



December 4, 2017

Fred Winchowky, Village President  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Re: Site Plan and Architectural Review for Cooling Towers  
Aptar/711 Fox Street

Dear President Winchowky and Members of the Plan Commission:

Gary Schliecher of Aptar has submitted for Site Plan and Architectural Review to relocate cooling towers to the west side of their building. The property has an assigned zoning district of M-4, Medium/Heavy Industrial District.

**Background**

The eight cooling towers will be located along the side of the building facing McKenzie Drive, surrounded by a 12 foot tall screen wall covered by metal prefinished panels. As stated by written statement submitted by Aptar, the purpose of the consolidation of the cooling towers is to improve efficiencies allowing new technology and reduce overall electrical requirements. Applicant has been asked to provide a sample of the panels to the Plan Commission.

The below photo shows the existing alcove in which the towers will be relocated (where car parked on photo).





Aptar proposes to plant three Colorado Green Spruce evergreens and one Norway Maple between the property line and pavement drive accessing the west side of the building to soften the western view of the towers with screen wall. Village staff is very pleased with how Aptar takes good care of its grounds and landscaping.

**Recommendation**

I recommend approval of the Site Plan and Architectural Review of Aptar to relocate cooling towers. I suggest the following conditions be added to the approval.

1. Approval shall be subject to the plans submitted on behalf of Aptar prepared by Oliver Construction, on file in the office of the Zoning Administrator.
2. Before issuance of a building permit, the Supervisor of Inspections and the Fire Chief shall approve of the construction drawings.
3. Before issuance of a building permit, the Supervisor of Inspections shall approve of the Erosion Control Plan.
4. Before final occupancy is granted, all new landscaping shall be installed.

Should any questions arise, please feel free to contact me.

Sincerely,

Bruce S. Kaniewski, AICP  
Village Planner/Zoning Administrator

Cc: John Weidl, Village Administrator (via email)  
Steven A. Braatz, Jr., Village Clerk (via email)  
Robert Harley, Supervisor of Inspections (via email)  
Jeff Stien, Fire Chief (via email)  
Gary Schliecher, Aptar (via email)  
Charles Schmidt, Oliver Construction (via email)