

TOWN OF MUKWONAGO
PLAN COMMISSION MINUTES
WEDNESDAY, APRIL 6, 2011 – 6:30 p.m.
TOWN HALL, W320S8315 BEULAH ROAD

Chairman D. Dubey called the Joint Plan Commission and Town Board to order and the meeting has been noticed.

Roll Call – Chairman D. Dubey; Commissioners M. Hintz, B. Holtz, K. McNelly, G. Yerke, R. Schuett, Supervisor P. Topczewski. Also present: Supervisor B. Lawn; Supervisor T. Stefanowski; Attorney J. Macy; T. Schwecke, Planner; K. Karalewitz, Town Administrator; K. Wilson, Town Clerk.

RAINBOW SPRINGS GOLF COURSE

Chairman Dubey stated Senator Lazich contacted him stating she may possibly be drafting legislation to grant exception to Knowles-Nelson restriction description on the land to allow Rainbow Springs Golf Course to open.

Chairman Dubey explained the Plan Commission will take action on this item and then will recess and the Town Board will discuss and act on this item as well

Chairman Dubey stated correspondence was received from:

Mukwonago High School Golf Course Coaches in favor of Golf Course Open
Friends of Mukwonago River – against having Golf Course Open
Golf Course Owners of Wisconsin – not in favor of Golf Course Opening
Kettle Moraine Golf Club – in favor of having golf club at their facility
Broadlands Golf Club – in favor of having golf club at their facility
James McNelly, Aquatic Biologist – advocating to close the golf course

Discussion was held and reasons for not opening the golf course were stated as follows:

- Much effort went into preserving the land
- The golf course operation is not consistent with Smart Growth Plan
- Not appropriate at this late stage after the state gets financing and acquires the land to go back and consider re-opening the course
- Not consistent with the Waukesha County Green Space Plan
- Conflicts with Mukwonago River Watershed Protection Plan prepared by SEWRPC with which the Plan Commission is implementing. Included are removing the culverts restricting the river and that a natural buffer needs to be implemented to reduced unfiltered runoff into the river. Protections of the water are warranted
- The area is in wetlands and floodplains and golf course would not be allowed under the current land use and zoning ordinances
- A taxpayer subsidized golf course is not desired because it is on public property and the golf course would be exempt from property taxes
- There are other golf courses in the area

Motion by Commissioner McNelly, second by Commissioner Hintz to recommend to the Town Board that the Town Chairman send a letter to Senator Lazich opposing the opening of Rainbow Springs Golf Course along with all attachments be included as addendums and also a copy be sent to State Representatives, Waukesha County, Waukesha County Board of Supervisors and Wisconsin Dept of Natural Resources. All ayes; motion carried.

Motion by Commissioner Schuett, second by Supervisor Topczewski to recess Plan Commission at 6:44 p.m. All ayes; motion carried unanimously.

The Plan Commission reconvened at 6:46 p.m.

MUKWONAGO RIVER WATERSHED PROTECTION PLAN

A Presentation was given by Dr. Jeffrey Thornton of SEWRPC gave a brief overview of the Mukwonago River Watershed Protection Plan.

Tim Schwecke, and Dr. Thornton, led discussion on implementation activities in the Town regarding Mukwonago River Watershed Protection Plan:

- Page 237, Protection of Wetlands apply same minimum protection as wetlands that are currently applied to lakes – min. of 75 ft. wetland setbacks of structures.
- Page 237, Creating Mukwonago River Protection Overlay District
- Page 241, Environmental Corridor already being done
- Page 242, when lands are converted from rural to urban (already being done); establishment of buffers and location open space adjacent to existing areas.
- Page 243, limiting new road crossings
- Page 244, ground water recharge areas and internally drained areas
- Page 247, groundwater conditions when locating buildings; avoid locating structures in areas prone to flooding
- Page 248, Use of SEWRPC rainfall frequency data
- Page 252, review of road salt/sand use (Infiltration)
- Page 255, encouragement of participation of local government creating awareness for the public
- Page 266, key priorities

Ezra Meyer, President of Friends of the Mukwonago River asked to be heard; there was no objection. He questioned how stormwater is managed on developments. Enforcement is the Waukesha County Stormwater Management Plan.

Commissioner Yerke asked that decisions be made after Dr. Thornton has put this plan together with the overlay district.

MINUTES

Motion by Commissioner Yerke, second by Commissioner McNelly to approve the minutes of March 2, 2011. All ayes; motion carried. Commissioner McNelly thanked Kathy Wilson.

SECOND DRAFT OF THE OMNIBUS ZONING CODE REVISION

Tim Schwecke led discussion on Page 82-88:

- Further study of setback averaging
- Modify Land Use Plan to allow R-3 around Spring Lake

ADJOURNMENT

Motion by Commissioner Schuett, second by Commissioner McNelly to adjourn at 8:51 p.m. All ayes; motion carried.

Respectfully submitted,

Kathy Karalewitz
Town Clerk

Approved: 5/4/11