

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, May 14, 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
John Meiners
Jason Wamser

Also present: Tim Schwecke, Interim Planner/Zoning Administrator
John Weidl, Village Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Minutes

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

Public Hearings

Proposal for Prior Planned Unit Development Approval for 915 Main Street; MUKV 2010-977, MUKV 2009-965-001, MUKV 2009-965-002, MUKV 2010-978

Public Hearing Open at 6:31 p.m.

No public comments.

Public Hearing closed at 6:32 p.m.

New Business

Recommendation to Village Board for the Planned Unit Development Approval for 915 Main Street; MUKV 2010-977, MUKV 2009-965-001, MUKV 2009-965-002, MUKV 2010-978

Schwecke gave overview of project

Michael Ertamca, applicant; gave project overview

Josh Pudelko, Project Engineer; gave project overview

Dave Johnson, Project Architect; gave project overview

Brett West, Developer; gave project overview

Motion by Werner/Decker to Recommend to Village Board for the Planned Unit Development Approval of draft Resolution 2019-02, with the additional recommendations listed below for 915 Main St; MUKV 2010-977, MUKV 2009-965-001, MUKV 2009-965-002, MUKV

2010-978, subject to Village Planner recommendations listed in his letter dated May 7, 2019 as listed below, carried.

1. The developer must submit a one-lot certified survey map to the Village that merges the four adjoining parcels and obtain approval of the same.
2. The Village Planner must review and approve the outdoor lighting plan.
3. The petitioner must obtain approval of the Plan Commission for the landscaping plan.
4. The petitioner must obtain approval of the Fire Chief, including requirements for fire-lanes, if so required; number and placement of hydrants; and sizing of on-site water lines for fire protection.
5. The petitioner must obtain the approval of the Village Engineer including, but not limited to, the layout of the parking lot and access drives.
6. The petitioner must submit a revised set of plans as approved by the various entities listed above.
7. The modifications related to zoning requirements will be documented and included in a resolution or ordinance as appropriate for action at a subsequent meeting, but as soon as is practical.
8. A dedicated easement
9. Maintenance of trail
10. Signed Developer's Agreement

Historic Preservation review of property located at 402 Grand Avenue; MUKV 1973-047; Regina Westmeier, applicant

Schwecke gave overview of project

Regina Westmeier, gave overview of project

Motion by Abruzzo/Werner to Recommend to Village Board to approve Historic Preservation review of property located at 402 Grand Avenue; MUKV 1973-047, carried.

Recommendation to the Village Board regarding Site Plan and Architectural Review for the Riverview Plaza addition, 827 S Rochester Street; MUKV 2009-978-003; Jentsch-Barrette Properties (Karen Jentsch, agent), applicant

Schwecke gave overview of project

Raposa gave overview of project

Motion by Abruzzo/Decker to Recommend to Village Board approval of the Site Plan and Architectural Review for the Riverview Plaza addition, 827 S Rochester Street; MUKV 209-978-003; Jentsch-Barrette Properties (Karen Jentsch, agent), applicant, subject to Village Planner recommendations listed in his draft Resolution 2019-024 as listed below, carried

1. Site Plan and Architectural Review approval for the construction of an addition of a 4,992 square feet addition to an existing multi-tenant retail building with site improvements are subject to all plans and information submitted by the property owner, Raposa Design, and other subconsultants with all plans and information on file in the office of the Zoning Administrator. The 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. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:

- a. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to internal fire suppression, external fire department connection location and hydrant locations.
 - b. Approval of the site construction plans by the Utilities Director.
 - c. Approval of building plans by the Supervisor of Inspections after receipt of approval of building plans by the State of Wisconsin.
 - d. The Supervisor of Inspections, the Utilities Director, the Public Works Director and the Village Engineer shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - e. Approval by the Zoning Administrator of the final landscape plan and final site lighting plan.
 - f. Approval by the Village Engineer of any matter relating to stormwater management.
 - g. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the zoning Administrator.
 - h. Approval of directional, no parking signs and other on-site traffic control signs locations by the Police Chief, which also may include pavement markings.
3. Furthermore, in addition to the requirement within Condition #2, before any site construction all Village Department Heads shall verify in writing they have approved the final plans and drawings within their purview; a pre-construction meeting shall be held with the applicant's representative and contractors, and village Department Heads and representatives; and all required fees owed by the applicant shall be paid to the Village.
 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 building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
 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 required in Condition No. 4.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
 6. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit.

Recommendation to the Village Board regarding Architectural Review for property at 211 N Rochester Street; MUKV 1976-089; View Incorporated (Roger Walsh, agent), applicant

Schwecke gave overview of project

Stelling gave overview of project

Motion by Wamser/Werner to Recommend to Village Board approval of the Architectural Review for the property 211 N Rochester Street; MUKV 1976-089; View Incorporated (Roger Walsh, agent), applicant, carried

Recommendation to the Village Board to Amend the Village Comprehensive Plan on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Avenue (CTH LO); MUKV 1979-991 and MUKV 1979-992

Schwecke gave project overview

Petrauski gave project overview

Motion by Decker/Harley to Recommend to the Village Board to Amend the Village Comprehensive Plan on behalf of Jeff & Tammy Tekaver, approximately 1101 Eagle Lake Avenue (CTH LO); MUKV 1979-991 and MUKV 1979-992, subject to 120-day submittal and approval time line, carried

Recommendation to the Village Board to Amend the Village Comprehensive Plan to allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on behalf of Greg Petrauski, approximately 255 E Wolf Run; MUKV 2013-995-007

Schwecke gave overview of project

Petrauski gave overview of project

Motion by Decker/Wamser to Recommend to the Village to Amend the Village Comprehensive Plan to allow Business Mixed Use Overlay to Construct Senior Housing with Retail Components on behalf of Greg Petrauski approximately 255 E Wolf Run; MUKV 2013-995-007, subject to 120-day submittal and approval time line, carried

Recommendation to the Village Board for a 2-Lot Certified Survey Map on behalf of Waukesha State Bank; 1160 N Rochester Street; MUKV 1962-990-005 and MUKV 1962-990-006

Schwecke gave overview of project

Keith gave overview of project

Motion by Werner/Decker to Recommend to the Village for a 2-Lot Certified Survey Map on behalf of Waukesha State Bank; 1160 N Rochester Street; MUKV 1962-990-005 and MUKV 1962-990-006, subject to the conditions listed in draft Resolution 2019-021 carried

1. Prior to Village officials signing of the certified survey map, Lubes Real Estate, LLC must submit a petition to the Village of Mukwonago to amend the conditional use approval granted in 2015, and obtain approval of the same.
2. Prior to Village officials signing of the certified survey map, the petitioner must comply with all recommendation of the Village Engineer as set forth In their review.
3. The cross-access easement agreement, as approved by the Village Attorney, is recorded at the Waukesha County register of deeds office.
4. The removal instrument, as approved by the Village Attorney, is recorded at the Waukesha County register of deeds office.

Notice given of training being conducted at Village Hall for all Elected Officials and staff on June 14, 2019 from 8 a.m. to 3 p.m. Village Hall will be closed to the public on this day.

Adjournment

Meeting adjourned at 8:18 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer