

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, July 14, 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
Robert Harley

Commissioners excused: Ken Werner

Also present: John Weidl, Administrator
Tim Schwenke, Civitek Consulting
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:32 pm

David Boebel, 815 Parkview Ln; spoke against Proposed eight-unit condominium development at 200 Grand Ave

Closed at 6:39 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the June 9, 2020 regular meeting, carried.

Public Hearing

Public hearing to consider an application for a Conditional Use for an Animal Training Facility use out of an existing structure, Zoned as M-4, Industrial, on Parcel MUKV 1970-998-006 (760 Swan Drive, Property has multiple addresses on same structure) David J Rampacek, Owner; Patti Muraczewski, Applicant)

Opened at 6:40 pm

No Comments

Closed at 6:41 pm

Public hearing to consider an application for a Conditional Use for a Landscape Contractor use out of the interior of an existing structure, Zoned as M-2, Industrial, with Village Center Overlay District (Multi-Purpose Perimeter Sub-District) on Parcel MUKV 1976-981 (414 S Rochester St) (Darwin N Greenwald, Owner; Chris Fickau, Applicant)

Opened at 6:41 pm

David Boebel, 815 Parkview Ln; spoke for Conditional Use for a Landscape Contractor.
Closed at 6:42 pm

New Business

Recommend to the Village Board approval of RESOLUTION 2020-30A on Conditional Use Request for a proposed indoor dog training use at 760 Swan Drive (David J Rampacek, Owner; Patti Muraczewski, Applicant); Parcel MUKV 1970-998-006.

Schwecke gave overview of project

Motion made by Decker/Penzkover to approve RESOLUTION 2020-30A on Conditional Use Request for a proposed indoor dog training use at 760 Swan Drive (David J Rampacek, Owner; Patti Muraczewski, Applicant); Parcel MUKV 1970-998-006, with the conditions listed in the Staff Report dated July 2, 2020, carried

1. The on-going operation of the Conditional Use for "For Pet's Sake" dog training business shall be consistent with the written information and plans submitted by the applicant along with statements made at the public hearing by the applicant or by others on behalf of the applicant.
2. Any future expansions or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be maintained in a clean and presentable condition always. No debris shall accumulate on the site.
4. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
5. If this Conditional Use remains in good standing, this Conditional Use may be transferred ownership without gaining a new Conditional Use.
6. Prior to issuance of the first building permit for the use, applicant shall pay all required charges and fees to the Village.
7. Applicant and/or property owner shall be responsible for enforcement of all requirements of this Conditional Use approval. If not enforced by property owner, the property owner will be responsible for compliance and financial penalties as allowed by Municipal Code.
8. Approval for the interior remodel shall be subject to all plans and information submitted for the application by the applicant, Patti Muraczewski, March 9, 2020, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to confirm 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.
9. Prior to the issuance of a building permit, the following shall occur:
 - a. All final plans shall be presented to the building inspection office for a building permit and shall be consistent with the plans noted in Condition No. 8 or as modified.
 - b. Approval of the building plans by the Fire Chief.
 - c. Approval of building plans by the Building Inspector.
10. Prior to occupancy issuance, the following shall occur:
 - a. A building permit for occupancy shall be issued by the Building department. Completion of the interior finish in accordance with approved plans which require a building permit and all applicable codes.

- b. Parking lot striping shall be added to the entire property, to accommodate this use and existing and proposed uses out of the existing storefronts on the property. Said parking surface area shall be striped, including provisions for handicap stalls, meeting requirements of Section 100-402, shall be shown on a site plan and presented to the Zoning Administrator for approval.

Recommend to the Village Board approval of RESOLUTION 2020-31 on Conditional Use Request for a proposed indoor contractor storage use for landscaping business at 414 S Rochester St (Darwin N Greenwald, Owner; Chris Fickau, Applicant); Parcel MUKV 1976-981.

Schwecke gave overview of project

Motion by Wamser/Brill to approve RESOLUTION 2020-31 on Conditional Use Request for a proposed indoor contractor storage use for landscaping business at 414 S Rochester St (Darwin N Greenwald, Owner; Chris Fickau, Applicant); Parcel MUKV 1976-981, with the conditions listed in the Staff Report dated July 1, 2020, carried

1. The on-going operation of the Conditional Use for Fickau Landscaping business shall be consistent with the written information and plans submitted by the applicant along with statements made at the public hearing by the applicant or by others on behalf of the applicant.
2. Any future expansions or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be maintained in a clean and presentable condition always. No debris shall accumulate on the site.
4. No outside storage of work vehicles, equipment, or trailers shall be located on the premises outside of the garage structure.
5. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
6. If this Conditional Use remains in good standing, this Conditional Use may be transferred ownership without gaining a new Conditional Use.
7. Prior to issuance of the first building permit for the use, applicant shall pay all required charges and fees to the Village. In addition, any other charges and fees accrued during construction shall be paid before issuance of an occupancy permit.
8. Applicant and/or property owner shall be responsible for enforcement of all requirements of this Conditional Use approval. If not enforced by property owner, the property owner will be responsible for compliance and financial penalties as allowed by Municipal Code

Recommend to the Village Board approval of RESOLUTION 2020-32 on Site Plan and Architectural Review Request for a proposed exterior garage remodel by adding garage door for landscaping business at 414 S Rochester St (Darwin N Greenwald, Owner; Chris Fickau, Applicant); Parcel MUKV 1976-981.

Schwecke gave overview of project

Motion by Decker/Harley to approve RESOLUTION 2020-32 on Site Plan and Architectural Review Request for a proposed exterior garage remodel by adding garage door for landscaping business at 414 S Rochester St (Darwin N Greenwald, Owner; Chris Fickau, Applicant); Parcel MUKV 1976-981, with the conditions listed in the Staff Report dated July 1, 2020, carried

1. Architectural Review approval for the exterior remodel on the garage structure to be utilized by Fickau Landscaping shall be subject to all plans and information submitted for the application by the applicant, Chris Fickau, dated June 4, 2020, 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.
2. A building permit, with all applicable plans, shall be reviewed for compliance with all building code requirements.
3. The garage door shall match the style and color of existing garage door, as much as practicable, and as represented to and recommended approval by the Plan Commission.
4. A dumpster enclosure site plan and construction plans, meeting requirements of 100-601, shall be submitted for review and approval of the Zoning Administrator.
5. Four parking stalls, to be utilized by the business, shall be part of the existing paved surface. Said parking surface area shall be striped, including provisions for handicap stalls, meeting requirements of 100-402, shall be shown on a site plan and presented to the Zoning Administrator for approval.

Concept Review Request for a proposed Eight Unit Condominium Development at 200 Grand Ave (Jentzsch Properties, Ulrich M & Karen A Jentzsch, Owner; Ulrich Jentzsch, Applicant); Zoned as B-1, Neighborhood Business District/Village Center Overlay District (Multi-Purpose Perimeter); Parcel MUKV 1976-085-001.

Schwecke gave overview of project

Ulrich Jentzsch, Owner/Applicant gave overview of project

Plan Commission offered comments on Concept Design

Updates from Civitek Consulting on Conditional Use Public Hearing Process Considerations.

Time Schwecke, Owner, no updates at this time

Change date of August 11, 2020 Plan Commission meeting due to conflict with the Partisan Election.

Meeting date changed to August 12, 2020 at 6:30 pm

Adjournment

Meeting adjourned at 7:17 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer