

MINUTES OF THE PLAN COMMISSION MEETING Tuesday, January 11, 2022

Call to Order

President 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
Tim Rutenbeck
Mark Penzkover
Karl Kettner

Commissioners excused:

Also present: John Fellows, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:30 pm

Email from David Boebel, 815 Parkview Ln, Regarding:

"6.3 Discussion and possible recommendation to Village Board for RESOLUTION 2022- 03 to approve Site Plan and Architectural Review for solarpanels for Marvin Smith, applicant; 410 Shore Drive; Parcel MUKV 1976-034.

Solar panel installations require a building permit. Nothing more.

There is no need for rigorous engineering review of solar panel installations. Roofs in Waukesha County are designed to support 30 psf of snow load. A bare solar panel adds 2.2 psf. The primary question for homeowners and insurance companies is whether the integrity of the base structure is maintained during the installation of the solar panels — not whether the extra 10% load exceeds the allowable safety factor of basic roof construction in our community.

There is an excellent article at:

<https://origin-and-cause.com/articles/weight-of-snow-claims-deflecting-blame/> which demonstrates that the majority of roof failures due to snow loads (and by extension, solar panel installations) are due to inferior design and workmanship.

Protection of Village interests in such installations lies entirely within the capability of the building inspector.

Solar panels are going to be as common as satellite dishes and restricting access to adoption of solar power discriminates against a large number of homesites in the Village which by necessity may be oriented unfavorably with regard to the requirement to screen solar collectors from street view. The community as a whole will have to accept the increasing presence of solar collectors as it adjusts to the environmental and economic realities of the cost of maintaining an expensive electric power grid. The aesthetic restriction in the Municipal Code flies in the face of common sense and the necessity of allowing new technologies to be adopted in the Village.

Administration of this ordinance will increasingly drain Village resources — technology will change and challenge the spirit and letter of this ordinance. Adding cost and complication to the installation of solar power in the Village is counterproductive and needs to be rethought.

Section 100-102 (2) c. of the Municipal Code

"Solar collectors, both roof-mounted and as an accessory structure are permitted provided they comply with all yard and height requirements for the district in which they are located, are screened from street view, and receive prior plan commission approval and a permit from the Building Inspector."

Solar panel installations do not need to be screened from street view.

Solar panel installations do not need Plan Commission approval.

Municipal Code § 100-4 Intent. [Ord. No. 572, § 1(9.0103), 2-6-1996]

"It is the intent of this chapter to ... facilitate the use of solar energy devices and other innovative development techniques;"

<https://ecode360.com/36704002>."

Closed at 6:32 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the December 14, 2021 meeting, carried.

Public Hearing

Public Hearing to consider a request for Outdoor Seating with Food and Drink Service, with a permitted or conditional use as a conditional use pursuant to Section 100-351, 100-152(F)(2) and 100-157 of the Village of Mukwonago Zoning Ordinance.

No Comments from the Public

Closed at 6:33 pm

New Business

Discussion and possible recommendation to the Village Board RESOLUTION 2022-01 to approve Outdoor Dining with food and drink service with a permitted or conditional use for Bee Well Café, (Calaya Nelson), applicant; 100 Main Street, Suite 1, Parcel MUKV 1976-109-001.

Fellows gave overview of project

Motion by Wamser/Kettner to approve RESOLUTION 2022-01 for Outdoor Dining with food and drink service with a permitted or conditional use for Bee Well Café, (Calaya Nelson), applicant; 100 Main Street, Suite 1, Parcel MUKV 1976-109-001, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2022-02 to approve Site Plan and Architectural Review (SPAR) for a Outdoor Dining for Bee Well Café, (Calaya Nelson) applicant; 100 Main Street, Suite 1; Parcel MUKV 1976-109-001.

Fellows gave overview of project

Motion by Decker/Penzkover to approve RESOLUTION 2022-02 for Site Plan and Architectural Review (SPAR) for a Outdoor Dining for Bee Well Café, (Calaya Nelson) applicant; 100 Main Street, Suite 1; Parcel MUKV 1976-109-001, with the addition to #11 adding trash containers, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2022-03 to approve Site Plan and Architectural Review for solar panels for Marvin Smith, applicant; 410 Shore Drive; Parcel MUKV 1976-034.

Fellows gave overview of project

Motion Penzkover/Decker to approve RESOLUTION 2022-03 for Site Plan and Architectural Review for solar panels for Marvin Smith, applicant; 410 Shore Drive; Parcel MUKV 1976-034, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2022-04 to approve Site Plan and Architectural Review for solar panels for Michael J Laufenberg, applicant; 626 Oakland Ave; Parcel MUKV 1970-995.

Fellows gave overview of project

Michael Laufenberg, homeowner, available for questions

Motion Penzkover/Decker to approve RESOLUTION 2022-04 for Site Plan and Architectural Review for solar panels for Michael J Laufenberg, applicant; 626 Oakland Ave; Parcel MUKV 1970-995, carried

Discussion and possible recommendation to Village Board for RESOLUTION 2022-05 to approve Site Plan and Architectural Review for site improvements for Harjinder Khasria/Village Pumper, applicant; 710 and 712 Main Street; Parcel MUKV 1976- 208-001.

Fellows gave overview of project

Pete Weston, architect, available for questions

Motion Decker/Penzkover to approve RESOLUTION 2022-05 for Site Plan and Architectural Review for site improvements for Harjinder Khasria/Village Pumper, applicant; 710 and 712 Main Street; Parcel MUKV 1976- 208-001, with changes to planter base and height, carried

Discussion and possible recommendation to Village Board for RESOLUTION 2022-06 to approve Site Plan and Architectural Review for an outdoor cooler and dumpster coral modification for Kwik Trip, Inc.; 1220 N Rochester St; Parcel MUKV 1962-993-001.

Fellows gave overview of project

Motion Decker/Kettner to approve RESOLUTION 2022-06 for Site Plan and Architectural Review for an outdoor cooler and dumpster coral modification for Kwik Trip, Inc.; 1220 N Rochester St; Parcel MUKV 1962-993-001, carried

Discussion and possible recommendation to the Village Board for ORDINANCE 998 to approve a Zoning Map Amendment for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcels MUKV 2009-964-004 and MUKV 2009-964-001.

Fellows gave overview

Motion Decker/Kettner to approve ORDINANCE 998 for a Zoning Map Amendment for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcels MUKV 2009-964-004 and MUKV 2009-964-001, carried, Penzkover abstain

Discussion and consideration of approval for a parking exception for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcel Numbers MUKV 2009-964-004 and MUKV 2009-964-001.

Fellows gave overview

David Baum, architect, gave overview

Motion Decker/Brill to approve a parking exception for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcel Numbers MUKV 2009-964-004 and MUKV 2009-964-001, carried, Penzkover abstain

Discussion and possible recommendation to the Village Board for RESOLUTION 2022-07 to approve Site Plan and Architectural Review for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcels MUKV 2009-964-004 and MUKV 2009-964-001.

Fellows gave overview

David Baum, architect, gave overview

Motion Decker/Wamser to approve **RESOLUTION 2022-07** for Site Plan and Architectural Review for Vlaznim Islami aka ViktorIslami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcels MUKV 2009-964-004 and MUKV 2009-964-001, with the additional comment “approval for general development plan, to be followed by detailed plans”, carried, Penzkover abstain

Adjournment

Meeting adjourned at 7:56 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer