

MINUTES OF THE PLAN COMMISSION MEETING
Wednesday, August 8, 2018

Call to Order

Chairman 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
John Meiners
Mark Penzkover
Ken Werner

Commissioner excused: Joe Abruzzo
Robert Harley

Also present: Bruce Kaniewski, Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Minutes

Motion made by Decker/Werner to approve the minutes of the July 10, 2018 regular meeting and July 18, 2018 Special Plan Commission meeting, carried.

Public Hearing

Consider Conditional Uses for Contractor's Shop and Contractor's Yard within B-3, Community Business District; 461 River Crest Ct; MUKV 2009-006

Hearing Open Time: 6:32 pm

Dave Hazenfield, H2C Commercial Real Estate – Representative for Campbell Construction gave project overview

Kaniewski gave additional information

Public Comments – None

Hearing Closed Time: 6:35 pm

New Business

461 River Crest Ct Conditional Uses
Recommendation to Village Board regarding Conditional Uses for Contractor's Shop and Contractor's Yard within B-3, Community Business District; 461 River Crest Ct; MUKV 2009-006

Discussion – Penzkover asked about combustible bulk storage. Will not be on site, only 5 gallon containers behind building.

Motion by Penzkover/Decker to Recommend to the Village Board to accept the Conditional Uses for Contractor's Shop and Contractor's Yard within B-3, Community Business District; 461 River Crest Ct; MUKV 2009-006 subject to findings of fact and the following conditions, carried.

1. The proposed uses are consistent with the intent of the B-3, General Business District.
2. The proposed uses are consistent with the design and layout of the site and buildings on the site.
3. The proposed low intensity uses are found to be appropriately located at the end of a business cul-de-sac street and next to the Canadian National Rail Line.
4. The proposed uses are found to be not hazardous, harmful, offensive or adverse to environment or value of the neighborhood or community.
5. The proposed uses will not be harmful to the neighboring Mukwonago River corridor as the existing site has grass covered buffers between impervious areas of the site and the shared property line with the river corridor.

Addition Conditions for Approval of Conditional Uses

1. The use of 461 River Crest Court for a Contractor's Shop and a Contractor's Yard 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. Prior to receiving an occupancy permit to occupy the principal building and/or accessory buildings on the site, the Village Building Inspection Department and the Mukwonago Fire Department shall gain access to the buildings to inspect exit pathways and lighting, and other health and safety code requirements, such as storage of flammable liquids. Applicant shall make any changes to conform to current state building code or fire code.
3. Any future expansion or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
4. The property shall be always maintained in a clean and presentable condition. No debris shall accumulate on the site. All outside storage of equipment or materials shall be placed in an orderly manner.
5. Approval of the Conditional Uses shall not be transferred within the subject property to another Conditional Use category or categories without submittal and approval for a new Conditional Use.
6. If these Conditional Uses remains in good standing, the Conditional Uses may be transferred ownership without gaining new Conditional Uses.
7. Prior to occupancy of the site, applicant shall pay all required charges and fees to the Village.
8. 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.

Certified Survey Map

Recommendation to Village Board regarding 1-Lot Certified Survey Map; Northwest Corner of STH 83 and Boxhorn Dr.; part of #AA77300003

Kaniewski gave overview.

Motion by Penzkover/Decker to Recommend to the Village Board regarding 1-Lot Certified Survey Map; Northwest Corner of STH 83 and Boxhorn Dr; part of #AA77300003, with the following conditions carried.

1. Prior to Village officials signing of the CSM, final documents conveying the property from the Village of Mukwonago to Triple Crown Products shall be finalized.
2. Prior to Village officials signing of the CSM, the Village Planner/Zoning Administrator shall confirm completion of minor revisions.

**Mukwonago Sale of Approximately 7.5 Acres to Triple Crown
Recommendation to Consent to Village Board, Village of Mukwonago for the Sale of
approximately 7.5 acres to Triple Crown Products; Northwest Corner of STH 83 and
Boxhorn Dr; part of #AA77300003**

Kaniewski stated this request came from the Village Attorney. State law requires Plan Commission to consent/approve property sales. No other information was available. Members asked Kaniewski to clarify reasons with Village Attorney

Motion by Decker/Penzkover to Recommend to the Village Board to Consent to the Sale of approximately 7.5 acres to Triple Crown Products; Northwest Corner of STH 83 and Boxhorn Dr; part of #AA77300003, carried.

**Extraterritorial Certified Survey Map
Recommendation to Village Board regarding Extraterritorial 1-Lot Certified Survey Map
in Town of East Troy; Village of Mukwonago Well Site #7; approximately W1000 CTH J;
#PET300001D2**

Kaniewski gave overview.

Motion by Penzkover/Decker to Recommend to the Village Board regarding Extraterritorial 1-Lot Certified Survey Map in Town of East Troy; Village of Mukwonago Well Site #7; approximately W1000 CTH J; #PET300001D2, carried.

Adjournment

Meeting adjourned at 6:49 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk/Treasurer