

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, July 10, 2018

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: Joe Abruzzo
Jim Decker
Robert Harley
John Meiners
Mark Penzkover
Ken Werner

Commissioner excused: Fred Winchowky, Chairman

Also present: Bruce Kaniewski, Planner/Zoning Administrator
Linda Gourdoux, Recording Secretary

In the Absence of the Chair, Gourdoux asked for a motion to nominate Chair Pro Tem.
Motion made by Werner/Decker to nominate Penzkover as Chair carried.

Minutes

Motion made by Decker/Werner to approve the minutes of the June 12, 2018 regular meeting carried.

New Business

Kids Connection Child Care

Recommendation to Village Board to Consider Site Plan and Architectural Review for Kids Connection Child Care, 130 Chapman Blvd, MUKV 1962-996-007

Kaniewski gave overview of the project. MSI General discussed changes that were made after discussions with staff.

Motion by Abruzzo/Werner to recommend to the Village Board to accept the Site Plan and Architectural Review for Kids Connection Child Care with the following conditions, carried.

1. Site Plan and Architectural Review approval for the Kid Connection facility shall be subject to all plans and information submitted for the application by MSI General 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.
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, hydrant locations and design of parking lot landscape islands.
 - 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. All required review fees and charges due to the Village of Mukwonago shall be paid.
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 plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of parking and driveways.
 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. 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.

Triple Crown

Recommendation to Village Board to Consider Site Plan and Architectural Review for Triple Crown, 102 W Boxhorn Dr., #AA7730003

Kaniewski gave overview of the project. Briohn discussed design.

Motion by Harley/Decker to recommend to the Village Board to accept Site Plan and Architectural for Triple Crown with the following conditions, carried.

1. Site Plan and Architecture Review approval for the Triple Crown facility shall be subject to Village approval of a Certified Survey Map and acquisition of the site from the Village of Mukwonago by Triple Crown.
2. Site Plan and Architectural Review approval for the Triple Crown 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. Approval includes the reduction in the amount of parking spaces provided with initial construction. 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, and completion of all documentation as indicated in Condition No. 1.
 - 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, hydrant locations and design of parking lot landscape islands.
 - 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 or any other agreement with the Village, construction may commence 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, and 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 Homes Condominiums (Vilas at Chapman Farms)

Recommendation to Village Board to Consider Review of Landscaping and Building Design Plans for Bielinski Homes Condominiums (Vilas at Chapman Farms)

Kaniewski gave overview of the project. Donovan discussed changes that were made after discussions with staff.

Motion by Decker/Meiners to recommend to the Village Board to accept Landscaping and Building Design Plans for Bielinski Homes Condominiums (Vilas of Chapman Farms) 1,100 feet west of intersection STH 83 and Chapman Farms Blvd, part of MUKV 1957-997 with the following conditions, carried.

1. While plantings have been added to the rear yards, I prefer a consistent pattern of plantings in all rear yards; consistent as to that shown behind buildings 10 through 14.
2. Street trees (trees within the right-of-way) are subject to approval of the Public Works Director pursuant to Village street tree standards.
3. The submitted landscape plan is missing a planting schedule which was requested to be submitted. At the time of preparing this report, the planting schedule has not been received. Therefore, once received, I may present additional comments at the meeting.

YMCA Additional Parking

Recommendation to Village Board to Consider Minor Site Plan Review for YMCA additional parking, 245 E Wolf Run, MUKV 2013-995-006

Kaniewski gave overview of the project.

Motion by Abruzzo/Decker to recommend to the Village Board to accept Minor Site Plan Review for YMCA additional parking, 245 E Wolf Run, MUKV 2013-995-006 with the following conditions, carried.

1. The construction of the 17 additional parking spaces shall be consistent with the plan submitted with the application prepared by Kahler Slater Architects, on file in the office of the Zoning Administrator.
2. Prior to the start of construction, an erosion control plan shall be submitted and approved by the Village Engineer.
3. Prior to the start of construction, applicant shall obtain a soil disturbance permit from the Building Inspection Department.

Styza Extraterritorial Certified Survey Maps

Recommendation to Village Board to Consider Two (2) Extraterritorial Certified Survey Maps in Town of Mukwonago for Stephen Styza, northwest corner of CTH NN and Beulah Rd, MUKT 1949-998

Kaniewski gave overview of the project.

Motion by Decker/Werner to recommend to the Village Board to accept the Two (2) Extraterritorial Certified Survey Maps in Town of Mukwonago for Stephen Styza, northwest corner of Cth NN and Beulah Rd, MUKT 1949-998 with the following conditions, carried

1. Prior to Village signature placement on the Certified Survey Maps, a Village signature page shall be added to the documents.
2. Prior to Village signature placement on the Certified Survey Maps, the Town of Mukwonago shall provide the Village Planner with documentation of Town approval.

Historic Preservation Review for Josh Peterson

Recommendation the Village Board to Consider Historic Preservation Review for Josh Peterson, 403 Division St, MUKV 1973-196

Kaniewski gave overview of the project.

Motion by Meiner/s/Decker to recommend to the Village Board to accept the Historic Preservation Review for Josh Peterson, 403 Division St, MUKV 1973-196 with the following condition, carried.

The new window replacements shall be consistent with the drawings submitted for this review prepared by Thrive Architects, on file in the office of the Zoning Administrator.

Adjournment

Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk/Treasurer