

TOWN OF MUKWONAGO

PLAN COMMISSION MEETING MINUTES

WEDNESDAY, JULY 6, 2011 – 6:30 P.M.

Chairman Dubey called the Plan Commission meeting to order at 6:34 p.m.

Present: Chairman Dubey; Commissioners, Hintz, Holtz, McNelly, Yerke, supervisor Topczewski; Commissioner Schuett was absent. Also present: Tim Schewecke, Planner; J. Macy, Attorney; K. Karalewitz, Town Administrator.

MINUTES

Attorney Macy stated correction in minutes under Amendment for Conditional Use for Reggies Chairman Dubey directed staff to draft “Conditional Use” not Site Plan.

Motion by Supervisor Topczewski, second by Commissioner McNelly to approve the minutes of May 4, 2011 as amended. All ayes; motion carried.

Motion by Supervisor Topczewski Peter, second by Commissioner McNelly, to approve the minutes of June 1, 2011 and Joint Planning Session Minutes of June 1, 2011. All ayes; motion carried.

AMENDMENT OF EXISTING CONDITIONAL USE APPROVAL FOR LAKEVIEW  
Chairman Dubey asked if applicant or anyone representing the applicant was present at the meeting. The applicant did not appear.

Motion by Supervisor Topczewski, second by Commissioner McNelly to recommend to Town Board denial of Conditional Use Amendment for Reggies Lakeview located at W299S10560 Phantom Woods Road based on the following:

- ✓ There is a closed sign on the front door of the business
- ✓ The piers have been taken out
- ✓ No one appeared at the Plan Commission Meeting regarding this matter

All ayes; motion carried. This is not action to terminate existing Conditional Use, but recommending denial of the application to amend existing conditional use. All ayes; motion carried.

Motion by Commissioner McNelly, second by Supervisor Topczewski to deny the Site Plan/Plan of Operation based on insufficient application. All ayes; motion carried.

The Plan Commission made recommendation to Waukesha County to deny the Conditional Use Amendment if the petitioner did not file a written extension to the

County Park and Land Use by July 6, 2011. That did not occur, therefore there is no need to act on this item.

**CONCEPTUAL REVIEW OF DESIGNATION OF BUILDING ENVELOPE IN THE ENVIRONMENTAL CORRIDOR PURSUANT TO SEC. 82-125(d)(2) OF THE ZONING CODE AND RELATED COMBINATION OF ADJOINING PARCELS – STEVEN O'BRYAN (LAKEWOOD FARMS)**

Mr. Steven O'Bryan, petitioner, appeared in front of the Plan Commission and presented an overview of the plan.

Tim Schwecke, Planner, gave an overview of the request for building envelope in the environmental corridor.

Discussion held regarding Section 83-125(d)(2) of the Zoning Code.

The following is a list of Conditions on Preliminary Granting of Exception to Building in the Environmental Corridor:

- ✓ Maximum of impervious surface
- ✓ Guarantee there will be future conservation easement
- ✓ Nine (9) lots must be maintained by corporation
- ✓ No further lot divisions
- ✓ Creation of Environmental Corridor

Motion by Commissioner Holtz, second by Supervisor Topczewski to allow County Supervisor Pam Meyers to speak. There was no objection.

**HEIGHT INCREASE FOR ACCESSORY STRUCTURE – THOMAS DOMBROWSKI**  
Thomas Dombrowski, petitioner, appeared and explained the use of the building and stated it is suitable for the neighborhood.

Motion by Commissioner McNelly, second by Commissioner Holtz to approve the height increase as long as it fits the neighborhood and is built in compliance with the presentation given tonight and the building may not be used for commercial purposes. All ayes; motion carried.

**ADJOURN**

Motion by Supervisor Topczewski, second by Commissioner McNelly to adjourn at 8:10 p.m. All ayes; motion carried.

Respectfully submitted,

Kathy Karalewitz  
Town Administrator/Clerk-Treasurer