

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, September 8, 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
Eric Brill
Robert Harley
Ken Werner

Commissioners excused: Mark Penzkover

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

Comments from the Public

Opened at 6:32 pm

David Boebel, 815 Parkview Ln; spoke on: His previous comments; Space for Public Comment speakers; Website not updated with all Plan Commission info; Text Amendment

Closed at 6:36 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the August 12, 2020 regular meeting, carried.

Public Hearings

Public hearing to consider a request for a senior care facility as a conditional use pursuant to Section 100-353 of the Village Municipal Code (a/k/a Zoning Ordinance) . The Box Self Storage LLC, Applicant is proposing a care facility that consists of a Community Based Residential Facility and a Residential Care Apartment Complex at 1654 Van Buren Dr; Parcel MUKV 2091-988-002

Opened at 6:34 pm

David Boebel, 815 Parkview Ln; Hearing notices should be on digital or social media to make more residents aware

Closed at 6:39 pm

New Business

Recommendation to the Village Board for approval of proposed text amendment to the Village's zoning code regarding senior care facilities and related matters as drafted.

Schwecke gave overview of project

Motion made by Decker/Wamser to approve proposed text amendment to the Village's zoning code regarding senior care facilities and related matters as drafted, carried

Recommendation to the Village Board approval of RESOLUTION 2020-38 for Site Plan and Architectural Review for a Multi-Family Residential Project at 200 Grand Ave (Ulrich M & Karen A Jentsch Revocable Trust, Owner; Ulrich Jentsch, Applicant); Parcel MUKV 1976-085-001.

Schwecke gave overview of project

Motion by Decker/Wamser to approve the request to utilize a 20-foot wide driveway for this project at 200 Grand Avenue based on the following justifications:

1. The short distance of the driveway
2. Small number of dwellings served by the driveway

Schwecke gave overview of project

Ulrich Jentsch, owner, gave overview of project

Pete Wilson, architect, gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2020-38 for Site Plan and Architectural Review for a Multi-Family Residential Project at 200 Grand Ave (Ulrich M & Karen A Jentsch Revocable Trust, Owner; Ulrich Jentsch, Applicant); Parcel MUKV 1976-085-001, with additional condition, carried

Recommendation to the Village Board approval of RESOLUTION 2020-46 approving Conditional Use for a senior care facility at 1654 Van Buren Dr, Parcel MUKV 2091-988-002; The Box Self Storage LLC, Applicant; Robert Chandler, Agent.

Schwecke gave overview of project

Motion by Decker/Werner to approve RESOLUTION 2020-46 approving Conditional Use for a senior care facility at 1654 Van Buren Dr, Parcel MUKV 2091-988-002; The Box Self Storage LLC, Applicant; Robert Chandler, Agent, carried

Recommendation to the Village Board for RESOLUTION 2020-43 approving Site Plan and Architectural Review for The Avenues; The Box Self Storage LLC, Applicant; 1654 Van Buren Dr; Parcel MUKV 2091-988-002.

Schwecke gave overview of project

Matt Mehring, Anderson Ashton, gave overview of project

Steve Wagner, Anderson Ashton, gave overview of project

Motion by Decker/Werner to approve RESOLUTION 2020-43 approving Site Plan and Architectural Review for The Avenues; The Box Self Storage LLC, Applicant; 1654 Van Buren Dr; Parcel MUKV 2091-988-002, with the additional conditions, carried

Recommendation to the Village Board of RESOLUTION 2020-45 approving wall sign for Malcolm Drilling located at 102 Hill Ct: Brady Frederick, Applicant; Parcel #A486800002.

Schwecke gave overview of project

Dave Salkin gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2020-45 approving wall sign for Malcolm Drilling located at 102 Hill Ct: Brady Frederick, Applicant; Parcel #A486800002, carried.

Recommendation to the Village Board for RESOLUTION 2020-44 approval of Site Plan and Architectural Review for the Multi-Tenant Building; Hill Court Partners LLC, Applicant; Parcel #A486800002 (as of date of approval).

Schwecke gave overview of project

Paul Grzeszczak, Briohn, gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2020-44 approval of Site Plan and Architectural Review for the Multi-Tenant Building; Hill Court Partners LLC, Applicant; Parcel #A486800002 (as of date of approval), carried

Discussion on Proposed Amendments to the Zoning Code with Regard to Conditional Uses. Possible direct staff to set a public hearing date for the proposed ordinance and work with the Village Attorney as to final form.

Schwecke gave overview of project

Motion by Decker/Werner to proceed with the public hearing for the proposed amendments to the Zoning Code with regard to conditional uses, carried.

Adjournment

Meeting adjourned at 7:53 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer