

Village of Mukwonago  
**Notice of Meeting and Amended Agenda**

**REGULAR VILLAGE BOARD MEETING**  
**Wednesday, August 21, 2019**

Time: **6:30 p.m.**

Place: **Mukwonago Municipal Building/Community Room, 440 River Crest Court**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Announcement of closed sessions pursuant to Wis. Stat. **§19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*) for discussion concerning establishing negotiation strategy for the possible sale of land at the southwest corner of W. Boxhorn & Hill Court in the Village of Mukwonago Industrial Park, and for discussion concerning establishing negotiation strategy for the proposed Judson listing contract for the 14.356 acre parcel known as Walworth County Tax Key # A477300004, and pursuant to Wis. Stats. **§19.85 (1)(g)** (*Conferring with legal counsel*) concerning the status of the Greenwald Family Limited Partnership vs. Village of Mukwonago litigation.

**5. Public Hearings**

- A. A Public Hearing to consider an application for zoning district boundary change (Petrauski-Phantom Lakes- CTH LO) from A-1 Agricultural District with existing Floodplain Overlay, to R-5 Low Density Multi-Family Residential District with existing Floodplain Overlay for MUKV1979992 and MUKV1979991 vacant property on the south side of County Highway LO, approximately 700 feet east of County Highway I.
- B. A Public Hearing to amend Sections 100-352 and 100-354 of the Village of Mukwonago Municipal Zoning Ordinance regarding Conditional Uses.
- C. A Public Hearing to amend a Final Assessment Resolution in accordance with Wisconsin Statute Section 66.0703(10) to correct an error in the assessment that was made by the Board on or about October 24, 2009 for the assessment against the property at 318 Gibson Street Tax Key Nos. MUKV1974.003 and MUKV1974.005.

**6. Comments from the Public**

*The purpose of this section is to allow the non-elected general public the opportunity to address the Board on any subject of concern that is not the topic of a current or previous Public Hearing before the Village Board. If you wish to be heard, the Village Board asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking must sign the Comments from the Public Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room. The Board will only receive comments during Public Comment. The Public Comment portion of the meeting is scheduled for a total of 15 minutes in length but will end sooner if the Village President has determined that there is no one else present who still wishes to speak.*

## 7. Consent Agenda

*All items listed are considered routine and/or have been unanimously recommended by the Committee of the Whole and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent agenda and be considered on the regular agenda.*

A, Approval of the minutes for July 17, 2019 regular Village Board meeting and August 7, 2019 Special Village Board meeting.

### B. Finance Committee

#### 1. Approval of Voucher payable batches

Payments batch – AP 08-2019-1	\$426,393.40
Payments batch – M 07-2019	\$142,808.27
Payments batch – LIBAP 7-2019	\$18,687.63
Payments batch – US 7-2019	\$12,022.00
Payments batch – WE 7-2019	\$36,526.38
Payments batch – CABLE 7-2019	\$5,926.44

### C. Health and Recreation Committee

- 1) Approve conducting an Impact Fee Study for Parks.

### D. Public Works Committee

- 1) Approval of the Adaptive Management Plan and authorize the Village President to execute same.
- 2) Approve the amended **Preliminary Special Assessment Resolution 2019-036** for infrastructure improvements for the Chapman Farm Development. *(note public hearing will be held on September 18, 2019)*
- 3) Approve the Mukwonago Meadowland Townhomes Development Agreement
- 4) Approve the Mukwonago Meadowland Townhomes Stormwater Management Agreement

### E. Protective Services Committee

- 1) Approval for the Police Department to work with SCIT to raise funds and purchase an armored vehicle, with the Village of Mukwonago portion not to exceed \$35,000.
- 2) Approval to authorize the WI DOT to install the Emergency Vehicle Pre-emption device on the traffic standards at the intersection of STH83 & CTH NN, and authorize the Village President to execute the EVP agreement.

## 8. Committee/Commission Business

*Discussion and Possible Action on the Following items*

### A. Public Works Committee

- 1) Purchase Requisition for Fahrner Asphalt for flex patch installation in the amount of \$24,921.
- 2) Purchase Requisition for Lynch Chevrolet Mukwonago for a 2020 Chevrolet Silverado with Plow in the amount of \$38,188.88.

## 9. New Business

*Discussion and Possible Action on the Following Items*

### A. Finance

- 1) Vouchers payable batches

Payments batch AP08-2019-2 - \$372,304.46  
Tax Settlement \$1,210,409.22

## B. Planning Commission

- 1) **Resolution 2019-038** a resolution to approve a General Development Plan allowing Business Mixed Use Development and modifications as a Planned Unit Development for Tax Key MUKV2013995007 from Infinity Development, LLC (*Great Life*)
  - 2) **Ordinance 2019-966** An Ordinance to amend the Zoning District Map of the Village of Mukwonago on behalf of Infinity Development, LLC for Tax Key MUKV1979992 and MUKV1979991 to rezone from A-1 Agricultural District with existing flood plain overlay, to R-5 Low Density Multi-Family Residential District with existing flood plain overlay.
  - 3) **Resolution 2019-039** A Resolution to approve signage for CI Banker Wire & Iron Works, Inc. at 123 W. Boxhorn Drive.
  - 4) **Resolution 2019-040** A Resolution to approve a two-lot Certified Survey Map (CSM) for MUKV1978999002 (*Helminiak*)
  - 5) **Resolution 2019-041** A Resolution to approve a 4-Lot Certified Survey Map dated August 1, 2019 prepared by B.W. Surveying, Inc., subject to documentation of Town Board approval. (*S and S Frost Holdings LLC*)
  - 6) **Ordinance 2019 – 967** An Ordinance to amend sections 100-352 and 100-354 of the Village of Mukwonago Municipal Code regarding conditional uses.
10. Approve Letter of Credit No. HACH5480440S elimination for Arby's/BP Expansion Development, DC Properties, LLP
11. Approve **Resolution 2019- 037** An Amended Final Special Assessment Resolution for the property at 318 Gibson Street Tax Key Nos. MUKV1974.003 and MUKV1974.005, to reduce the 6" water main assessment for parcel MUKV1974.005 to coincide with the actual amount of water main installed, which was 40 feet less than what was originally assessed in 2009, and remove the sanitary sewer main assessment for parcel MUKV1974.003.
- 12. Village Administrator**
- A. Economic Development Summit
- 13. Village President**
- A. Update on East Troy Bike Trail
- 14. Proclamations**
- A. Proclamation from President Winchowky proclaiming September 22 - 28, 2019 as National Rail Safety Week.

**15. Correspondence** *(These items are for information purposes only)*

- A. Letter from Mukwonago Lions Foundation, Inc thanking the Village Board of Trustees for their continued support.
- B. Notice from Town of Vernon regarding adoption of their Comprehensive Master Plan.

16. Convene into closed sessions pursuant to Wis. Stat. **§19.85(1)(e)** *(Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session)* for discussion concerning establishing negotiation strategy for the possible sale of land at the southwest corner of W. Boxhorn & Hill Court in the Village of Mukwonago Industrial Park, and for discussion concerning establishing negotiation strategy for the proposed Judson listing contract for the 14.356 acre parcel known as Walworth County Tax Key # A477300004, and pursuant to Wis. Stats. **§19.85 (1)(g)** *(Conferring with legal counsel)* concerning the status of the Greenwald Family Limited Partnership vs. Village of Mukwonago litigation.

17. Reconvene into open session pursuant to Wis. Stats. **§19.85(2)** for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda

18. Adjournment

*Posted 8/16/19*  
*Amended Item #16 & Posted 8/19/2019*

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 440 River Crest Court, (262) 363-6420, Option 4.