



Town of Mukwonago Waukesha County

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TOWN OF MUKWONAGO JOINT PLAN COMMISSION AND TOWN BOARD - MINUTES WEDNESDAY, JANUARY 4, 2017

Chairman Stefanowski called the meeting to order at 6:32 p.m. and stated the meeting was noticed.

ROLL CALL

PLAN COMMISSION: Chairman Stefanowski; Commissioners Bratz, Hahn, Clabault, Schuett, Yerke, Supervisor Topczewski was absent.

TOWN BOARD: Chairman Stefanowski; Supervisors Boucher, Wrasman, and Yerke, Supervisor Topczewski was absent.

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

MINUTES OF DECEMBER 7, 2017

PLAN COMMISSION ACTION: Motion by Commissioner Bratz, second by Commissioner Schuett to approve the minutes. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Yerke, second by Supervisor Boucher to approve the minutes. All ayes; motion carried.

Official map amendment for property located off of CTH NN in Sections 19 and 30, T5N, R18E; Nancy Pawlowski, owner and Curt Wiebelhaus, applicant (application 2016-21)

Curt Wiebelhaus, Petitioner, spoke to the change to two cul-de-sacs – eliminating the road.

JOINT PUBLIC HEARING

Rob Benz spoke to the length of the cul-de-sacs and the loss of trees where the planned road joins Red Brae Dr.

Jim Hintz expressed concern about the entrance at Red Brae Dr.

Jeff Stark reported that he and several of the neighbors had spoken with Curt Wiebelhaus and all were all in favor of changing the planned road to the proposed cul-de-sacs.

PLAN COMMISSION ACTION: Motion by Commissioner Clabault to recommend to the Town Board the adoption of Resolution 2016-R-01, as amended, based on the six reasons set forth in the staff report dated December 30, 2017 provided the word “maximum” is stricken from the second reason, and the addition of the time frame of six months minimum and 3-year maximum, second by Commissioner Bratz, all ayes, motion carried.

TOWN BOARD ACTION: Motion by Supervisor Boucher, second by Supervisor Wrasman to accept the Planning Commission’s recommendation. All ayes, motion carried.

Special exception for separation to Environmental Corridor (EC) zoning district pursuant to s. 82-22(e) of the zoning code for a detached accessory building located at W335 S9565 Red Brae Drive; Lynn Russell, applicant (application 2016-22)

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The applicants explained to the Boards that his accessory building is a permitted greenhouse, but the location is too close to the environmental corridor and they are looking for special exception.

PLAN COMMISSION ACTION: Motion by Commissioner Schuett, second by Commissioner Clabault to approve the special exception (as an after-the-fact application) upon consideration of the factors enumerated in Section 82-25(e) of the Zoning Code, provided the two conditions set forth in the staff report dated December 30, 2017 are met prior to issuance of the building permit for the building. All ayes, motion carried.

Joint discussion and review of Town's procedures and requirements relating to Sections 34-42 and 34-43 and related matters in the land division code

An overview of the history of the point system as well as instructions was explained to both Boards and Mr. Wiebelhaus.

Discussion related to Waukesha County Center for Growth (carried over from November 2, 2016)

It was the general consensus of both boards was to have the Chairman obtain further information.

REPORT BY BUILDING INSPECTOR REGARDING ANY ALLEGED OR OUTSTANDING VIOLATIONS

Building Inspector spoke regarding two open zoning complaints. The Building Inspector stated on the Leverance complaint, he had stopped in today and Mr. Leverance was doing the work as promised. The only other issue was the Russell greenhouse. Mr. Russell asked the board for a 30-day extension to complete the requirements for a variance.

TOWN BOARD ACTION: Motion by Supervisor Boucher, second by Supervisor Wrasman to grant Mr. Russell's request for an extension. All ayes, motion carried.

PHANTOM LAKE MANAGEMENT DISTRICT

Mr. Schwecke stated he knew of no updates.

FOX RIVER COMMISSION

Commissioner Bratz stated there were no updates.

Adjournment

PLAN COMMISSION ACTION: Motion by Commissioner Bratz, second by Commissioner Clabault to adjourn. All ayes, motion carried.

TOWN BOARD ACTION: Motion by Supervisor Wrasman, second by Supervisor Yerke to adjourn. All ayes, motion carried.

Meeting adjourned at 7:58

Respectfully submitted,

Gail Obradovich Deputy/Clerk-Treasurer

Approved 2/1/17