

TOWN OF MUKWONAGO
JOINT PLAN COMMISSION AND TOWN BOARD
MINUTES
WEDNESDAY SEPTEMBER 4, 2019

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

ROLL CALL

Plan Commission: Commissioners Kurowski, Clabault, Gilboy, Yerke, Schuett, and Chairman Topczewski were present. Supervisor Bratz was absent.

Town Board: Supervisors, Wrasman, Clabault, Boucher, Yerke and Chairman Topczewski were present.

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

The Chairman read the Announcement of 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) and §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) Pertaining to Negotiations with the Mukwonago Professional Firefighters Local 4585 (Town Board only)

Meeting minutes of August 7, 2019

Plan Commission Action: Motion by Commissioner Yerke to approve the minutes of August 7, 2019 as drafted, second by Commissioner Gilboy, all ayes; motion carried.

Town Board Action: Motion by Supervisor Boucher to approve the minutes of August 8, 2019 as drafted, second by Supervisor Wrasman, all ayes; motion carried.

Report by Building Inspector regarding any alleged or outstanding violation(s)

The Building Inspector stated there were no violations at this time.

Special use permit for roof-mounted solar panels located at W298S8045 Pheasant Fields Drive (MUKT1926038); Martin and Wendy Sievert, applicant (application 2019-13)

Martin Sievert was in attendance.

The Chairman gave an overview of the request and the Planner summarized the staff report. Discussion followed.

Town Board action: Motion by Supervisor Wrasman to approve the special use permit for the solar panels at W298S8045 Pheasant Fields Drive as requested, subject to the following conditions:

1. The proposed work commences within nine months of this date and continues in good faith to completion.
2. The applicant obtains a building permit from the Town's building inspector.
3. The applicant obtains all other approvals as may be required.

Motion seconded by Supervisor Clabault, all ayes; motion passed.

Special use permit for roof-top solar array located at W317S6704 Schnitzler Road (MUKT1887999001); John and Mary Lammers, applicant (application 2019-15)

John and Mary Lammers were in attendance.

The Chairman gave an overview of the request and the Planner summarized the staff report. Discussion followed.

Town Board action: Motion by Supervisor Boucher to approve the special use permit for the solar panels at W317S6704 Schnitzler Road as requested, subject to the following conditions:

1. The proposed work commences within nine months of this date and continues in good faith to completion.
2. The applicant obtains a building permit from the Town's building inspector.
3. The applicant obtains all other approvals as may be required.

Second by Supervisor Wrasman, all ayes; motion passed

Amend previously approved site plan for a wellhouse located at W336S8455 CTH EE (MUKT1943997002); Nature's Classroom Institute Property Inc. (property owner) and Nature's Classroom Institute of Wisconsin Inc (operator) Geoffrey Bishop, agent (application 2019-14)

Geoffrey Bishop was in attendance.

The Chairman gave an overview of the request and the Planner summarized the staff report. Discussion followed.

Plan Commission action: Motion by Commissioner Yerke to approve the amendment of the site plan to include a wellhouse and related improvements as proposed based on a finding that the wellhouse is a minor structure, (ii) it is compatible with the operation of one or more of the authorized uses, and (iii) it is not injurious to surrounding properties; and subject to the following conditions:

1. The proposed work commences within nine months of this date and continues in good faith to completion.
2. The applicant obtains a building permit from the Town's building inspector.
3. The applicant obtains all other approvals as may be required.
4. All other aspects of the Town's prior approval remain in effect. Second by Commissioner Gilboy, all ayes; motion passed

Review of proposed revisions to the adopted covenants for Jericho Ridge South subdivision, specifically Article 3, Section 6, titled "Outbuilding Size Restriction"; Jericho Ridge Homeowners Association, applicant (application 2019-11)

Ann Buchaklian - W324S8631 Nebo TRL spoke to the commission about their request on behalf of the Jericho Ridge Homeowners Association. Also in attendance was William Jesse - S84W32131 Jericho RD, VP of the homeowners assn.

Chairman Topczewski discussed the staff report dated August 28, 2019. Tim Schwecke gave an overview of the subdivision covenants. Discussion followed.

Town Board action: Motion by Supervisor Boucher to approve the proposed amendment subject to the following conditions:

1. The proposed revision is recorded in the Waukesha County register of deeds office within nine months of this date in a form acceptable to the Town Attorney.
2. Prior to recording of the amendment, the Town Attorney must verify the required number of qualified signatures have been obtained and be provided a copy of the Covenants to review the requirements.

Second by Supervisor Yerke. Supervisors Boucher, Yerke and Chairman Topczewski in favor, opposed Supervisors Clabault and Wrasman. Motion Passed

Review of proposed revisions to the adopted covenants for Whitetail Meadows subdivision, specifically Section 2.21, titled "Compliance with Stormwater Management Plan"; Shannon Williams and Jody Williams, applicant (application 2019-12)

Jody and Shannon Williams in attendance. They had obtained 29 of 32 signatures approving their request. This change would only apply to the Williams lot.

The Chairman gave an overview of the application. The Planner and Attorney explained the history behind the current restrictions. Discussion followed. Atty Macy stated for the minutes regardless of what happens here tonight the new code does not allow for an outbuilding to be in the front of the lot.

Town Board Action: Motion by Chairman Topczewski to deny changes to the covenants as presented for lot #28. Second by Supervisor Clabault, all ayes, motion passed.

Continue review of proposed sign code

Discussion concluded for the proposed sign code.

Miscellaneous updates

A. Phantom Lake Management District

Members of the Board all received emails from residents regarding the No-Wake decision. Some in favor, some opposed.

B. Fox River Commission – nothing to report

C. Potential boundary agreement between Village of Mukwonago and Town of Vernon

Atty Macy reported the latest updates. Chairman Topczewski reminded Board members about the upcoming Public Hearing scheduled for October 8, 2019 – 6:30 pm at the Waukesha Town Hall.

Next regular meeting date (if needed) – October 2, 2019

Adjournment

Plan Commission action: Motion by Commissioner Gilboy, second by Commissioner Clabault to adjourn at 8:25 p.m. All ayes, motion carried.

Chairman Topczewski read the following: **The Town Board will now 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) and §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) Pertaining to Negotiations with the Mukwonago Professional Firefighters Local 4585**

Town Board action: Motion by Supervisor Boucher, second by Supervisor Yerke to convene into closed session at 8:25 p.m. All ayes, motion carried.

Town Board action: Motion by Supervisor Clabault to adjourn at 9:05 p.m., second by Chairman Topczewski, all ayes; motion carried.

Respectfully submitted,

Gail Obradovich Deputy/Clerk-Treasurer

APPROVED 10/2/19