

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, October 8, 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
Ken Werner

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

Minutes

Motion made by Decker/Abruzzo to approve the minutes of the September 10, 2019 regular meeting, carried.

Public Hearings

Public Hearing for a Conditional Use for an Indoor Performance Theater located at 114 Lake St; MUKV 1973-968; Patrick Hitt, Black Box Studio Theater Company, applicant

Public Hearing Open at 6:31 p.m.

No public comments.

Public Hearing closed at 6:32 p.m.

Public Hearing for a Conditional Use for a Religious Assembly Use (Church) located at 305 Eagle Lake Ave; MUKV 1974-922; Branches Church, applicant

Public Hearing Open at 6:33 p.m.

No public comments

Public Hearing closed at 6:33 p.m.

New Business

Recommendation to Village Board for Approval of a Conditional Use Permit for an Indoor Live Performance Theater use out of an existing photography studio building, located at 114 Lake St; MUKV 1973-968; Patrick Hitt, Black Box Studio Theater Company, applicant

Kohout gave overview of project

Hitt; applicant; gave overview of project

Motion by Decker/Meiners to Recommend to Village Board Approval of a Conditional Use Permit for an Indoor Live Performance Theater use out of an existing photography studio building, located at 114 Lake St; MUKV 1973-968; Patrick Hitt, Black Box Studio Theater Company, applicant, with the following conditions, carried.

1. Approval will be unique to the applicant and this proposal only.
2. Prior to final occupancy permit, the following shall occur:
 - a. A building permit and accompanying plan set required by the Village Standards for occupancy for theater use/assembly shall be applied for and approved by the Building Inspector.
 - b. The Fire Chief shall review said permit for compliance with all Fire Codes and occupancy shall furnish Building Inspector and applicant with findings.
3. A sign permit shall be applied for and approved by the Village of Mukwonago prior to being installed.
4. At least one Handicap stall shall be provided on the premises, in compliance with ADA recommendations, providing safe entrance into the structure, and shall be provided on the property within one month of approval date of the Village Board.
5. Parking agreement for shared parking with Citizens Bank or other nearby business within 500 feet can be submitted for Staff review prior to final occupancy to demonstrate compliance.

Recommendation to Village Board Approval for Approval of a Conditional Use Permit for a religious assembly use (church use) out of an existing storefront located at 305 Eagle Lake Ave; MUKV 1974-922; Reverend Karen Scheel, Branches Church, applicant

Kohout gave overview of project

Reverend Scheel gave overview of project

Motion by Decker/Meiners to approve a Conditional Use Permit for a religious assembly use (church use) out of an existing storefront located at 305 Eagle Lake Ave; MUKV 1974-922, with the following conditions, carried.

1. Approval will be unique to the applicant and this proposal only.
2. Prior to final occupancy permit, the following shall occur:
 - a. A building permit and accompanying plan set required by the Village Standards for occupancy for religious assembly shall be applied for and approved by the Building Inspector.
 - b. The Fire Chief shall review said permit for compliance with all Fire Codes and shall furnish Building Inspector and applicant with findings.
 - c. A sign permit shall be applied for and approved by the Village of Mukwonago.

Recommendation to the Village Board Approval of a Site Plan and Architectural Review of two proposed additional structures at 700 Swan Dr; MUKV 1970-998-017; Anthony Bassett, Bassett Holdings Group (Mukwonago Mini Storage), applicant

Kohout gave overview of project

Bassett, Bassett Holdings Group gave overview of project

Motion by Decker/Wamser to approve a Site Plan and Architectural Review of two proposed additional structures at 700 Swan Dr; MUKV 1970-998-017; Anthony Bassett, Bassett Holdings Group (Mukwonago Mini Storage), applicant, with the following conditions, carried

1. Site Plan and Architectural Review approval for the new two (2) proposed storage units, shall be subject to all plans and information submitted for the application by the applicant, Design Alliance Architects, dated August 7, 2019 and August 8, 2019, and revision dated September 26, 2019 and October 4, 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 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. Approval shall be valid for one (1) year from date of approval by the Village Board and will be unique to the applicant and this proposal only.
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 in Condition No. 1 and all calculations verified 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 requirements, 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 updated and revised site engineering and utility plans and documents, including a complete Erosion Control Plan, and Stormwater Management Plan. A previously approved Stormwater Management Plan may be re-approved by the Engineer, pending final review. A written statement of approval from the Village Engineer shall be sufficient to approve said document.
 - e. The Village Board shall approve a Stormwater Maintenance Agreement.
 - f. Approval of building plans shall include appropriate locations of the external mechanical equipment (if applicable) to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - g. Approval of landscaping plans showing amended plantings to ensure Zoning standards are met, to be approved by the Zoning Administrator.
 - h. Approval of dumpster plan specifications to ensure Zoning standards are met, as approved by the Zoning Administrator.
 - i. A pre-construction meeting shall occur with Village Staff to ensure all applicable items mentioned above have been remedied.
4. 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 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.
5. 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 require in Condition No. 3.

- b. Installation of all Zoning Administrator approved site landscaping as shown on approved plans.

Recommendation to the Village Board for Approval of a CSM combining four parcels into one parcel at 915 Main St; MUKV 2009-965-001, MUKV 2010-977, MUKV 2009-965-002, MUKV 2010-978; Mikko Erkamaa, applicant (The Pointe Apartments)

Kohout gave overview of project

Motion by Decker/Abruzzo to approve a CSM combining four parcels into one parcel at 915 Main St; MUKV 2009-965-001, MUKV 2010-977, MUKV 2009-965-002, MUKV 2010-978; Mikko Erkamaa, applicant (The Pointe Apartments), with the following conditions, carried.

1. Upon approval, the Village Board President (also as Chair of Village Plan Commission) and Village Clerk shall sign the document.
2. Reference Pedestrian Path Easement listed on CSM shall be recorded within 30 days of approval of this CSM.

Recommendation to the Village Board for Extraterritorial Review (outside Village limits, and within 1.5 miles) of one lot Certified Survey Map to Combine two adjacent properties on East side of East Shore Dr in the Town of East Troy; Parcel #'s P ET 900008 and PMGH 00001

Kohout gave overview of project

Motion by Wamser/Werner to Village Board to approve the Extraterritorial Review (outside the Village limits, and within 1. Miles) of one lot Certified Survey Map to combine two adjacent properties on East side of East Shore Dr in the Town of East Troy; Parcel #'s P ET 900008 and PMGH 00001, with the following condition, carried

1. Prior to Village signature placement on the Certified Survey Map, the clerk's signature shall be listed as Diana Dykstra, Village Clerk-Treasurer.
2. Prior to Village signature placement on the Certified Survey Map, the Town of East Troy shall provide the Village Planner with documentation of Town approval.

Recommendation to the Village Board for Approval of a sign proposed for Village Property at Field Park

Kohout gave overview of project

Motion by Abruzzo/Wamser to approve a sign proposed for Village Property at Field Park, with conditions, carried; Harley against.

1. The final sign plans approved by the Public Works Director or designee shall resemble the Plans presented to the Plan Commission, provided any minor modifications to achieve proper mounting, or location, or for other minor changes to font type or sizes or similar or not exceeding the overall size allowances requested do not have to be reviewed by the Plan Commission or Village Board.

Adjournment

Meeting adjourned at 7:30 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer