

President Wagner called the Plan Commission to order on January 15, 2001 at 7:00 p.m. Members present: WAGNER, RUSH, HURM, TOWNSEND, WILM, MEEHAN, and HANKOVICH. Also present: ATTORNEY REILLY and PLANNER HEINIG.

Moved by Rush, seconded by Townsend, to approve the minutes of November 20, 2000. Motion carried without a negative vote.

REZONING OF ANNEXED TOWN ISLANDS: Moved by Hurm, seconded by Rush, to recommend to the Village Board to rezone the annexed town islands from A-1 to R-1, R-2, and B-1, except parcels 1974-923 and 1974-968, which will remain in A-1 zoning. Parcels 1974-923 and 1974-968 are larger undeveloped tracts of land that must be reviewed by Waukesha County for their development compliance within the County's Floodland and Shoreland jurisdiction. Motion carried without a negative vote.

PHANTOM LAKES MANAGEMENT DISTRICT GRANT SUPPORT: District is asking for Village support, there would be no cost to the Village. Moved by Townsend, seconded by Rush, to recommend to the Village Board to support the District in their application for a grant. Motion carried without a negative vote.

WOODLANDS PLAT – TOWN OF MUKWONAGO: Moved by Meehan, seconded by Rush, to recommend to the Village Board to not disapprove the plat as submitted. Motion carried without a negative vote.

D.O.T. PROPOSED PEDESTRIAN BRIDGE ALONG HWY 83: DOT will pay 75% of the cost; Village's cost will be about \$60,000.00. Moved by Wilm, seconded by Hurm, to recommend to the Village Board to proceed with the pedestrian bridge proposal. Motion carried without a negative vote.

ASSOCIATED BANK CERTIFIED SURVEY MAP (CSM): Moved by Townsend, seconded by Meehan, to recommend to the Village Board the approval of the CSM for Associated Bank parcel as submitted. Motion carried without a negative vote.

DeBECK ANNEXATION: Moved by Townsend, seconded by Rush, to recommend approval of the annexation request, contingent upon no land located in the Town of Vernon being included in this petition and that the land description closes. Motion carried without a negative vote.

MUKWONAGO AREA CHAMBER OF COMMERCE SIGN: Sign will be located at 715 Main Street. Moved by Hurm, seconded by Rush, to recommend to the Village Board the approval of the sign as requested. Motion carried without a negative vote (Meehan abstained).

BIELINSKI PROJECT NAME: Moved by Rush, seconded by Townsend, to deny the plat name of 'Meadowland' as proposed. Name should not be duplicated or near the same name as other subdivisions in the Village. Motion carried without a negative vote.

HIGHWAY 83 PARKING STUDY: Moved by Townsend, seconded by Hurm, to table the study for 9 months, or to bring it back sooner if required. Village needs to look at how the bypass is working and if the development of Associated Bank has parking problems.

BLUE BAY RESTAURANT EXPANSION: The Engineers need to review the plan for storm water management and the architect needs to improve the plans. Item will be placed on the next Plan Commission agenda.

EDC REQUEST FOR INDUSTRIAL PARK: Moved by Wilm, seconded by Hurm, to leave the set back ordinance as is and if new park is developed then have the committee review it. Motion carried without a negative vote.

PLANNERS REPORT:

Sidewalk width that was previously discussed is for new developments in the Village. Planner is still reviewing this item. The Village bypass construction is still on schedule. The State is looking as revising the TIF laws.

Moved by Rush, seconded by Wilm and carried to adjourn the meeting at 8:27 p.m.

Bernard W. Kahl
Village Clerk

President Wagner called the Plan Commission to order on February 19, 2001 at 7:00 p.m. Members present: WILM, HANKOVICH, TOWNSEND, RUSH, HURM, MEEHAN, & WAGNER. Also present: Attorney Reilly.

Moved by Rush, seconded by Townsend, to approve the minutes of the January 15, 2001 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

BLUE BAY RESTAURANT EXPANSION – Moved by Rush, seconded by Hurm, to recommend to the Village Board to approve the Site Plan and Architectural Facades as submitted contingent upon approval from the Village Engineer for storm water management conformance and upon approval of the State of Wisconsin and upon submission of a final signage plan. Motion carried without a negative vote.

DEBECK ANNEXATION – Waiting for response from petitioners Attorney. Item will remain on the agenda.

NEW BUSINESS:

R-7 REZONING PETITION [FRITZ/MINOR FARMS] – *Developer* will check on the cost of brick texture for the walking path [sidewalk]. Rush is opposed to open ditches. Townsend is opposed to walkway next to road. All other members found the plan acceptable. Department heads discussed the issue of the walkway and open ditches; their final consensus was to approve the plan as submitted. This type of development is supposed to blend into the Town developments as specified in the Village Master Plan. Moved by Meehan, seconded by Hurm, to recommend to the Village Board the approval of the rezoning of lands from A-1 [Agricultural District] to R-7 [Single Family Intermediate Residential District] in accordance with the Master Plan. Motion carried on a vote of 5 ayes and 2 nays [Rush & Townsend voting 'no'].

SUBDIVISION ON COUNTY GARAGE LAND – EAGLE LAKE AVENUE AREA – Waukesha County will do a joint hearing with the Village on the rezoning. Lots are 14,000 square feet. \$135,000 range for housing. This is a 5-acre parcel with 9 lots; they may only be able to get 8 lots in order to meet setbacks. This is affordable housing project, 3 different building plans with attached garages. Plan Commission members are okay with the proposed development. Village will be notified of the date for the joint hearing.

President Wagner presented the housing stats for information purposes. President Wagner gave the update on the By-Pass project.

Moved by Wilm, seconded by Hurm and carried to adjourn the meeting at 8:51 p.m.

Bernard W. Kahl
Village Clerk

President Wagner called the Planning Commission meeting to order on March 19, 2001 at 7:00 p.m. Members present: MEEHAN, RUSH, TOWNSEND, WILM, HURM, & WAGNER. Excused: HANKOVICH. Also present: Planner Heinig and Attorney Reilly.

Moved by Rush, seconded by Wilm, to approve the minutes of the February 19, 2001 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

R-7 CROSS-SECTION – President Wagner appointed an Adhoc Committee to review this and bring a recommendation back to the Plan Commission. Members are: Rush, Townsend, Meehan, Hankovich, and Heinig. Mr. Jon Speeris would also like to attend.

DEBACK ANNEXATION – Waiting for Mr. DeBack's Attorney to file the necessary papers with the Village so we may proceed.

NEW BUSINESS:

BY-PASS WETLAND MITIGATION – DNR will allow entrance from Bypass east to balance of parkland for recreational purposes. Moved by Townsend, seconded by Wilm, to recommend to the Village Board to support the DNR recommendation of site 17A for wetland mitigation and approve Resolution 2001-13. Motion carried without a negative vote.

WETLAND CORP PERMIT – Moved by Townsend, seconded by Rush, to recommend to the Village Board the approval of Corps Permit & 00-07905-JBK for the Mukwonago Bypass. Motion carried without a negative vote.

32-UNIT PUD DEVELOPMENT – Item was referred to future meeting when addition information is presented for review.

ORTHODONTIST OFFICE – Location of Offices is on Highway NN, across street from DPW Garage. Item was placed on hold for more information.

CINGULAR TOWER/EQUIPMENT HOUSE – Location is at 981 Greenwald Court. The Plan Commission does not support aesthetics of the structure. If something is different we would like to see it.

EMPIRE LEVEL-SIGNAGE – Signage for Building #3. They have used their signage on the first two buildings. Signage is within the agreement previously signed with Empire and the Village.

HISTORIC PRESERVATION – Plans were submitted for the Shell Station at the corner of Pearl Street and N. Rochester Street. Proposed use was for a Quick Lube on one side and Coffee & Bagel shop on the other. Consensus of the Commission members is to support the Historic Preservation Commission recommendation to deny that use.

PLANNERS REPORT: Work will begin on some type of standard for color use on commercial buildings in the Design Sensitivity Area. Historic Preservation Commission will move forward with a recommendation.

Dennis O'Bryan of 169 Baron Road asked about the Park Improvements and blacktopping of the road. He was referred to the Public Works Chairperson and the Health & Recreation Chairperson.

Moved by Townsend, seconded by Wilm and carried to adjourn the meeting at 9:45 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called the Plan Commission to order on April 16, 2001 at 7:00 p.m. Members present: HANKOVICH, HURM RUSH, MEEHAN, & WAGNER. Members excused: TOWNSEND & WILM. Also present: Planner Heinig & Attorney Reilly.

Moved by Rush, seconded by Hurm, to approve the minutes of the March 19, 2001 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

DEBACK ANNEXATION – Moved by Hankovich, seconded by Rush, to recommend to the Village Board the approval of the DeBack annexation subject to the Village Engineers verification of the legal description. Item will be submitted to the Village Board at the May 1, 2001 meeting. Motion carried without a negative vote.

CINGULAR TOWER/EQUIPMENT HOUSE-981 GREENWALD COURT - Moved by Hankovich, seconded by Rush, to recommend approval of construction of the proposed equipment house building. Motion carried without a negative vote.

R-7 CROSS SECTION – Moved by Rush, seconded by Meehan, to recommend to the Village Board to change the zoning for the Fritz-Minor property on County Trunk LO from A-1 to R-4 (PUD) and to develop the subdivision with the standards of the R-1 Zoning Code. Motion carried without a negative vote.

NEW BUSINESS:

32 UNIT CONDOMINIUM ON HIGHWAY 'NN' – Site will have 4 building with 8 units each. There will be 4 parking stalls per unit plus an additional 8 stalls in the complex. Sidewalks will be installed from the east end of the property to Highway 83. Each unit will have a 2 car attached garage. Parcel size is 3.154 acres and approximately 1.4 acres will be green space. Parking lot will be curbed. Lower units will have 1550 square feet finished and the upper units will have 1750 to 1800 square feet. All units will have fireplaces. Moved by Rush, seconded by Meehan, to conceptually approve the plan and to proceed with the next step. Motion carried without a negative vote.

The new Orthodontist Office and the M-6 Zoning Ordinance will be left on the agenda for further review and discussion.

Rezoning petition of the County Land (located on Westside Avenue) will be held on May 15, 2001.

Moved by Rush, seconded by Hurm and carried to adjourn the meeting at 7:59 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called the meeting of the Plan Commission to order May 14, 2001 at 7:00 p.m.
Present: FICKAU, MEEHAN, HANKOVICH, TOWNSEND, WILM, HURM & WAGNER.
Also present: Attorney Reilly and Planner Heinig.

Moved by Townsend, seconded by Wilm, to approve the minutes of the April 16, 2001 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

M-6 ZONING HISTORY – Discussion was held on how the zoning was changed in the Industrial Park. Fickau, Meehan, Wilm and Hurm felt that the Industrial Park owners purchased the property and then found out some years later that they could no longer expand their building because the setbacks were changed. Hankovich, Townsend, and Wagner felt that the zoning should stay as was adopted back in 1996. There was no further discussion on this issue.

NEW BUSINESS:

ELEGANT FARMER SMILING FACE – Moved by Wilm, seconded by Hurm, to approve placement of the Smiling Face on the Elegant Farmers barn. Motion carried without a negative vote.

DENTISTRY SIGN – Moved by Fickau, seconded by Hurm, to approve the proposed Dentistry Sign for Family Dentistry of Mukwonago. Request also needs a variance from Board of Building and Zoning Appeals. Motion carried without a negative vote.

R-2 JOINT REZONE WITH COUNTY – Public Hearing will be tomorrow night at 7:30 p.m. This involves 8 lots and zoning change from A-1 to R-2.

PLANNERS REPORT:

Impact fee for Police and Fire will be on the next Plan Commission agenda. Proposal will be for \$500.00 for the two departments. Planner will be working on minor changes to the Village's Residential Zoning Codes. Report was given on the creation of TID #2 for the downtown area. List of general improvements was submitted for informational purposes.

Moved by Townsend, seconded by Wilm and carried to adjourn the meeting at 7:45 p.m.

Bernard W. Kahl, MMC
Village Clerk

Clerk Kahl called the Plan Commission meeting to order at 7:04 p.m. on June 18, 2001. Members present: FICKAU, MEEHAN, HANKOVICH, TOWNSEND, WILM, & HURM. Member excused: WAGNER. Also present: Planner Heinig and Attorney Reilly.

Moved by Townsend, seconded by Wilm, to nominate John Meehan as acting Chair. Motion carried without a negative vote.

PUBLIC HEARING ON REZONING WITH WAUKESHA COUNTY:

Richard Mace of Waukesha County Park & Planning was present to represent the County. Property location is on Westside Avenue and is referred to as the former Waukesha County Garage. Request for rezone is from A-1 to R-2. After the Village action the County will determine whether to change the zoning from R-2 to R-3. Public Hearing was opened at 7:07 p.m. Citizen comments:

RICHARD PEARSON; 305 EAGLE LAKE AVENUE – He has concerns over water retention, topo map is not accurate, and there is a difference between pond and surrounding lots. Ravine on the property is 16 feet deep. There is buried debris on the property, which has not been addressed. Standing water currently drains into the site and how will it drain once the retention pond is developed. This area needs larger lot sizes.

WADE BRUESER; 387 EAGLE LAKE AVENUE – Opposed because of the water drainage issue.

TODD MICKLE; 316 LAKE STREET – What is going to be done to clean up the ground water? Mr. Mace will look into that to make sure everything has been done and it has passed through the DNR. Mr. Leppin said he saw a letter from the DNR that the area has been cleaned.

RAYMOND BRUESER; 375 EAGLE LAKE AVENUE – that area was a gravel pit at one time and was filled by the Village with blue clay and tree trunks. Water does not drain through blue clay. This development could flood his property.

BRIAN LANG; 617 CRESTWOOD LANE – Opposed to the development because of the water issues. Sizes of homes are unacceptable. Concerned over the retention pond.

THERESE RATSCH; S83 W27330 WHITETAIL TRAIL – Could this be made for senior citizens housing?

VINCE BLASKE; 412 SPRING STREET – How many homes would fit on this property under the present zoning? Response-6 lots.

Public Hearing was closed at 7:37 p.m.

Moved by Fickau, seconded by Hurm, to approve the minutes of the May 14th meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

JOINT REZONE WITH WAUKESHA COUNTY – The Village would be rezoning the property from A-1 to R-2 (which is the zoning that the County now has on the property). If the Village approves the change of zoning which the county would take as the Village's support for the County change from R-2 to R-3. Moved by Hurm, seconded by Townsend, to recommend to the Village Board to change the zoning from A-1 (Agriculture) to R-2 (Residential). Motion carried on roll call vote as: 4 ayes and 2 nays (Fickau and Wilm voting 'no').

M-6 ZONING DISCUSSION – Meehan moved to recommend to the Village Board that the Village Planner and Village Attorney proceed with an Ordinance to grandfather owners of land that was purchased in the Industrial Park for setback requirements, prior to the changes made in 1996. Seconded by Hurm. Motion carried without a negative vote.

NEW BUSINESS:

DEVELOPER'S AGREEMENT-HAWKS RIDGE CONDOS – Property is located on Highway NN and is already zoned R-4. Sewer will be gravity feed to Highway 83. Water will be looped through the property. Sidewalk goes east to the Pick 'N' Save east lot line. Exterior lighting needs to be reviewed by the Village Planner. One fire hydrant will be public at the request of the Fire Department and Water Utility. There will be enough parking on the site for visitors. Two of the parking stalls may have to be eliminated to provide for handicap parking. Moved by Fickau, seconded by Hankovich, to recommend to the Village Board the approval of the Developer's Agreement contingent upon final reviews by Village department heads and the Village Engineer. Motion carried without a negative vote.

301 LINCOLN AVENUE 66' LOT FRONTAGE – The lot is 66 feet wide and 190 feet deep. This is also going to the Board of Building and Zoning Appeals. They are looking for no other variances. Moved by Townsend, seconded by Fickau, to send to the Board of Building and Zoning Appeals, the Commission's support for this project. Motion carried without a negative vote.

PROPOSED T.I.D. #2 PROJECT PLAN – Moved by Fickau, seconded by Townsend, to recommends that a proposal for T.I.D. #2 be put together. Motion carried without a negative vote. TIF public hearing will be held on June 28th at 7:00 p.m. before the Plan Commission to adopt the project plan. The Village Board will meet right after that to accept the Plan Commission recommendation and adopt the plan. On July 16th the EDC will hold a joint meeting with the Plan Commission after the Plan Commission regular business.

PLANNER'S REPORT: WCEDC Blue Chip Grant was received for \$2,500.00 and the Mukwonago Area Chamber of Commerce will work on the project. Census report information was handed out.

Moved by Townsend, seconded by Wilm and carried to adjourn the meeting at 8:14 p.m.

Bernard W. Kahl, MMC
Village Clerk

The Mukwonago Village Plan Commission was called to order by President Wagner at 7:04 p.m. on July 16, 2001. Members present: WAGNER, HURM, FICKAU, MEEHAN, TOWNSEND, HANKOVICH. Excused: WILM. Also present: Planner Heinig, Attorney Reilly.

Moved by Fickau, seconded by Townsend, to approve the minutes of the June 18, 2001 meeting. Motion carried without a negative vote.

NEW BUSINESS

BOHL & RACE ORTHODONTICS SITE PLAN REVIEW – Moved by Townsend, seconded by Meehan, to approve the Bohl & Race site plan review as proposed. Motion carried without a negative vote.

FAIR WINDS (BIELINSKI) DEVELOPER'S AGREEMENT – PRE-FINAL PLAT – There was discussion on the pre-final draft, but no action was taken at this time.

MUKWONAGO FOOD PANTRY SITE PLAN REVIEW – The food pantry should formally ask for any fees to be waived.

SIGN REVIEW (OZ HAIR) – Planner has no objection. Moved by Townsend, seconded by Fickau, to approve the sign for Oz Hair. Motion carried without a negative vote.

PLANNERS REPORT

Planner Heinig noted that this will be his final Plan Commission meeting for the Village of Mukwonago.

Moved by Townsend, seconded by Fickau and carried to adjourn the meeting at 7:20 pm.

Steve Braatz
Deputy Clerk

President Wagner called the Planning Commission to order on August 20, 2001 at 7:00 p.m. Members present: FICKAU, MEEHAN, HANKOVICH, TOWNSEND, WILM, HURM, & WAGNER. Also present: Attorney Reilly.

Moved by Fickau, seconded by Hurm, to approve the minutes of the July 16, 2001 meeting as presented. Motion carried without a negative vote.

President Wagner informed the public and Commission that no discussion would be held tonight on the rezoning of the current Fire Station property. Plan Commission members were asked to attend the public hearing tomorrow night and then the Plan Commission would make a recommendation at a later date.

OLD BUSINESS:

BIELINSKI-DEVELOPERS AGREEMENT [FINAL DRAFT] – Subdivision is known as Fairwinds. \$20,000 payment for playground equipment to be made to the Village and received after Phase One development. Village would place money in separate account designated playground equipment for Fairwinds. Village would purchase the equipment. Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval of the developer's agreement for Fairwinds, subject to the approval by the department heads, Village Attorney, and Village Engineer. Motion carried without a negative vote.

NEW BUSINESS:

FOOD PANTRY – Color of building will be earth tone and the building will have shutters. There will be a dry detention pond on the south end of property. Moved by Meehan, seconded by Hurm, to recommend to the Village Board to waive all non-bonded fees. Motion carried without a negative vote. Moved by Meehan, seconded by Fickau, to recommend to the Village Board to waive the requirement to install the 8' bike path at this time, contingent upon the Food Pantry signing statement that they understand they will be assessed when the bike path is constructed along Eagle Lake Avenue. Motion carried without a negative vote. Moved by Meehan, seconded by Townsend, that the Plan Commission make a favorable recommendation to the Village Board to accept the Architectural and site plan as submitted. Motion carried without a negative vote.

CITIZEN'S BANK CSM – The Bank purchased the property to the north and they plan on constructing additional parking and storage building for their vehicles. County has agreed to the same access from Eagle Lake Avenue. They will need a variance from the Board of Building and Zoning Appeals. They would like to locate a community sign at the corner of Hwy 83 and LO, they will also need approval from the Board of Building and Zoning Appeals. The CSM is required to make two lots one. Next month they will be back for site approval. They will also need to appear at the Historic Preservation Committee. Property will need to be rezoning [paper work has been filed for this for the September Plan Commission meeting]. Moved by Meehan, seconded by Hurm, to recommend to the Village Board to approve the CSM subject to favorable rezoning of the lot to the north. Motion carried without a negative vote.

ASSOCIATED BANK SIGN – All four signs will meet the allowable square footage. Monument sign will be 7 feet in height. The stop sign would also have language stating 'right turn only'. Moved by Wilm, seconded by Townsend, to approve the signage request as corrected. Motion carried without a negative vote. [No Village Board action is required.]

DESIGN SENSITIVITY AREA [DSA #2 OTHER FEATURES] – Lions were placed on Bayview Road in violation of the requirements of the design sensitivity area. The proper

paperwork has not been submitted. Village Attorney to send certified letter to the property owner that the proper paper work must be submitted to the Plan Commission. Within 5 working days the owner shall submit a modification to the landscaping plan or the items must be removed.

MC ADAM'S PICK 'N' SAVE DRIVEWAY LOCATION – Property was constructed under old ordinances, they will now lose additional green space and not meet the present ordinance requirements. Hardship is caused by the State DOT improvements to the intersection of State Highway 83 and County Highway NN. Moved by Hankovich, seconded by Wilm, to accept the site plan because the State DOT is making improvements to the intersection, which will eliminate one of their driveways, their present driveways and parking lot was constructed under previous ordinance. Motion carried without a negative vote. [No Village Board action is required.]

GREENWALD SIGN – Moved by Meehan, seconded by Wilm, to approve the for sale sign as submitted; an 8' x 12' commercial real estate land sale sign to be placed between the south water tower and the motel; sign may remain for one year and shall be removed sooner if the Building Inspector feels that it is in despair; and will have a 25 foot setback. Motion carried without a negative vote.

Moved by Townsend, seconded by Wilm and carried to adjourn the meeting at 8:38 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

President Wagner called the Planning Commission meeting to order on September 17, 2001 at 7:00 p.m. in the Mukwonago Village Hall. Members present: FICKAU, MEEHAN, TOWNSEND, WILM, HURM, & WAGNER. Excused: HANKOVICH. Also present: Attorney Reilly.

Moved by Fickau, seconded by Townsend, to approve the minutes of the August 20, 2001 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

IMPACT FEE STUDY - Item referred to the Village Engineer for cost.

STREET LIGHTS IN TWO RIVERS SUBDIVISION - Planning Commission members felt that they had no problems with the lights as they are. There were some concerns about the lights staying on and who would be enforcing that rule.

James Burg – Subdivision residents will be electing Board Members for subdivision architectural control and it will be their responsibility to see that the lights are kept on at night. If streetlights are installed in the subdivision, then the property owners will be special assessed for the cost. Three residents spoke regarding the streetlights, 1 in favor and 2 opposed. 6 letters were received and presented, 5 were opposed to streetlights and 1 was in favor. Moved by Fickau, seconded by Hurm, to recommend to the Village Board to accept the lighting in the Two Rivers subdivision as it is currently shown. Motion carried without a negative vote.

BOHL & RACE ORTHODONTICS - Moved by Fickau, seconded by Townsend, to recommend to the Village Board to approve the site plan and building plan as submitted. Motion carried without a negative vote.

NEW BUSINESS:

CHANGE OF ZONING-R-2 TO B-2 – 317 N. ROCHESTER ST - Citizens Bank has purchased the home at the corner of N. Rochester Street & Eagle Lake Avenue and construct garages and storage facility for the bank. They will need approval from the Historic Preservation Committee before they begin work on the site. Moved by Meehan, seconded by Townsend, to recommend to the Village Board to approve the change of zoning as requested. Motion carried without a negative vote.

RHON ROBERTS-ZONING OR PERMITTED USE OF PROPERTY ON HONEYWELL - Commission members felt that the property owner should have his property zoned for the same use now as what the use was before annexation. Village will start the rezoning process.

PRELIMINARY PLAT FOR FAIR WINDS - There are 148 lots, lots are 15,000 square feet or larger in size. A 2-½ acre park site at the north end of the subdivision and will become part of the Village park system. The other out lots will remain the responsibility of the subdivision. Lots on the curve have the width requirements measured at the set back per staff. Construction will begin next year and will consist of 5 phases. Lots for development will be 29-31 lots next year. Village would like to see the ponds dry; developer will work with the Village Engineer on that issue. Need to have comments from department heads for the October meeting. Need comments from the Village Engineer regarding the ponds. Moved by Townsend, seconded by Meehan, to table the preliminary plat for Fair Winds until the Plan Commission in October. Motion carried without a negative vote.

SEMI TRUCK PARKING IN RESIDENTIAL & BUSINESS DISTRICTS - Item was referred to the Clerk, Building Inspector, and one Commission member.

DSA#1 AND SURROUNDING BUFFER ZONE BOUNDARIES - Moved by Wilm, seconded by Hurm, to accept the Historic Preservation Committee recommendation and to recommend to the Village Board, the approval of the revised Design Sensitivity Area #1 as submitted using streets as boundaries instead of going through lots.

COMMENTS FROM THE FLOOR

Izetta Schoenrock, 300 Park Avenue, presented petitions in opposition to rezoning the property as requested by The Redmond Company. She obtained approximately 433 signatures. They were accepted and placed on file in the Clerk's Office. 4 residents spoke on the rezoning; 3 opposed and 1 in favor.

Moved by Wilm, seconded by Townsend and carried to adjourn the meeting at 8:28 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called the Planning Commission to order on October 15, 2001 at 7:00 p.m. Members present: FICKAU, MEEHAN, HANKOVICH, TOWNSEND, WILM, HURM, & WAGNER. Also present: Attorney Reilly and Engineer Peot.

Moved by Fickau, seconded by Hurm, to approve the minutes of the September 17, 2001 meeting as corrected [minutes should read 'Citizens Bank has purchased the property at 317 N. Rochester Street]. Motion carried without a negative vote.

CORRESPONDENCE:

Letter from Waukesha County regarding the County Shoreland and Floodland Protection Ordinance District Zoning Map was placed on file in the Clerk's Office. Letter from Darwin Greenwald in response to the marble lions was placed on file.

NEW BUSINESS:

Petition has been received from Mr. & Mrs. James McCarthy and Mr. & Mrs. Kevin McCarthy for annexation of their land from the Town of Vernon into the Village of Mukwonago. Papers have been sent to the State for review. Item will be referred to the next Planning Commission meeting.

OLD BUSINESS:

FAIR WINDS PRELIMINARY PLAT – Village Engineer Kurt Peot addressed the issue of dry or wet ponds. The Village's Stormwater Ordinance requires water quality and you need a wet pond for that. Do you really want a pond behind those four houses? Who will maintain those ponds needs to be addressed in the developer's agreement. Moved by Wilm, seconded by Townsend, to recommend to the Village Board the approval of the preliminary plat for Fair Winds as submitted and to follow our Stormwater Ordinance, subject to approval by the department heads and Village Engineer as to roads and stormwater detention area, and contingent upon meeting the requirements of Waukesha County Public Works Department, and final plans coming back to the department heads for approval. Motion carried without a negative vote.

CHANGE OF ZONING FROM P-1 TO B-2; VILLAGE FIRE STATION – Ms. Schoenrock presented a petition of 195 signatures and Ms. Lanser presented a petition of 429 signatures. Ms. Lanser and Mr. Cummings presented information on the proposed Walgreen construction in the downtown area.

Meehan – Do the current improvements meet the green space requirements? No.

This plan as submitted, does it meet the green space requirements? Yes, it would meet the B-2 requirements.

Wagner – What is the reading on the traffic? We have added 5% to our estimate.

Fickau – Where will the additional volume of traffic come from? We don't know where it will come from. They usually do it on a 2-3 mile radius.

Wagner – This will not add significant amount of new traffic.

Fickau – Is that a full access on Highway 83? Yes.

What time of day is your heaviest traffic? It is spread through a 14-hour day.

We may have to eliminate parking on the west side of Highway 83.

Meehan – Will bypass eliminate this problem? In theory, yes. Walgreen's expecting 400 plus trips.

Fickau – Are you willing to sign a statement that lights will go off after the 10:00 p.m. closing and if you want to extend the time you will come back to the Village Board? Yes I would. Lights will start going off ½ hour after closing. This will give our employees time to close up and get to their vehicles under some light. The parking lot will have decorative lights.

How will you address that lot becoming a hangout lot? The store manager will police that. Letters of comments were read from residents who supported the change of zoning – Mike Osinski; Rick Debe; and a call received of support from Jennifer Geisler. Letter opposed from Joan Gasser.

Comments from the floor started at 7:58 p.m.

21 people spoke during this time. 11 people spoke in favor of the change of zoning and 10 spoke against the change of zoning. Public comments were closed at 8:33 p.m.

Townsend – I agree with rezoning the property to B-2 because it is in the best interest of the Village.

Hankovich - Under P-1 zoning, Village would have to demolish the building and make it a park. It needs to go to B-2 zoning for value.

Meehan – Master Plan says the best use is B-2 for that property. Is the new Fire Station part of the master plan?

Townsend – Will Redmond negotiate with the Village on the closing date? Yes

Townsend asked that the question be called.

Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval of the change of zoning. Motion carried on a vote of 4 ayes and 3 nays [Wagner, Hurm, & Wilm voting 'no'].

Moved by Wilm, seconded by Townsend and carried to adjourn the meeting at 8:49 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called to order the Planning Commission on November 19, 2001 at 7:00 p.m. Members present: FICKAU, HANKOVICH, TOWNSEND, & WAGNER. Excused: WILM, MEEHAN, & HURM. Also present: Attorney Reilly.

Moved by Fickau, seconded by Townsend, to approve the minutes as submitted. Motion carried without a negative vote.

OLD BUSINESS:

PRELIMINARY PLAT FOR FAIR WINDS – This is the second review by the Village for this development. We are waiting for a letter from the County on this development. Plat will come back to the Commission next month with required changes.

NEW BUSINESS:

U.S. CELLULAR-PROPOSED ANTENNA AT 981 GREENWALD CT – Item is here because of the design sensitivity area. It also will be going to the Board of Building and Zoning Appeals. Moved by Fickau, seconded by Townsend, to send a recommendation to the Board of Building and Zoning Appeals, that the Plan Commission approves the design and that it fits into the area. Motion carried without a negative vote.

SIGN APPROVAL-CREATIVE BY NATURE-204 S. ROCHESTER ST - The Historic Preservation Committee recommended approval of the sign with modifications. The pickets will be closer together and the letters are more definite. Sign will be 2' x 10' and it meets the color and size. There are less than 5 base colors. Moved by Fickau, seconded by Townsend to approve the sign request for Creative by Nature. Motion carried without a negative vote.

FORMER ASSOCIATED BANK-306 N. ROCHESTER-TOM BERG – Bank is located in the Design Sensitivity Area and Fire District. The drive through window and canopy will be removed. Will do landscaping on the north side to replace parking lot. Historic Preservation Committee has recommended approval. Moved by Townsend, seconded by Fickau, to approve the building facade, theme design relative to historic nature, signage, and lighting. Motion carried without a negative vote.

SIGNAGE-DMR BUILDERS-211 N. ROCHESTER ST – Moved by Hankovich, seconded by Fickau, to approve the sign as requested. It meets the size, color, and style, and will be flat on the building. Motion carried without a negative vote.

PRELIMINARY PLAT FOR MINOR HOMESTEAD – Item is for informational only. Village is waiting for reply from the county. No decision has been made concerning Outlot 2 and the road into the High School lot. Item will be reviewed at the next Planning Commission meeting.

BAY VIEW VETERINARY CLINIC-890 MAIN ST-NEW GARAGE – Property is in the Design Sensitivity Area. It will be a wood frame building and the existing garage would be removed. Motion should state a time period for starting construction. Moved by Fickau, seconded by Townsend, to approve the wood frame garage building and that the existing garage would be removed and that construction would start by July 1, 2002 or the item would need to come back to the Planning Commission. Motion carried without a negative vote.

JOHN AMATO FORD-1017 MAIN STREET-NEW SIGN CABINET – Business currently has 3 post mounted signs. This request only addresses the street yard sign. They want to put a box around the pole of the sign and change the 'FORD' lettering from box letters to script lettering. They need to comply with sign ordinance for their other signs. Moved by Hankovich, seconded by Townsend, to approve sign as proposed and that they need to comply with the sign ordinance for the remaining two (2) signs. Motion carried without a negative vote.

CSM'S-RIVER PARK ESTATES-RE-SURVEYS OF PROPERTIES – Developer has started the paper work to correct his previous problem when they just drew lot lines and didn't record any of the adjustments. This item will be back to the Planning Commission for approval at a later meeting.

WALTON & McCARTHY ANNEXATIONS – This item is being held pending additional information from the Village Board.

CORRESPONDENCE:

Letter to property owners located in the Design Sensitivity Area #1 was handed out to the members. This letter will be mailed along with a map to each property owner in the DSA #1 within the week.

Moved by Townsend, seconded by Hankovich and carried to adjourn the meeting at 8:08 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called the Plan Commission meeting to order at 7:00 p.m. on December 17, 2001 in the Village Hall. Members present: FICKAU, MEEHAN, TOWNSEND, WILM, HURM, & WAGNER. Member excused: HANKOVICH. Also present: Village Attorney Reilly & Village Planner Kaniewski.

Moved by Townsend, seconded by Wilm, to approve the minutes of the November 19, 2001 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

PRELIMINARY PLAT FOR FAIR WINDS – This is a 91-½ acre parcel with 148 lots. Property is zoned R- 7 with underlying requirements of R-4. Walking trail should be constructed as an 8-foot path with a 10-foot wide base. Ruekert & Mielke to draft specifications for construction of walking paths in subdivisions. Moved by Fickau, seconded by Hurm, to recommend to the Village Board the approval of the preliminary plat for Fair Winds Subdivision subject to the following conditions: Letters of approval received from State & County; all exhibits and developers agreement approved; subject to path being built to specifications as written by our Engineers. Motion carried without a negative vote.

PRELIMINARY PLAT FOR MINOR HOMESTEAD – This is an 82-lot subdivision on 122 acres. It is approximately 2/3 lots per acre. Planner discussed his comments and the subdivider's response. County will allow the shared access for those two lots. These two lots will require a private fire hydrant. Existing home will have access from subdivision and not from County Highway 'LO'. No access shall be stated on plat for lots 36, 38, & 40 from County Highway 'LO'. Lot 25 maybe lost due to realignment of wetland delineation. Sidewalks should be extended to Highway 'LO' along the wetland and placed along both sides of the street. Homeowners Association will need to maintain that. Wetland will be deeded to the Waukesha County Conservancy; this is for the large area in the center of the development. Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval of the preliminary plat for Minor Homestead Subdivision, subject to the comments made by the Planner and County. Motion carried without a negative vote.

CSM'S-RIVER PARK ESTATES-RESURVEYS OF PROPERTIES – Moved by Townsend, seconded by Fickau, to recommend to the Village Board the approval of the CSM'S as presented. This involves 5 lots. Motion carried without a negative vote.

NEW BUSINESS:

SITE PLAN & LANDSCAPE REVIEWS-BADGER COLOR CONCENTRATES-MICHAEL MADEY – Mechanical and dumpsters will be inside the building. Compactor will be hidden by wetland area. Silos will be 34 feet high. Moved by Meehan, seconded by Townsend, to recommend favorable approval for the site plan and landscaping plan to the Village Board subject to Economic Development Committee's approval. Motion carried without a negative vote.

HAWKS RIDGE BUILDING ELEVATION REDESIGN-BILL GRASCH – Building 1 & 3, we have eliminated some of the basement exposure and some brick. There was some other brick eliminated in other buildings. Construction will begin March of 2002. 5 units have been sold. Moved by Townsend, seconded by Meehan, to recommend to the Village Board the approval of the Hawks Ridge building modified design. No changes will be made to the landscaping plan. Motion carried without a negative vote.

CERTIFIED SURVEY MAP (CSM)-DE BACK TO WAUKESHA HEALTH SYSTEMS-JIM WALDON – CSM shows road width reserved and granted to the Village of Mukwonago. A

small change will be shown regarding the drainage easement on the northwest corner. Corrected map will be presented before the Village Board meeting. Moved by Townsend, seconded by Wilm, to recommend approval to the Village Board and to include modification for drainage requirements. Motion carried without a negative vote.

MINOR'S HOMESTEAD SUBDIVISION DEVELOPER'S AGREEMENT was referred to the next Plan Commission agenda.

CSM-DE BACK TO GREENWALD was placed on the table pending further review. As currently shown, the property has no access to roads.

LETTER FROM JAMES KYLER & BRIAN PINTERICS-INTEREST IN PURCHASING LOT NEAR 513 BAY ST & 508 LAKE ST. Property was probably dedicated when the area was developed. Would need to have a public hearing, DNR action and review, and possible court action to sell the lot. Title search needed on property and Town of Mukwonago may need to be involved. If Kyler and Pinterics can get everything done on it without a cost to the Village, then the Village would not object to it going back to the neighboring property owners.

Moved by Wilm, seconded by Townsend and carried to adjourn the meeting at 8:59 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer