

Town of Mukwonago
Joint Plan Commission and Town Board
Meeting Minutes
Wednesday, August 7, 2019

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

ROLL CALL FOR PLAN COMMISSION

PRESENT: Chairman Topczewski; Commissioners Bratz, Kurowski and Yerke and Supervisor Clabault. Commissioners Gilboy and Schuett were absent.

ROLL CALL FOR TOWN BOARD

PRESENT: Chairman Topczewski; Supervisors Boucher, Clabault, Wrasman and Yerke.

Also present: Kathy Karalewitz, Administrator/Clerk-Treasurer; Attorney John Macy; Tim Schwecke, Town Planner and Scott Johnson, Building Inspector.

ANNOUNCEMENT OF CLOSED SESSION

The Chairman stated the Plan Commission and Town Board may convene into Closed Session Pursuant to Wis. Stats. §19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: regarding the development of private properties, MUKT1937999 and MUKT1935998, with respect to the Town's adopted Park and Open Space Plan; and

The Town Board may convene into Closed Session Pursuant to Wis. Stats. §19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; regarding 2020 Compensation for non-represented employees.

MINUTES

PLAN COMMISSION: Motion by Commissioner Bratz, second by Supervisor Clabault to approve the meeting minutes of July 10, 2019. All ayes; motion carried.

TOWN BOARD: Motion by Supervisor Boucher, second by Supervisor Yerke to approve the meeting minutes of July 10, 2019. All ayes; motion carried.

REPORT BY BUILDING INSPECTOR

The Building Inspector stated he did not have any new alleged or outstanding violations. Commissioner Gilbert Yerke asked how building is going. Inspector said building is up. The empty lots are filling in.

Supervisor Gail Yerke questioned the property off of CTH I that has been discussed and how that was going. The Building Inspector stated that he was deployed again and he will finish when he returns.

SPECIAL USE PERMIT FOR ROOF-TOP SOLAR ARRAY LOCATED AT W295S7798 HIGH CROSS DRIVE
Russell Endries, the contractor was present to answer any questions.

Chairman Topczewski asked what the output is and Mr. Endries stated 290 Watts of output.

Supervisor Boucher asked if this is a two-story home. Mr. Endries stated yes it is.

Commissioner Gilbert Yerke asked if this requires plan commission approval, the planner stated just Town Board.

Commissioner Kurkowski asked if there are batteries. Mr. Endries stated no batteries are used.

TOWN BOARD ACTION: Motion by Supervisor Wrasman, second by Supervisor Boucher to approve the Special Use Permit for roof-top solar array located at W295S7798 High Cross Drive, MUKT1915040; Allen and Kathleen Pierce based on general considerations as to the effect of such grant on the health, general welfare, safety and economic prosperity of the town and specifically of the immediate neighborhood in which such use would be located; and no public hearing was required for this special use permit All ayes; motion carried.

SPECIAL EXCEPTION FOR ACCESSORY BUILDING HEIGHT PURSUANT TO S. 82-23(d) FOR PROPERTY AT W298S8195 PHEASANT FIELDS DRIVE (MUKT1926035); MATTHEW AND KRISTEN GLUSZCZ, APPLICANT
Matthew Gluszczy was present. He gave a brief overview of the building and that the roof exceeds the height by 1'9" and therefore requires approval by the Plan Commission.

PLAN COMMISSION ACTION: Motion by Commissioner Bratz, second by Supervisor Clabault to approve the Special Exception for accessory building height for property located at W298S8195 Pheasant Fields based on a finding that the proposed location complies with the more stringent setback and offset requirements. All ayes; motion carried.

6:45 P.M. CLOSED SESSION

PLAN COMMISSION ACTION: Motion by Commissioner Kurowski, second by Supervisor Clabault to convene into Closed Session Pursuant to Wis. Stats. §19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: regarding the development of private properties, MUKT1937999 and MUKT1935998, with respect to the Town's adopted Park and Open Space Plan. All ayes; motion carried by roll call vote.

TOWN BOARD ACTION: Motion by Supervisor Yerke, second by Supervisor Boucher to convene into Closed Session Pursuant to Wis. Stats. §19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: regarding the development of private properties, MUKT1937999 and MUKT1935998, with respect to the Town's adopted Park and Open Space Plan. All ayes; motion carried by roll call vote.

8:15 p.m. The Town Board and Plan Commission reconvened into open session pursuant to Wis. Stats. 19.85(2) for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda.

CONTINUE REVIEW OF PROPOSED SIGN CODE

Chairman Topczewski asked if anyone had any questions, concerns, clarifications regarding Chapter 84 Sign Code. Tim Schwecke, Town Planner mentioned the case of Reed vs. Town of Gilbert in which the U.S. Supreme Court ruled the Town of Gilbert violated the First Amendment right to the Freedom of Speech. by regulating signs.

The Town of Mukwonago Code currently stated signs are 14 sq. ft. Discussion was held regarding size of signs and if anyone was inclined to change the size.

Commissioner Bratz stated he would not change the size. Chairman stated that everyone should think about the sign size and this matter will be discussed at the next meeting.

PHANTOM LAKE MANAGEMENT DISTRICT UPDATE

Chairman Topczewski stated the Lake District is submitting a couple ordinances to the Town Board for consideration for the August 21, 2019 agenda regarding Slow No-Wake hours and Swimming, Loitering in the Channel.

FOX RIVER COMMISSION UPDATE

Commissioner Bratz stated the Fox River Commission approved the funding to cover two water quality testing sites on the Mukwonago River in the Town of Mukwonago.

POTENTIAL BOUNDARY AGREEMENT BETWEEN VILLAGE OF MUKWONAGO AND TOWN OF VERNON

Attorney Macy stated it is on hold.

ADJOURNMENT OF PLAN COMMISSION

PLAN COMMISSION: Motion by Commissioner Bratz, second by Chairman Topczewski to adjourn at 8:35 p.m. All ayes; motion carried.

TOWN BOARD ACTION ITEMS ONLY

APPROVAL OF CONTRACT TO GAVERS PAVERS FOR CONSTRUCTION TO IMPROVE "T" STYLE TURNAROUND AT THE END OF STONERIDGE DRIVE, IN THE AMOUNT OF \$11,234

Motion by Supervisor Wrasman, second by Supervisor Boucher to approve the Contract to Gavers Pavers for construction to improve "T" style turnaround at the end of Stoneridge Drive, in the amount not to exceed \$13,000. All ayes; motion carried.

COOPERATIVE BORDER AGREEMENT BETWEEN THE TOWN OF MUKWONAGO AND TOWN OF WAUKESHA

Motion by Supervisor Boucher, second by Supervisor Yerke to approve the Cooperative Border Agreement Between the Town of Mukwonago and Town of Waukesha. All ayes; motion carried.

8:45 P.M. CLOSED SESSION

Motion by Supervisor Clabault, second by Chairman Topczewski to convene into closed session pursuant to Wis. Stats. §19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility: regarding 2020 Compensation for non-represented employees. All ayes; motion carried by roll call vote.

The Board adjourned in closed session.

Respectfully submitted,

Kathy Karalewitz
Administrator/Clerk-Treasurer
Approved 9/4/19