Town of Mukwonago
Plan Commission Meeting Minutes
Wednesday, November 4, 2015

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

ROLL CALL:
PLAN COMMISSION: Chairman Stefanowski; Commissioners Bratz, Clabault, McNelly-Bell and Schuett; Kathy Karalewitz, Administrator/Clerk-Treasurer; Attorney John Macy; Tim Schwecke, Planner; Scott Johnson, Building Inspector. Supervisor Topczewski and Commissioner Yerke were absent.

TOWN BOARD: Chairman Stefanowski; Supervisor Boucher; Supervisor Nicoson; Supervisor Wrasman; Kathy Karalewitz, Administrator/Clerk-Treasurer; Attorney John Macy; Tim Schwecke, Planner; Scott Johnson, Building Inspector. Supervisor Topczewski was absent.

MINUTES
Supervisor Nicoson made the following corrections to the October 7, 2015 minutes:

- Page 2 #2 "dated" should be "date"
- The sentence under #3 should read: "The applicant will have to come back for a special acceptance to keep the oversized building (#2)".
- After that there should be the following motion: Motion by Supervisor Nicoson, second by Supervisor Topczewski to table this matter to October 21, 2015 Town Board meeting to see final draft. Supervisor Boucher voted "no". The rest, three (3) in all voted "aye". The motion carried.

Plan Commission: Motion by Commissioner Clabault, second by Commissioner Bratz to approve the minutes as corrected. All ayes; motion carried.

TOWN BOARD: Motion by Supervisor Nicoson, second by Supervisor Wrasman to approve the minutes as corrected. All ayes; motion carried.

Chairman Stefanowski stated the board would take up #7 and #8.

SPECIAL EXCEPTION REQUEST PER 82-25(b)(3) OF THE ZONING CODE FOR AN ACCESSORY BUILDING LOCATED AT W3-03S6740 CTH I, TAX KEY MUKT1884998; CHAD AND STACEY KELLY
Tim Schwecke, Town Planner, gave an overview of the special exception request.

PLAN COMMISSION: Motion by Commissioner Bratz, second by Commissioner Clabault to approve the special exception request per 82-25(b)(3) of the zoning code for an accessory building located at W303S6740 CTH I, Tax Key #MUKT1884998; Chad and Stacey Kelly subject to the following three findings:

1. That the requested attached garage or accessory structure will not be adverse to the public, health, safety or welfare.
2. That it will not be in conflict with the spirit or intent of this Chapter.
3. That it will not otherwise be detrimental to the town or the immediate neighborhood where the structure would be located.

All ayes; motion carried.

PRESENTATION REGARDING RAINBOW SPRINGS MASTER PLAN BY JEFF PREY, WISCONSIN DNR
Jeff Prey from the Wisconsin DNR gave a presentation of the Rainbow Springs Master Plan.

Commissioner Clabault stepped down from the table and abstained from any action regarding item #5 and #6.

AMENDMENT OF CONDITIONAL USE APPROVAL GRANTED IN 2010 FOR A FAMILY WINERY LOCATED AT S67W28435 RIVER ROAD, TAX KEY MUKT1876997; TODD AND KATHERINE PIEPER
Tim Schwecke, Town Planner gave an overview of the request for Amendment of Conditional Use as laid out in his staff report dated October 29, 2015.

The public hearing was convened at 7:06 p.m. and all of the comments made by the Town Planner regarding the request are made part of the public hearing.

The petitioners, Todd and Katherine Pieper spoke regarding the amendments to the conditional use and went through all the amendments.

A review of the Site Plan/Plan of Operation was discussed.

Chairman Stefanowski read a letter from Judith Kramer, W313S8466 Winker Dr. and Rose Wilbrandt, W308S7973 Avon Dr. who both are in favor of the winery.

Chairman Stefanowski asked if anyone from the public wished to speak. The following public spoke:

Rich Hacker, S64W31404 Valley Ln. is Vice President of the Chamber of Commerce and spoke in favor of the winery.

Marks Ormsby, S68W29410 Valley Woods Pass spoke in favor of the winery and that it is an asset to the community.

Jack Walrath, S66W28412 River Rd. spoke in favor of the winery. He has no concerns with noise, or traffic, they are great neighbors.

Jean Ormsby, S68W29410 Valley Woods Pass spoke in favor of the winery to extend their hours as she works for a hospitality club and they would like to have some events there, but they are not open enough hours.

Bill Canfield, S66W27890 River Rd, spoke in support of the winery.

Chairman asked if any of the Plan Commission members or Town Board have any comments.

Kathryn McNelly-Bell questioned the parking spaces and also questioned if Waukesha County was looking at doing any improvements to CTH I. Administrator to contact Waukesha County to asked if they have any plans of changing anything on CTH I.

Commissioner Bratz stated they have been open four years and it is a safe environment.

Supervisor Boucher would like to see if Waukesha County plans any changes to CTH I.

SITE PLAN/PLAN OF OPERATION
Tim Schwecke, Town Planner discussed the parking areas and lighting.

PLAN COMMISSION: Motion by Commissioner Schuett, second by Commissioner Bratz to adjourn the public hearing to December 2, 2015 at 6:30 to take additional testimony and review the draft Amended Conditional Use and Site Plan/Plan of Operation. All ayes; motion carried.

TOWN BOARD: Motion by Supervisor Nicoson, second by Supervisor Wrasman to adjourn the public hearing to December 2, 2015 at 6:30 to take additional testimony and review the draft Amended Conditional Use and Site Plan/Plan of Operation. All ayes; motion carried.

UPDATE ON HASANOGLU V. TOWN OF MUKWONAGO APPEAL
Attorney John Macy gave an explanation of the status of the Hasanoglu appeal.

UPDATE ON ZONING CODE REVIEW COMMITTEE
The November meeting has been canceled and the committee will meet again in December.

UPDATE FROM PHANTOM LAKE MANAGEMENT DISTRICT
No comments.

RECOMMENDATIONS FOR FUTURE AGENDAS
There were no recommendations.

ADJOURNMENT
PLAN COMMISSION: Motion by Commissioner Bratz, second by Commissioner Schuett to adjourn at 8:17 p.m. All ayes; motion carried.

TOWN BOARD: Motion by Supervisor Nicoson, second by Supervisor Wrasman to adjourn at 8:17 p.m. All ayes; motion carried.

Respectfully submitted,

Kathy Karalewitz
Administrator/Clerk-Treasurer

Approved: 12/2/15