

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, June 9, 2020

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
Jason Wamser
Mark Penzkover
Eric Brill

Commissioners excused: Robert Harley

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

Comments from the Public

No Public Comments

Minutes

Motion made by Decker/Penzkover to approve the minutes of the March 10, 2020 regular meeting, carried.

New Business

Recommend to the Village Board approval of RESOLUTION 2020-25 of the Extraterritorial Certified Survey Map Review of property located outside of and within 1.5 miles of Village Boundary in Town of Vernon for Hibbard Property at S91W27850 W National Ave (Heaven City Development Co., Owner; Ralph Hibbard, Applicant); Parcel VNT 2090-997-002.

Kohout gave overview of project

Motion made by Decker/Penzkover to approve RESOLUTION 2020-25 of the Extraterritorial Certified Survey Map Review of property located outside of and within 1.5 miles of Village Boundary in Town of Vernon for Hibbard Property at S91W27850 W National Ave (Heaven City Development Co., Owner; Ralph Hibbard, Applicant); Parcel VNT 2090-997-002, carried

Recommend to the Village Board approval of RESOLUTION 2020-26 of the Extraterritorial Certified Survey Map Review for property located outside of and within 1.5 miles of Village Boundary in Town of Waterford for Copper Creek Pass, LLC, property on State Highway 83, near Janesville Rd. (Copper Creek Pass, LLC, Owner; Garret Foat, Applicant); Parcel #016041907004001.

Kohout gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2020-26 of the Extraterritorial Certified Survey Map Review for property located outside of and within 1.5 miles of Village Boundary in

Town of Waterford for Copper Creek Pass, LLC, property on State Highway 83, near Janesville Rd. (Copper Creek Pass, LLC, Owner; Garret Foat, Applicant); Parcel #016041907004001, carried

Recommend to the Village Board approval of RESOLUTION 2020-23 for Monument Sign for Storage Werks located at 950 Mukwonago Drive (MBAR Holdings, LLC, Owner; Robert Hinz, Applicant); Parcel MUKV 2009-954-002.

Kohout gave overview of project

Motion by Decker/Penzkover to approve RESOLUTION 2020-23 for Monument Sign for Storage Werks located at 950 Mukwonago Drive (MBAR Holdings, LLC, Owner; Robert Hinz, Applicant); Parcel MUKV 2009-954-002, carried

Recommend to the Village Board approval of RESOLUTION 2020-24 for Monument Sign for Edgewood Village Apartment Complex located at 1400 Edgewood Ave (Edgewood Village Apartments, LLC, Owner; Warren Hansen, Applicant); Parcel MUKV 2091-998.

Kohout gave overview of project

Motion by Wamser/Penzkover to approve RESOLUTION 2020-24 for Monument Sign for Edgewood Village Apartment Complex located at 1400 Edgewood Ave (Edgewood Village Apartments, LLC, Owner; Warren Hansen, Applicant); Parcel MUKV 2091-998, carried

Recommend to the Village Board approval of an extension of time request to complete construction for approved Special Use Permit granted for Haase House in effect for property at 312 Roberts Drive, Parcel MUKV 1963-028.

Kohout gave overview of project

Motion by Decker/Penzkover to approve a three-month extension of time to October 17, 2020, to complete construction for approved Special Use Permit granted for Haase House in effect for property at 312 Roberts Drive, Parcel MUKV 1963-028, carried

Recommend to the Village Board approval of a Site Plan Amendment for Mukwonago Animal Hospital Parking Lot expansion, to the West, located at 1065 N Rochester St (MAH Property, LLC, Owner; Tom Herlugson, Applicant); Parcel MUKV 1963-996-001.

Kohout gave overview of project

Motion by Decker/Penzkover to approve a Site Plan Amendment for Mukwonago Animal Hospital Parking Lot expansion, to the West, located at 1065 N Rochester St (MAH Property, LLC, Owner; Tom Herlugson, Applicant); Parcel MUKV 1963-996-001, with the following conditions, carried

1. Site Plan approval is valid for a period of one (1) year from date of Village Board approval. A new application and subsequent required filings as required by ordinance shall be submitted for consideration if no building permit is applied for during said time frame.
2. The stormwater rain garden shall be properly maintained to the standards designed in the plans dated May 27, 2020. Any additional parking lot expansion/alterations resulting in additional impervious surface area shall be reevaluated to ensure stormwater runoff compliance.
3. In the event of failure of the rain garden, stormwater runoff must meet requirements of the Village Engineers.
4. Must present a revised Lighting Plan with light fixtures and showing Photo Metrics at lot line.

Review and Comment on Conceptual Site Plan for Nursing Home Facility (75 beds), located on Southwest Corner of National Ave and Hidden Lakes Dr on vacant land of 3.38 acres (The Box Self Storage, LLC, Owner; Robert Chandler, Applicant); Parcel MUKV 2091-988-002.

Kohout gave overview of project
Matt Mehring, Anderson Ashton, Design/Builder
No action required at this time

Updates from Civitek Consulting on Sign Code Re-Write.

Time Schwecke, Owner, gave updates
No action required at this time

Adjournment

Meeting adjourned at 7:28 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer