

**TOWN OF MUKWONAGO JOINT PLAN COMMISSION AND TOWN BOARD
PLANNING SESSION
MAY 5, 2010**

The Joint Town of Mukwonago Plan Commission and Town Board Planning Session was called to order at the Mukwonago Town Hall, W320 S8315 Beulah Road, Mukwonago, WI at 6:38 p.m.

Chairman D. Dubey said the meeting was noticed.

Present: Commissioners B. Holtz, K. McNelly, R. Schuett, Supervisor P. Topczewski and Chairman D. Dubey.

Supervisors F. Leppin and T. Stefanowski.

Others Present: Attorney J. Macy, Planner T. Schwecke, Building Inspector S. Johnson and Clerk K. Wilson.

Absent: Commissioner M. Hintz and G. Yerke and Supervisor B. Lawn.

Motion by P. Topczewski, seconded by F. Leppin, to approve the April 7, 2010 Planning Session Minutes as written. Motion carried.

BORROW SITE EXEMPTION FOR ROB SCHUETT

T. Schwecke said last year the State legislature passed 2009 Wisconsin Act 28, which, among other things, exempted certain borrow pits from local zoning regulations. To qualify for this exemption, the borrow material must be used on a State highway construction project and the site must be near the project. The owner needs to reasonably restore the site and comply with any noise abatement or landscaping required by the governing body. Although this exemption is set to sunset on July 1, 2011, the road interests are hoping it is extended or made permanent.

T. Schwecke informed the group that Musson Brothers Contractors will be establishing a borrow site on Rob Schuett's property on CTH I for a road project they are working on in the City of Waukesha. Work will start May 5, 2010 and should conclude by late summer.

R. Schuett said the material will be used for the Road X State project by Fox Run.

OMNIBUS ZONING CODE AMENDMENT (Section 82-21(f)(27) through 82-108)

The Plan Commission and Town Board reviewed the Omnibus Zoning Amendment page by page beginning with page 82-78. They reviewed the following topics:

- 1) Public and commercial refuse disposal sites
- 2) Public and semi-public structures and uses

- 3) Quarrying
- 4) Restaurants, supper clubs, lake resorts, taverns and similar uses
- 5) Towers
- 6) Other uses
 - Discussion regarding changing other uses to specific uses such as Landscaping business, Bed and Breakfast etc. Some present Conditional Uses are in the “Other uses” category such as Movrich’s Conditional Use and Schuett’s Conditional Use.
 - No decision – have to think about the change.
- 7) Building location
- 8) Height regulations
- 9) Area regulations
 - Discussed change that involves duplexes and condos
- 10) Accessory buildings and structures
 - Discussion of polystructures and allowing them for mini-greenhouses, general farm operations and salt sheds on Town-owned land but not allowing polystructures for vehicle storage.
- 11) Utility cabinets will be combined with Special Uses to form one section entitled “Special Uses”
- 12) Off-street parking
- 13) Off-street loading and unloading
- 14) Signs
- 15) Airport safety zone
- 16) Mobile homes and recreational vehicles
- 17) Establishment of districts
- 18) Zoning map
- 19) C-1 District
 - a) Permitted uses
 - b) Specific prohibited activities
 - c) Height regulations
 - d) Area regulations
 - e) Agricultural preservation tax credit program
- 20) EFO Existing Floodplain Overlay District
 - a) Purpose and intent
 - b) Permitted uses
 - c) Height regulations
- 21) A-E Exclusive Agricultural Conservancy District
 - a) Purpose
 - b) Permitted uses
 - c) Conditional Uses
 - d) Building location
 - e) Height regulations
- 22) A-P Agricultural Land Preservation District
 - a) Purposes
 - b) Lands to be included in district
 - c) Permitted uses

- d) Conditional Uses
- e) Building location
- f) Height regulation
- g) Area regulation

J. Macy said this section has to be rewritten when the County does their rewrite.

Extensive discussion of A-P zoning and State Ag Preservation Program with no clear understanding of what exactly it means for Town of Mukwonago properties in A-P zoning. T. Schwecke will research A-P for the next Planning Session.

23) A-T Agricultural Land Preservation Transition District was eliminated

NEXT MEETING DATES AND AGENDA ITEMS

The next Planning Session will be held on June 2, 2010 following Plan Commission with discussion beginning with R-H Rural Home District on page 82-135.

Motion by F. Leppin, seconded by T. Stefanowski, to adjourn at 9:10 p.m.
Motion carried.

Katherine W. Wilson
Town Clerk
Town of Mukwonago