

TOWN OF MUKWONAGO
JOINT PLAN COMMISSION AND TOWN BOARD
MINUTES
WEDNESDAY MAY 3, 2017

Chairman Stefanowski called the meeting to order at 6:30 p.m. and stated the meeting was noticed.

ROLL CALL

Plan Commission: Chairman Stefanowski; Commissioners Bratz, Clabault, Schuett, Yerke, Hahn and Supervisor Topczewski were all present.

Town Board: Chairman Stefanowski; Supervisors Boucher, Wrasman, Topczewski and Yerke.

Also present: Gail Obradovich Deputy Clerk-Treasurer; John Macy, Attorney; Tim Schwecke, Planner; Scott Johnson, Building Inspector.

MINUTES OF APRIL 5, 2017

Plan Commission Action: Motion by Commissioner Bratz, second by Supervisor Topczewski to approve the minutes. All ayes, motion carried

Town Board action: Motion by Supervisor Wrasman, second by Supervisor Yerke to approve the minutes. All ayes; motion carried.

AMENDMENT OF SITE PLAN FOR YMCA CAMP LOCATED AT S110 W30240 YMCA CAMP ROAD; YMCA CAMP, APPLICANT (TRACY STOCKWELL, AGENT); (APPLICATION 2017-23)

Tracy Stockwell, S110 W30240 YMCA Camp Road, was present and explained that for safety reasons they were asking for an amendment to the site plan.

Tim Schwecke, Town Planner gave an overview of his staff report of April 28, 2017 and discussion followed.

Plan Commission Action: Motion by Commissioner Yerke to approve the new location of the parking lot for the Carmen Welcome Center as set forth in the petitioner's application; all other elements of the approved site plan remain unchanged. Second by Commissioner Schuett All ayes, motion carried.

SIGNAGE PLAN FOR AGAPE AGRIHOOD SUBDIVISION LOCATED OFF OF CTH NN (MUKT1948999003); CURT AND JODI WIEBELHAUS, APPLICANT (APPLICATION 2017-18)

Curt Wiebelhaus was present and described the plan for the backlit sign, placement and surrounding landscape.

Tim Schwecke gave an overview of his staff report dated April 28, 2017 and discussed other signage in the area. Discussion followed.

Plan Commission Action: Motion by Commissioner Schuett to approve the signage plan as proposed. Second by Commissioner Hahn. Opposed Commissioner Clabault and Supervisor Topczewski (2 Nays) 5 Ayes, motion carried.

LANDSCAPE PLAN FOR AGAPE AGRIHOOD SUBDIVISION LOCATED OFF OF CTH NN (MUKT1948999003); CURT AND JODI WIEBELHAUS, APPLICANT (APPLICATION 2017-19)

Mr. Wiebelhaus presented his landscape plan; adding 49 evergreens in various heights for a more natural look along with flowering crab trees.

The planner gave an overview of his staff report dated April 28, 2017 and asked Mr. Wiebelhaus to discuss the plans for lots 7 & 8. Discussion followed.

Plan Commission Action: Motion by Commissioner Bratz to approve the landscape plan as proposed provided a note is added to the plan that the Homeowner's Association will provide proper protection to the hardwood trees in the pasture as determined by the Plan Commission. Second by Commissioner Schuett All ayes, motion carried.

CONDITIONAL USE FOR A COMMERCIAL STABLE ON OUTLOT 2 IN AGAPE AGRIHOOD SUBDIVISION LOCATED OFF OF CTH NN (MUKT1948999003); CURT AND JODI WIEBELHAUS, APPLICANT (APPLICATION 2017-20)

The Chairman opened the Public Hearing.

Mr. Wiebelhaus presented his proposed plans for the stable for the residents of the Agape Agrihood. Planner Schwecke gave an overview of his staff report dated April 28, 2017 and outlined the decision criteria.

The Chairman asked for questions from the Planning Commission and the Town Board. He then asked for questions from the audience, there were none. Discussion followed.

Plan Commission Action: Motion by Commissioner Clabault to table the public hearing to the meeting scheduled for June 7, 2017 at 6:30 pm, and to direct the Town Planner to prepare a draft conditional use order for review at the meeting scheduled for June 7, 2017. Seconded by Commissioner Bratz, all ayes, motion carried.

CONDITIONAL USE FOR BUILDINGS ON OUTLOT 2 IN AGAPE AGRIHOOD SUBDIVISION LOCATED OFF OF CTH NN (MUKT1948999003); CURT AND JODI WIEBELHAUS, APPLICANT (APPLICATION 2017-21)

The Chairman opened the Public Hearing.

The petitioner presented his plans for the buildings on outlot 2, the watering system and the shared wells.

Planner Schwecke gave an overview of his staff report dated April 28, 2017.

The Chairman asked for questions from the Planning Commission and the Town Board. He then asked for questions from the audience, there were none. Discussion followed.

Plan Commission Action: Motion by Commissioner Clabault to table the public hearing to the meeting scheduled for June 7, 2017 at 6:30 pm, and to direct the Town Planner to prepare a draft conditional use order for review at the meeting scheduled for June 7, 2017. Seconded by Commissioner Schuett, all ayes, motion carried.

DEVELOPMENT AGREEMENT FOR AGAPE AGRIHOOD SUBDIVISION LOCATED OFF OF CTH NN (MUKT1948999003); CURT AND JODI WIEBELHAUS, APPLICANT (APPLICATION 2017-22)

Mr. Wiebelhaus explained that he and the Planner had worked out a Development Agreement and he was acceptable to the agreement as proposed.

Town Board action: Motion by Supervisor Wrasman to authorize the Town Chairman to sign the agreement on behalf of the Town, provided the Town Attorney reviews and approves the same. Second by Supervisor Topczewski, all ayes, motion carried.

REPORT BY BUILDING INSPECTOR REGARDING ANY ALLEGED OR OUTSTANDING VIOLATION(S)

Scott Johnson, building inspector, distributed his inspection report. The Chairman asked if there were any questions for the building inspector. Supervisor Boucher asked if Item #16-07 was compliant. Mr. Johnson stated he would look into it.

DISCUSSION RELATED TO HOW MEETINGS ARE CONDUCTED INCLUDING PUBLIC HEARINGS

The Planner distributed a handout on Conducting a Public Hearing. Mr. Schwecke also discussed the implementation of breaking down the packet sections and a prepared sheet with all potential motions to help meetings run more efficiently.

MISCELLANEOUS UPDATES

There were none.

ADJOURNMENT

Plan Commission action: Motion by Commissioner Clabault, second by Commissioner Schuett to adjourn at 7:56 p.m. All ayes, motion carried.

Town Board action: Motion by Supervisor Yerke, second by Supervisor Wrasman to adjourn at 7:56 p.m. All ayes, motion carried.

Respectfully submitted,

Gail Obradovich Deputy/Clerk-Treasurer

APPROVED