

President Wagner called the Plan Commission to order on January 14, 2002 at 7:00 p.m. Members present: FICKAU, MEEHAN, HANKOVICH, TOWNSEND, HURM, & WAGNER. Member excused: WILM. Also present: Attorney Reilly & Planner Kaniewski.

HISTORIC PRESERVATION COMMISSION:

SITE PLAN FOR 318 N. ROCHESTER-SCOTT OIL PROPERTY – Required square foot for green space for this lot is 4,300; they have 3,000. The Commission approved the landscape plan feeling it to be in the best interest of the property. Plan as presented will be an improvement as to what is there now. Parking would be light but within reason. Use is unknown at this time. The Commission has selected colors. Moved by Hankovich, seconded by Hurm, to recommend to the Village Board the Historic Preservation Commission approval of the site plan, landscaping plan, elevations plan, lighting plan, and sign plan. Motion carried without a negative vote.

OUTDOOR LIGHTING FIXTURE-ADVANTAGE WIRELESS, 114 MAIN ST – Moved by Fickau, seconded by Meehan, to recommend to the Village Board the Historic Preservation Commission approval of the outdoor lighting fixture as submitted by Advantage Wireless. Motion carried without a negative vote.

B-P/AMOCO PROPERTY, 500 MAIN STREET & MINOR'S HOMESTEAD SUBDIVISION DEVELOPER'S AGREEMENT & THE FORMER ACE HARDWARE BUILDING – will remain on the agenda for next month.

Moved by Townsend, seconded by Fickau, to approve the minutes of the December 17, 2001 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS:

CONCEPTUAL REVIEW-HONEY MEADOWS, WESTSIDE AVENUE – This is a 4-½ acre parcel. Previously they had presented a plan with single-family homes. That plan used the entire parcel and had water drainage problems. This plan has 12 condos and 50% green space. It solves the water issue; infrastructure cost goes down, would require a rezoning to R-3. It would also require County rezoning.

Fickau – Water will now be dumped on Westside Avenue; what will happen to it since there are no Stormwater sewers on Westside Avenue?

The owner states that they will contact all the neighbors to discuss this plan if conceptually approved by the Commission. They will also talk to the County.

Meehan – Has this been reviewed by staff? Yes.

The Commission Members have given conceptual approval; they believe this type of development would fit into the Village Plan.

CONCEPTUAL REVIEW-PINEHURST VILLAGE-SCOTT SIMON – This development will have 140 lots. The plan no longer has a direct cut through the subdivision from Highway 'NN' to Highway 'I'. The exit onto Highway 'NN' will be discussed with the county to see about having it moved more to the west. There is a park within the subdivision and that is for safety reasons since the property has County roads on three sides. Wetland boundaries must be verified by SEWRPC. Zoning request will be similar to the Fritz-Minor property. Conceptually the Commission had no problem with the plan.

SITE PLAN REVIEW-BLUE BAY RESTAURANT – Plan is downsized from the previous plan.

Hankovich – What happens to the old building? *Plan is to construct new building next to the existing building.* I need plan of operation to fully review this. Will the roof hold the heating units? *Yes.*

The developer will meet with the Planner and Building Inspector regarding this plan.

PLANNER'S REPORT:

We are working on the bike path standards.

Moved by Hankovich, seconded by Townsend and carried to adjourn the meeting at 8:00 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

The Mukwonago Village Plan Commission was called to order by President Wagner at 7:00 p.m. on Monday, February 18, 2002. Members present: WAGNER, HURM, FICKAU, MEEHAN, TOWNSEND, HANKOVICH, WILM. Also present: Planner Kaniewski & Attorney Reilly.

Moved by Fickau, seconded by Townsend, to approve the minutes of the January 14, 2002 meeting. Motion carried without a negative vote.

OLD BUSINESS

MINOR'S HOMESTEAD SUBDIVISION – DEVELOPER'S AGREEMENT – Item was tabled.

B-P/AMOCO PROPERTY – 500 MAIN ST. – Item was tabled.

SITE PLAN REVIEW – BLUE BAY RESTAURANT (DSA #2 BUFFER/656) – Item was tabled.

NEW BUSINESS

CHANGE OF ZONING – A-1 TO R-4 – SIMON GROUP LTD. – Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval of the change of zoning of Simon Group Ltd. Property from A-1 to R-4. Motion carried without a negative vote.

PRELIMINARY PLAT AND CERTIFIED SURVEY MAP FOR MINORS HOMESTEAD – Item was tabled.

1005 MAIN ST. – BERG CONSTRUCTION – Tom Berg will renovate, take down canopy, extend the parking lot with new pavement, build an addition to west side of building with loading area. There will be 3 retail spaces on the east side. There was discussion on colors of the building as well as dumpster location. Moved by Townsend, seconded by Hurm, to recommend to the Village Board approval of the plans as presented and acknowledge that there are certain adjustments to what would be considered acceptable and that it will be a benefit to the Village. Motion carried without a negative vote.

LINDENGROVE – 841 CTH NN – PROPOSED EXPANSION – Lindengrove wants to add 8 units to existing residential adult care building. Trees that are currently there should be either replanted or new trees should be planted elsewhere on property. Also, the dumpsters should be moved to allow ambulance access. Fickau wanted to know when they will start paying taxes. He noted that they are a strain on our ambulance service. There was discussion on original developers agreement. CEO will contact the Village. Moved by Townsend, seconded by Meehan, to recommend to the Village Board approval of the plan with the conditions from the planner on the tree and dumpster relocations. Motion carried by 6 ayes and 1 nay (Fickau voting no).

AMATO FORD – 1011 MAIN ST. – EXPANSION OF CONDITIONAL USE & GREEN SPACE REMOVAL – Hankovich noted that this is going to the Board of Building and Zoning Appeals because Amato leases the dealership and now owns the adjacent property previously owned by Dennis Schott. Amato took out the green space between the two properties. The zoning code requires 10' of buffer green space between adjacent lots. He plans on purchasing his lease property by 2003. Moved by Meehan, seconded by Townsend, with Hankovich abstaining, to

recommend to the Board of Building and Zoning Appeals the approval of removal of the green space by John Amato with the condition that if they do not retain ownership by 2003, they replace what they took out. Motion carried without a negative vote.

RECOMMENDATION FROM EDC TO APPROVE PLANS FOR NEW FIRE STATION –

Discussion was held on lighting of the intersection of Hwy NN and Hwy ES. County decision. There was also discussion on the color of the building. Moved by Hankovich, seconded by Wagner, to recommend to the Village Board the acceptance of the plans for the new Fire Station. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION

SCOTT OIL PROPERTY – 318 N. ROCHESTER ST. – CONFORMATION OF PLAN – FINAL REVIEW – Townsend stated that Scott Oil moved the sign on the plan and relocated some landscaping. The Commission is still waiting on the final plans for the lighting.

PLANNER’S REPORT – The Village of Mukwonago did not receive the Smart Growth grant that was applied for. No municipality in southeastern Wisconsin received one.

CORRESPONDENCE – There is a letter being sent out from the Historic Preservation Commission regarding the redistricting of the Grand Avenue/Pearl Street area.

COMMENTS FROM THE FLOOR – Tom Berg noted that the Food Pantry broke ground.

Moved by Wilm, seconded by Hurm and carried to adjourn the meeting at 7:55 pm.

Steve Braatz
Deputy Clerk

President Wagner called the Planning Commission meeting to order on March 18, 2002 at 7:00 p.m. Members present: FICKAU, HANKOVICH, TOWNSEND, WILM, HURM & WAGNER. Member excused: MEEHAN. Also present: Planner Kuehner & Attorney Reilly.

Moved by Fickau, seconded by Townsend, to approve the minutes of the February 18, 2002 minutes as presented. Motion carried without a negative vote.

NEW BUSINESS:

CHANGE OF ZONING – CEDAR MILL HOMES – Planner's report was presented for review. The Planner recommends that the requested zoning change be approved. The concept plan is sufficient to support this recommendation. The applicant will submit a complete application packet prior to consideration of future approvals. The units will range in price from \$120-150,000. Infrastructure will begin this fall and most of the building will occur next year. Moved by Fickau, seconded by Wilm, to recommend to the Village Board the change of zoning from R-2 to R-3, subject to the County change of zoning [old County property on Westside Avenue]. Motion carried without a negative vote.

ADDITION/REMODEL-BLUE BAY RESTAURANT – Planner's report was discussed. The proposal involves reconfiguring the parking lot, installation of new landscaping, improvement of the existing dumpster enclosure, combining the existing three parcels as one by Certified Survey Map, refacing the exterior of the entire building, and adding a 696 square foot addition. It is recommended that conditional approval be granted to this proposal. They currently have three (3) driveways and they will reduce that to two (2) driveways. 85% of the parking lot will be paved [69 paved spaces] and the balance will be graveled. After the start of construction they will have 60 days to obtain approval of the CSM. Access to the rear parcel will be through the south entrance. Corrected landscaping, dumpster enclosure, and parking are issues that will come back to the commission for review and approval. Moved by Wilm, seconded by Hurm, to recommend approval to the Village Board subject to CSM approval within 60 days from start of construction and addressing issues raised by the Planner. Motion carried without a negative vote.

BIKE PATH STANDARDS – This item will be placed on the next agenda for review and adoption. Members should get any comments they have to the Clerk by the end of the month so the Planner can respond to them. Item should be referred to as 'MULTI USE TRAIL' instead of 'BIKE PATH'. Plan Commission members feel that 8 feet is wide enough for the trail. Those two changes should be passed onto the Planner.

Moved by Wilm, seconded by Hurm and carried to adjourn the meeting at 8:09 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

Clerk Kahl called the Planning Commission meeting to order on April 15, 2002 at 7:00 p.m. Members present: FICKAU, HURM, WILM, & MEEHAN. Members excused: TOWNSEND, HANKOVICH, & WAGNER. Also present: Attorney Reilly & Planner Kuehner.

Moved by Fickau, seconded by Wilm, to nominate Meehan as Acting Chairman. Motion carried without a negative vote.

Moved by Wilm, seconded by Fickau, to approve the minutes of the March 18th meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

CHANGES OF ZONING-R-2 TO R-3 – CEDAR MILL HOMES – Scott Ferguson & Robert Schwartz were present to answer questions. Memo from Welch Hanson & Associates regarding the water condition was passed out to the commission. They will submit a more formal report and show the test boring sites. Water flow goes from east to west. All units will have 1st floor utility rooms and 1st floor master bedroom. Planner reported that this represents the best use of the land. Planner would like to see grading plans. Moved by Fickau to recommend by letter received, to reject change of zoning until other material is submitted. Motion lost for lack of a second. Moved by Wilm, seconded by Meehan, to recommend approval of the change of zoning to the Village Board. Motion lost on a vote of 2 ayes [Wilm & Meehan] and 2 nays [Fickau & Hurm]. Moved by Meehan, seconded by Wilm, to table the change of zoning until reviewed by departments. Motion carried on a vote of 3 ayes and 1 nay [Hurm].

MULTI USE TRAIL STANDARDS – Moved by Fickau, seconded by Meehan, to recommend to the Village Board the approval of the Multi Use Trail Standards. Motion carried without a negative vote.

NEW BUSINESS:

ORDINANCE #691-AN ORDINANCE TO CREATE SECTION 100-21(9) OF THE MUNICIPAL CODE OF THE VILLAGE OF MUKWONAGO PERTAINING TO USE RESTRICTIONS ADJACENT TO WELL 5 & WELL 6 – Moved by Fickau, seconded by Meehan, to recommend to the Village Board to adopt Ordinance No. 691. Public hearing will be held on May 7th. Motion carried without a negative vote.

MINOR'S HOMESTEAD DEVELOPER'S AGREEMENT AND DEED RESTRICTIONS – Moved by Wilm, seconded by Meehan, to table the Developer's Agreement and Deed Restrictions and review of minor changes on the Preliminary Plat for Minor's Homestead. Item to be placed on next months agenda. Motion carried without a negative vote.

EXTRATERRITORIAL REVIEW OF GREYSTONE ESTATES – Planners report states that this subdivision lies beyond the Comprehensive Plan area and the planned boundary of the Village. Planners recommendations: 1) Subdivides shall provide to the Village assurances that the subdivision conforms with the Town of East Troy Comprehensive Plan, and 2) Increase proposed Lot 6 frontage onto Stone School Road to at least 100 feet. Lot 6 is designed as a flag lot with a narrow 66-foot frontage and widening to the rear to provide the buildable area. Moved by Fickau to recommend to the Village Board 'no objection' to the plat and to send a letter of advice to the Town on the recommendation. Motion lost for a lack of a second. Moved by Wilm, seconded by Meehan, to recommend to the Village Board 'no objection' to the Plat. Motion carried on a vote of 3 ayes and 1 nay [Fickau voting 'no'].

EXTRATERRITORIAL REVIEW OF LAKESIDE DRIVE – This plat is also outside the proposed boundary agreement. Moved by Meehan, seconded by Wilm, to recommend to the Village Board 'no objection' to the plat. Motion carried on a vote of 3 ayes and 1 nay [Fickau voting 'no'].

HISTORIC PRESERVATION COMMISSION:

NEW GARAGE – 601 MAIN STREET – Moved by Wilm, seconded by Hurm, to accept HPC recommendation to approve the plan as presented. Motion carried without a negative vote.

OUTSIDE SEATING – 215 N. ROCHESTER ST. – INN THE OLDEN DAYS – Moved by Wilm, seconded by Hurm, to accept the HPC recommendation to approve the proposed outdoor seating plan as stated: 1) to be no more than 30 feet from the north end of front porch, and preferably the 20 feet shown on the plan, and not to extend past the third porch column. 2) A railing is to be required, which must be flat and have widths of no more than six inches between the posts; that the material would be wrought iron or another metal of similar look and ‘weight’; that the railing would be decorative in keeping with the general style/period of the building; and the railing would require a flat top on the fence. 3) That this would not be a beer garden, but rather a ‘fine dining experience’ type of environment. Motion carried without a negative vote.

Next agenda will have an item entitled: What should Ruekert & Mielke Planners role be in reviewing items for the Village?

Moved by Fickau, seconded by Wilm and carried to adjourn the meeting at 8:09 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

The Mukwonago Village Plan Commission was called to order by President Wagner at 7:00 p.m. on Monday, May 20, 2002. Members present: WAGNER, FENNEL, FICKAU, TOWNSEND, HANKOVICH, WILM. Absent: MEEHAN. Also present: Planner Kuehner, Attorney Reilly, and Economic Development Committee Members Sinnett, Wellford & Hacker.

Moved by Fickau, seconded by Townsend, to approve the minutes of the April 15, 2002 meeting. Motion carried without a negative vote.

JOINT MEETING WITH ECONOMIC DEVELOPMENT COMMITTEE

AMEND COMPREHENSIVE PLAN FOR GATEWAY NEIGHBORHOOD – Planner presented a plan for comprehensive for the land on the south end of the Village. Map showed a breakdown of the best uses for the area with corrections from the original to the green area and the roads. *EDC ADHOC COMMITTEE REVIEW* – Sinnett gave an update to the Economic Development Adhoc Committee's work on Ordinance 656 and M-zoning. Much work has been done so far. The Committee will continue to work on it and will have a draft to present in a few months. Wagner added Townsend to the Adhoc Committee.

OLD BUSINESS

OPTION TO PURCHASE REAL ESTATE – FIRE DEPARTMENT BUILDING – REDMOND COMMERCIAL DEVELOPMENT CORPORATION – Moved by Fickau, seconded by Townsend, to recommend to the Village Board approval of the option to purchase. Reasons for the recommendation are: 1) \$320,000.00 is a reasonable amount for the property, 2) The zoning is proper, 3) Given the current situation, the Village can feel comfortable selling and 4) The best interest of the property would be to have it in private hands. Motion carried by 5 ayes and 1 nay (Wilm voting no). Moved by Hankovich, seconded by Fickau, to recommend to the Village Board that an agreement be done with Redmond Development Corp. with contingencies of architectural control, traffic, site plan, reviews and other issues normally contained in a developer's agreement along with control over the closing date. Motion carried by 5 ayes and 1 nay (Wilm voting no).

APPROVAL OF DEVELOPER'S AGREEMENT AND DEED RESTRICTIONS AND REVIEW OF MINOR CHANGES ON THE PRELIMINARY PLAT FOR MINOR'S HOMESTEAD – Item was tabled until next meeting for review by Planner and Department Heads.

NEW BUSINESS

REVISED PRELIMINARY PLAT, PHASE PLANS, CROSS SECTION MAP, PRELIMINARY HYDROLOGY STUDY, SAMPLE DEED RESTICTION, CTH NN/PINEHURST PLAN/PROFILE – PINEHURST VILLAGE – Developer waived the Statutory time limit for approval. Item was tabled until next meeting for review by Planner and Department Heads.

LETTER FROM FRIENDS OF THE MUKWONAGO RIVER REGARDING PINEHURST VILLAGE AND MINOR'S HOMESTEAD DEVELOPMENTS – Nancy Gloe from the Friends of the Mukwonago River presented a letter to the Plan Commission regarding saving the Mukwonago River and its basin with respect to the new developments. She would like to work with the developers to enact a plan for the stormwater system and drainage in those developments.

CSM – 2 LOT MEADOW PARK ESTATES ADD #3– Paul Van Henkelum, RSV Engineering, represented the developer and waived the Statutory time limit for approval. Item was tabled, contingent upon the property being removed from the environmental corridor, for review by Planner and Department Heads.

CSM – 4 LOT MEADOW PARK ESTATES ADD #3 – Attorney and Planner had concerns over the number of lots in the CSM. Paul Van Henkelum, RSV Engineering, represented the developer and waived the Statutory time limit for approval. Item was tabled, contingent upon the property being removed from the environmental corridor, for review by Planner, Attorney and Department Heads.

SIEWERT ANNEXATION – Siewert’s Attorney, Susan Marguet, wanted to make the Village aware of Siewert’s wish to annex and develop his property to the Village of Mukwonago. The property is currently in litigation between the Village of Mukwonago and the Town of East Troy. Moved by Wagner, seconded by Fennel to table the issue until next meeting. Motion carried without a negative vote.

EXTRATERRITORIAL REVIEW – DAVID HELGERT & SAMANTHA OLSON – TOWN OF EAST TROY – Hankovich had concerns on an extra 6 feet on the northeast corner of the CSM and the restructuring of the west lot line. Moved by Hankovich, seconded by Townsend, to send the CSM back to the surveyor for an explanation of these issues. Motion carried without a negative vote.

WHISPERING BAY – FINAL RESOLUTION FOR STREET LIGHTS – Clerk’s office will send a letter to the developer to proceed with the street lights.

FAIR WINDS DEVELOPMENT REVIEW – Item was tabled until next meeting.

WHAT SHOULD RUEKERT & MIELKE PLANNER’S ROLE BE IN REVIEWING ITEMS FOR THE VILLAGE – The Village will use the Planners as needed and monitor the budget. Historic Preservation will have the Clerk’s approval to use the Planner. Questions of when the Planners should be called upon and by who were raised.

PLANNER’S REPORT – The Village of Mukwonago did not receive the Smart Growth grant that was applied for. No municipality in southeastern Wisconsin received one.

CORRESPONDENCE – The Planners and Engineers will be meeting with property owners in the Gateway District.

COMMENTS FROM THE FLOOR – Hankovich made the Commission aware that Waukesha Medical Center wishes to place a trailer on the property behind the building to store active medical records. Representatives from the medical center stated it will be there 3-5 years. They would like to use the trailer rather than adding on to the building because they plan on constructing a new building in that time frame. Item will be going to Board of Building and Zoning Appeals in May.

Moved by Wilm, seconded by Townsend and carried to adjourn the meeting at 10:00 pm.

Steve Braatz
Deputy Clerk

President Wagner called the Planning Commission to order on June 17, 2002 at 7:00 p.m. Members present: WAGNER, FICKAU, FENNEL, & HANKOVICH. Members excused: TOWNSEND & WILM. Also present: Engineer Peot, Planner Kaniewski, Attorney Reilly & Chairman Sinnett of EDC.

Moved by Fickau, seconded by Hankovich, to approve the minutes of the May 20, 2002. Motion carried without a negative vote.

ECONOMIC DEVELOPMENT COMMITTEE:

Kevin Sinnett, Chairman of EDC, discussed with the Commission the revision of the M-Zoning districts and the future discussions of the B-Zoning. They will have a recommendation at the next Planning meeting.

PUBLIC HEARING: Public Hearing on the rezoning of property in the Gateway District was opened at 7:08 p.m. Planner Kaniewski gave a report of the land to be rezoned. Area consists of 500 acres; 103 acres for open space; 145 acres for corporate offices; 115 acres for commercial; 55 acres for multi-family housing; 53 acres for industrial.

James Piala, S39 W327833 Genesee Road [owns property in Legend Meadows]. His concern was over the closeness of the industrial property to multi-family. He also objects to location of M-4 area next to R-4.

Catherine Piala, S39 W327833 Genesee Road – She states that Waukesha County plan does not show pockets of residential. Why isn't the west side of Highway 83 residential and the east side business, commercial, & industrial? Response: We need buffers to the adjoining residential.

Byron Didenko, Jr., Delafield, WI – If manufacturing is next to multi-family, it will bring the property values down.

Nancy Gloe, 19355 Benington Dr, Brookfield – She had questions about the storm water plan. Can more of a detailed plan be considered for this?

Doug DeBack, 3D Greenhouse on Maple Ave – What if I wanted to expand my agricultural business? Response – I believe the Village could work with that.

Nancy Didenko, Delafield, WI – Will runoff affect the pond area and what will the lighting do to that area? Response – The detailed plan will show the drainage plan.

Marilyn McCarthy, S108 W27690 Maple Ave – Questions on environmental corridor, who will maintain that property? Response: The Village will need to decide that when the property is developed. She asked about the driveway to the farm on Highway 83? Response: As long as the house is being used the driveway will stay.

James McCarthy, S108 W27690 Maple Ave – I need the road to my farm before I could approve development of my property.

Public hearing was closed at 8:06 p.m.

NEW BUSINESS:

Ordinance No. 692 – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the ordinance to amend the Comprehensive Plan for the gateway district. The plan shall include the road to the McCarthy Farm. Motion carried without a negative vote.

Rezoning of properties within the Gateway District – This item is being held until TID improvements proposals are submitted to the Planning Commission.

Dewey CSM – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the vacation & discontinuance of roadway for street purposes. Motion carried without a negative vote.

Lease agreement with MRED – Moved by Fickau, seconded by Hankovich, to recommend to the Village Board the approval of the lease agreement with MRED with changes as proposed by the Village Attorney. Motion carried without a negative vote.

Mill Street – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the vacation and discontinuance of Mill Street. Public hearing will be held on July 2nd. Motion carried without a negative vote.

Plank Road reconstruction – Moved by Fennel, seconded by Fickau, to recommend to the Village Board to condemn certain property for the purpose of reconstruction of Plank Road. Motion carried without a negative vote.

River Crest Tire & Auto – They have requested that they be allowed to place a sign on their building. This is within the design sensitivity area. Planner asks that it not be approved. Sign will not be visible from north & south traffic on Main Street. They have an existing pole mounted sign. Request was denied because no motion was made. A letter to be sent to the owner stating that the request has been denied and why.

OLD BUSINESS:

Minor's Homestead Preliminary Plat – Moved by Fennel, seconded by Hankovich, to recommend approval of the developer's agreement and deed restrictions for the Minor's Homestead Plat. Stormwater will require a maintenance plan and recorded with the plat. Motion carried without a negative. Moved by Fickau, seconded by Fennel, to approve the minor changes in the Minor Homestead Preliminary Plat and subject to DNR verification of the wetlands. Motion carried without a negative vote.

CSM's for Meadow Park Estates Addition #3 – Moved by Hankovich, seconded by Fickau, to deny the CSM's for lack of information. Motion carried without a negative vote.

Siewert Annexation – Request that it be held for this time.

Fair Winds Development Review – The current plans show the roads at 12 feet wide. The road should really be 16 feet wide. The Attorney will handle this issue with the developer.

PLANNER'S REPORT:

Planner gave out information on the 2000 census that was posted on the Internet.

Letter from the Friends of the Mukwonago River addressed the Commission about the Pinehurst and Minor Homestead plans. They will give a 15 minute presentation at the next meeting.

Moved by Fickau, seconded by Fennel and carried, to adjourn the meeting at 9:03 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

Clerk Kahl called the Planning Commission meeting to order on July 15, 2002 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & WILM. Excused: WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Townsend, seconded by Fennel, to nominate Fickau as acting Chairman. Motion carried without a negative vote.

Moved by Fennel, seconded by Hankovich, to approve the minutes of the June 17, 2002 meeting as presented. Motion carried without a negative vote.

John Siepmann from the Friends of the Mukwonago River gave a 15-minute presentation on Conservation Subdivision Concepts.

NEW BUSINESS:

122 Arrowhead – They are requesting a change in sign and color scheme due to change in franchise. Planner has reviewed and recommends the changes. This approval is conditional upon the applicants understanding that pursuant to zoning standards, by February of 2003. All freestanding signs on the site must be changed to monument signs. Moved by Fennel, seconded by Townsend, to approve the sign changes as recommended by the Planner.

OLD BUSINESS:

Revised Preliminary Plat-Pinehurst Village – Subdivision has 140 lots. Submitted with the preliminary plat was additional information: Phase plans, pre and post developed drainage areas, preliminary hydrology study, sample deed restriction, and CTH NN/Pinehurst Plan Profile. Planner has listed 18 conditions that should be considered at time of approval of the final plat, developer's agreement and/or final engineering plans. The Planners review and 18 points are part of the Pinehurst Village development file. Concern was raised about lot 55 and the utilities going into that lot. Developer will talk to the utility companies again. The issue of the trees on lots 42 & 43 were discussed and the issue will be on a future plan commission agenda. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Preliminary Plat of Pinehurst Village subject to the conditions as set in the Planners report of July 11, 2002. Motion carried without a negative vote.

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

Bernard W. Kahl, MMC
Village Clerk/Treasurer

President Wagner called the Planning Commission meeting to order on August 19, 2002 at 7:00 p.m. Present: FICKAU, HANKOVICH, WILM, & WAGNER. Excused: FENNEL, TOWNSEND, & BRONK. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Fickau, seconded by Wilm, to approve the minutes of the July 15th meeting as presented. Motion carried without a negative vote.

The Joint Meeting with Economic Development Committee will be scheduled for September 18, 2002.

NEW BUSINESS:

DESIGN SENSITIVITY REVIEW: CASH WORKS-920 GREENWALD COURT – The Planner approved the proposed sign for Cash Way stating that the sign conforms with the intent of the Design Sensitivity Area. Moved by Fickau, seconded by Hankovich, to recommend to the Village Board the approval of the sign request. Motion carried without a negative vote.

FINAL PLAT FOR FAIRWINDS AND DEVELOPER'S AGREEMENT - Subdivision consists of 148 lots. The Planner's issues have been resolved. The revised preliminary plat date is November 29, 2001. Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the Final Plat for Fairwinds Subdivision subject to: 1) submittal of a temporary easement, 2) WE utilities and vision corners, 3) setbacks on lots 41, 42, 45, 46, 47, 48, & 56. Final plat is dated July 3, 2002. Motion carried without a negative vote. Developer's agreement will come back to the Plan Commission for approval at a later date.

REVISION TO PRELIMINARY PLAT-PINEHURST VILLAGE SUBDIVISION - Developer Scott Simon presented pictures of the lots that the Commission had questions about at the July meeting. The lots were 42, 43, & 44. The revised plat shows 143 lots instead of 140. Commission feels that lots 42, 43 & 44 are now acceptable as shown on the revised plat dated 08-19-2002. Moved by Fickau, seconded by Wilm, to recommend to the Village Board the revisions as shown for lots 42, 43, & 44 of Pinehurst Village, dated 08-19-2002. Motion carried without a negative vote. Preliminary Plat, as revised, will come back to the Commission for review.

ANNEXATION OF VERNON LANDS - McCARTHY, GREENWALD, AND WALTON PROPERTIES – Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the annexation petitions. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMITTEE:

510 JEFFERSON STREET-WINDOW REPLACEMENT – HPC approves of the installation of a bay window at this address. Moved by Wilm, seconded by Fickau, to approve the HPC recommendation. Motion carried without a negative vote.

204 S. ROCHESTER ST-SIGN REQUEST – Property is what was the former bakery building. HPC has reviewed the request and approves of it. Moved by Hankovich, seconded by Wilm, to approve the HPC recommendation. Motion carried without a negative vote.

WALGREENS SITE PLAN AND DESIGN REVIEW – A new design plan was submitted for review and copies will be given to the HPC for review. Site plan follows zoning code. Commission members felt comfortable with the plan. The new design plan shows the front as brick. Commission members liked this design better than the previous plan.

Moved by Wilm, seconded by Fickau and carried to adjourn the meeting at 8:02 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

President Wagner called the Planning Commission to order on September 16, 2002 at 7:13 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Fickau, seconded by Fennel, to approve the minutes of the August 19, 2002 meeting as presented. Motion carried without a negative vote.

JOINT MEETING WITH ECONOMIC DEVELOPMENT COMMITTEE:

Copies of the amendments to business and manufacturing districts, and revisions to the process of site plan and architectural review were discussed. Several changes will need to be corrected and a final draft will be submitted at another meeting. Flow chart was shown. Ordinance 656 will go away.

NEW BUSINESS:

CONCEPTUAL REVIEW OF BUILDING ELEVATIONS-HOME DEPOT – Site is a 10-acre parcel. Building size is 95,000 square feet plus a garden center. Commission member's statements:

Fennel – would like to see garden center colors toned down.

Townsend – could a darker orange be used in place of the light orange? Response: Not in the signage area.

Fickau – aluminum around doors and windows should be bronze.

Bronk - would like to see arches on the building. Prefer the Lake Geneva site.

Hankovich – too much orange.

Kaniewski – agree with color statements. Panels should be a little darker.

Moved by Fennel, seconded by Hankovich, to recommend to the Village Board the conceptual approval of the Home Depot building elevation exclusive of color and material, which should come back to the Planning Commission for further review. Motion carried without a negative vote. [Fickau abstained]

RIVERCREST TIRE & AUTO ADDITION AT 880 MAIN ST –

3 conditions: 1) that project be developed in accordance with the plans dated August 12, 2002; 2) the refuse material enclosure shall be constructed at a height to restrict view of any material at external eye levels; and 3) prior to occupancy owner shall plant at least (6) six trees at least 2 inches in diameter. Moved by Fennel, seconded by Townsend, to recommend to the Board of Building and Zoning Appeals the addition with the three conditions. Motion carried without a negative vote.

VILLAGE CAR CARE CENTER NEW BUILDING AT 1002 MAIN STREET – Size of the building is 66 feet wide and 90 feet deep. Colors could be changed, door colors should blend in with color of building and green decorations should be eliminated. Design of the building is satisfactory with the commission members. Use does fit in that location. Planner submitted (7) seven conditions: 1) The plans shall be constructed in accordance with plans dated August 28, 2002 as prepared by TDI Associates, Inc.; 2) Prior to issuance of a building permit, a landscaping plan shall be provided for review and approval of the Village Planner. The landscape plan shall provide a minimum of 25 trees in accordance with B-2 standards; 3) If parking lot lights are provided, they shall be the same style as the exterior building lighting; 4) Curb and gutter shall be provided extending from the existing curb and gutter on Bay View Road to the edge of the parking spaces and along the driveway extending around to the proposed building; 5) The trash area, as shown on the site plan, shall be enclosed with masonry to match

the building; 6) Applicant shall place stop signs at the exits to Bay View Road prior to occupancy permit; and 7) Prior to issuance of a building permit, applicant shall submit a Certified Survey Map to combine the two existing lots encompassing the proposal. Moved by Townsend, seconded by Fickau, to recommend approval of the building design to the Board of Building and Zoning Appeals subject to the seven conditions and that the color and lighting issues will come back to the commission for further review. Motion carried without a negative vote.

RESOLUTION 2002-15 – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of Resolution 2002-15: **A RESOLUTION TO DISCONTINUE/VACATE PARK PLACE LANE, EXTENDED** as shown on CSM 4037. Motion carried without a negative vote.

WALGREENS SITE PLAN/BUILDING DESIGN – Commission would prefer a darker green, the Sherwood Green color on the building. The lighting poles and fixtures shall be black. Landscaping plan should be in writing and described. Sign cannot change in less than 10-minute cycles. Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the site plan/building design with color changes. Motion carried without a negative vote.

SCOTT OIL-318 N. ROCHESTER STREET – Update was given on the site. No purchase of the site has been made and some clean up remains. Historic Preservation Committee did refer Scott Oil property back to the Plan Commission until another building plan was ready for review.

INN THE OLDEN DAYS-215 N. ROCHESTER ST – The outdoor seating was owner specified and HPC recommends that the new owners be given approval for the seating. Moved by Fickau, seconded by Fennel, that the Commission shall notify the Board of Building and Zoning Appeals that it has no objection to the outdoor seating, but that the idea shall be reviewed in one (1) year. Motion carried without a negative vote.

ADDITION OF PORCH ENTRY TO HISTORICAL HOTEL – Moved by Hankovich, seconded by Fennel, to notify the Board of Building and Zoning Appeals that the Commission does not object to the placement of the porch on this building. Motion carried without a negative vote.

SIDING OF HOUSE AT 416 MAIN STREET – Moved by Townsend, seconded by Fennel, to accept the HPC recommendation to approve the siding of the house at 416 Main Street. Motion carried without a negative vote.

AUTHORIZATION FOR FAIRWINDS TO COMMENCE CONSTRUCTION – Moved by Fennel, seconded by Townsend, to recommend to the Village Board to authorize Bielinski Development to commence construction of the Fairwinds Subdivision subject to the following conditions: 1) Village receive a letter of credit; 2) Construction drawings submitted to the Village; 3) County approval received; 4) Developers agreement approved and signed; 5) Development receive sewer and water approval from Village; and 6) pre-construction conference be held with staff. Motion carried without a negative vote.

ANNEXATION OF VERNON LAND-DOUGLAS & DEBRA DE BACK – Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the annexation contingent upon Department of Administration having no objection. Motion carried without a negative vote.

PLANNER'S REPORT:

I will be working on the change of zoning for property that was annexed as part of the Town of Mukwonago boundary agreement that is currently zoned A-1. Waukesha County has maps on line at www.waukeshacounty.gov

Moved by Fennel, seconded by Townsend and carried to adjourn at 9:15 p.m.

Bernard W. Kahl, MMC
Village Clerk/Treasurer

The Mukwonago Village Plan Commission was called to order by President Wagner at 7:02 p.m. on Monday, October 14, 2002. Members present: WAGNER, FENNEL, FICKAU, BRONK, TOWNSEND and HANKOVICH. Excused: WILM. Also present: Planner Kuehner & Attorney Reilly.

Moved by Fickau, seconded by Fennel, to approve the minutes of the September 16, 2002 meeting with the following corrections: Townsend asked Home Depot to look at alternatives to mesh/chain link fence for the garden center front and Historic Preservation Committee did refer Scott Oil back to the Plan Commission where it will stay until something happens. Motion carried without a negative vote. Scott Oil will be on the next agenda.

NEW BUSINESS

DEVELOPER'S AGREEMENT FOR WALGREENS – Item held for the next meeting for the attorney and building inspector reviews.

MINOR'S HOMESTEAD PRELIMINARY PLAT, SUBJECT TO ENGINEER APPROVAL – Item was held for action to be taken at the next meeting. The time requirement was extended so departments may review.

KENNY LUDWIG – HANDICAP RAMP – 225 PLANK ROAD – Historic Preservation Committee approved a deck with steps that can be used with a walker.

RESOLUTION 2002-16 – Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of Resolution 2002-16: **A RESOLUTION TO APPROVE THE GRANT APPLICATION FOR THE DEVELOPMENT OF A COMPREHENSIVE PLAN.** Motion carried without a negative vote.

RESOLUTION 2002-17 – Moved by Fennel, seconded by Hankovich, to recommend to the Village Board the approval of Resolution 2002-17: **A RESOLUTION TO DISCONTINUE MILL STREET.** Motion carried without a negative vote.

MEETING DATE CHANGE FOR PLAN COMMISSION – Item was discussed. No motion taken.

REVISIONS TO PRELIMINARY PLAT – PINEHURST VILLAGE – Paul Van Henkelum represented Pinehurst. Three lots were removed with the area from each lot spread out to the remaining lots of the respective blocks. Planner stated that this plat is more like the original plat that was approved by the Village Board. That plat contained 140 lots. The plat was changed, and three lots were added. This plat removed those three lots and brought the lot count back to 140. Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the revised preliminary plat for Pinehurst Village. Motion carried without a negative vote.

PLANNER'S REPORT – Planner let the Commission know that there is still more progress on the zoning ordinance revisions and public hearing.

COMMENTS FROM THE FLOOR – Nancy Gloe, Friends of Mukwonago River, read concerns regarding Minor's Homestead and its impact on the Mukwonago River.

Moved by Fickau, seconded by Townsend and carried to adjourn the meeting at 7:39 pm.

Steve Braatz
Deputy Clerk

President Wagner called the Planning Commission meeting to order at 7:00 p.m. on November 18, 2002. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, & WAGNER. Member excused: FENNEL. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Fickau, seconded by Townsend, to approve the minutes as corrected. Correction is in the minutes of September 16th. 'Historic Preservation Committee did refer Scott Oil property back to the Plan Commission *until another building plan was ready for review.*' Motion carried without a negative vote.

OLD BUSINESS:

Minor's Homestead preliminary plat – The Plan Commission previously approved the preliminary plat for Minor's Homestead. Developer has submitted a change to the preliminary plat which included some changes such as: (1) 2 lots added and 1 lot remove; (2) lot 26 is now moved; (3) size of out lot 5 is increased; (4) lots around out lot 5 are reconfigured with drainage going to the wetlands; (5) out lot 2 was increased in size; (6) a berm on the north line was changed to landscaped area; and (7) culverts may be added to two roads for drainage. Commission members felt that the proposed changes and other changes were enough to require another review by staff. President Wagner requested that the staff review the new preliminary plat. Developer has given the Village an additional 30-day extension to review and act on the proposed plat.

NEW BUSINESS:

Major's property at north end of Village – The size of the parcel is about 40+ acres. Fronting on Highway 83 will be 2 business lots and the balance of the land will be multi-family and condos. A lift station will be required. Question tonight is the land use. Planner is leaning toward condominium use. They should look at 6 units per acre and bring a plan in for review.

Rezoning the Gateway District - In June the Public Hearing was held for the rezoning of this land. The land zoning does meet the minimum requirement for industrial land in the TID. Total net area of land to be rezoned is 372; total acreage in TID is 409. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the change of zoning to be acted upon at the December 17th meeting. Motion carried without a negative vote.

Amato Ford site development plan for Arrowhead Drive – The site will have a 25,000 square foot building located on the northwest side of the lot. It will be an all masonry building. They are asking for conceptual review. Current zoning, B-2, would not allow car sales. Commission members were not necessarily in favor of this location and informed the developer of their concerns.

Conceptual review of proposed development on Honeywell/CTH ES-MLG Commercial – Parcel consists of 64 acres and they will be asking for R-3 zoning. Development will consist of 145 lots with 12,000 square foot lots. A multi-purpose trail will be constructed along Highway ES and will go through the development to Honeywell Road. Staff will need to review some of this and meet with the developer. Some commission members want larger lots. Developer will look at some of the concerns and come back for staff review before bringing it to the Planning Commission.

Resolution 2002-21: Moved by Fickau, seconded by Townsend, to recommend to the Village Board the adoption of Resolution 2002-21: **A RESOLUTION TO ALTER A PORTION OF THE RIGHT-OF-WAY OF GRAND AVENUE AND ATTACH THE ALTERED RIGHT-OF-WAY TO VILLAGE OWNED PROPERTY.** Motion carried without a negative vote.

Developer's Agreement, Certified Survey Map and Site Plan for Walgreen – Moved by Townsend, seconded by Fickau, to recommend to the Village Board the approval of the Developers Agreement. Motion carried without a negative vote. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the CSM subject to the 3 conditions: 1) removal of the existing buildings shall be shown on the map; 2) subject to WisDOT approval; and 3) CSM cannot be recorded until MRED is owner of the property. Motion carried without a negative vote. Moved by Townsend, seconded by Fickau, to recommend to the Village Board the approval of the site plan as presented with inclusion of parkway planting along Highway 83 to stay as shown and the change to the crosswalks as requested by WisDOT. Motion carried without a negative vote. Moved by Hankovich, seconded by Townsend, to approve the letter drafted by the Planner to be sent to WisDOT regarding the Walgreen's proposal. Letter should also include truck route signage. Motion carried without a negative vote.

Hannah home Health Care, 318 N. Rochester Street – Building will be 2,280 square feet and will include a small rental area. Commission requested that they bring samples of the colors to be used on the building will they come back. Moved by Townsend, seconded by Hankovich, to refer this item back to the Historic Preservation Committee to discuss the plan. Motion carried without a negative vote.

Village Car Care, 1002 S. Main Street – Berg Construction, Inc., presented a list of exterior building colors for approval. [1] Main body of building – Spectrum Brown; [2] Piers and bottom and top portions of building at office area – Buckskin; [3] Roofing shingles – Carriage Red by Owens Corning; [4] Building flashing and block accent medallions – Regal Red; [5] Exterior window and door frames – Dark Bronze; [6] Overhead door color to match main body of building – Buckskin; [7] Building light fixtures – Dark Bronze. Moved by Hankovich, seconded by Fickau, to accept the colors as presented and the modification of garage doors to the plan. Motion carried without a negative vote.

Historic Preservation Committee report:

105 N. Rochester Street-Porch – This was a maintenance project for cement step replacement and was approved by HPC and no further action is required.

305 S. Rochester Street-Sign – Moved by Fickau, seconded by Townsend to accept HPC recommendation that the sign be limited to 2 bulbs. Motion carried without a negative vote.
[Does not need to have Board approval]

301 N. Rochester Street-Citizens Bank – Sign will have amber lights and 3 lines of lettering. Moved by Hankovich, seconded by Townsend, to approve the north site plan with conditions as listed in the Planner's report and not to include accessory structure. Motion carried without a negative vote. Moved by Hankovich, seconded by Fickau, to approve the south site plan, which uses the property for parking lot and accessory structure. Approve the colors and building material. Lights on the south would stay on 24 hours and the lights on the north would go off at 10:00 p.m. A letter to be sent to the Board of Building & Zoning Appeals that the Plan Commission does not object to construction in the A-Zoning, but a zoning change would need to be approved before occupancy permit is issued. Motion carried without a negative vote.

211 N. Rochester Street-Exterior reviews – Owner has requested to replace metal roof with dimension shingles, replace windows (5 on north side on front) to match windows on south side, and replace siding on front with like kind. Moved by Townsend, seconded by Hankovich, to

accept the HPC recommendation to approve request. Motion carried on a vote of 4 ayes and 1 nay (Fickau voting 'no').

Resolution 2002-20 – Moved by Townsend, seconded by Fickau, to recommend to the Village Board the adoption of sanitary sewer service area amendment. Motion carried without a negative vote.

Moved by Townsend, seconded by Hankovich and carried to adjourn the meeting at 9:40 p.m.

Bernard W. Kahl, MMC
Admin/Clerk/Treas

President Wagner called the special Planning Commission to order on November 27, 2002 at 7:00 p.m. Members present: FICKAU, BRONK, TOWNSEND, FENNEL, & WAGNER. Excused: HANKOVICH. Also present: Planner Kaniewski, Attorney Reilly, & Engineer Peot. President Wagner called the Public Hearing to order at 7:01 p.m. Public Hearing is for creation of the TID #3, the proposed boundaries of the TID #3 and the proposed project plan for TID #3. There were 23 citizens in attendance.

Christy Cramer of Ruekert & Mielke gave a report of the plan.

COMMENTS FROM THE PUBLIC:

Jim Piala, S39 W27833 Genesee Road, Waukesha, [owner of property in Legends Meadows] – Would only property owners in district pay assessments? *Yes.* What would happen if development did not occur? *The two developments that we know will happen plus the impact fees would pay for the first borrowing.*

Darrel Craig, 35303 Miller Road, Burlington, [owner of property at Maple Avenue & STH 83] – Has Maple Road improvements been automatically approved? *It has not been set at this time.*

Catherine Piala, S39 W27833 Genesee Road, Waukesha – You will be approving what tonight? *The Plan Commission will approve the Project Plan.* [They would like a copy of the M-2 Zoning requirements. They were given that information after the meeting.]

Jim McCarthy, S108 W27690 Maple Avenue, Mukwonago, – Will Wolf Run intersection line up with the cross street? *Yes it will.*

Gregg Wissner, W278 S10995 Fairview Circle, Mukwonago, - Why does Maple Avenue have to change and will the property on the corner have a separate entrance from the new road? *DOT has some say on that and the Village is still studying the proposals.*

Public Hearing closed at 7:26 p.m.

Moved by Fennel, seconded by Townsend, to move to adopt the TID #3 project plan. Motion carried without a negative vote.

Moved by Townsend, seconded by Fickau and carried to adjourn the meeting at 7:33 p.m.

Bernard W. Kahl, MMC
Admin/Clerk/Treas

President Wagner called the Planning Commission to order on December 16, 2002 at 7:00 p.m. Members present: FICKAU, BRONK, TOWNSEND, FENNEL & WAGNER. Excused: HANKOVICH. Also present: Planner Kaniewski & Attorney Reilly.

Moved by Fennel, seconded by Townsend, to approve the minutes of the November 18th & 27th meetings as presented. Motion carried without a negative vote.

NEW BUSINESS:

MINOR HOMESTEAD PRELIMINARY PLAT – Plat consist of 83 lots. Zoning is R-4 with underline zoning of R-1. Plan meets the code. Outlot 5 has 3 drainage areas that drain into this lot. Water will need to be treated that comes in from the north side. It will be wet enough that it could turn into wetlands if not maintained by the subdivision. Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the Minor Homestead preliminary plat (previous plat approved on December 17th), and conditioned upon the amendment to the developer's agreement. Motion carried without a negative vote.

CSM FOR CITIZENS BANK PROPERTY ON N. ROCHESTER & EAGLE LAKE AVENUE – Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the CSM for the Citizens Bank Property on N. Rochester Street & Eagle Lake Avenue. Motion carried without a negative vote.

AMENDMENT TO COMPREHENSIVE PLAN FOR RESIDENTIAL DENSITIES- PRELIMINARY REVIEW – Due to some confusion on the definition of density and the request from SEWRPC to have more of a definition, a preliminary review is given here. Currently we use low and high density. New density categories will be low (37,500 sq ft lot); medium (25,000 sq ft lot); high (15,000 sq ft lot); older established neighborhood (12,000 sq ft lot); transitional land (condo's at 4 units per acre); and multi-family (10 units per acre). This is for informational only. This will come back in final draft for the plan commission to respond.

ORDINANCE #695 TO ANNEX CERTAIN PROPERTY (2011-999) – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the detachment of the Greenwald Property on S. Main Street from the Town of Mukwonago to the Village of Mukwonago. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMITTEE:

500 MAIN STREET-ROOFTOP UNITS – *Committee has recommended that they leave the rooftop units as proposed without screening.*

318 N. ROCHESTER STREET SITE PLAN – Hannah home Health Care has made changes that were requested: 1) adjusting of 4 parking stalls to create more green space; 2) reduction in signage; 3) return to commission with completed building for lighting. Moved by Fickau, seconded by Townsend, moved to approve the site plan with adjustments approved by the Historic Preservation Committee and that the Planner has the authority to workout the landscaping issues. Motion carried without a negative vote.

Moved by Fennel, seconded by Townsend and carried to adjourn the meeting at 7:42 p.m.

Bernard W. Kahl, MMC
Admin/Clerk/Treas