

TOWN OF MUKWONAGO PLAN COMMISSION

MARCH 2, 2011

The Town of Mukwonago Plan Commission was called to order at the Mukwonago Town Hall, W320 S8315 Beulah Road, Mukwonago, WI at 6:30 p.m. Interim Chairman P. Topczewski said the meeting was noticed.

Present: Commissioners M. Hintz, K. McNelly, R. Schuett, G. Yerke and Interim Chairman P. Topczewski.

Others Present: Supervisors B. Lawn and T. Stefanowski. Attorney J. Macy, Planner T. Schwecke, Engineer S. Sullivan, DPW Foreman R. Peterson, Building Inspector S. Johnson and Clerk K. Wilson.

Absent: Chairman D. Dubey, Supervisor F. Leppin and Commissioner B. Holtz.

Motion by K. McNelly, seconded by R. Schuett, to approve the February 2, 2011 Plan Commission Minutes as written. Motion carried.

Motion by R. Schuett, seconded by G. Yerke, to approve the November 17, 2010 Special Plan Commission Minutes as written. Motion carried.

PIEPER SITE PLAN AND PLAN OF OPERATION

Site Plan

T. Schwecke said the Site Plan only covers the first one-third of the property. He said the parking lot has been relocated and the Town Engineer has verified that the driveway and new location for the parking lot meet Town requirements. He said the septic drain field, sign placement and a scaled inset map are included on the Site Plan dated February 28, 2011.

Motion by K. McNelly, seconded by R. Schuett, to approve the Pieper Site Plan dated February 28, 2011. Yes: 4. No: M. Hintz. Motion carried.

Plan of Operation

G. Yerke suggested having more than one paid employee listed in the Plan of Operation. T. Schwecke said the Conditional Use was approved with one paid employee. The Plan of Operation Section D could be amended to read “one paid employee at any given time”. M. Hintz questioned when group tours would occur.

T. Schwecke said the Conditional Use Order did not limit when tours can occur.

Motion by G. Yerke, seconded by K. McNelly, to approve the Pieper Plan of Operation subject to “one paid employee at any given time” being added to Section D.

Yes: 4. No: M. Hintz. Motion carried.

T. Schwecke said the Conditional Use Order has been approved by the Town.

J. Macy reviewed the order and revisions need to be made before the document can be signed.

BARBARA VOLLMER – DISPOSAL OF EXCESS SOIL FROM STH 83 RECONSTRUCTION PROJECT

According to the Town Planner’s Staff Report, Barbara Vollmer owns a 20-acre parcel on the northwest corner of Sugden Road and STH 83. One of the contractors

working on the STH 83 reconstruction project would like to place 130,000 cubic yards of fill on the property. The existing topsoil will be removed in 5-acre sections and replaced when the area has been filled. T. Schwecke said the only section of the Zoning Code that would apply to this project is Section 82-12 Preservation of Topography. His primary concern is the effect of the project on the drainage on the property and off-site.

Town Engineer S. Sullivan said he reviewed the project and does not think the project will negatively affect the drainage. His review letter said septic systems should not be installed over fill material, thus, the property with fill material could never be subdivided. K. McNelly said a former quarry area on Road X is being used by WeEnergies as a staging area.

T. Schwecke said he told WeEnergies they would need a Conditional Use to use the Kincaid property as a staging area.

P. Topczewski will sign the Town Complaint Form for the violation.

Tim Peterson, representing the contractor James Peterson Sons, Inc., asked if there were any questions.

G. Yerke questioned how they would get to the property and what they would do with the ditch.

T. Peterson said they would be coming directly off of STH 83. They would not be using Sugden Road. The DNR and DOT has now said the ditch can be filled. He said there would be a new ditch on the west side of the new STH 83 so the northern properties would have a place to drain. Also, the drainage along Sugden Road will be adequate.

T. Schwecke said the Vollmer Conditional Use is on the Town Board Agenda to be terminated.

J. Macy questioned how they planned on doing the project.

T. Peterson said they section off a 5-acre area to keep stormwater to a minimum. The fill material will be brought in, top soil applied and seeded. He said the DNR and DOT will be overseeing the project and the site will be closed up (project completed) by November 18, 2011.

S. Sullivan was concerned about the hydric soils along STH 83 and how the contractor will access the site to unload the fill material.

J. Macy asked if the contractor was going to replace part of Sugden Road.

T. Peterson said they usually redo 100' of the Town road in a situation like this.

He said the DOT will keep the existing blacktop on STH 83 as long as possible for easier access to properties.

Motion by R. Schuett, seconded by K. McNelly, to authorize the change of topography on the Barbara Vollmer property at S78 W30182 Sugden Road as proposed subject to the following:

- 1) Videotaping of Sugden Road along the Vollmer property to the satisfaction of the Town Engineer
- 2) Termination of the Vollmer Conditional Use
- 3) Final plans approved by the Town Engineer
- 4) Plans conform with the March 2 presentation
- 5) Reimbursement of Professional Fees

Motion carried.

S. Sullivan said the Paser review will be completed this spring.

T. Peterson said the Department of Transportation will have a field office at the northwest corner of STH 59 and STH 83.

MIKE AND CINDY KUTSCHENREUTER – CONCEPTUAL LAND DIVISION

Mike and Cindy Kutschenreuter would like the Plan Commission's comments regarding their proposed land division. C. Kutschenreuter said they would like to split their 20.3 acre parcel into four lots. They have been working with the Town Planner and the County Public Works Department. They would put in a cul-de-sac on their property and it would be extended when the adjoining properties develop. County said the road has to be across from the Lauren Park entrance and there would need to be a deceleration lane. She said there is a 25' gas line easement on their east lot line. M. Kutschenreuter said the gas company said a road can be constructed over the easement.

T. Schwecke said some form of drainage basin would be required for development.

M. Kutschenreuter said they are looking into the future three to five years down the road and investigating what they can do with their property. When they develop, he would be retiring and getting rid of the Conditional Use.

S. Sullivan said stormwater storage is usually on an outlot. Depending on the size of the retention pond, Lot 4 may have to be eliminated and be an outlot. There may only be three lots in the development. He said the retention pond would be OK on the 7.17 acre Lot 1.

Consensus of the Plan Commission:

- Layout looks good under the current rules/zoning code

- If the property is developed as lots, the Conditional Use Permit should be terminated

- Be careful that Lot 4 does not get smaller than 3- acres

- 2 ½:1 depth to width ratio is being followed

- Placement of stormwater storage will determine the lot configuration

T. Schwecke said this is the conceptual review. He said to continue the process, Kutschreuter would need to hire a surveyor and do the Checklist, write the Developer's Agreement and acquire a Letter of Credit.

TOWN OF MUKWONAGO SALT SHED

At last month's meeting, Plan Commission asked for more information regarding the salt shed the Town is planning to build in the Town Park.

DPW Foreman R. Peterson said he talked to the County DPW and they wash their trucks inside and runoff goes into the sanitary system. Our contractors will not wash here, they will go to their own shop.

R. Schuett asked if the neighbors have been informed.

R. Peterson said Roberts know about the salt shed.

R. Schuett thinks the nearby neighbors in Jericho Ridge should be informed, also.

K. McNelly questioned if there would be monitoring wells.

S. Sullivan said there would be soil borings done at the beginning of construction.

R. Peterson said the groundwater depth is 23'.

G. Yerke said he is not a firm believer that the Town Park is the place for the salt shed.

He said the park was donated and three commercial sheds in the Town Park does not seem like the right fit.

K. McNelly questioned if the Town could really build this salt shed on dedicated park land. T. Schwecke will research the subdivision and the dedication.

R. Peterson will speak with property owners in Jericho Ridge (the first three homes whose backyards are adjacent to the Town Park.) about the salt shed.

NEW LOTS CREATED

According to the Assessor's Report, there were no new lots created in the Town of Mukwonago in February.

G. Yerke asked that the Plan Commission be consistent with requests regarding fill.

Motion by K. McNelly, seconded by R. Schuett, to adjourn at 8:05 p.m.

Motion carried.

Katherine W. Wilson
Town Clerk
Town of Mukwonago