

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, April 9, 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
Joe Abruzzo
Ken Werner
Robert Harley

Commissioner excused: John Meiners
Mark Penzkover

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

Minutes

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

Public Hearings

Application for a Planned Unit Development as a Conditional Use for a mixed-use development of residential and business (Business Mixed Use) on about 50 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; applicant Family Ventures of Mukwonago, LLC; MUKV 2013-999-008

Public Hearing Open at 6:31 p.m.

Kevin McCarthy, 1475 S Rochester, made presentation

Marilyn McCarthy, S108W27690 Maple Ave, made presentation

Nancy Didenko, W320N1161 Butternut Ridge, Delafield, curious

No other public comments.

Public Hearing closed at 6:38 p.m.

New Business

Recommendation to Village Board regarding extraterritorial plat review of a 1-Lot Certified Survey Map in the Town of Mukwonago; applicant Jacquelynn Ingham; MUKT 1981-997-002 and MUKT 1984-999-001

Kaniewski gave overview of project

Motion by Decker/Werner to Recommend to Village Board regarding extraterritorial plat review of a 1-Lot Certified Survey Map in the Town of Mukwonago; applicant Jacquelynn Ingham; MUKT 1981-997-002 and MUKT 1984-999-001, subject to Village Planner recommendations listed in his letter dated April 3, 2019 as listed below, carried.

1. Prior to Village signature placement on the Certified Survey Map, the spelling of the Village President name shall be corrected, and the clerk's signature shall be listed as Judith A. Taubert, Village Clerk-Treasurer.
2. Prior to Village signature placement on the Certified Survey Map, the Town of Mukwonago shall provide the Village Planner with documentation of Town approval.

Review and Discussion for a Planned Unit Development as a Conditional Use for a mixed-use development of residential and business (Business Mixed Use) on about 50 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; applicant Family Ventures of Mukwonago, LLC; MUKV 2013-999-008

Kaniewski gave overview of project

Paul Van Henkelum, Cardinal Engineering, LLC., gave overview of project

Motion by Decker/Werner to Recommend to Village Board to proceed with a Planned Unit Development as a Conditional Use for a mixed-use development of residential and business (Business Mixed Use) on about 50 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; applicant Family Ventures of Mukwonago, LLC; MUKV 2013-999-008, subject to the Village Planner preparation of conditions of approval addressing matters addressed in his letter dated April 4, 2019 and raised by the Plan Commission, carried.

Give direction to the Village Planner to forward comments to the Town of Vernon regarding amendments to the Town of Vernon Comprehensive Plan

Kaniewski gave overview of project

Motion by Abruzzo/Werner to Recommend to the Village to forward comments to the Town of Vernon regarding amendments to the Town of Vernon Comprehensive Plan, subject to the notice of the two conflicting matters identified in the letter from the Village Planner dated April 3, 2019, carried

1. The non-environmental portion of the Heaven City property is all designated as commercial. The Village recently approved an extraterritorial Certified Survey Map (CSM) for the site creating three north end single family lots. Therefore, approval of the CSM is in conflict with the Town's plan, although confirm in to the Village Comprehensive Plan. In another notice received from the Town Clerk, the previously approved CSM has been revised to create two one-acre lots; therefore, the CSM will need to return to the Village for re-approval. In addition, the notice includes rezoning of the two-lots from A-2 Rural Home District to R-1 Residential District. According to State Comprehensive Planning Law, the rezoning cannot take place unless the planned land use designation is amended.

2. The second conflict involves the former Edgewood Golf Course site along Edgewood Avenue, owned by Craig Hein. The portion of the site within the Town (the other portion is in the Village) is designated as recreational. The par-3 course and driving range has been closed for at least 12 years. I recall informing the County planners of that fact during an update of the Town's plan that was adopted in 2012. The Village designates the site as a combination of medium density and low density multi-family.

Adjournment

Meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Linda Gourdoux
Deputy Clerk/Treasurer