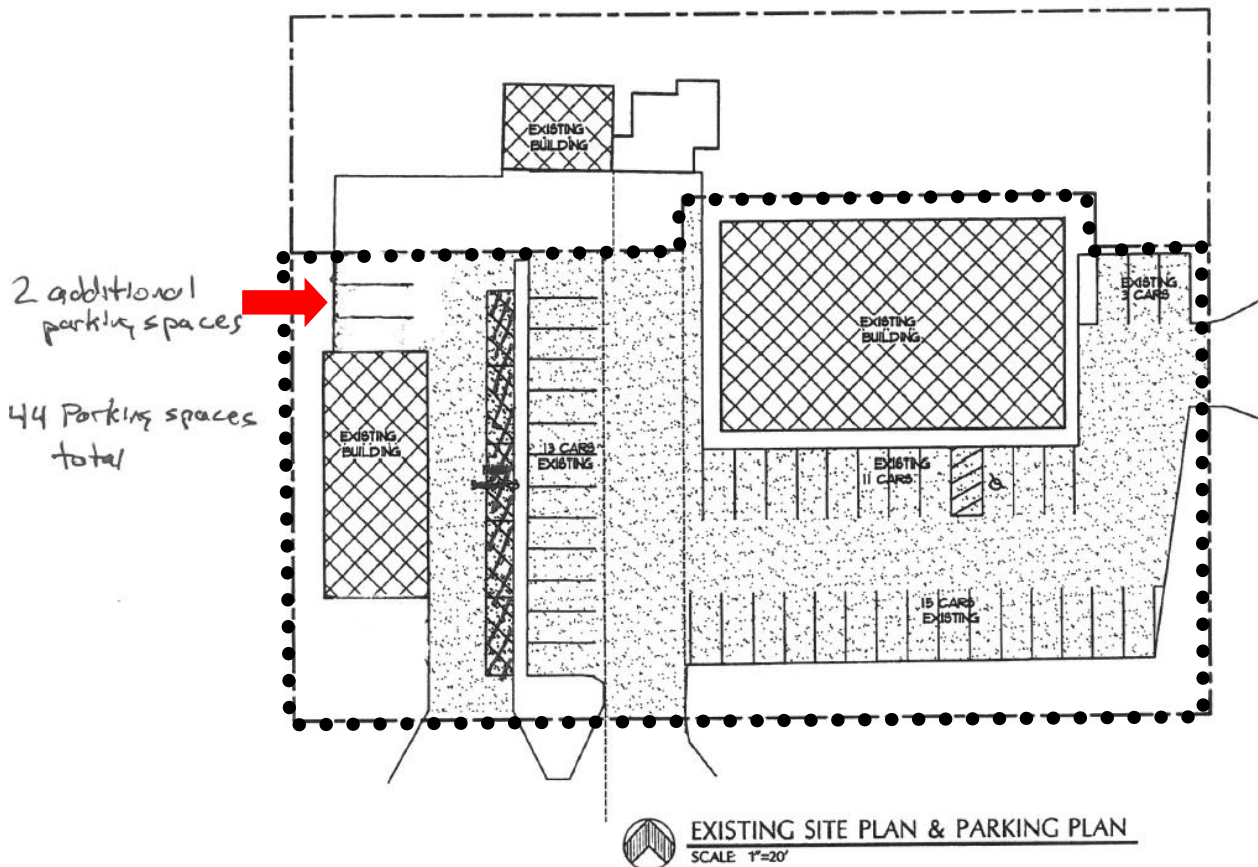
### SITE PLAN FOR 507 MAIN STREET

#### Project Summary

Request:	Amend the site plan to show two additional parking spaces
Applicant:	Downing Properties LLC
Application number:	2022-58
Location:	507 Main Street
Parcel number:	MUKV1976164002
Acreage:	0.87 acres
Current Use:	Multi-tenant building
Zoning Classification:	B-2 General Business district

#### Planning Staff Review

The petitioner wants to add two additional parking spaces for a total of 44 parking spaces. The new spaces are located to the north of the storage building along the west lot line. The area is already hard surfaced. Given the location of these spaces, staff will be the ones most likely to use them. Striping should be done.



**Potential Plan Commission Motion:**

Approve the project as set forth in Plan Commission Resolution 2022-20 (as drafted OR as amended).

**Attachments**

1. Draft Plan Commission resolution 2022-20

**PLAN COMMISSION RESOLUTION 2022-20**

**RESOLUTION APPROVING AN AMENDMENT OF THE SITE PLAN FOR THE  
PROPERTY LOCATED AT 507 MAIN STREET (MUKV1976164002)**

**WHEREAS**, pursuant to Section 100-601, and 100-153 of the Zoning Code, the property owner has submitted an application to the Village to amend the site plan for the subject property at 507 Main Street by adding two additional parking space; and

**WHEREAS**, the Village Plan Commission reviewed the proposed project consistent with the requirements in the zoning code at their meeting on October 11, 2022; and

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the addition of two additional parking spaces to the north of the storage building on the west side of the property, for a total of 44 parking spaces.

Passed and dated this 11<sup>th</sup> day of October 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: \_\_\_\_\_  
Fred Winchowky, Chairman/Village President

Attest: \_\_\_\_\_  
Linda Gourdoux, Deputy Village Clerk