

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, March 13, 2018

Call to Order

Village President and Chairman Fred Winchowky 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: Fred Winchowky, Chairman
Jim Decker
Robert Harley
John Meiners
Mark Penzkover

Commissioner excused: Joe Abruzzo
Ken Werner

Also present: Bruce Kaniewski, Village Planner/Zoning Administrator
John Weidl, Administrator/Economic Development Director

Minutes

Motion made by Penzkover/Decker to approve the minutes of the February 13, 2018 regular meeting. Motion carried unanimously.

Public Hearing

Educators Credit Union

Conditional use permit requested by Glenn Brusky on behalf of Educators Credit Union, for a drive-through banking facility within the B-3, Community Business District on the property located 100 Chapman Farm Boulevard.

Glenn Brusky presented an overview of the project. Brusky noted all financial transactions on the site, in the building and via drive-through, will be handled by interactive teller machines off-site in their Sturtevant office.

No other public comments were heard or received.

Public Hearing closed at 6:34 p.m.

New Business

Educators Credit Union Conditional Use

Consideration of a conditional use permit requested by Glenn Brusky on behalf of Educators Credit Union, for a drive-through banking facility within the B-3, Community Business District on the property located 100 Chapman Farm Boulevard. Kaniewski noted Village staff recommends approval as the proposal meets minimum design and safety standards for a conditional use. The applicant has widened the by-pass lane to 12 feet at the request of the Fire Chief. Pursuant to questions from Penzkover, project architect Steve

Kuhnen and Brusky noted the vehicle exiting from the three drive-through lanes and the one by-pass lane will be one-way. All lanes will be open 8:00 A.M. to 7:00 P.M.

Motion by Penzkover/Decker to recommend to the Village Board to accept Conditional Use Permit requested by Glenn Brusky of Educators Credit Union with the findings of fact and conditions of approval as recommended by the Village Planner. Motion carried unanimously.

Findings of Fact:

1. The proposed use is consistent with the intent of the B-3, Community Business.
2. The proposed use is consistent with the variety of other retail and service business uses within north side commercial/business area of the Village of Mukwonago.
3. The proposed use is found to be not hazardous, harmful, offensive or adverse to environment or value of the neighborhood or community.
4. The proposed use is found to be properly designed.

The following conditions are added to the recommendation for the Conditional Use.

1. The on-going operation of the Conditional Use for drive-through financial transaction lanes for Educators Credit Union shall be consistent with the written information and plans submitted by the applicant along with statements made at the public hearing by the applicant or by others on behalf of the applicant.
2. Any future expansions or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be maintained in a clean and presentable condition always. No debris shall accumulate on the site.
4. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
5. If this Conditional Use remains in good standing, this Conditional Use may be transferred ownership without gaining a new Conditional Use.
6. Prior to issuance of the first building permit for the use, applicant shall pay all required charges and fees to the Village. In addition, any other charges and fees accrued during construction shall be paid before to issuance of an occupancy permit.
7. Applicant and/or property owner shall be responsible for enforcement of all requirements of this Conditional Use approval. If not enforced by property owner, the property owner will be responsible for compliance and financial penalties as allowed by municipal code.

Educators Credit Union Site Plan and Architectural Review

Consideration of a recommendation to Village Board concerning site plan and architectural review requested by Glenn Brusky on behalf of Educators Credit Union to construct a 3,030 square foot building, a separate structure with three drive-through lanes and one by-pass lane, parking for 22 vehicles and install landscaping and parking lot lighting, on property located at 100 Chapman Farm Boulevard.

Kaniewski indicated the site plan conforms to B-3 setbacks, has sufficient amount of parking spaces and proposed external light fixtures matching the fixtures of the recently approved and

neighboring Aurora Medical facility. However, Kaniewski noted a desire to have the air conditioning condensing units moved to the opposite site of the building away from the Chapman Farm Boulevard frontage, and that during review of the architectural design it was noted the brick color was too dark. Kaniewski urged the Plan Commission to discuss the architecture per their responsibility to review per B-3 zoning district standards.

Kuehnen stated Educators has agreed to relocate the condenser units to the building's north side. The brick color fits the Educators brand, stated Kuehnen, further noting the brick color fits with the major use of glass and tan wood-like material as contrasting colors. In response to Winchowky question, Brusky noted the new board chairman wants to change the brand to a more modern design, so this will be the first of its kind. Kuehnen added as project architect his firm proposed several alternative brick colors to the credit union board. The board likes the brick color as presented. Penzkover expressed a desire for a contrast in color with a lighter brick mortar color. Discussion ensued with representatives of Educators, Plan Commissioners and Weidl about the brick color and the color contrasts of the building.

Harley asked for submittal of number of employees before a building permit is issued.

Motion by Penzkover/Decker to recommend to the Village Board to accept site plan and architectural review requested by Educators Credit Union with the following conditions, including the relocation of air conditioning condenser units and submittal of number of employees to occupy the building. Motion carried 4 to 1.

1. Site Plan and Architectural Review approval for the new Educators Credit Union facility, shall be subject to all plans and information submitted for the application by the applicant, Bray Architects and Terra Tec Engineering, LLC, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the building and floor plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged. Furthermore, approval is subject to the relocation of the air conditioning condensing units to the north elevation near the building's west side.
2. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - d. The Village Engineer, the Utilities Director and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.

- e. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
3. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the storm water management basin for the overall four lot development.
 - c. Completion of the building in accordance with approved plans and all applicable codes.
 - d. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings.
4. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 3.
 - b. Installation of all site landscaping as shown on approved plans.

Mukwonago High School Signs

Consideration of signage requested by Curt Wiebelhaus of the Mukwonago Area School District for approval of proposed wall signs and on-site directional signs for Mukwonago High School. Kaniewski stated the sign code requires Plan Commission approval of signs for schools and on any property over three acres. The proposal would add three wall signs: A recently revised submittal provided wall signs that meet the sign code of a 150 square foot sign advertising the performance arts center, a sign over the front main entrance and a sign on the west side of the school stating "Mukwonago High School." The sign code states all wall signs cannot exceed 300 square feet and any one sign cannot exceed 150 square feet. A series of different styles of on-site directional signs will direct visitors to use the correct driveway to different school activities and functions, direct visitors to the north and south gym entrances and also identify the east, south and west parking lots. Kaniewski noted while the directional signs do not conform to standards for directional signs allowed in the sign code, the sign code states on institutional properties, such as a school, the Plan Commission can approve signs to achieve a public purpose. In this case, assisting many visitors to and within the site with good and clear directional signs is in the public interest.

Plan Commissioners and Wiebelhaus discussed the merit of allowing the performing arts center sign to have a local family name with naming rights, with several Commissioners noting all school district taxpayers paid for the school expansion and not just one family, and allowing this sign to set precedent within another part of the Village if another less desirable name gains naming rights on another facility. Wiebelhaus noted the local Lynch Dealership will have naming rights of the athletic field, with a new formal field entrance to be review by the Village in upcoming months. Kaniewski reminded Commissioners of the recent U.S. Supreme Court case in which the ability of municipalities to control sign content has been curtailed.

Motion by Decker/Harley to allow the wall signs and on-site directional signs at Mukwonago High School as proposed, subject to legal review by the Village Attorney. Motion carried 3 to 2.

Pick 'N Save Site Plan and Architectural Review

Consideration of a recommendation to the Village Board concerning site plan and architectural review requested by Brianna Cotten on behalf of Roundy's Supermarket, Inc./Ultra Mart Foods, Inc. to facilitate their new online grocery pickup service at 1010 N. Rochester Street. Kaniewski explained the request is to change the current service door along the south side of the building for employee access to deliver groceries to parked vehicles, redesign 10 parking spaces into six parking spaces for pickup, and install traffic style signs within parking lot islands directing drivers to the pickup parking. The marketing name of the pickup service is "Clicklist." Cotten noted interior remodeling will also occur to create a staging area for pickup deliveries, and overall interior remodeling to update market brand, but with retaining the Pick 'N Save name. Commissioners stated to Cotten to encourage her superiors to paint the fading color of the building exterior. Kaniewski noted a change of the liquor license to allow sale of beer and wine sales with the on-line pickup will be considered by the Village Board.

Motion by Penzkover/Decker to approve the request for site plan and architectural review for changes to allow pickup of on-line ordering of groceries at 1010 N. Rochester St., subject to the following condition:

Site pavement markings, directional signage and change of the east door shall be in conformance with the plans submitted with the application prepared by BRR Architecture and the applicant on file in the office of the Village Zoning Administrator.

Motion carried unanimously.

Pick 'N Save Wall Signs

Consideration of two new wall signs with an existing wall sign for Pick 'N Save at 1010 N. Rochester Street. Kaniewski stated the sign code requires Plan Commission review of signs on properties over three acres. The latest submittal by the sign company meets the sign code with the main Pick 'N Save sign at the maximum of 150 square feet for any one sign, and overall square footage of all signs, that includes the existing Citizens Bank sign and a new Starbucks sign, does not exceed 215 square feet, as based on building frontage. Harley questioned the need for multiple signs. Kaniewski responded the sign code allows five separate signs.

Motion by Penzkover/Decker to approve the request of Pick 'N Save for three wall signs as proposed. Motion carried 4 to 1.

TID #5 Rezoning from A-1 to M-4

Consideration of a recommendation to the Village Board regarding the a zoning district boundary change (rezoning) of 116 acres at 1515 S Rochester St. from A-1, Agricultural to M-4, Median/Heavy Industrial, for the Village construction of a new business. Kaniewski commented the Village Board will hold the public hearing to consider the rezoning on March 21, 2018. Plan Commissioners have reviewed the Tax Incremental District proposal during past meetings. The proposed zoning conforms to the Comprehensive Plan.

Motion by Penzkover/Decker to recommend to the Village Board approval of the proposed rezoning. Motion carried unanimously.

Banker Wire Site Plan and Architectural Review

Consideration of recommendation to the Village Board concerning site plan and architectural review requested by Dave Stout, President of Banker Wire to construct a new 185,165 square foot industrial facility on 15.6 acres within the new business park, with a future potential address of 123 W. Banker Way. Weidl stated Village staff has been working closely with Briohn Construction toward Banker Wire submitting proper plans to start construction after acquisition of the site from the Village and approval must be subject to acquisition. Kaniewski noted the site plan is properly designed, meeting all M-4 setbacks, with a great landscape plan. The plan shows an area for a planned 50,000 square foot addition, and reserves sufficient area for a full complement of parking spaces for the initial construction and future expansion, if ever needed. Several Commissioners' noted the excellent exterior design of the proposed building.

Motion by Penzkover/Decker to recommend to the Village Board approval of the requested site plan and architectural review for Banker Wire subject to the conditions listed below. Motion carried unanimously:

1. Site Plan and Architecture Review approval for the Banker Wire facility shall be subject to zoning of the site to M-4, Medium/Heavy Industrial District, Village approval of a Certified Survey Map and acquisition of the site by Banker Wire.
2. Site Plan and Architectural Review approval for the Banker Wire facility shall be subject to all plans and information submitted for the application by Briohn Design Group and JSD Professional Services, Inc.; with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the building and floor plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout and design of the site shall remain unchanged.
3. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No. 2 or as modified.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox Box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - d. The Village Engineer, the Utilities Director and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - e. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - f. Approval of a final landscaping plan by the Zoning Administrator.
 - g. In accordance with a Developer's Agreement to any other agreement with the Village, construction may occur without the availability of sanitary sewer and a public water supply.

- h. A gravel emergency access path shall be established to the construction site and properly maintained during construction.
4. Prior to temporary occupancy issuance, if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of parking and driveways.
5. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 4.
 - b. Completion of final paving and striping of the entire parking area to be completed with first phase construction as indicated on the site plan, and signage for the handicapped parking spaces as shown on approved plans.
 - c. Installation of all site landscaping as shown on approved plans.
 - d. Connection of the building to sanitary sewer and a public water supply.

Bielinski Rezoning to R-5, Low Density Multi-Family

Consideration of a recommendation to the Village Board concerning application of Harry and Frank Bielinski of Bielinski Homes, Inc. for a zoning district boundary change (rezoning) of 11.03 acres to R-5, Low Density Multi-Family District. Subject property extends from the northwest corner of the Fairwinds Subdivision, immediately west of vacant property with B-3, Community Business District zoning owned by the Chapman Family Trust. The Village Board will hold the rezoning public hearing on March 21, 2018.

Kaniewski stated this rezoning would remove the last remnant of R-10 zoning from a prior planned residential development and rezone a small portion of current R-1 single family zoning to R-5. The proposal conforms to the comprehensive plan.

John Donovan, representing Bielinski Homes, came forward and stated the irregular configuration of the site to be rezoned is due to the curvature of streets within the proposed larger single family residential development of the Chapman property. This subject site will be developed as condominiums.

Several Commissioners noted the land use of this area was a major topic during the 2016 Comprehensive Plan Update, and the proposed R-5 zoning with condominium development is a good solution.

Motion by Penzkover/Decker to recommend to the Village Board approval of the proposed rezoning. Motion carried unanimously.

HISTORIC PRESERVATION REVIEW, 201 PEARL AVENUE

Historic preservation review by the Plan Commission to consider an addition of a three car garage with living space above the garage, requested by Nick Caradonna and Rebecca Porchert, for 201 Pearl Avenue within the design sensitivity design review area. Caradonna noted this proposal is a change from a detached garage approved in 2016. The façade of the addition will match exterior materials of the existing home, with a similar roof line. In response to questions from the Commission, Kaniewski stated the proposed addition matches the

setbacks of the existing home, and therefore is permitted pursuant to the newer Village Center Overlay Zoning District. Several Commissioners indicated this proposal has a better appearance than the 2016 approval.

Motion by Penzkover/Decker to approve the historic preservation review for 201 Pearl Avenue as presented. Motion carried unanimously.

Adjournment

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Bruce Kaniewski, AICP
Village Planner/Zoning Administrator