

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, May 14, 2024

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
Jason Wamser
Eric Brill
Tim Rutenbeck
Karl Kettner
John Meiners
Mark Penzkover

Also present:

Peter Gesch, Ruekert-Mielke, Village Planner
Shay Zervas, Deputy Clerk/Treasurer

Comments from the Public

Steven Burican, 1376 Sandhill Ct, Multiple questions regarding Azura and the facility and property layout.

Dan Siever, W297S9075 N Rochester St, Attorney with Meissner Tierney Fisher and Nicholas, S.C., representing Darwin Greenwald. Did not want the board to pass Resolutions before them today regarding Azura. Discussed possible issues with loss of access from 83 to properties located on the corner of 83 and Chapman Farm Blvd when those properties are developed. Suggested a shared easement access from Chapman Farms Blvd through Azura property on Northeast section of their plan to corner lots. He felt the corner lots landlocked if they do not get access via Chapman Farm Blvd. He felt Greenwald would develop corner lots, but not currently as the home has occupancy.

Darwin Greenwald, 1243 Fox River Ct, submitted email with concerns regarding lots 991, 992 & 997

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from April 9, 2024 regular meeting.
Unanimously carried.

Public Hearings

Public hearing on Conditional use for Senior Living Facility (Azura Senior Living) located on the south side of Chapman Farm Boulevard, West of STH 83, at MUKV 1962-996-009, applicant (Azura Memory Care).

No Comments

Closed 6:40 pm

New Business

Discussion and possible recommendation to the Village Board to approve Conditional Use and Prescribing Conditions for a new Senior Care Facility on Parcel MUKV1962-996-009, from Azura Living, LLC (applicant)

Planner Gesch gave an overview of Azura project and status. Stated that this site is something that would address the 2035 comprehensive plan for increased senior living.

He clarified that the barn meets height requirements. He stated Azura has a photometrics plan within their comprehensive plan addressing lighting leaving at property lines, it meets zoning code requirements. Confirmed access points to adjacent properties but will need to be confirmed with DOT. Confirmed no issues regarding water or utilities and all water and sewer coming from in from Chapman Farm Blvd. All fire hydrants and safety have been addressed with fire department revising and will have minor adjustments and will not change over all site plans.

Mathew Lyons, 1233 N Mayfair Rd, Milwaukee, Azura Living LLC, gave an overview of the company, awards, standards, patient care and building project inside and outside and layout of grounds (property). He noted Azura meets zoning property B-3. He noted that Attorney/Greenwald have not contacted Azura to discuss or negotiate. He noted they would be extremely opposed to allow them access to unknown future commercial development through property for safety reasons of patients/residents of facility.

Meiners/Penzkover motioned to recommend to Village Board to approve **Resolution 2024-30** Conditional Use and Prescribing Conditions for a new Senior Care Facility on Parcel MUKV 1962-996-009, from Azura Living, LLC (applicant). Unanimously carried.

Discussion and possible action to approve PC Resolution 2024-06 a resolution for a site plan and architectural review for Azura Senior Living, LLC Parcel MUKV 1962- 996-009

Penzkover commented that the village in the past has worked with landowners/project developments through issues and conflicts with success of overcoming difficulties.

Meiners/Brill motion to approve **PC Resolution 2024-06** a resolution for a site plan and architectural review for Azura Senior Living, LLC Parcel MUKV 1962- 996-009. Unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2024-05 for a Site Plan and Architectural Review request to build an addition on the parcel located at 823 Swan Drive (MUKV 1970-999-026) for Performance Water Products, Inc. (Owner), by J.G. Samuels, Inc., applicant (James Samuels, agent).

Planner Gesch gave an overview of the project. It is a 9,600 sq ft addition on site zoned M-4, for increased storage and production line. The Fire Chief is still working with them on a few items. Parking lot to have 19 spots. Applicant is applying for reduction in parking spots that are required per the Ordinance. Planner recommends approval of PC-Resolution 2024-05 for Site Plan and Architectural Review, including reduction of parking.

Wamser commented on parking concerns with reduction of parking lot space. Seems there is already an issue of parking on the street. He questioned how they can guarantee that this will not become worse.

Brill commented on parking reduction being a conditional thing and if an issue of parking on street, that village could revoke exception and parking spaces would need to be made.

Meiners/Rutenbeck motion to approve **PC Resolution 2024-05** a resolution for a site plan and architectural review request to build an addition on the parcel located at 823 Swan Drive (MUKV-1970-999-026). Unanimously carried.

**Concept Review of L'Bri located 909 Perkins Drive for future site expansion to include both 909 Perkins Dr and adjacent parcel: MUKV 1969-996-005 and MUKV 1969-996-006
(Tabled on March 12, 2024)**

Planner Gesch gave an overview of plans L'Bri is only applying for a concept review.

Wamser asked why they are not doing addition to current building?

Meiners commented on accepting explanation for proposed parking.

Brill asked if the 2 properties need a CSM?

Jake Netter, Jack Architect, commented on potential buildings design (architecture), property layout and parking. Potential for cross docking if needed. Adding addition, would remove docking area, which is costly.

Jack Handel, General Contractor, noted they are requesting to have less parking spots then required by ordinances. He noted a variance will be needed for decreasing parking.

Brian Kaminski, Owner of L'Bri, commented on the use of the new building for storage/warehouse with a small office. He mentioned that he does not anticipate increasing staffing at this time. He further clarified that staffing is split into 2 shifts First and Second shift and most are part time. Not all staff are on property at the same time regarding not needing more parking, and he didn't want to construct an addition to an older building and also there are 2 separate lots that could potentially be sold.

Adjournment

Meeting adjourned at 7:43 p.m.

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer