

Town of Mukwonago
Joint Plan Commission and Town Board
Wednesday, December 2, 2015

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

ROLL CALL

PLAN COMMISSION: Present: Chairman Stefanowski; Commissioners McNelly-Bell and Schuett and Supervisor Topczewski . Commissioners Bratz, Clabault and Yerke were absent. Also present: Kathy Karalewitz, Administrator/Clerk-Treasurer; Attorney John Macy; Tim Schwecke, Planner; Scott Johnson, Building Inspector; Ben Greenburg, from Waukesha County Parks and Land Use.

TOWN BOARD: Present: Chairman Stefanowski; Supervisors Boucher, Nicoson, Topczewski and Wrasman. Also present: Kathy Karalewitz, Administrator/Clerk-Treasurer; Attorney John Macy; Tim Schwecke, Planner; Scott Johnson, Building Inspector; Ben Greenburg from Waukesha County Parks and Land Use.

MINUTES FROM NOVEMBER 4, 2015

PLAN COMMISSION ACTION: Motion by Commissioner McNelly-Bell, second by Commissioner Schuett, to approve the minutes of November 4, 2015. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Nicoson second by Supervisor Topczewski, to approve the minutes of November 4, 2015. All ayes; motion carried.

AMENDMENT OF CONDITIONAL USE APPROVAL GRANTED IN 2010 FOR A FAMILY WINERY LOCATED AT S67W28435 RIVER ROAD (TAX KEY MUKT1876997); TODD AND KATHERINE PIEPER, APPLICANTS

The joint public hearing was tabled at the November 4, 2015 meeting. Tim Schwecke, Town Planner requested the public hearing be opened.

Todd Pieper, S67W28435 River Road spoke and asked if the 20,000 gallons which is stated in the CU could be changed to 25,000 which would match the state code of 25,000 gallons.

Mike Widow, S67W28495 River Road, stated he lives next door and he is fine having the winery next door.

Tim Schwecke, Town Planner went through the conditional use to discuss all the amendments that were requested.

PLAN COMMISSION ACTION: Motion by Commissioner Schuett, second by Supervisor Topczewski to closed the public hearing at 6:40 p.m. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Nicoson, second by Supervisor Wrasman to close the public hearing at 6:40 p.m. All ayes; motion carried.

There was joint discussion.

PLAN COMMISSION ACTION: Motion by Commissioner McNelly-Bell, second by Commissioner Schuett to recommend to the Town Board approval of the Amended Conditional Use Order as drafted. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Nicoson, second by Supervisor Topczewski to approve the Amended Conditional Use Order as recommended by the Plan Commission subject to the corrections and review by attorney. All ayes; motion carried.

AMENDMENT OF SITE PLAN/PLAN OF OPERATION APPROVAL GRANTED IN 2011 FOR A FAMILY WINERY LOCATED AT S67W28435 RIVER ROAD (TAX KEY #MUKT1876997); TODD AND KATHERINE PIEPER, APPLICANTS

Discussion was held regarding the Site Plan/Plan of Operation.

PLAN COMMISSION ACTION: Motion by Commissioner Schuett, second by Supervisor Topczewski to approve the Site Plan/Plan of Operation subject to corrections as stated and attorney review. All ayes; motion carried.

SPECIAL EXCEPTION FOR FLOOR AREA FOR ACCESSORY STRUCTURE PURSUANT TO S. 82-25(b)(3) OF THE ZONING CODE FOR A BUILDING LOCATED AT S69W32697 WESTGATE DRIVE (TAX KEY #MUKT1891048); RUSSELL KIRSHBAUGH, APPLICANT

Russell Kirshbaugh was present and gave an overview of the project.

Jerry Kozy with Classic Builders gave an overview of the layout of the project.

Discussion was held.

PLAN COMMISSION ACTION: Motion by Supervisor Topczewski, second by Commissioner McNelly-Bell to approve a special exception for floor area for accessory structure at S69W32697 Westgate Dr. as long as the three findings as specified in Section 82-21(a)(4) of the Zoning Code are met and add in the deed restriction "no commercial use of property". All ayes; motion carried.

SPECIAL EXCEPTION FOR SEPARATION TO ENVIRONMENTAL CORRIDOR ZONING DISTRICT PURSUANT TO S. 82-22(e) OF THE ZONING CODE FOR A BUILDING LOCATED AT S69W32697 WESTGATE DR. (TAX KEY MUKT1891048); RUSSELL KIRSHBAUGH, APPLICANT

Discussion was held.

Motion by Commissioner Schuett, second by Commissioner McNelly-Bell to approve the special exception upon consideration of the factors enumerated in Section 82-25(e) of the zoning code, provided each of the following are met prior to the building permit for the building addition:

1. The property owner must submit satisfactory documentation to the town building inspector that the Waukesha County Parks and Land Use Department has certified that the proposed building addition will not impact the existing septic system.

2. The property owner files a deed restriction as approved by the town attorney with the Waukesha County Register of Deeds Office within six (6) months from December 2, 2015.

All ayes; motion carried.

AMENDMENT OF CONDITIONAL USE APPROVAL FOR PHANTOM RANCH BIBLE CAMP LOCATED AT W309S10910 CTH I (TAX KEY MUKT2007988002, 2007988003 AND 2007999001) MIDWEST BIBLE CHURCH, APPLICANT

Attorney Macy gave background information regarding the joint hearing process with Waukesha County also present to speak on any shoreland issues.

Tim Schwecke, Town Planner gave an overview of the amendment to the Conditional Use. Roy Tanner, Executive Director of Phantom Ranch Bible Camp spoke regarding the plan for the camp. He also gave an overview of the Site Plan/Plan of Operation.

Chairman Stefanowski called the public hearing open at 7:19 p.m.
Ben Greenburg from Waukesha County Parks and Land Use went through the plan on behalf of Waukesha County. He stated no fundamental change in the use, mainly modernizing the use. The one concern some people have would be too much traffic on Sandy Beach Road. The County is not concerned of that as most activity is at the opposite end of the grounds. Ben Greenburg stated no documented concern since 1954 and the facility is fine.

Commissioner McNelly-Bell questioned the county regarding setback for the deck.

Supervisor Nicoson asked to hold the public hearing open to January.

Discussion was held and it was the consensus of the Plan Commission and Town Board for the Petitioner to review the Site Plan/Plan of Operation to remove FD 1, 2 and 6 and to work with Waukesha County to meet all the approvals of the County prior to board approval.

TOWN BOARD ACTION: Motion by Supervisor Nicoson, second by Supervisor Topczewski to table the public hearing to January 6 at 6:30 p.m. All ayes; motion carried.

PLAN COMMISSION ACTION: Motion by Supervisor Topczewski, second by Commissioner McNelly-Bell to table the public hearing to January 6 at 6:30 p.m. All ayes; motion carried.

AMENDMENT OF SITE PLAN/PLAN OF OPERATION FOR PHANTOM RANCH BIBLE CAMP LOCATED AT W309S10910 CTH I (TAX KEY MUKT2007988002, 2007988003 AND 2007999001) MIDWEST BIBLE CHURCH, APPLICANT

PLAN COMMISSION ACTION: Motion by Commissioner Schuett, second by Supervisor Topczewski, to recommend to the town board to table this matter to January 6 at 6:30 p.m. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Nicoson, second by Supervisor Wrasman to table this matter to January 6 at 6:30 p.m. All ayes; motion carried.

REVIEW OF BUILDING PLANS FOR A NEW BUILDING HOUSING AN INDOOR CLIMBING WALL AT PHANTOM RANCH BIBLE CAMP LOCATED AT W309S10910 CTH I (TAX KEY MUKT2007988002, 2007988003 AND 2007999001) MIDWEST BIBLE CHURCH, APPLICANT

Tim Schwecke, Town Planner asked if anyone had comments or questions.

PLAN COMMISSION ACTION: Motion by Supervisor Topczewski, second by Commissioner Schuett to recommend to the town board to table this matter to January 6 at 6:30 p.m. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Nicoson, second by Chairman Stefanowski to table this matter to January 6 at 6:30 p.m. All ayes; motion carried.

PROPOSED RAINBOW SPRINGS MASTER PLAN

No one wished to state a preference at this time. This matter to be on the January agenda with a set of the plans.

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UPDATE ON ZONING CODE REVIEW COMMITTEE

Tim Schwecke, Town Planner, gave an update as to where the committee is as far as review of the code.

UPDATE FROM PHANTOM LAKE MANAGEMENT DISTRICT

There was no update.

RECOMMENDATIONS FOR FUTURE AGENDAS

There were no recommendations.

ADJOURNMENT

PLAN COMMISSION ACTION: Motion by Supervisor Topczewski, second by Commissioner Schuett to adjourn at 7:55 p.m. All ayes; motion carried.

TOWN BOARD ACTION: Motion by Supervisor Nicoson, second by Supervisor Wrasman to adjourn at 7:55 p.m. All ayes; motion carried.

Respectfully submitted,

Kathy Karalewitz
Administrator/Clerk-Treasurer

Approved 2-3-16