

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, November 13, 2018

1. 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.

2. Roll Call

Commissioners present: Fred Winchowky, Chairman
Joe Abruzzo
Jim Decker
John Meiners
Mark Penzkover
Ken Werner

Commissioner excused: Robert Harley

Also present: Bruce Kaniewski, Planner/Zoning Administrator
Cynthia Howard, Recording Secretary

3. Minutes for Approval

Motion by Decker/Werner to approve the minutes of the October 9, 2018 regular meeting Plan Commission meeting, carried.

4. New Business

A. Fox Street Townhomes/Bielinski Investments, LLC

Village Planner Bruce Kaniewski gave the commission an overview of the proposed project to be located at 1150 Fox Street: Property zoned R-10, conforms with Comprehensive Plan, two two-story buildings with basements, four residential units, coach lamps to be installed at each driveway as well as two at the front entrance.

Mr. John Donovan, Development Manager for Bielinski Investments LLC gave a presentation of the site plan to the commission of the proposed project: 0.83-acre project exceeds square foot of units per zoning, two-color proposed for the site, no stormwater required since it is under one acre, no state approval required, individual driveway garbage service (no dumpsters), no turn lane on CTH ES is provided at this time-county is reviewing plan, separate request for small lit entrance signage.

Discussion ensued by the commission to address their concerns about room for future sidewalks in the right-of-way, county to decide on the need for a turn-lane, public hearing comments, and project timeline.

Motion by Penzkover/Decker to Recommend to the Village Board Bielinski Investments, LLC, Site Plan and Architectural Review Approval for the Fox Street

Townhomes at approximately 1150 Fox Street (CTH ES); MUKV1968996, subject to the Village Planner's Recommendation Letter dated November 7, 2018. Motion carried unanimously.

B. Meadowland Townhomes/Bielinski Investments, LLC

Village Planner Bruce Kaniewski gave the commission an overview of the proposed project to be located at the Northwest Corner of CTH EE and CTH NN: Property zoned R-5, conforms with Comprehensive Plan and setbacks, six two-story buildings with basements, twelve residential units, coach lamps to be installed at each driveway as well as two at the front entrance, Fire Chief to address concerns about roadway alignment with Stoecker Farm Blvd., stormwater management required for wet pond and rain garden, and desire for additional landscaping and screening behind the buildings.

Mr. John Donovan, Development Manager for Bielinski Investments LLC gave a presentation of the site plan to the commission of the proposed project: exceeds square foot per zoning, two-color proposed for the site, wet pond and rain garden overflow into storm sewers at Southeast corner of property, individual driveway garbage service (no dumpsters), no sidewalks, request to county to lower speed limit unsuccessful, retaining wall along ½ of west side of property along with varying land elevations, private drive does not connect to adjoining developments, no sidewalks, costs for boring for sewers along property to future connections to be absorbed by developer, may consider a sidewalk from CTN EE to connect to private driveway.

Discussion ensued by the commission to address their concerns about the challenge for future sidewalks in the right-of-way along CTH EE because of the low ditch line and elevations, county to decide about pedestrian crossing marking across CTH EE to access park, paved emergency drive, enhanced landscaping buffer and rear side of building aesthetics, Developer's Agreement requirement because of sewers, Stormwater Maintenance Agreement, and project timeline.

Motion by Penzkover/Decker to Recommend to the Village Board Bielinski, LLC, Site Plan and Architectural Review Approval for the Meadowland Townhomes at Northwest Corner of CTH EE and CTH NN; MUKV1960999003, subject to the Village Planner's Letter of Recommendations dated November 6, 2018. Motion carried unanimously.

C. The Box Shelf Storage, LLC/CSM

Rob Chandler representing The Box Shelf Storage, LLC presented their proposal for a two-lot Certified Survey Map (CSM), to include right-of-way for mini storage approved last year on the west side of the property.

Discussion ensued about the required Stormwater Management Plan and Developers Agreement. Commissioner Abruzzo inquired about the need for amending the Conditional Use Permit (CUP) since they are creating a new parcel. The road name

listed as “Hidden Lakes Road” is a placeholder and the Village should agree upon a road name prior to recording the CSM.

Motion by Decker/Penzkover to Recommendation to the Village Board for Rob Chandler on behalf The Box Shelf Storage, LLC for a 2-Lot Certified Survey Map at CTH ES and Hidden Lakes Drive; MUKV2091998, subject to the Village Attorney recommendation concerning the existing CUP and the Village Planner’s letter of Recommendations dated November 7, 2018. Motion carried unanimously.

D. ProHealth Care/Hospital Addition

Village Planner Bruce Kaniewski reported that staff has reviewed as is pleased with the end results of the proposed hospital addition after discussions with the petitioner. He gave the commission an overview of the proposed project to be located at 240 Maple Avenue, also provided as a written report in the packets: Realignment of front entrance and add-on to the entrance with realigned parking, changes to the site plan for better traffic flow shows drive in a horseshoe shape, building in compliance with zoning, highest elevation is sixty feet exposed but surrounding elevations are lower in areas, addition fifteen parking spaces consistent with previous request to postpone balance for future parking spaces-to be monitored by the municipality, second floor addition is still under construction, and stormwater is conforming.

Mr. John Ford, the project architect representing ProHealth Care, gave a power point presentation of the site plan to the commission of the proposed project: 20,000 sq. ft. exterior, 18,900 sq. ft. shell space to be filled, 70,000 sq. ft. vertical space, total of 24 in-patient rooms (12 phase one; balance reserved for future), new areas for surgical procedures, dietary, enhanced lab and imaging, increased and enhanced front entrance, island to be filled in for parking and handicap stalls, police and fire department comments have been addressed by modifying the curb cuts for fire truck access, may entertain additional handicap parking spaces in the rear, no valet parking at this time, new aesthetics to cover roof-top mechanicals, materials to used harmonious with existing architecture.

Discussion ensued by the commission to address their concerns about handicap parking, the oxygen tank to be located in rear of building and enclosed with screening, construction traffic to utilize one of the two campus entrances, temporary road construction signage needed, FAA approval for helicopter pad, creation of five to seven new jobs, construction timeline, and reduction of transfers to Waukesha Memorial Hospital due to enhanced facilities.

Stephanie Orzechowski, Chief Administrative Officer for ProHealth, and Mike Stern, Construction Manager, participated in the discussion with the Plan Commission.

Motion by Abruzzo/Penzkover to Recommendation to the Village Board for ProHealth Care, Site Plan and Architectural Review Approval to Construct a Hospital Addition and Associated Improvements at 240 Maple Avenue; MUKV2016993002, subject to

the Village Planner's letter of Recommendations dated November 7, 2018. Motion carried unanimously.

E. Super Products, LLC/130 W Boxhorn Drive

Village Planner Bruce Kaniewski gave the commission an overview of the proposed project to be located at the 130 W Boxhorn, the third new business to move into the Village's business park. The site plan encompasses the entire north side of the former McCarthy farm, and said plan has been revised to construction an initial 171,000 sq. ft. building (similar in size to Bankers Wire). He reported on the proposed truck traffic flow, and the request of the petitioner to reduce the number of required parking spaces because of the building size as there will only be 150 employees, the stormwater management is acceptable to Village staff, there is a pond on the back side along with truck parking. A Conditional Use Permit will be on the next Plan Commission agenda for consideration.

Domenico Ferrante of Briohn Design, Alex Egan, of Briohn Building, and Rizal Iskandarjach of JSD Professional Services, provided testimony on behalf of the petitioner, Super Products and reviewed the site plan: locations of the employee parking shown along the west side of the development, three shift work schedule, 50 employees per each shift, storage and raw materials will be screened to the rear of the property, assembly truck traffic will access the development from the southeast corner going west and then proceeding north to enter the assembly area of the building, delivery truck traffic and parking for the chassis would access the property from the southeast corner heading immediately north and then west along the rear side of the building. The locations surrounding the subject property were outlined as Bankers Wire to the south, Triple Crown to the east, McCarthy Farm to the northeast, and the pond to the North.

Discussion ensued by the commissioners regarding the construction traffic access on Boxhorn to be addressed in the Developers Agreement, construction timeline, use of materials, possible spring stabilization in the Northwest corner of the subject property, indoor assembly, relocation of the business from the New Berlin headquarters, designated 70,000 sq. ft. future expansion area, and single-story office/display area.

Motion by Werner/Decker to Recommendation to the Village Board for Super Products, LLC, Site Plan and Architectural Review Approval at approximately 130 W. Boxhorn Drive; part of #A477300003, subject to the Village Planner's Letter of Recommendations dated November 10, 2018. Motion carried unanimously.

F. Walmart/Exterior Alteration/250 Wolf Run

Village Planner Bruce Kaniewski provided the commission a background report of the proposed project to be located at 250 Wolf Run: gray color pallet, orange signage letters, blue accent stipe and rear building with polyurethane reflective feature, repainting non-brick areas on the front of the building, darker gray on the wainscoting located on the sides of the structure.

Adam Ward, Architect Project Manager of Cyntergy was present and provided testimony on behalf of the petitioner, Walmart: Paint color samples were provided, Walmart started a rebranding effort about three years ago with a new color pallet and clean and modern look, facilities are typically remodeled, or maintenance work is done every five to seven years.

Discussion ensued about the project timeline starting with final building plans by the end of December, interior construction in February, followed by exterior painting as weather permits.

Motion by Werner/Decker to Recommendation to the Village Board for Walmart Real Estate Business Trust, Architectural Review Approval for Exterior Alterations at 250 Wolf Run; MUKV2013994001, subject to the Village Planner's Recommendation Letter dated November 10, 2018. Motion carried unanimously.

G. Walmart/Signage Amendment/250 Wolf Run

Adam Ward, Architect Project Manager of Cyntergy was present and provided testimony on behalf of the petitioner, Walmart of the signage plans which requires Plan Commission approval in compliance with the Development Agreement. There will be two additional exterior signs: one for the auto center and one for the vision center. Some of the existing signs with have language changes. The overall signage will increase by 44 sq. ft.

Village Planner Bruce Kaniewski stated that the size of the signage is appropriate for the size of the building.

Discussion ensued; the request complies with the Planned Unit Development (PUD), overall allowable signage based on the 600 linear feet of the building frontage would be around 450 sq. ft. as calculated using the 2012 sign code which is not applicable to this PUD, the signage colors were clarified that the white trim is going to be dark gray.

Motion by Werner/Penzkover to Recommendation to the Village Board for Walmart Real Estate Business Trust, Signage Plan Amendment at 250 Wolf Run; MUKV2013994001, subject to the Village Planner's Recommendation Letter dated November 10, 2018. Motion carried unanimously.

H. Change Next Meeting Time

Village Planner Bruce Kaniewski stated that the Plan Commission requested information about the Historical Preservation Ordinance at their December meeting and that the Village Attorney had a conflict with the start time. Commissioner Abruzzo reported that he may be late arriving to the December meeting.

Motion by Decker/Abruzzo to Consider changing time of the Dec. 11, 2018 Plan Commission meeting to start at 5:30 p.m.

5. Adjournment

Chairman Winchowky declared the meeting adjourned at 8:06 p.m.

Respectfully Submitted,

Cynthia L. Howard
Recording Secretary

Linda Gourdoux
Deputy Clerk-Treasurer