

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, September 13, 2016**

Call to Order

Village Planner/Zoning Administrator/Minutes Recorder Bruce Kaniewski 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: Sterling Fairchild
Robert Harley
John Meiners
Mark Penzkover
Ken Werner

Commissioners excused: Joe Abruzzo
Fred Winchowky, Chairman

Also present: Bruce Kaniewski, Village Planner/Zoning Administrator
Tom Karthausser, Comp Plan Update Steering Committee Chairman
Jason Wamser, Comp Plan Update Steering Committee Vice-Chairman

Werner moved and Fairchild seconded to appoint Penzkover as Chairman Pro-tem. All voted aye.

Minutes

Werner moved and Meiners seconded to approve Aug 15, 2016 minutes. All voted aye.

Unfinished Business

Eddie Cash, Eddie Cash Show, Inc., Conditional use permit

Per the public hearing held on August 15, 2016, B. Kaniewski noted applicant requested to put the application on hold due to health issues. B. Kaniewski presented the options of delaying a recommendation or recommending denial of the application because information requested by the Plan Commission has not been submitted in support of the application. Plan Commissioners noted there is no cost to the Village to place the request on-hold for several months.

Meiners moved and Werner seconded to delay a recommendation of up to six months, and applicant does not respond in six months, then the application will appear on the March 2017 agenda for consideration. All voted aye.

New Business

Lynch Ventures, LLC Amendment to Site Plan Review

B. Kaniewski explained Lynch Dealerships ask to park vehicles on the grass between the retaining wall and the I-43 right-of-way as they started the practice two months ago and then were contacted to gain proper approval. The parking regulations require all vehicle parking must be on a paved surface, but the Plan Commission could consider the request as a display of product for sale. In response to questions from Commissioners, Mark Greene of Lynch said there would be a maximum of 15 vehicles parked only during dry weather conditions

and beyond the identified wetland area. In addition, they could add wheel pads under the tires. In addition, Mr. Greene added that their experiment of parking vehicles on the grass in full view of I-43 traffic has been a successful sales marketing step.

Werner moved and Meiners seconded to recommend the Village Board grant site plan approval to allow short-term, temporary parking in unpaved areas owned by Lynch between the dealerships (280 & 282 E. Wolf Run) and I-43 right-of-way, subject to the following conditions:

1. Parking will be for display purposes only (no long-term parking);
2. A maximum of fifteen (15) vehicles would be on display at any one time;
3. Only new vehicles shall be displayed (used vehicles are prohibited);
4. No vehicles, equipment or personnel shall encroach on the delineated wetlands;
5. Driving and parking of the vehicles shall cause minimal damage to the unpaved areas and not cause any significant increase in sedimentation or storm water entering the wetlands;
6. Lynch shall utilize some type of protective wheel pad under the tires of the vehicles;
7. Lynch employees are the only people allowed in this area (no public access);
8. This topic will be revisited/reevaluated by the Plan Commission and Village Board in nine (9) months (June 2017)

All voted aye.

Culvers Architectural Plan Review

Owner Greg Landon and representative Jay Campbell stated the proposal is to change the colors of the façade to match new Culver's corporate branding by adding manufactured stone columns and staying current white brick with a grayish tone color.

Werner moved and Fairchild seconded to recommend to the Village Board approval of the façade improvements to Culver's Restaurant, 1090 N. Rochester Street, in accordance with the following conditions:

1. Approval shall be subject to the submitted drawing entitled "Culvers, 1090 N. Rochester Street," prepared by Ollman Enrnest Martin Architects dated August 10, 2016.
2. The architectural review approval does not approve of the signs shown on the drawing. Any change in existing wall signage must comply with Chapter 64 of Village Municipal Code and requires a permit from Village Inspection Department.

All voted aye.

511 Oakland Ave. Site Plan and Architectural Plan Review

Mr. Kaniewski stated there are several steps to the proposal to rehabilitate and upgrade the site at 511 Oakland Avenue. The first step is for the Plan Commission to provide feedback regarding the overall proposal before scheduling a public hearing before the Board of Zoning and Building Appeals for setback variances for a new accessory structure and parking lot.

Mr. Dorger explained his intent to upgrade the existing principal building for workshop rental space or any other use or uses conforming to the M-2 zoning of the site. The accessory structure would replace a structure destroyed by fire a few years ago. Mr. Dorger continued that he then desires to divide and rezone the rear of the site to construct a duplex

condominium building. In response to a question, Mr. Dorger stated his is not the current owner, but would purchase the property if approvals are granted.

Plan Commissioners, Mr. Kaniewski and Mr. Dorger discussed various aspects of the proposal, including potential access issues along Locust Street as it is currently privately maintained per prior agreement, the need to improve the overall appearance of the site, the need to buffer the industrial uses from single family to the east and south, and what is the hardship to request the variances.

Plan Commissioners generally agreed that improving the look of the site is a priority and encouraged Mr. Dorger to proceed with the request for variances, and if approved then proceed with submitting proper plans for subsequent reviews and considerations.

Steering Committee of the Comprehensive Plan Update

Mr. Karthausser, Mr. Wamser and Mr. Kaniewski stated the Steering Committee hopes to conclude its deliberations on September 22, 2016, and thereafter the recommended document will be forwarded to the Plan Commission for consideration. They and Plan Commissioners then discussed various aspects of the plan regarding ultimate planned growth and other items.

November 2016 meeting

Because of a conflict with the presidential election, the Plan Commission agreed to change the date of the meeting to Wednesday, November 9, 2016, subject to verification of room availability by the Village Clerk.

Adjournment

Werner moved, Fairchild seconded to adjourn at 7:30 P.M. All voted aye.

Respectfully submitted,

Bruce Kaniewski
Village Planner/Zoning Administrator