

## TOWN OF MUKWONAGO PLAN COMMISSION

FEBRUARY 2, 2011

The Plan Commission was called to order at the Mukwonago Town Hall, W320 S8315 Beulah Road, Mukwonago, WI at 6:35 p.m.

Chairman D. Dubey said the meeting was noticed.

Present: Commissioners B. Holtz, K. McNelly(arrived 6:45 p.m.), R. Schuett, G. Yerke, Supervisor P. Topczewski and Chairman D. Dubey.

Others Present: Supervisor T. Stefanowski. Attorney J. Macy, Planner T. Schwecke, DPW Foreman R. Peterson and Clerk K. Wilson.

Absent: Commissioner M. Hintz and Supervisors B. Lawn and F. Leppin.

Motion by P. Topczewski, seconded by R. Schuett, to approve the January 5, 2011 Plan Commission Minutes as written. Motion carried.

### **PIEPER CONDITIONAL USE REQUEST**

#### **Conditional Use**

T. Pieper said they will redo the Site Plan and make a supplement to the Plan of Operation as requested by the Town Planner. T. Pieper commented on the proposed Conditional Use as follows:

- 1) #12 – they want to include holidays
- 2) Resolve opening time - Plan of Operation says 10:00 a.m. and Conditional Use says 10:30 a.m.
- 3) Class B Retailers Winery License is needed, not a Class A Liquor License
- 4) He will make a list of the retail items to be sold for the Plan of Operation
- 5) Clarify employee
- 6) #3 and #21 need to be consistent
- 7) He understood the driveway slope was 5%, whereas, the Town Engineer's letter indicates it is 17%

G. Yerke questioned if in the Conditional Use it states the building has to meet the commercial code.

T. Schwecke said #24 refers to "all applicable building and fire codes".

T. Schwecke said #4 requires raising some of the product on the property.

G. Yerke questioned if the wetlands should be identified on the Site Plan.

B. Holtz said the water table is close.

T. Schwecke will verify with the Building Inspector what he requires regarding wetland delineation on survey map. T. Schwecke said the property is zoned A-1 and C-1. He questioned what permitted uses would be allowed on the property with this Conditional Use.

J. Macy suggested adding compromise language to the Conditional Use to allow some permitted uses.

T. Pieper said he has to file a State Annual Report that could also be filed with the Town of Mukwonago.

Motion by K. McNelly, seconded by R. Schuett, to recommend approval of the Conditional Use Order to the Town Board, subject to the revisions of the Order as approved by the Plan Commission, and provided Todd and Kathy Pieper become the property owners. Motion carried.

#### **Pieper Site Plan and Plan of Operation**

G. Yerke said he has concerns about the driveway grade and wants more of the product grown on the property.

Motion by R. Schuett, seconded by K. McNelly, to table discussion of the Site Plan and the Plan of Operation to the March Plan Commission Meeting. Motion carried.

#### **FISCHER DOG RESCUE CONDITIONAL USE RENEWAL**

T. Schwecke reported the Police Department has not received any complaints regarding the dog rescue operation during the past year.

Motion by B. Holtz, seconded by P. Topczewski, to approve the Fischer Dog Rescue Conditional Use Renewal. Motion carried.

#### **SCHUETT CONDITONAL USE REVIEW**

T. Schwecke reported the Police Department did not have any concerns regarding traffic and parking issues on the Schuett property.

Motion by P. Topczewski, seconded by B. Holtz, to approve the Schuett Conditional Use Annual Traffic Review. Yes: 5. Abstain: R. Schuett. Motion carried.

G. Yerke questioned if R. Schuett would have access during the STH 83 expansion.

R. Schuett said the new road will be completely west of the existing STH 83 and his access will be flat to the road rather than the present grade.

G. Yerke said the Chamber and Village of Mukwonago are planning a meeting with the State DOT on February 22, 2011 at 5:30 p.m. at the Village Hall to discuss the traffic flow during the STH 83 expansion.

#### **TOWN OF MUKWONAGO SALT SHED**

D. Dubey said a salt shed is allowed by right in a P-1 district.

J. Macy said, generally, a Site Plan and Plan of Operation are required to get a building permit for any building other than a residence. After a review of the Town Code,

J. Macy determined a Site Plan and Plan of Operation would be required in the Town of Mukwonago.

G. Yerke questioned if a DNR permit is required.

DPW Foreman R. Peterson said a DNR permit is not required because the proposed salt shed is enclosed.

D. Dubey said there will be a holding tank (catch system) so the pad drains into the tank.

R. Peterson said the salt shed will be 50' x 64' with a gambrel roof with a large door that a quad axle truck can fit through. Life expectancy of the shed is 50 years. Salt shed will have a catch system and have a 50' setback.

R. Schuett questioned if a Public Hearing was held.

D. Dubey said the Town Board did not think they needed a Public Hearing.

K. McNelly asked if there will be any monitoring wells.

R. Peterson said no monitoring wells are required.

K. McNelly said when washing down trucks there needs to be a catch system.

J. Macy said North Prairie had a problem with the County salt shed causing water contamination.

G. Yerke questioned the hours of operation. He said if this was a private individual, he would have to answer his neighbor's questions.

R. Schuett said the rules for the Town residents should be the rules for the Town Board.

G. Yerke said if this salt shed was a private citizen's request he would be looking for: DNR permits, grading plan, time of operation, screening, how many yards of salt (truckloads), road built to handle the trucks.

Consensus of the Plan Commission that the salt shed needs:

- 1) Plan of Operation
- 2) Site Plan
- 3) Include washing area with catch system
- 4) DNR letter
- 5) Long term plans
- 6) Monitoring wells
- 7) If a Public Hearing is not required, to inform nearby neighbors  
(D. Roberts and first 4 or 5 homes in Jericho Ridge)

#### **NEW LOTS CREATED**

No report

#### **CORRESPONDENCE**

No discussion

Motion by K. McNelly, seconded by R. Schuett, to adjourn at 7:58 p.m.

Motion carried.

Katherine W. Wilson  
Town Clerk  
Town of Mukwonago