

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, February 11, 2020

Call to Order

Chairman Winchowky called the meeting to order at 5:30 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
Robert Harley
John Meiners
Jason Wamser

Commissioners excused: Joe Abruzzo

Also present: Ben Kohout, Planner/Zoning Administrator
Mark Blum, Village Attorney
Linda Gourdeaux, Deputy Clerk/Treasurer

Minutes

Motion made by Decker/Meiners to approve the minutes of the January 14, 2020 regular meeting, carried.

New Business

Recommendation to Village Board for Ordinance Amendment to provide 5G Small Cell Wireless provisions to accommodate future applications of equipment within right of way and on public and private properties.

Kohout gave background of project

Blum gave overview of project

Motion by Decker/Wamser for Approval of Ordinance Amendment to provide 5G Small Cell Wireless provisions to accommodate future applications of equipment within right of way and on public and private properties, carried.

Recommend to the Village Board of a Planned Unit Development (PUD) request and associated Site Plan and Architectural Review as a Conditional Use for a Proposed 20-unit Residential Care Assisted Living Facility at 210 McDivitt Ln (Birchrock Properties LLC, Owner/Applicant); Parcel MUKV 2012-215-002.

Kohout gave overview of project

Keifer, Owner, gave overview of project

Roberts, JSD Professional Services, Engineer, gave overview of project

Golden, Plunkett Raysich Architect, gave overview of project

Motion by Meiners/Decker Recommend to the Village Board of a Planned Unit Development (PUD) request and associated Site Plan and Architectural Review as a Conditional Use for a Proposed 20-unit Residential Care Assisted Living Facility at 210 McDivitt Ln (Birchrock Properties LLC, Owner/Applicant); Parcel MUKV 2012-215-002, with the following conditions, carried

1. Entry gable ends will be accented with brick or brick veneer matching the existing building.
2. For the R-10 Zoning standards, the rear yard building setback shall be permitted to be amended from the required 40 feet to the shown 24.4 feet, on the provided plan set from the applicant and on file with the Zoning Administrator at Village Hall.
3. For the Parking lot standards, the setback of the edge of parking surface area shall be permitted to be amended from the required 20 feet to the shown 15 feet with landscaping between the surface area shall be permitted to be amended from the required 20 feet to the shown 15 feet with landscaping between the surface and the roadway, as shown on the provided plan set from the applicant and on file with the Zoning Administrator at Village Hall.
4. For the impervious coverage standards, the total amount of impervious coverage shall be permitted to be amended from the required 40% to the proposed percentage of 51%, as calculated and shown on the plans submitted by the applicants dated December 12, 2019 to accommodate the desire for parking on the site.
5. Site Plan and Architectural Review approval for the new single story 20-unit RCAC structure and associated parking lot, building additions, storm water pond, shall be subject to all plans and information submitted for the application by the applicant, Castle Senior Living, and dated December 12, 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.
6. 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.
7. 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 6 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. Items specified in the letter from the Village Engineer dated January 6, 2020 shall be satisfied with the consent of the Village Engineer prior to permit issuance.
 - 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 dumpster construction plan specifications showing block construction and shielded metal gates to ensure the Zoning standards are met, as approved by the Zoning Administrator.
- h. A pre-construction meeting shall occur with Village Staff to ensure all applicable items mentioned above have been remedied.
- 8. 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 and additions in accordance with approved plans and all applicable codes.
 - d. Completion of paving of driveways and parking lots, including parking signage, space pavement markings and all other pavement markings.
- 9. 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 8.
 - b. Installation of all Zoning Administrator approved site landscaping as shown on approved plans.

Recommend to the Village Board on Site Plan Amendment for ProHealth Care Hospital and new Propane Tank located on East side of facility at 240 Maple Ave. (Waukesha Memorial Hospital Inc. Owner/Applicant); Parcel MUKV 2016-993-002.

Kohout gave overview of project

Fisco, GRAEF Civil Engineer, gave overview of project

Motion by Decker/Wamser Recommend to the Village Board on Site Plan Amendment for ProHealth Care Hospital and new Propane Tank located on East side of facility at 240 Maple Ave. (Waukesha Memorial Hospital Inc. Owner/Applicant); Parcel MUKV 2016-993-002, with the following conditions, carried

- 1. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. Approval of landscaping plan by Village Planner addressing concerns over providing landscaping and plantings sufficient enough to satisfy Code Section 100-156.j.5.c (B-5 zoning standards).
 - b. Approval of building plans by the Building Inspector addressing a need for installation of bollards and/or fencing, deemed sufficient enough by the Building Inspector to prevent a vehicle from crashing into the above ground tank, after receipt of approval of building plans by the State of Wisconsin.
 - c. 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. Items specified in the letter from the Village Engineer dated January 21, 2020 shall be satisfied with the consent of the Village Engineer prior to permit issuance.

Recommend to the Village Board on an Ordinance amending Section 100-14 regarding accepting of electronic applications in lieu of paper applications.

Kohout gave background of project

Motion by Harley/Decker for Approval on an Ordinance amending Section 100-14 regarding accepting of electronic applications in lieu of paper applications, carried

Adjournment

Meeting adjourned at 6:48 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer