

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, May 8, 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
Joe Abruzzo
Jim Decker
Robert Harley
Mark Penzkover
Ken Werner

Commissioner excused: John Meiners

Also present: Bruce Kaniewski, Village Planner/Zoning Administrator

Minutes

Motion made by Decker/Penzkover to approve the minutes of the May 8, 2018 regular meeting. Motion carried unanimously.

New Business

Freestanding Sign for Thomas' Greenhouse and Gardens **S108 W28220 Maple Avenue**

Mr. Kaniewski explained Jennifer Thomas of the Garden Mart will soon be opening a second location within the former 3D Greenhouse location, leased from the ProHealth ownership of the property. A freestanding sign is requested. Pursuant to the sign code, the Plan Commission must approve signs on properties over three acres. The business name part of the sign will be a 32 square foot panel of aluminum, with a 16 square foot changeable reader board below the business name sign, for a total sign size of 48 square feet. The sign code allows a maximum sign size of 100 square feet with a height of 12 feet.

Motion by Decker/Werner to approve the sign submittal on behalf of Jennifer Thomas, with the requirement the applicant shall receive a building permit to install the sign, subject to the submitted sign plan, and that installation shall be at least 10 feet from the front property line. Motion carried unanimously.

Walton 1-Lot and 1-Outlot Certified Survey Map

Mr. Kaniewski stated Frederick L. and Penney B. Walton request consideration of a 1-Lot and 1-Outlot Certified Survey Map (CSM) with the address of S109 W27980 Maple Avenue. The 11.3-acre site is immediately west of the former DeBack 3D Greenhouse site now owned by ProHealth. A prior CSM of the ProHealth property provides an 80-foot-wide street reservation

partially adjacent to the Walton property. The Walton's desire to sell off the front half with the home and retain the back half for development whenever the street reservation is improved.

Motion by Decker/Penzkover to recommend approval to the Village Board of the Certified Survey Map on behalf of Frederick and Penney Walton with the conditions as listed below. Motion carried unanimously.

1. Prior to Village officials affixing signatures to the final Certified Survey Map, the following restriction must be added for Outlot 1:

"Outlot 1 does not have access to, or frontage along, a fully improved public right-of-way in accordance to Village of Mukwonago standards for use as a public street. Outlot 1 shall remain designated as an outlot and therefore, shall not be further divided by a Plat of Subdivision, a Certified Survey Map or any other land transfer, and shall not be utilized for any use other than tilled for agricultural purposes or remain fallow as open space, and shall not have any building or structure of any type constructed thereon, until any one of the following occurs:

- a. Full improvement in accordance with Village of Mukwonago standards as a public street of the abutting 80-foot-wide public street reservation as shown on Certified Survey Map No. 11556. Full improvement shall mean, but not be limited to, a paved driving surface at a width conforming to the Village of Mukwonago standards for a collector street, curb and gutter and storm sewer. Full improvement may also include public water, sanitary sewer, street trees and street lights.
 - b. Outlot 1 is combined with any neighboring property having proper access and frontage along a fully improved public right-of-way.
 - c. Outlot 1 is provided with access and frontage along a fully improved public street other than the abutting 80-foot-wide public street reservation as shown on Certified Survey Map No. 11556.
 - d. The easement over Lot 1 to provide ingress-egress access to Outlot 1 shall not be construed to be access for the purpose of this restriction."
2. Prior to Village officials affixing signatures to the final Certified Survey Map, a 16-foot-wide ingress-egress easement shall be added on Lot 1 to the benefit of Outlot 1, with the following restriction:

"The 16-foot-wide easement over Lot 1 to provide ingress-egress access to Outlot 1 shall remain until Outlot 1 is converted to a buildable lot in accordance with Outlot 1 restrictions of this Certified Survey Map."

3. Prior to Village officials affixing signatures to the final Certified Survey Map, the CTH NN notation shall be removed with Maple Avenue as the official name of the right-of-way.
4. Prior to recording of the Certified Survey Map by the Village of Mukwonago, the Village Zoning Administrator shall approve the additions and revisions made to the map as required by Conditions 1 through 3.

Adjournment

Meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Bruce Kaniewski, AICP
Village Planner/Zoning Administrator