

TOWN OF MUKWONAGO
JOINT PLAN COMMISSION AND TOWN BOARD
MINUTES
Wednesday, April 3rd 2024
CORRECTED

Deputy Clerk Mueller called the meeting to order at 6:30 p.m. and stated the meeting had been appropriately noticed.

Roll Call

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

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

Also present: John Macy, Town Attorney; Kelly Mueller, Deputy Clerk-Treasurer; Tim Schwecke, Town Planner and Gail Obradovich.

Deputy Clerk Mueller asked for a motion to appoint a Chairman for this meeting.

Motion by Supervisor Clabault to appoint Supervisor Boucher as the temporary Chairman. Second by Commissioner Bratz all ayes; motion carried.

Meeting minutes of February 7, 2024

Plan Commission Action: Motion by Commissioner Schuett to approve the minutes of February 7, 2024 as presented, second by Commissioner Usarek, all ayes; motion passed.

Town Board Action: Motion by Supervisor Clabault to approve the minutes of February 7, 2024 as presented, second by Supervisor Wrasman, all ayes; motion passed.

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

The Building Inspector was not present as there were no outstanding violations to report.

Special exception for placement of detached accessory building in front of principal dwelling located at W310S9435 CTH I; Michael and Linda Reynolds, applicant (application 2024-08)

Mr. Reynolds was present to answer questions and explain his plans. The Planner gave an overview of the application.

Mr. Reynolds explained the reason for having the building in front of his house. He submitted a letter signed by 6 of his neighbors surrounding his property.

Discussion followed. Acting Chairman Boucher read through and discussed each procedure and general factors. All were in agreement with all items.

Plan Commission Action: Motion by Commissioner Bratz to recommend to the Town Board the approval of the petitioner's request, subject to the terms and conditions listed below:

(1) The property owner must submit a zoning permit application for the proposed accessory

building and obtain approval within 9 months of this date.

(2) The property owner must obtain a building permit for the proposed accessory building (if so required) and commence construction within 12 months of this date and work in good faith to completion.

(3) Prior to issuance of a building permit for the proposed accessory building or a formal determination that a building permit is not required, the petitioner must file a deed restriction in the office of the county register of deeds, as approved by the Town Attorney, setting forth the nature of the approval and any conditions that may be imposed.

(4) The deed restrictions must include a provision that prohibits the owner from applying for another special exception to place any other building in front of the house.

as presented, second by Commissioner Usarek, all ayes; motion passed.

Town Board action: Motion by Supervisor Yerke to accept the recommendation of the Planning Commission. Second by Supervisor Wrasman, all ayes; motion passed.

Special exception to exceed standard floor area for detached accessory buildings for property located at S66W29180 River Road; Jon Weis and Kimberli Ellie Weis, applicant (application 2024-05)

Jon Weis was present to answer any questions.

The Planner presented details for the application.

Mr. Weis gave details of the application.

Discussion followed.

Planning Commission Action: Motion by Supervisor Clabault to recommend to the Town Board the approval of the petitioner's request for additional floor area based on the specific findings and the terms and conditions listed below:

Specific Findings: (1) The architecture of the accessory building is compatible with the dwelling unit. (2) The accessory building will not be adverse to the public health, safety or welfare. (3) The accessory building will not be in conflict with the spirit or intent of this chapter. (4) The accessory building will not otherwise be detrimental to the Town or the immediate neighborhood where the structure would be located.

Conditions:

(1) The proposed building must comply with all applicable requirements of the Town's zoning regulations.

(2) The property owner must obtain a zoning permit within 6 months of this date.

(3) The property owner must obtain a building permit for the approved building within 9 months of this date and complete the authorized work within one year of obtaining the permit.

(4) Prior to issuance of a building permit, the property owner must record a deed restriction as approved by the town indicating the use of the building is limited to non-commercial uses.

Second by Commissioner Bratz. All in favor; motion passed.

Special exception for height of accessory building located at S66W29180 River Road; Jon Weis and Kimberli Ellie Weis, applicant (application 2024-06)

Plan Commission action: Motion by Commissioner Bratz to recommend to the Town Board the approval of the special exception for building height based on a finding that the location will

comply with the more stringent setback and offset requirements, subject to the conditions listed below.

(1) The property owner must obtain a zoning permit within 6 months of this date.

(2) The property owner must obtain a building permit for the approved building within 9 months of this date and complete the authorized work within one year of obtaining the permit.

Secon by Commissioner Usarek. All in favor, motion passed.

Town Board Action: Motion by Supervisor Wrasman to accept the recommendation of the Planning Commission. Second by Supervisor Clabault. All in favor, motion passed.

Permeable pavement waiver for property located at S101W33225 Genevieve Drive; Rob Kranz, applicant (application 2024-03)

Mr. Kranz was present for the discussion and to answer any questions.

The Planner gave an overview of the application.

Plan Commission action: Motion by Commissioner Bratz to recommend to the Town Board the approval of the resolution as drafted, provided the Town Engineer determines the proposed paver materials comply with the design specifications for permeable pavement. Second by Commissioner Schuett. All in favor, motion passed.

Town Board Action: Motion by Supervisor Yerke to accept the recommendation of the Planning Commission. Second by Supervisor Clabault. All in favor, motion passed.

Conditional use for FFL (Federal Firearms License) for property located at S69W32697 Westgate Drive; John A Myatt III, applicant (application 2024-02)

My Myatt was present for discussion and to answer questions.

Mr. Schwecke explained the application details.

The Chairman opened the public hearing.

Mr. Myatt gave on overview of his proposed operation.

Discussion followed.

The Chairman asked for public comment.

Debbie Duessler, S69W32751 Westgate Dr., spoke about her concerns about traffic and having guns in the home without being locked up, and shooting in the neighborhood.

Carrie Stanek, S69W32746 Westgate Dr., spoke about concerns about lack of experience buying and selling guns, and not having guns in a safe.

Fred Stanek, S69W32746 Westgate Dr., was also concerned about unsecured guns.

Continued discussion

Chairman Boucher read through all the items on the Conditional Use Worksheet and discussed each. All were in agreement with all items.

The Chair closed the Public Hearing

Plan Commission action: Motion by Commissioner Schuett to recommend to the Town Board the approval of the conditional use based on discussion. Second by Commissioner Usarek. All ayes, motion passed

Town Board Action: Motion by Chairman Boucher to table the proposed ordinance to the next Town Board meeting on April 17th, 2024. Second by Supervisor Clabault. All ayes, motion passed.

Amend the zoning map for various properties in Sections 3, 7, 8, and 9 of T5N R18E (application 2024-07)

Mr. Schwecke explained the changes

Chairman Boucher opened the public hearing

Discussion followed

Plan Commission action: Motion by Commissioner Kurowski to recommend to the Town Board the adoption of the proposed ordinance based on the findings included in the ordinance subject to the review and approval of the Town Attorney. Second by Commissioner Usarek. All in favor, motion passed.

Town Board Action: Motion by Supervisor Yerke to adopt the recommendation of the Planning Commission. Second by Supervisor Clabault. All in favor, motion passed.

Town Planner report there was no report.

Recommendations for future agendas there were no recommendations.

Miscellaneous updates there were no updates.

A. Phantom Lake Management District

B. Fox River Commission

Next meeting date May 1st, 2024

Adjournment - Plan Commission action: Motion by Commissioner Bratz to adjourn at 9:21p.m., second by Commissioner Usarek. All ayes, motion passed.

Adjournment - Town Board action: Motion by Supervisor Clabault to adjourn at 9:21p.m, second by Supervisor Wrasman. All ayes, motion passed.

Respectfully submitted,

Kelly Mueller Deputy Clerk-Treasurer