

Moved by Szejn, seconded by Penzkover to appoint Jones as acting chair person. Motion carried without a negative vote. Acting Chairperson Jones called the Board of Building and Zoning Appeals meeting to order on April 30, 2009 at 7:30 p.m.

Members present: Mark Penzkover
Tom Jones
Sarah Szejn, 1st Alternate
Also present: Bob Harley, Building Inspector

Moved by Penzkover and seconded by Szejn to approve the October 30, 2008 minutes. Motion carried without a negative vote.

PUBLIC HEARINGS

Request for Conditional Use Permit – Construction of an Outbuilding in Miniwaukan Park-Mukwonago Junior Indians Baseball Club – Dan Scheibe of 1301 Riverton presented a plan of operation to construct a garage at Miniwaukan Park located at 360 McKenzie Rd. for storage of baseball and field equipment for the Junior Indians Baseball Club with a small concessions stand to sell pre-packaged food and drink during the games. Bob Harley is present for Joe Hankovich stating that as long as they use the same materials as other sheds, and a floating slab for the floor, he has no problem with it. Scheibe said they have been working with Tom Brandemuehl as to when the ground would not be too wet to start.

Moved by Szejn and seconded by Penzkover to grant the conditional use permit for construction of a storage facility/concessions stand in Miniwaukan Park at 360 McKenzie Rd. by the Junior Indians Baseball Club.

The reasons for granting the conditional use permit are: 1) There were no objections. 2) Health & Rec Committee recommended approval. 3) There is no one present to object and Scheibe submitted a list of resident's approval. 4) Building Inspection had no problem with it.

The conditions are: 1) The same materials are used as other sheds in the park. 2) There will be a floating slab for the floor. 3) They will work with Tom Brandemuehl to make sure the conditions are right for construction. Motion carried without a negative vote.

ITEMS FROM THE FLOOR

None at this time.

Moved by Penzkover, seconded by Szejn, and carried to adjourn at 7:40 pm.

Cathy Millard
Recorder

Chairman Klappa called the Board of Building and Zoning Appeals (BZA) meeting to order on May 28, 2009 at 7:30 pm.

Members Present: Sarah Szejn
Dave Mades
Terry Kelly
Dan Klappa

Member Absent: Tom Jones

Also present: Mark Penzkover, 2nd Alternate
Joe Hankovich, Supv of Inspections/Zoning Administrator

Motion by Szejn/Penzkover to approve the April 30, 2009 minutes was unanimously approved.

PUBLIC HEARINGS

Conditional Use Permit Request – Construction of an Pavilion – 930 N. Rochester St. – Nancy Movrich, Park View middle School – Nancy Movrich presented plans for a pavilion to be constructed on the east side of Park View Middle School (PVMS), 930 N. Rochester St. The pavilion will be built by Canfield Construction and paid for by PVMS student body funds. The pavilion will be open with a concrete floor and either shingled or metal roof and will be 48' by 24' and 9' to the bottom of the roof. They will run a conduit for future electric, but electric will not be immediately installed. The primary use will be for shelter for events, lunches, classroom uses, and concession stands. It could be used by the community as well for passive uses. Hankovich explained that there is a water main around the building for fire protection and there needs to be 10' of clearance. The actual site of the pavilion is flexible. No one spoke for or against.

Motion was made by Kelly/Penzkover to grant Park View Middle School a conditional use permit pursuant to Sec. 100-251 (b)(1) of the Municipal Code of the Village of Mukwonago for the construction of a pavilion on the property located at 930 N. Rochester St. The pavilion will be 48' by 24' with a floating concrete pad and the location will be approximately 40' from the school but may be moved due to a water main in the area. The motion is contingent upon the following conditions: 1) The use of the pavilion will be a passive use without excessive noise, and 2) If electrical is to be put in, the Building Inspection Department shall review unless there is a need to appear before the Board of Building and Zoning Appeals again. Motion carried unanimously.

Conditional Use Permit Request – Approval of a Contractor's Yard – Southwest Corner of Main St. and Phantom Woods Rd. – Robert Reimer, Mukwonago Remodeling – John Richart represented Robert Reimer and presented plans for the construction of a building that will include an office and a showroom, and the rear yard will be used for storage of equipment and vehicles. Richart stated that the equipment will mostly be earth moving equipment. The area for storage will be 30' by 60' with a dog-eared cedar fence 6' in height. Hankovich stated that the Plan Commission will not review the project without the storm water control plans being finished, and those plans will not be done until approval of the outside storage from the BZA. If they cannot have the outside storage, they may not put the office on the site. Richart noted that there would possibly be a storage building put up in the future.

Roy Hafemeister, W295S10874 CTH ES – Glad to see something going on on the site. Complained about the previous dumping of trash on that site. Has a problem with the proposed outside storage. Would like to see as much as possible inside because the area around the site is residential.

Laura Mezaroch, 1245 Main St. – Does not want the outside storage. Does not want to look at the stuff outside.

Bill Zick and Bonnie Wright, Phantom Woods Rd. – Would like to see the storage building put up right away – the whole project should be done at once. Wants the property to look nice.

Motion by Kelly/Mades to postpone the issue definitely to the June 25, 2009 meeting so the applicant can present a shop drawing, equipment storage, elevations, and landscaping was carried unanimously.

ITEMS FROM THE FLOOR

None.

Motion by Kelly/Mades to adjourn the meeting at 8:38 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Deputy Clerk

Chairman Klappa called the Board of Building and Zoning Appeals meeting to order on October 29, 2009 at 7:30 pm.

Members Present: Sarah Szejn
Dave Mades
Terry Kelly
Dan Klappa
Member Absent: Tom Dantzman
Also present: Adam Olson, 2nd Alternate

Olson filled the vacant seat on the Board. Motion by Kelly/Szejn to approve the May 28, 2009 minutes was unanimously approved.

PUBLIC HEARINGS

Request for Variance to the Zoning Ordinance – Construction of a Garage – 609 Grand Ave. – Gerard DePons

Gerard De Pons presented plans to construct a detached garage on his property located at 609 Grand Ave. The proposed garage will be 8 inches from the rear lot line and 14 inches from the side lot line. His lot is odd shaped and is much smaller in the rear than in the front. The new garage will be in the same place as the previous garage which was torn down years ago because of safety concerns. The proposed placement of the garage will give some room for a patio and will result in a less severe turn for the driveway. It will be similar in appearance to the house. Neighbors in the area have similar garages. Kelly noted that the houses behind this property are set further toward their street, away from Mr. De Pons' back yard. Other neighbors also have similar detached garages. Mr. De Pons presented a petition signed by seven of his neighbors in favor of the garage. No one appeared for or against.

CONSIDERATION

Request for Variance to the Zoning Ordinance – Construction of a Garage – 609 Grand Ave. – Gerard DePons

Motion was made by Kelly/Mades to grant Gerard De Pons variances to the zoning ordinance, pursuant to Section 100-453 (5), of 2'4" to the rear yard setback and 1'10" to the side yard setback for the construction of a detached garage on the property located at 609 Grand Ave. Reasons for granting the variances are: 1) The applicant will be restoring a garage that was previously at this location but was torn down, 2) The new garage will be similar to garages on neighboring properties, 3) Seven neighbors signed a petition in favor of the garage, and 4) The construction of the garage will be similar to the house that is located on the same property. Motion carried unanimously.

ITEMS FROM THE FLOOR

If needed, the next meeting will either be December 3 or 10, 2009, depending if a quorum can be obtained.

Motion by Kelly/Mades to adjourn the meeting at 7:50 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Deputy Clerk