

MINUTES OF THE PLAN COMMISSION MEETING **Tuesday, March 10, 2020**

Call to Order

Chairman Winchowky called the meeting to order at 6:40 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
Mark Penzkover

Commissioners excused: Joe Abruzzo

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

Minutes

Motion made by Decker/Wamser to approve the minutes of the February 11, 2020 regular meeting, carried.

New Business

Recommend to the Village Board approval of RESOLUTION 2020-03 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

Motion made by Decker/Wamser to approve **RESOLUTION 2020-03** 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 and the addition of use of brick in Exhibit A or same square footage of brick with staff approval, 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 approval of RESOLUTION 2020-13 on Certified Survey Map for creation of two roadways, two commercial lots and one lot for multi-family residential development as part of approved Planned Unit Development project known as Maple Centre. (Family Ventures of Mukwonago, LLC, owner/applicant); Parcel MUKV 2013-999-008.

Kohout gave overview of project

Motion by Decker/Penzkover Recommend to the Village Board approval of **RESOLUTION 2020-13** on Certified Survey Map for creation of two roadways, two commercial lots and one lot for multi-family residential development as part of approved Planned Unit Development project known as Maple Centre. (Family Ventures of Mukwonago, LLC, owner/applicant); Parcel MUKV 2013-999-008, carried

Recommend to the Village Board approval of RESOLUTION 2020-12 on Certified Survey Map for creation of one lot to be utilized as stormwater management detention basin for benefit of multi-family residential development and given to adjacent property as part of approved Planned Unit Development project known as Maple Centre. (Village of Mukwonago, owner/applicant); Parcel MUKV 2013-995-002.

Kohout gave overview of project

Motion by Decker/Wamser Recommend to the Village Board approval of **RESOLUTION 2020-12** on Certified Survey Map for creation of one lot to be utilized as stormwater management detention basin for benefit of multi-family residential development and given to adjacent property as part of approved Planned Unit Development project known as Maple Centre. (Village of Mukwonago, owner/applicant); Parcel MUKV 2013-995-002, carried

Announcement regarding Plan Commission Workshop offered by UW-Madison Extension Waukesha County on Thursday, April 30, 2020 at 6:30 pm on plan commission and public engagement.

Adjournment

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer