

## **MINUTES OF THE PLAN COMMISSION MEETING** **Tuesday, September 10, 2019**

### **Call to Order**

Deputy Clerk Gourdoux 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: Jim Decker  
Joe Abruzzo  
John Meiners  
Jason Wamser  
Ken Werner

Commissioners excused: Fred Winchowky, Chairman  
Robert Harley

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

### **In the Absence of the Chair, Gourdoux asked for a motion to nominate Chair Pro Tem.**

Motion made by Wamser/Decker to nominate Abruzzo as Chair, carried

### **Minutes**

Motion made by Decker/Meiners to approve the minutes of the August 13, 2019 regular meeting, carried.

Chair Abruzzo stated that there were no Public Comments listed on the evenings agenda.

A motion by Meiners/Decker to allow Public Comment for 5 minutes, carried

Open Public Comments at 6:32 p.m.

Hilgert; W304S10460 Lakeview Dr – Spoke against development of MUKV 1979-992 and MUKV 1979-991

Ziegla ; N8740 Pickeral Lake Rd– Spoke against development of MUKV 1979-992 and MUKV 1979-991

Staccia; W360S9980 Markham Rd - Spoke against development of MUKV 1979-992 and MUKV 1979-991

Rooker; 527 Brockway Dr - Spoke against development of MUKV 1979-992 and MUKV 1979-991

Jagmin; 415 Lake St - Spoke against development of MUKV 1979-992 and MUKV 1979-991

Closed Public Comments at 6:40 p.m.

### **New Business**

*Discussion and Possible Action on the Following Items:*

**Recommendation to the Village Board for 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, approx. 700 feet East of County Highway I, on behalf of Greg Petrauski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979992 AND MUKV 1979991**

Kohout gave overview of project

Motion by Decker/Meiners to Recommend to Village Board to approve 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, approx. 700 feet East of County Highway I, on behalf of Greg Petrauski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979992 AND MUKV 1979991, with an extension granted to September 19, 2019, carried.

**Recommendation to the Village Board for 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, approx. 700 feet East of County Highway I, on behalf of Greg Petrauski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979992 AND MUKV 1979991. Proposal is for ten (10) side by side condominiums (duplexes) for 20 total units sharing a private cul de sac drive**

Petrauski, Infinity Development, LLC, gave overview of project

Kohout gave overview of project

Motion by Decker/Meiners to Recommend to Village Board to approve for 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, approx. 700 feet East of County Highway I, on behalf of Greg Petrauski of Infinity Development, LLC. Property owner: Tekaver; MUKV 1979992 AND MUKV 1979991. Proposal is for ten (10) side by side condominiums (duplexes) for 20 total units sharing a private cul de sac drive, with the recommendations of the planner's memo dated August 28, 2019, with the proposed public trail easement listed in 3e to be on the private side of the ultimate right-of-way of CTH LO, carried.

Approval with conditions. Staff finds the proposed density conforms with the Comprehensive Land Use Plan (10 dwelling units per acre requirement) with the proposed accompanying R-5 rezoning request. The wetland areas which dominate the property are addressed by the applicant with a design that aims to move all development as far away as possible by shifting all proposed development closer to County Highway LO. Staff thinks the proposal conforms to previous considerations by the Plan Commission during the previously mentioned meetings.

The proposed 26 feet wide private roadway is designed to accommodate two-way traffic, with parking restricted to one side. The proposed cul de sac is designed to accommodate current Village of Mukwonago Fire Department standards and Staff has no concerns over the proposed design specifications provided on the plan set.

One important consideration by the Commission should be the overall distance of the proposal from County Highway LO. The proposal of 23.5 feet from the ultimate right-of-way is relatively close, as there are no other proposed developments along County Highway LO within the Village at this distance. However, with a proper landscaping proposal to screen with year-round greenery, the visual aesthetics may be able to be improved. Staff would like to see an amended landscaping plan, showing this. This is a relatively minor concern.

Therefore, I am recommending approval with the following conditions:

1. Site Plan and Architectural Review approval for the ten duplex development commonly referred to as “Phantom Lake Preserve” shall be subject to all plans and information submitted for the application by Infinity Development, LLC., dated August 2, 2019, 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 site and construction drawings may be modified with the approval of the Village Engineer and other Village staff, 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. PUD, Site Plan and Architectural approval are valid for a period of one (1) year from date of Village Board approval. A new application and subsequent required filings as required by ordinance shall be submitted for consideration if no building permit is applied for during said time frame.
3. 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 on Conditions No. 1 or as modified.
  - b. Approval by the Village Board of a Developer’s Agreement and a Storm Water Maintenance Agreement.
  - c. Village Board acceptance of any necessary utility easements prepared by the applicant.
  - d. Final Written approval from the Waukesha County Highway Department for county highway access.
  - e. Village Staff to review and approve design of a pedestrian trail extending the width of the property frontage within right of way, to eventually connect to the East, or on the private property, with an easement granted to the Village of perpetual trail easement.
  - f. Approval of site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox Box and notification requirements, internal fire suppression, external fire department connection location, hydrant locations.
  - g. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
  - h. 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.
  - i. Approval by the Police Chief of placement and type of traffic control signs and any pavement striping.
  - j. Approval of a final landscaping plan and exterior lighting cut sheets plan by the Zoning Administrator.
  - k. The holding of a pre-construction meeting between the applicant, applicant’s engineer and contractors and applicable Village staff.
  - l. All require review fees and charges due to the Village of Mukwonago shall be paid.
4. Prior to temporary occupancy issuance, and if needed, prior to final occupancy permit for any of the ten buildings, the following shall occur:

- a. Completion of all site grading and storm water management facilities in accordance with submitted plans.
- b. Completion of the building in accordance with approved plans and all applicable codes.
- c. Completion of paving of driveways leading from the private drive from the intersection with CTH LO to adjacent to the building.
- d. Connection of the building to sanitary sewer and a public water supply.
5. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit for any of the six buildings, the following shall occur:
  - a. Completion of all items required in Condition No. 3.
  - b. Completion of final paving of the private drive and striping to be completed as indicated on the site plan.
  - c. Installation of all site landscaping as shown on approved plans.
6. The private drive shall always be properly maintained to allow clear accessibility for emergency vehicles.
7. The entire site shall always be properly maintained, kept clear of debris. All landscaping shall always be properly maintained; dead or diseased planting shall be replaced within the next appropriate planting season.
8. The applicant shall install no parking signs along one side of the private drive, unless requested by the Fire Chief and/or Police Chief.
9. Any sign for the development shall comply with requirements of Chapter 64 of Village Municipal Code (Sign Code).

**Recommendation to the Village Board for Concept Review of Proposed Additional 20 Units of existing Residential Care Apartment Complex at 210 McDivitt Ln; MUKV 2012-215-002; Kristopher Kiefer, applicant**

Kiefer, Castle Senior Living, gave overview of project

Roberts, JSD Professional Services, Inc. gave overview of project

Kohout gave overview of project

Commission had no issues with concept. Informed Kiefer, applicant, to proceed with concept to bring more finalized plans to Commission.

**Recommendation to the Village Board for Site Plan and Architectural Review of two proposed additional structures at 700 Swan Dr; MUKV 1970-998-017; Anthony Bassett, applicant**

Bassett, Rigibore, gave overview of project

Kohout gave overview of project; Staff had concerns with perimeter pathway as shown

Motion by Wamser/Decker to table Site Plan and Architectural Review until the October 8, 2019 meeting, carried

**Adjournment**

Meeting adjourned at 7:36 p.m.

Respectfully Submitted,  
Linda Gourdoux  
Deputy Clerk/Treasurer