

## **MINUTES OF THE PLAN COMMISSION MEETING** **Tuesday, August 13, 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  
Robert Harley  
John Meiners  
Jason Wamser

Excused Ken Werner

Also present: Ben Kohout, Planner/Zoning Administrator  
Linda Gourdoux, Deputy Clerk/Treasurer

### **Minutes**

Motion made by Meiners/Decker to approve the minutes of the July 9, 2019 regular meeting, carried.

### **Public Hearings**

**Comments for Business Mixed Use Development Overlay District as a Conditional Use and associated residential and commercial site plan for one (1) three-story 108-unit senior living building, with two (2) separate commercial buildings request for vacant property on the South Side of E Wolf Run, approximately 2,400 feet E of the intersection of E Wolf Run and Maple Ave on behalf of Greg Petruski of Infinity Development, LLC. Property owner: Greenwald; MUKV 2013-995-007**

Public Hearing Open at 6:32 p.m.

No public comments.

Public Hearing closed at 6:33 p.m.

**Comments for Planned Unit Development Overlay District as a Conditional Use and associated residential site plan for ten (10) side by side condominiums (duplexes) for two vacant properties located on the South Side of County Highway LO, approximately 700 feet East of County Highway I on behalf of Greg Petruski of Infinity Development, LLC. Property Owner: Tekaver; MUKV 1979-992 and MUKV 1979-991**

Public Hearing Open at 6:34 p.m.

Nick Movrich; W310S9749 Hwy I – Spoke Against

Nadine Movrich; S99W30991 CTY LO – Spoke Against  
Laura Ellis; W309S10004 Hwy I – Spoke Against  
John Movrich; S99W30991 CTY LO – Spoke Against

Public Hearing closed at 6:49 p.m.

## **New Business**

**Recommendation to Village Board Approval Site Plan and Architectural Review as a Conditional Use for Business Mixed Use Overlay District Proposal (BMX) for Vacant property on the South Side of E Wolf Run, approximately 2,400 feet E of the intersection of E Wolf Run and Maple Ave on behalf of Greg Petrauski of Infinity Development, LLC Property owner: Greenwald; MUKV 2013-995-007. Proposal is for one (1) three-story 108-unit senior living building, with two (2) separate commercial buildings (undetermined multi-tenant commercial usage) adjacent to E Wolf Run**

Kohout gave overview of project

Rinka +, Inc.; Architect; gave overview of project

Motion by Decker/Abruzzo to Recommend to Village Board Approval Site Plan and Architectural Review as a Conditional Use for Business Mixed Use Overlay District Proposal (BMX) for Vacant property on the South Side of E Wolf Run, approximately 2,400 feet E of the intersection of E Wolf Run and Maple Ave on behalf of Greg Petrauski of Infinity Development, LLC Property owner: Greenwald; MUKV 2013-995-007. Proposal is for one (1) three-story 108-unit senior living building, with two (2) separate commercial buildings (undetermined multi-tenant commercial usage) adjacent to E Wolf Run with the following conditions, carried.

1. A Developer's Agreement will need to be finalized prior to building permits being issued.
2. A Letter of Credit, for all public infrastructure, will need to be submitted to and verified by the Village Attorney/or designee, prior to building permits being issued.
3. Approval of Conditional Use for PUD request and associate Site Plan is valid for a period of one (1) year from date of Village Board Approval and is subject to the plans approved by the Village Board.
4. When the two commercial properties are separated, a CSM and associated shared parking agreement documents shall be furnished to the Village for approval, per the Village Code requirements.
5. A plan detail sheet shall be provided for the water and sewer utilities, need to show Hydrant, Valve, Tracer Wire, etc.
6. If 8" water laterals for the two out lots are proposed, then the shown 12" x 6" reducer, tee and shutoff valves need to be 8" on the plans.
7. Concrete pipe shall be provided for storm sewers on Village Property (in right of way).
8. Developer shall install a sump at the conversion prior to exiting private property. This shall be incorporated into the calculations on the plans.
9. Plans shall be submitted demonstrating a truck not crossing over into the exit land of the private drive while turning in.
10. Plans shall be submitted demonstrating ingress and egress for waste management coming out of lower parking area. Please also show how a garbage truck may access and maneuver the site for garbage pickup.
11. All interior islands shall be mountable for easier turning movements.
12. All fire hydrant spacing shall not exceed 300 feet on the plans.

13. Plans shall be submitted demonstrating FDC on two front buildings having a dedicated hydrant within 150', cannot be counted as hydrant for suppression and 300' requirement.
14. Pathway along rear of structure, the 5-foot-wide pedestrian trail, shall be kept free and clear during winter months for firefighter and emergency response access at all times.
15. Plans shall be submitted showing additional hydrant needed on front between commercial and development.
16. Plans shall be submitted showing KNOX box locations to be determined later with Fire Department Chief.
17. Developer shall satisfy the Water Quality Standards for the Village of Mukwonago. The Storm Water Management Plan that was submitted states that, for Water Quality, the Village is requiring that storm water features be provided on site to remove total suspended solids (TSS) to the maximum extent practicable. The Plan further goes on to state that a bio-filter on site will provide 52% removal of TSS for the site. The Village Ordinance requirement for new development is 80% TSS removal. The regional pond within the Gateway District was designed to handle water quantity and water quality requirements for the District. The approved storm water management plan for the Gateway District recommends that individual properties incorporate storm water quality measures to achieve on 80% TSS reduction. This recommendation was put in place by the Village and acted on by other developments within the Gateway District in an effort to protect the sensitive waterways downstream. This is because the 80% TSS standard is set to ensure removal of the 5-micron particle from storm water. This particle is the primary cause of degradation of waterways and the double layer 0% TSS Removal standard was put into place in the Gateway District to protect the immediate downstream waterways. The only exception to this within the Gateway District was given to the Lynch Mukwonago Development in 2015. Any variance or exception to the ordinance for the Great Life Senior Living Development site will require action and approval by the Village Board and/or Planning Commission.
18. The Civil Plan set and the Storm Water Management Plan should be stamped and signed by a professional Engineer licensed to practice in the State of Wisconsin.
19. On sheet C-2, under the "Construction Site Sequencing", provide for a modification of the final note to include that modification to the construction site sequence requires approval by the Village of Mukwonago. Items such as grading and utility installation may occur concurrently, but this should be stated as such rather than allowing the Contractor to modify the order of all items after the installation of erosion control devices. Developer shall include more detail for item 3 of the sequence or separate out activities to ensure that any sediment basins are constructed prior to any grading taking place on the site.
20. On sheet C-4, the site layout and pavement design shall be modeled with a WB-50 turning template to verify that the fire departments largest vehicle will have access to all portions of the site. If this requires modifications to the site layout, the storm water practices will need to be addressed for accuracy and compliance with the Village's Ordinance.
21. Plans shall be submitted showing the future drive-through lanes will be curbed, and how the storm water runoff will be handled. This shall be addressed on the site or utility plan and, any of the water taken via storm pipe to the biofilter, these calculations shall be included in the SWMP.
22. Plans shall be submitted showing on sheet C-6, CB9.0 and CB10.0 all sumps. Since this storm sewer line is discharging directly off-site, sumps in these catch basins will

capture debris, garbage and large sediment particles prior to the storm water discharging into the drainage ditch that ultimately flows into the Village owned regional pond. Based off of the WinSLAMM model, it appears this may be the case, however a detail shall be provided then, Said Storm sewer line shall empty into the proposed biofilter. While the biofilter may not hold the 100-year storm event in this case, it would treat more the of storm water runoff from the parking lot and improve the water quality reduction on-site.

23. Plans shall be submitted showing tailwater elevations in the drainage ditch at ES—11.0 and the biofilter outlet are 791.65 for the 2-year storm event, 793.56 for the 10-year, and 794.54 for the 100-year event. The storm sewer and the biofilter under these tailwater conditions shall be modeled and results provided to the Village Engineer showing that the site will not be adversely impacted during these rain events. Please take into account that this will fill the underdrain in the biofilter and likely impact the infiltration rates. The storm sewer design table should be updated accordingly.
24. The 100-year overland flow path should be shown on the plans to prove that at least 6-inches of freeboard is provided between the highest water elevation and any building/structure or electrical equipment.
25. Plans shall be submitted showing On Sheet C-7, elimination of one of the tracking pad locations. One construction entrance shall be used to minimize the possibility of tracking of sediment onto East Wolf Run.
26. Plans shall be submitted showing any biofilter location acting as a sediment basin during grading operations. It shall be understood the construction of this should be added into the construction sequence in advance of any grading taking place. If not, a sediment basin shall be added to the erosion control plan on the downstream end. Additionally, if applicable, Diversion swales and berms shall be added as necessary to direct runoff to the sediment basin to be treated. Applicant shall verify with the Village Engineer prior to start of construction.
27. Plans shall be submitted showing any inlet protection added to the next set of inlets within East Wolf Run to the north of the project site. Additionally, inlet protection shall be added for the trench drain that crosses the driveway to the YMCA to the south of the proposed site, especially when construction of the south driveway is taking place.
28. Plans shall be submitted showing the type of inlet protection on the erosion control plan such that it is evident which type must be installed at each location.
29. Plans shall be submitted showing the storm sewer in East Wolf Run, adjacent to the project site and analyzed all the way to the regional pond to show that it is not adversely affected by the additional runoff draining off-site due to the increase in impervious area.
30. Plans shall be submitted showing the Phosphorous reduction results and that these are included in the Storm Water Management Plan and subsequently, the Storm Water Maintenance Agreement, for the Village use.
31. Any entrance curb cut on the furthest East drive onto Wolf Run will have to be adjusted and moved at least 50 feet West of any potential future roadway if proposed by the Village.
32. Exterior lighting plan shall be presented to include drawings or copy of catalog design of the lights and or luminaries, the type and height of light poles, a plan for light pole locations. See section 100-601 for exterior lighting standards. This is expected for residential structure, each commercial structure and parking lot lighting.

33. For future commercial buildings and residential facility detailed plans shall be submitted showing delivery information and wheel path tracking showing compliance with turning movements within the property.
34. Plans shall be submitted showing drive thru location on each proposed commercial building (restaurant usage out of 3,000 s.f. and 3,500 s.f. as most intense requirement) and how it would provide for six (^) stacking spaces AND show how each proposed anticipated buildouts provide for meeting parking standards with the residential component.
35. Plans shall be submitted showing variation in commercial building roof line through elevation drawings showing compliance with the requirement that variation in roof lines is achieved by alternating dormers, stepped roofs, gables or other roof elements to reinforce articulation or modulation.
36. Plans shall be submitted showing layout of Roof Top Units on commercial buildings and proposal to screen all mechanicals for review.
37. Plans shall be submitted showing ADA ramps between curbs of areas on North and South Side of residential facility to commercial buildings. (Need to demonstrate someone in wheelchair may access commercial properties in safe manner from any of the parking stalls).
38. Plans shall be submitted showing unobstructed 50-foot sight triangle from main entrance drive intersection with ROW of E Wolf Run. Nothing over 3 feet tall shall be permitted within this area.

**Recommendation to Village Board Approval of Site Plan and Architectural Review as a Conditional Use for Planned Unit Overlay District Proposal (PUD) for Vacant property on the South Side of County Highway LO, approximately 700 feet East of County Highway I, on behalf of Greg Petrauski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979-992 and MUKV 1979-991. Proposal is for ten (10) side by side condominiums (duplexes) for 20 total units sharing a private cul de sac drive**

Kohout gave overview of project

Pinnacle Engineering Group gave overview of project

Motion by Harley/Meiners to Table to next Plan Commission, September 10, 2019, carried; Wamser opposed.

**Recommendation to the Village Board Approval of Zoning District Boundary Change (rezoning) from A-1 Agricultural District with existing Floodplain Overlay, to R-5 Low Density Multi-Family Residential District with existing Floodplain Overlay for Vacant property on the South Side of County Highway LO, approximately 700 feet East of County Highway I, on behalf of Greg Petrauski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979-992 and MUKV 1979-991**

Motion by Meiners/Decker to Table to next Plan Commission, September 10, 2019, carried

**Recommendation to the Village Board for two wall signs for Banker Wire industrial property at 123 W Boxhorn Dr; Parcel #A477300001**

Kohout gave overview of project

Motion by Abruzzo/Decker to Recommend to the Village Board to approve the latest version received August 9, 2019, of two wall signs for Banker Wire industrial property at 123 W Boxhorn Dr; Parcel #A477300001, carried.

**Recommendation to the Village Board for two-lot Certified Survey Map (CSM) for Helminiak property at terminus of Minors Drive (west end); MUKV 1978-999-002**

Kohout gave overview of project

Motion by Abruzzo/Wamser to Village Board to approve the two-lot Certified Survey Map (CSM) for Helminiak property at terminus of Minors Drive (west end); MUKV 1978-999-002, subject to Rueckert-Mielke letter of approval on project, carried.

**Recommendation to the Village Board for Extraterritorial Review (outside Village limits, and within 1.5 miles) of four-lot Certified Survey Map on North side of Territorial Drive in the Town of Waterford; Parcel #016041905004000**

Kohout gave overview of project

Motion by Decker/Abruzzo to Village Board to approve the Extraterritorial Review (outside the Village limits, and within 1. Miles) of four-lot Certified Survey Map on North side of Territorial Drive in the Town of Waterford; Parcel #016041905004000, with the following condition, carried

1. Prior to Village signature placement on the CSM, the Town of Waterford shall provide the Village Planner with documentation of Town approval.

**Recommendation to the Village Board for Amendment of Sections 100-352 and 100-354 of the Village of Mukwonago Municipal Code (a/k/a Zoning Ordinance) regarding Conditional Uses**

Kohout gave overview of project

Motion by Wamser/Decker to approve Amendment of Sections 100-352 and 100-354 of the Village of Mukwonago Municipal Code (a/k/a Zoning Ordinance) regarding Conditional Uses, carried.

**Adjournment**

Meeting adjourned at 7:51 p.m.

Respectfully Submitted,  
Linda Gourdoux  
Deputy Clerk/Treasurer