

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, March 12, 2019**

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
Mark Penzkover
John Meiners
Ken Werner
Robert Harley

Commissioner excused: Joe Abruzzo

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

Minutes

Motion made by Decker/Werner to approve the minutes of the February 12, 2019 regular meeting, carried.

Public Hearings

Conditional Use for Drive-Thru Service Lanes with a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Blvd; MUKV 1962-996-002

Public Hearing Open at 6:32 p.m.

Glenn Brisky, Educators Credit Union, made presentation

Martin Choren, Plunkett Raysich Architects, LLP, made presentation

No other public comments.

Public Hearing closed at 6:34 p.m.

New Business

Recommendation to Village Board regarding a Conditional Use for Drive-Thru Service Lanes with a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Blvd; MUKV 1962-996-002

Kaniewski gave overview of project

Motion by Penzkover/Werner to Recommend to Village Board regarding a Conditional Use for Drive-Thru Service Lanes with a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Blvd; MUKV 1962-996-002, subject to Village Planner recommendations listed in his letter dated March 5, 2019 as listed below, carried.

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 northside 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.

Village Planner further recommends the following conditions be placed with approval of 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 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.

Recommendation to Village Board regarding Site Plan and Architectural Review for a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Blvd; MUKV 1962-996-002

Kaniewski gave overview of project

Motion by Penzkover/Werner to Recommend to Village Board regarding Site Plan and Architectural Review for a Banking Facility on behalf of Educators Credit Union, 100 Chapman Farm Blvd; MUKV 1962-996-002, subject to Village Planner recommendations listed in his letter dated March 5, 2019 as listed below, carried

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, Plunkett Raysich Architects, LLP, and Classical Gardens, 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 requirement, 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.

Recommendation to the Village Board regarding Architectural Review for amendment to previously approved exterior colors on behalf of Triple Crown, 102 W Boxhorn Dr; #A480500001

Motion by Harley/Decker to Recommend to the Village Board Approval of the Architectural Review for Amendment to Previously Approved Exterior Colors on Behalf of Triple Crown, 102 W Boxhorn Dr; #A480500001, carried

Conceptual Review of Proposal to Amend the Village Comprehensive Plan and Rezone to Construct Condominium Residential Units on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Ave (CTH LO); MUKV 1979-991 and MUKV 1979-992

Kaniewski gave overview of project.

Greg Petrauski gave detailed overview of project

The Plan Commission provided a favorable review of the proposal.

Conceptual Review of Proposal to Amend the Village Comprehensive Plan to Allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on Behalf of Greg Petrauski, approximately 255 E Wolf Run; MUKV 2013-995-007

Kaniewski gave overview of project.

Greg Petruski gave detailed overview of project

The Plan Commission provided a favorable review of the proposal

Adjournment

Meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk/Treasurer