

Village of Mukwonago
Board of Appeals

Meeting Minutes
June 24, 2010

Call to Order

Administrator/Clerk-Treasurer Paul Moderacki called the meeting to order at 7:30 p.m. in the absence of Chairperson Dan Klappa. Members present: Adam Olson, Sarah Szejn, Kenneth Johnson, Terry Kelly and Dave Makes. Chairperson Dan Klappa was absent and excused. Also present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator.

Statement of Public Notice

The meeting was posted and noticed according to law.

Appointment of Temporary Chairperson

Motion by Szejn/Makes to elect Kelly to chair the meeting carried unanimously.

Approval of Minutes

No minutes presented for approval.

Unfinished Business

Consideration of a Variance Request to Section 100-453(4) to construct a shed at 163 Baron Road by Kevin Franklin

Dismissed without action and referred to the Building Inspection and Zoning Administration Office for handling.

Consideration of a Conditional Use Permit (CUP) request by the Mukwonago Area School District, Paul Strobel agent, to construct an Administrative Office Building on school property located west of the Clarendon Avenue School and south of the existing auxiliary parking lot pursuant to Sections 100-251 and 100-251(b)(3) and (4) of the Village Zoning Code

Moderacki noted the public hearing for this item was conducted on May 27, 2010.

Mr. Strobel said the revised site plan and building elevations had been approved by the Plan Commission. Hankovich confirmed Mr. Strobel's report, adding the Fire Chief was satisfied with the revised plans for exterior access in the event of an emergency, but the Village Engineer was still working with the school to ensure the storm water retention plan met Village standards.

There were no further comments from the public.

Motion by Szejn/Johnson to grant a CUP to permit a second principal structure on the Clarendon Elementary School lot pursuant to Section 251(b)(3) of the Village Zoning Code provided the proposed building meet all setback requirements for the P-1 Zoning District. Motion carried unanimously, 5-0.

Motion by Szejn/Mades to grant a CUP pursuant to Sec. 251(4) to permit the Mukwonago Area School District to operate a school district office (administration office building) pursuant to the recommendation of the Plan Commission and subject to the recommendations of the Village Planner as specified in his letter dated May 12, 2010. Motion carried unanimously, 5-0.

Consideration of a Conditional Use Permit request by Aurora Health Care, Chris Walgren agent, convert an existing building at 225 Eagle Lake Ave. into a Patient Service Center pursuant to Section 100-151(a) of the Zoning Code

Kelly opened the public hearing at 7:50 p.m.

Gary Fritz, vice-president for Aurora Health Care Services, said the proposed patient service center would accommodate 90 employees who would schedule, register and record patient for primary and tertiary care over a wide area of southeast Wisconsin. He said the center would operate from 6 a.m. to 10 p.m. weekdays and from 7:30 a.m. to 3 p.m. on weekends. He said 50 employees would be relocated and between 20-50 new jobs would be created. He said Aurora's architects had worked diligently to present a plan which preserved the integrity of the surrounding neighborhood. He said the on site landscaping would be improved, the 81 stalls were sufficient to accommodate the anticipated staffing needs of the building, that the parking lot lights would be off when the building was vacant.

Hankovich said the building was located in a B-1 Zoning District, which required business uses to serve the surrounding neighborhood. He said while the proposed use would not meet a strict interpretation of the Code, because patients would not be seen by doctors at the center, he said the center would indirectly serve neighbors as well as other Village residents and "is probably the best use of the building as it exists today."

He reported Aurora had met with the Fire Chief and would need to make a few upgrades to ensure the building complied with current Fire Code standards.

Motion by Szejn/Johnson to grant a CUP to Aurora to operate a Patient Service Center in adherence to its submitted plan for lighting, shed, landscaping, no street parking, one-way traffic flow, snow removal, no use of the basement as occupied working space, with a limit of 72 working occupants at any one time and with the incorporation of the Plan Commission's recommendations. Unanimously approved, 5-0.

Items from the floor – none

Adjournment

There being no further matters to come before the Board of Building and Zoning Appeals, Mades/Szejn moved to adjourn the meeting. Kelly adjourned the meeting at 8:25 p.m.

Paul J. Moderacki
Village Administrator/Clerk-Treasurer