

President Wagner called the Plan Commission to order on January 19, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, HAWKS, & WAGNER. Also present: Attorney Reilly, Planner Kanisewski, & Police Chief Winchowky.

Public Hearing on the Comprehensive Plan Amendment-STH 83 Access Points was opened at 7:01 p.m. Letter from Mr. & Mrs. Gilbert Yerke was read into the minutes (copy attached in the minute book). Letter from the Town of Mukwonago Planner was placed on file.

Glen Volkmann-on behalf of St. Johns Lutheran Church – objects to road going through their property.

Scott Simon-purchased the Majors property.

Mike Chapman, W299S8915 STH 83 – addressed the road going through his property, objects to having two roads on his property.

Dale Fennel – Is all the Major's property fronting Highway 83 Commercial instead of Residential? Answer was yes.

Hankovich – Did not want to see high density along the Vernon Marsh.

Public Hearing closed at 7:21 p.m.

Moved by Fickau, seconded by Townsend to approve the minutes of the December 15, 2003 minutes as amended. Amendment to read '(Status of the Downtown Area) We are looking at 1890-1910 architecture for new structures and remodeling should be in the era that it presently exists.' Motion carried without a negative vote.

#### **NEW BUSINESS:**

**LOOKOUT LANE POTENTIAL DEVELOPMENT – JAY CAVAIANI:** Parcel is 29 acres. Mr. Cavaiani stated that the parcel is in the boundary agreement with the Town of Mukwonago and asked if the Village wants this parcel attached. The only way that sewer would be run to the property is if a sanitary district is created in Hidden Lakes in the Town of Vernon. Another option would be to run the sanitary under the Fox River from the River Park Estates Lift Station. Item was referred to the Department Heads for discussion.

**ORDINANCE NO. 719: AN ORDINANCE TO AMEND THE COMPREHENSIVE MASTER PLAN TO REFINE THE LAND USE DESIGNATIONS AND ACCESS POINTS FOR THE STH "83" CORRIDOR.** The Ordinance will remain on the agenda for the next meeting.

#### **CONCEPTUAL ARCHITECTURAL REVIEW – WAL-MART SUPERCENTER:**

Tracy A. Farrand, P.E. – The size of the parcel is 21.5 acres directly east of Home Depot. Maximum square footage is 203,000. The water quality pond will be moved east. 19% green space located on the property.

James Kilman, AIA – Presented a drawing of the building. 40% of the store will be grocery. This will be the largest store in the area.

Planner summarized his report of the Proposed Wal-Mart Supercenter Facility and submitted written comments on Options for managing the future of the current Wal-Mart site. Copy was given to the Civil Engineer. There are procedural items that need to be submitted and reviewed before they receive approval. Design of the Franklin store was more presentable than what is proposed here.

Commission comments:

HAWKS – Do we have to put parking in front of the building? The building is not attractive and needs a lot of work. Response: Plan Commission can change that.

FENNEL – I like the Franklin building better, parking should be straight instead of angled and more handicap parking is needed.

TOWNSEND – Agree with Dale's comments. Disable parking should be located closer to the building and keep it away from the cart area would be helpful. The building proposed in Franklin has better architectural features. Can it be made less like a square building? Would like to see solid masonry.

BRONK – Planner submitted a very nice detailed plan. Would like comparison pictures of the Franklin, Burlington, and Delavan buildings. I would not move the building forward. Tenant to the left; review his landscaping plan in the parking lot. I think we need to see a detailed plan for current store and approve it before we approve the plan for this center.

FICKAU – Building with straight lines is a ‘no’. Agree with others.

WAGNER – I like the texture of the Franklin building. It is a stark and cold looking building. Need exit plan for current building. Concern over the pond being moved further east each time. Too much asphalt in the development.

**CONCEPTUAL ARCHITECTURAL AND CSM REVIEWS-AMATO FORD:** Planner submitted a report for this development. Overhead doors should not face Main Street. Need lighting plan to review?

Architect: Wetland delineation has been submitted to the Wisconsin DNR and is shown on the map. We expect to receive a response from the DNR within 30 days. Car wash will be located on the property for prepping cars and will also be opened to the public. Employee parking is located in the rear and the new car display will be in the front. Building is set further back than the existing building. Will use decorative block and dark glass.

HAWKS – What will be the color of the brick? And you will remove the existing building and people will enter at the car wash area. Response: Brick will be light earth tone.

TOWNSEND – Would like to hold it until the department heads review this.

FICKAU – I am satisfied with the proposal.

HANKOVICH – You need to change zoning from B-2 to B-3. Green space is defined differently. Should stay as B-2 zoning. If you have a drive through that would need to go to the Board of Building and Zoning Appeals. Can big trucks get in/out without backing in/out?

BRONK – The landscaping, do you plan on planting along the side? Will need to review that further.

WAGNER – I agree with the rest of the Commission.

**BIRCHROCK DEVELOPMENT SUPPORT SIGNATURE-GARTH HARRIS:** Mr. Harris is applying for tax credits. Application is based on points. Moved by Fennel, seconded by Townsend to recommend to the Village Board the approval for the Village President to sign and any department head wishing to sign on. Motion carried without a negative vote.

**MUKWONAGO CENTER & EASEMENT TO HERRIGES PROPERTY** – To be removed from the agenda.

**MULTI USE TRAIL BETWEEN PINEHURST AND FAIRWINDS SUBDIVISIONS:** Pinehurst would extend multi-use trail from Fairwinds west to Pinehurst entrance in exchange for going into the development and it would be built in the right-of-way. County did not object to the plan. The County would put in walk lights at the CTH ‘EE’ intersection. Multi-use area in the subdivision does not take people anywhere except in the subdivision. Item is to remain on the agenda.

**ORDINANCE NO. 720:** Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of Ordinance No. 720: **AN ORDINANCE TO APPROVE THE ATTACHMENT OF PROPERTY TO THE VILLAGE OF MUKWONAGO FROM THE TOWN OF MUKWONAGO PURSUANT TO THE MUNICIPAL BOUNDARY AGREEMENT WITH THE TOWN OF MUKWONAGO.** Motion carried without a negative vote.

#### **OLD BUSINESS:**

**CSM – LOT 26, BLOCK 5, MEADOW PARK ESTATES** – RSV Engineering gave a verbal extension until the end of February for the Plan Commission to act on this. It will be reviewed at the February Plan Commission meeting.

**CONCEPTUAL REVIEW OF HAWKS RIDGE EAST WITH ADDITIONAL LOT** – This item will remain on the agenda for February.

**PLANNERS REPORT:** We are continuing to work on the downtown area and looking at grants.

**COMMENTS:** Townsend reminded the Commission that next month would be a joint meeting with the HPC regarding the Pearl Street and Grand Avenue area.

Moved by Townsend, seconded by Fennel and carried to adjourn the meeting at 9:49 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President called the Planning Commission to order on February 16, 2004 at 7:00 p.m. Members present: TOWNSEND, HAWKS, HANKOVICH, BRONK, & WAGNER. Excused: FICKAU & FENNEL. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Townsend, seconded by Hawks, to approve the minutes of the January 19, 2004 meeting as presented. Motion carried without a negative vote.

Village President announced that we are having a joint meeting with the Historic Preservation Commission for the purpose of holding a public hearing. Members present: TOWNSEND, ODIER, POWERS, MASLOWSKI, & BOCZKIEWICZ. Excused: BEIER.

Plan Commission President Wagner and HPC Chairperson Townsend called the Public Hearing for the finalization of the proposed Pearl Street/Grand Avenue Historic District to order at 7:02 p.m. Traci Schnell, Heritage Research, LTD., was present to answer any questions. She gave a brief description of the area and noted two changes in property status. 312 Pleasant Street is now contributing and 319 Grand Avenue is changed to non-contributing.

Sue Maslowski, 315 Grand Avenue – supports the district.

No other citizens made public comments. Public Hearing was closed at 7:07 p.m.

Comments by the Commissions:

Odiar – This will have a positive value to this district.

Townsend – Concurs with the positive value statement.

Hankovich – Is this the same area as the Design Sensitivity Area? Response: No.

Bronk – Why do we have two different areas? Response: This is a National Register District.

Will this bring you grants? Response: No, this is for tax credit only.

Moved by Odiar, seconded by Boczkiewicz, to recommend to the Village Board that the proposed Pearl Street/Grand Avenue area be designated a Historic District as shown on the plan as submitted to the State. Motion carried without a negative vote. [HPC adjourned and left at this time.]

## NEW BUSINESS:

### ***REZONING FROM M-1 TO R-3 – 225 PLANK ROAD-CHARLES & KATHLENE LUDWIG***

– Planner said that it would be consistent with the Village Plan if the zoning were changed. No comments were received. Moved by Townsend, seconded by Hawks, to recommend to the Village Board that zoning of the property be changed from M-1 to R-3. Motion carried on a vote of 4 ayes and 1 abstention [Hankovich ‘abstained’].

***DEVELOPMENT IDENTIFICATION SIGN-HONEY MEADOWS*** – Planner recommends approval of the residential identification sign for Honey Meadows Condominium Development subject to the following conditions:

1. Prior to sign installation, a building permit shall be issued for the subject sign.
2. The construction sign shall be consistent with the submitted plans.
3. Prior to issuance of a building permit, a sign-landscaping plan shall be submitted for the review and approval of the Village Planner.
4. The sign shall be located north of the sidewalk.

Moved by Townsend, seconded by Hawks, to recommend to the Village Board the approval of the Development Identification Sign for Honey Meadows subject to the conditions as stated by the Village Planner. Motion carried without a negative vote.

***EXTRATERRITORIAL REVIEW-CSM-CTH ‘L’-LESTER HORLACHER*** – Moved by Hankovich, seconded by Townsend to table the CSM Review until next month’s meeting. The Village had received the request after the 11<sup>th</sup> of February and the Village Attorney and Village Planner have not had enough time to review the CSM. Motion carried without a negative vote.

## OLD BUSINESS:

**REZONE FROM A-1 TO R-3 THE NE CORNER OF WAHL AVENUE AND PARK PLACE- CHERYL HASKE, CHARLES DEWEY TRUST.** The intent of the rezoning was to allow a duplex or to split the parcel to build two duplex buildings. The triangle piece of property should be deeded to the Village before development occurs. Village would need legal description and quit claim deed. Planner recommends approval for 1 duplex on the site. May put two units-two buildings and call it Condo's but it would need Board of Appeals approval. Moved by Hankovich, seconded by Bronk, to recommend to the Village Board the change of zoning from A-1 to R-3, conditioned upon the triangle piece of property being quit claimed to the Village. Motion carried without a negative vote.

**LOOKOUT LANE – TOWN OF MUKWONAGO.** Moved by Townsend, seconded by Hankovich to recommend to the Village Board that the Village is not interested in having this property developed in the Village. Based on review by Department Heads it was felt that it would be best if the property were developed in the Town of Mukwonago since the Village would not be able to justify the cost to run services to the area. Motion carried without a negative vote.

**COMPREHENSIVE/MASTER PLAN AMENDMENT TO REFINE THE LAND USE DESIGNATIONS AND ACCESS POINTS FOR THE STH '83' CORRIDOR.** Planner reported that the proposed 70 acres of residential property would be developed at 60%; this would give 180 single-family units. Environmental corridor was expanded. Planner recommends that policies be adopted for the land and its development. Moved by Hankovich, seconded by Bronk, to recommend to the Village Board the approval of the Comprehensive/Master Plan Amendment to Refine the Land Use Designations and Access Points for the STH '83' Corridor with the addition that no more than 60% be developed in the Residential planned area. Motion carried on a vote of 4 ayes and 1 nay [Townsend voting 'no'].

**MULTI-USE TRAIL [informational] –** Trail will go from the Bielinski Development east to STH '83' and south to CTH 'NN' and west to CTH 'EE'. Pinehurst development will extend the trail from that subdivision to the connection at CTH 'EE'.

Bronk – Multi-use trail is not shown for the Fox River View subdivision. Red arrow should go up to the WE Energies right-of-way shown in Miniwaukan Park and extended east into the Town of Vernon. Planner should check with the County to see if they are considering extending a trail from the County Park into the Village on CTH 'LO'.

**CSM-LOT 26, BLOCK 5, MEADOW PARK ESTATES –** Planner presented his understanding of the Wisconsin Administrative Rules regarding the distance residential area must be from WWTP structures. Planner recommends keeping the 500-foot distance. If Lot #1 of CSM #7230 is developed residential, then they could develop the 100 feet of the southwest corner of the parcel. This would leave one residential lot and one manufacturing lot. Lot #2 of CSM #7230 would have to be rezoned to something other than residential. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the CSM for residential development of Lot #1 identified with the 500 foot line going through the parcel and residential building would need to be located outside of that line. Lot #2 would need to be rezoned something other than residential. Motion carried without a negative vote.

## HISTORIC PRESERVATION COMMISSION APPROVALS:

Moved by Townsend, seconded by Hankovich, to recommend to the Plan Commission that they deny the sign request for 211 N. Rochester Street and refer it back to the Historic Preservation Commission for further review. Motion carried without a negative vote.

# PLANNER'S REPORT:

Planner stated that he is still working on the downtown area. Projects that are being looked at are the Municipal Parking lot behind the Museum, lighting in the area, and a sidewalk.

Moved by Townsend, seconded by Hankovich and carried to adjourn the meeting at 8:32 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on March 15, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & WAGNER. Member excused: HAWKS. Also present: Attorney Reilly & Planner Kanisewski. Moved by Townsend, seconded by Fennel, to approve the minutes of the February 16, 2004 meeting as amended. Motion carried without a negative vote.

#### **NEW BUSINESS:**

***EXTRATERRITORIAL REVIEW- CSM FOR DAVE CORSO-LAKEVIEW & LAKESIDE DR*** – Moved to recommend to the Village Board with condition that the road ends would show them being rounded. Motion carried. Moved by Wagner, seconded by Hankovich, to reconsider the previous motion. Motion carried on a vote of 4 ayes and 2 nays. Moved by Townsend, seconded by Hankovich, to recommend to the Village Board the approval of the CSM as submitted with no conditions. Motion carried on a vote of 4 ayes and 2 nays [Fickau & Fennel voting ‘no’].

***EXTRATERRITORIAL REVIEW-CSM FOR DONALD KOLBE-BEACH ROAD*** – Moved by Townsend, seconded by Fickau, to table until corrections are made in the description. Motion carried without a negative vote.

***REZONING FROM R-2 TO R-10 FOR 510 CTH ‘NN’; CSM (creating one parcel from two); SITE PLAN & ARCHITECTURAL REVIEW-HAWKS RIDGE EAST*** – Moved to table until the March 29<sup>th</sup> meeting. Motion carried without a negative vote.

***ATTACHMENT OF THE MAJOR PROPERTY*** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the request to attach the Majors property to the Village. Motion carried without a negative vote.

***SPECIAL ASSESSMENT FOR CTH ‘ES’*** – Item to be removed from the agenda. Attorney will let the Clerk know when it is ready and will then go to the Village Board.

#### **OLD BUSINESS:**

***EXTRATERRITORIAL REVIEW-CSM FOR LESTER HORLACHER-COUNTY ‘L’*** – Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the CSM subject to the following condition: CSM to show the road frontage to be 100’ instead of 50’ on CTH ‘L’. Motion carried without a negative vote.

***PRELIMINARY PLAT-FOX RIVER VIEW*** – Consider approval subject to conditions as shown by the County, not include approval for street names, easements for Outlot 2 & 4, correct the multi use trail as was discussed before, and plat to show that Outlot 5 to be dedicated to the Village. Moved by Fickau, seconded by Townsend, to table the preliminary plat for Fox River View until the April Plan Commission meeting. Motion carried without a negative vote.

***CSM FOR LOT 26, BLOCK 5, MEADOW PARK ESTATES*** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the CSM for Lot 26, Block 5, Meadow Park Estates, subject to the following conditions: [1] existing utility easements to be shown on the CSM, and [2] a copy provided to the Village Engineer for review before signatures are affixed. Motion carried without a negative vote.

***AMATO FORD-ARCHITECTURAL, CSM, AND RECOMMENDATION TO THE BOARD OF BUILDING AND ZONING APPEALS*** – Moved by Townsend, seconded by Fickau, to table the architectural review until the March 29, 2004 special meeting. Motion carried without a negative vote. Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the CSM subject to the DNR stating that the creek is not navigable. Motion carried without a negative vote. Moved by Fickau, seconded by Fennel, to recommend to the Board of Building and Zoning Appeals that the Plan Commission has no problem with the location of the Car Wash for Amato Ford. Motion carried without a negative vote. Amato Ford is presently proposing 400 watt lighting instead of 1000 watts but not the 250 watts that the Village asked for. Commission did not have a problem with that.

***ARCHITECTURAL REVIEW-WAL MART SUPERCENTER*** – Referred to the April 19<sup>th</sup> Plan Commission meeting for a formal presentation. Commission would like to see the following changes: [1] downspouts should be internal on the rear of the building, [2] would like to see some type of relief from the flat roof, [3] add more accent or extend the accent on the front of the building, [4] see more delineation between Home Depot and the Wal-Mart buildings.

**HISTORIC PRESERVATION COMMISSION:**

Commission has approved the sign for 211 N. Rochester Street. Representatives for the McKenzie House will be at the Commissions next meeting to discuss the removal and replacement of the chimney. Plan Commission members were invited to the next meeting of HPC that will include the Public Informational meeting for property owners regarding the Pearl Street/Grand Avenue Historic District.

Moved by Townsend, seconded by Fickau and carried to adjourn the meeting at 9:12 p.m.

Bernard W. Kahl, MMC  
Village Clerk



President Wagner called special Planning Commission meeting to order on March 29, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & WAGNER. Member excused: HAWKS. Also present: Planner Kaniewski and Attorney Reilly.

#### **NEW BUSINESS:**

***James & Ilamay Fredericks annexation-Town of East Troy*** – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the annexation request of Mr. & Mrs. Fredericks. Total acres for annexation are 2.72 and contain 1 dwelling unit with a population of 2 persons. Motion carried without a negative vote.

***Darwin & Donna Greenwald annexation-Town of Waterford*** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the annexation request of Mr. & Mrs. Greenwald. Total acres for annexation are 433.39 and contain no dwelling units. Motion carried without a negative vote. **[Item referred back to the Plan Commission.]**

***Developers Agreement-Hawks Ridge East*** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Developers Agreement for Hawks Ridge East, contingent upon satisfaction of the Engineers letter dated March 25<sup>th</sup>, review and approval by the Engineer of the Plans. Motion carried without a negative vote.

#### **OLD BUSINESS:**

***Rezoning from R-2 to R-10-510 CTH 'NN'-Hawks Ridge East*** – Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the change of zoning request for Hawks Ridge East from R-2 to R-10. Motion carried without a negative vote.

***CSM and Site Plan for Hawks Ridge East*** – County has approved the road alignment. Moved by Fennel, seconded by Townsend, to recommend approval to the Village Board of the CSM and Site Plan for Hawks Ridge East, contingent upon satisfaction of the Engineers letter dated March 25<sup>th</sup>, review and approval by the Engineer of the Plans. Motion carried without a negative vote.

***Extraterritorial Review of CSM-Beach Road for Donald Kolbe*** – Referred to the April 19<sup>th</sup> meeting as more information was to be submitted from appellant's Engineer.

***Preliminary Plat-Fox River View-Mark Holiday of Harmony Homes*** – The multi-use trail is shown as an example on the map. Village had previously approved this but the County would like a re-approval because of additional information submitted on the map. Moved by Fickau, seconded by Fennel, to recommend to the Village Board the re-approval of the Preliminary Plat for Fox River View subject to an archeology study being prepared and the multi-use trail designated. Motion carried without a negative vote.

***Architectural and CSM review for Amato Ford*** – Lighting plan is okay and the color of the building is #208 Locust. Moved by Fickau, seconded by Townsend, to recommend to the Village Board to approve the architectural review and color of the Amato Ford building. Motion carried without a negative vote. Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the CSM contingent upon the stream being classified as non-navigable. Motion carried without a negative vote.

***Architectural review of the Wal-Mart Supercenter*** – Plans will be submitted for approval at the May Plan Commission meeting. The Village expects to receive an exit plan for the present store. Comments on the building: Another dark band to break up the color of the wall is shown; more dimension along the roofline; more pilasters on building on all sides are shown; and external down spouts are now shown as internal down drains. Comments on Landscape Plan: Addition of 6 raised planters in front of the shore that will have ornamental trees; evergreens added on rear side of building and more added along the front road; plantings will be comparable to Home Depot plan; and would like to see more green space for now and less asphalt. Other comments:

East entry should be larger to handle future development; need to consider the water quality plan; and the retention pond should have a fence around it.

Moved by Townsend, seconded by Fennel and carried to adjourn the meeting at 8:04 p.m.

Bernard W. Kahl, MMC

Village Administrator/Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on April 19, 2004 at 7:00 p.m. Members present: WAGNER, BRONK, FENNEL, HAWKS, & WAGNER. Members excused: TOWNSEND & HANKOVICH. Also present: Attorney Reilly & Planner Kaniewski.

Public Hearing on the Comprehensive Amendments to the Zoning Ordinance was opened at 7:01 p.m. No one appeared for or against. Public Hearing was closed at 7:02. p.m.

Moved by Fickau, seconded by Fennel, to approve the minutes of the March 15<sup>th</sup> and March 29<sup>th</sup> meetings of the Plan Commission as submitted. Motion carried without a negative vote.

**OLD BUSINESS:**

**EXTRATERRITORIAL REVIEW-CSM ON BEACH ROAD-DONALD KOLBE** – Conditions have been satisfied. Moved by Fickau, seconded by Fennel, to recommend to the Village Board to approve the signing of the CSM for Donald Kolbe. Motion carried without a negative vote.

**ANNEXATION REQUEST FROM TOWN OF WATERFORD-DARWIN & DONNA GREENWALD-HWY 83 & JANESVILLE RD.** – [Motion to reconsider is required to vote on this item.] No motion was made, previous motion to recommend approval to the Village Board stands.

**NEW BUSINESS:**

**ANNEXATION REQUEST FROM TOWN OF WATERFORD-NEUMANN PROPERTY-JANESVILLE ROAD** – Planner was asked if the area can be serviced with sewer and water and if both sides of County 'L' can be served. Planner response was that it could. Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the annexation request. Motion carried without a negative vote.

**TID #3 CHAPTER 30 PERMIT** – Informational report given by the Planner. Engineer has applied for an amended Chapter 30 Permit to stock pile dirt based on construction in the area.

**APPROVAL OF SITE PLAN AND ARCHITECTURAL REVIEW-CHERYL HASKE PROPERTY** – Moved by Fickau, seconded by Hawks, to recommend to the Village Board the approval of the site plan and architectural review subject to the following conditions:

- 1) Plan Commission approval is conditional upon the subsequent approval of the Conditional Use by the Board of Zoning and Building Appeals.
- 2) Plan Commission approval is conditional upon Village approval of condominium documents.
- 3) Prior to site development, the Village Engineer shall approve all site-engineering plans.
- 4) Prior to site development, the Zoning Administrator shall approve the final landscaping plan.

Motion carried without a negative vote.

**APPROVAL OF SITE PLAN AND ARCHITECTURAL REVIEW-122 ARROWHEAD DR-BP AMOCO STATION** – The Board of Building and Zoning Appeals will need to approve this at their meeting. Should have some landscaping around the south end of the building. Moved by Fickau, seconded by Hawks, to recommend to the Village Board the approval of the Site Plan and Architectural Review for the BP Amoco Station subject to the following conditions: 1) a recommendation to the Board of Building and Zoning Appeals regarding the hours of operation and landscaping plan, 2) approval is conditioned upon the subsequent approval of the Conditional Use by the Board of Building and Zoning Appeals, 3) Plan Commission approval is conditional upon receipt of a copy of the letter from the Department of Transportation regarding their approval of the car wash as it relates to I-43 right-of-way setbacks, 4) Prior to site development, the Village Engineer shall approve all site engineering plans, 5) Prior to site development, the Village Planner shall approve the final landscaping plan. Motion carried without a negative vote.

**FINAL PLAT-FOX RIVER VIEW** – Copy of the Archaeological Site 47WK209 was submitted. Department heads have not reviewed this, revised plan has not been resubmitted, and developer's agreement has not been reviewed. All unfinished items are minor. Items needed to proceed are:

- 1) The 83 Lot and 5 Outlot subdivision is approved pursuant to the preliminary plat prepared by R.S.V. Engineering, with the last revised date of September 8, 2003, and subject to Village Engineer approval of a final Storm Water Management Plan.

- 2) Lots 1, 38, 39, 40, and 59 shall have "no access" restrictions to Edgewood Avenue placed on the Final Plat.

- 3) On the final plat, vision corner easements shall be placed at all intersections.

- 4) With the submittal of the final plat, the developer and Village shall agree to the location and type of play equipment and any other recreational activities within Outlot 5, and shall be duly noted as the responsibility of the developer to install such play equipment and/or activities, in the Developer's Agreement.

- 5) The Developer's Agreement shall indicate provisions for the reconstruction of Edgewood Avenue should construction of the subject subdivision cause the deterioration of the Edgewood Avenue pavement.

A Special Plan Commission meeting will be scheduled for May 3, 2004 at 7:00 p.m. and all items shall be completed before the meeting date or the meeting shall be cancelled.

**DRAFT ORDINANCE FOR RESIDENTIAL ZONING DISTRICTS AMENDMENT** – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the Residential Zoning Districts Amendments. Motion carried without a negative vote.

**EXTRATERRITORIAL REVIEW-CSM FOR THOMAS & CAROL HAYNES** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the CSM conditioned that the legal description is corrected. Motion carried without a negative vote.

**REVITALIZATION OF THE DOWNTOWN** – The Village Planner gave a report on this project and the items that were discussed at the last meeting and that they will continue working on this with the Chamber. They will look into what, if any, grant money available.

#### **PLANNER' REPORT:**

Planner Kaniewski reported that the Major's property would be coming forward with a change of zoning request. He has received inquiry about the Chapman farm and possible attachment.

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

Bernard W. Kahl, MMC  
Village Clerk-Treasurer

President Wagner called the Planning Commission meeting to order on May 17, 2004 at 7:01 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, HAWKS, & WAGNER. Also present: Attorney Reilly and Planner Kuehner.

Moved by Fickau, seconded by Hawks, to approve the minutes of the April 19, 2004 minutes as presented. Motion carried without a negative vote.

## **OLD BUSINESS**

***APPROVAL OF FINAL PLAT – FOX RIVER VIEW*** – Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval of the Final Plat for Fox River View Subdivision with the following conditions: 1) Approval of the Final Plat shall be based upon the last revised date of May 6, 2004, with revisions as required by conditions of this approval, 2) The Final Plan shall not be recorded until such time as the Village Board has approved a Developer's Agreement for the subdivision, to include matters related to the Schuster Mound Group as noted in the letter from the Village Planner dated May 13, 2004, 3) Prior to recording of the Final Plat the developer shall take all necessary steps to catalog the Schuster Mound Group site under the Burial Sites Preservation Law, ss. 157.70, 4) A twenty-five foot buffer shall be established around the perimeter of the site, defined by a rectangle, the corners of which shall be permanently marked. The location of this area shall be so indicated on the final plat, and no disturbance of the area shall be permitted, 5) Prior to recording of the Final Plat, any corrections to the plat or issues raised by the Waukesha County Department of Parks and Land Use shall be rectified and 6) The Final Plan shall not be recorded until the Village Engineer has reviewed the plat and confirmed that all technical revisions, including those required by Waukesha County and those noted in this letter, have been made. Motion carried without a negative vote.

## **NEW BUSINESS**

***DEVELOPER'S AGREEMENT – FOX RIVER VIEW*** – Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the Developer's Agreement for Fox River View Subdivision subject to the changes discussed and agreed to at the meeting and approvals of the following: 1) Construction Documents, 2) Stormwater Maintenance Plan Agreement, 3) Transfer of title for the lift station to the Village, 4) Agreement to the cost sharing for the lift station, 5) Letter of credit in an amount approved by the Village Board, 6) Inclusion of language regarding the Indian mounds and 7) Revisions to the easement for the Hibbert property. Motion carried without a negative vote.

***ANNEXATION REQUEST FROM TOWN OF WATERFORD – RICHARD LUKAS – JANESVILLE RD.*** – Letter from George Hall, Wisconsin Department of Administration, was taken into consideration. Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the annexation request from Richard J. Lukas. Motion carried without a negative vote.

***REZONING FROM R-3 TO B-2 – BAY VIEW RD. AND MUKWONAGO DR. – CHERYL BERG*** – Planner feels that only Parcel 'A' should be zoned at this time until developments are proposed for the other lots. Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the change of zoning for Parcel 'A' from R-3 to B-2. Motion carried without a negative vote. The change of zoning for Parcels 'B' through 'E' will be tabled at this time.

***CONCEPTUAL REVIEW – COMMERCIAL DEVELOPMENT ON BAY VIEW RD. AND MUKWONAGO DR. – CHERYL BERG*** – The revised plan shows an increase in the green space buffer in the rear of the lot to shelter the residents on Apollo Court. There was discussion on the driveway cut on Bay View Road and whether or not it should be placed there.

Commission agreed to the conceptual plan with the driveway cut being placed on Bay View Road.

***SITE PLAN REVIEW – CONSTRUCTION OF COLD-STORAGE BUILDING – 461 RIVER CREST CT. – CHERYL BERG*** - Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the site plan of the cold storage building at 461 River Crest Court with a full-front masonry and a roof color to match the front building on the lot. Motion carried without a negative vote.

***APPROVAL OF FINAL PLAT – MINOR’S HOMESTEAD ADDITION #1*** – There is an issue with a possible navigable water way. Commission agreed to extend the time period for approval for 60 days.

***REZONING FROM B-4 TO B-4 PUD – PART OF TID #3 – WAL-MART STORES, INC.,***

***APPROVAL OF CSM – PART OF TID #3 – WAL-MART STORES, INC. and***

***ARCHITECTURAL AND SITE PLAN REVIEW – WAL-MART SUPERCENTER –***

Representatives for Wal-Mart presented the latest revised plans for the Wal-Mart Supercenter. Kuehner explained that great strides have been made in the last week. Commission was appreciative of the work on the design of the building. Item will be held for more review time.

***DEVELOPER’S AGREEMENT REVIEW – COMMERCIAL DEVELOPMENT NORTH OF***

***PICK’N’S SAVE – DN GREENWALD*** - Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the Developer’s Agreement for Northtown Shopping Center subject to the changes discussed and agreed to at the meeting and approvals of the following: 1) Stormwater Maintenance Plan by the Village Attorney and Engineer and 2) Inclusion of wording regarding the stormwater pipe going through the Pick’n’Save property. Motion carried without a negative vote.

## **HISTORIC PRESERVATION COMMISSION APPROVALS**

Townsend discussed the Jefferson Street parking lot lighting and the dumpsters at Village Court owned by Lee Gaura.

## **PLANNER’S REPORT**

Scott Simon withdrew his request for change of zoning for the property located on Highway 83 on the north end of the Village.

Moved by Townsend, seconded by Hankovich and carried to adjourn at 9:56 pm.

Steve Braatz  
Deputy Clerk

President Wagner called the Plan Commission to order on June 14, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, HAWKS, & WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Fickau, seconded by Townsend, to approve the minutes of the May 17, 2004 meeting as presented. Motion carried without a negative vote.

**NEW BUSINESS:**

*SIGN REVIEW-1231 S. ROCHESTER ST.-CONTINENTAL SAVINGS BANK* – The bank will be opening about July 12<sup>th</sup>. Property is located in the Gateway Zone. Board of Building and Zoning Appeals cannot issue a variance for the sign. If this were a multi-tenant building, Continental's proposed logo signs would not meet the terms of the ordinance. The proposed monument sign meets the terms of the sign code as regards to style, text and dimension, with the exception of the changeable copy component. The electronic message board is not permitted by the sign code or the PUD ordinance. The wall sign is considered to be a box sign. Moved by Hankovich, seconded by Fickau, to approve the ground sign minus the reader board. The gable sign was approved before the ordinance was changed. The directory and directional signs meet the present ordinance. Any other signing on the building would need to come back to the Plan Commission for approval. Motion carried without a negative vote.

*EARLY GRADING START APPROVAL-THE ORCHARDS* – The Orchards of Mukwonago is a 107-lot subdivision and the applicant has submitted a 52 lot Final Plat for the final phase of the subdivision. Moved by Hankovich, seconded by Townsend, to recommend approval to the Village Board with the understanding that MLG is assuming the risk without any guarantees that the Final Plat will be approved, and that MLG will submit the cost of the grading and a letter of credit to the Village, based upon the amount recommended by our Engineers, to ensure that the grading will be completed according to the grading plans. Motion carried without a negative vote.

*EXTRATERRITORIAL REVIEW-THE PRESERVE-HILLVIEW DR* – This is a 15 lot subdivision. Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval subject to the following conditions that are to be addressed with submittal of the final plat:

1. Slopes on the north part of the subdivision are in excess of 10%. Information submitted with the final plat must show how the road will be constructed with the steep slopes, and provide designated house pads so that the remainder of the lots with steep slopes is preserved.
2. The intersection of Hillview Drive and Johnson Drive must be constructed properly with the proper signage for vehicular traffic control and safety.
3. Final plat must correct the overlap into adjacent railway right-of-way.

Motion carried without a negative vote.

*PLANK ROAD LIGHTING-JEFFERSON STREET PARKING LOT* – WE Energies was requested to install and maintain the lighting as part of the normal Village agreement with them. HPC previously discussed this and recommended the coach-style luminaries on a 15-foot pole. The Plan Commission is asked to give direction with first the need for lighting at the location and secondly the luminary style. Item is to remain on the agenda.

**TID #3 STREET LANDSCAPING** – *Plan Commission was asked for direction to proceed with installing the street trees within Phase I of the TID #3 along Wolf Run and the relocation of Maple Avenue. This will remain on the agenda for next month.*

**OLD BUSINESS:**

*REZONING FROM B-4 TO B-4 PUD; APPROVAL OF CSM; ARCHITECTURAL AND SITE PLAN REVIEW – WAL-MART SUPERCENTER* – Signage is not included in any of this discussion, it will be discussed at a later date. A sidewalk was added for walk in traffic and the retention pond was redesigned. The pond area will be landscaped and fenced. The Village does

not own the pond. Once the plans are approved, the terms and conditions of the Developer's Agreement will fall into place for approval at a subsequent meeting. Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the rezoning from B-4 to B-4 PUD. Motion carried without a negative vote. Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the PUD overlay restrictions with the following conditions:

1. The PUD modifications for green space shall be allowed.
2. The 35 foot light pole shall be allowed pursuant to the PUD modifications.
3. The PUD modifications for the number of parking spaces shall be allowed with 934 parking spaces as the maximum number of parking spaces allowed on the Wal-Mart site.
4. Prior to issuance of a building permit, the Zoning Administrator shall verify the final site plans shows no more than 934 parking spaces.
5. This PUD modification approval does not approve any off-site signage for the applicant; however, this approval shall not eliminate the potential of the applicant returning to the Village at a future date for off-site sign approval.
6. All building signage shown on the submitted building elevations is subject to future Plan Commission review and is subject to Village sign ordinance.

All conditions should be included with the Developer's Agreement. Motion carried without a negative vote. Moved by Townsend, seconded by Fickau, to recommend to the Village Board the approval of the CSM subject to the following conditions:

1. Prior to recording technical revisions shall be revised as necessary.
2. The CSM shall not be recorded until Village Board approval of the rezoning to B-4 PUD, and approval of the Developer's Agreement.
3. Applicants shall submit the CSM to the Village for recording.
4. Removal of current drainage easement on CSM #9637.

Motion carried without a negative vote. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the Site Plan and Architectural Review subject to the following conditions:

1. Approval shall be subject to the plan set dated June 10, 2004, with minor modifications to conform to technical revisions. Approval shall also be subject to building elevation plans dated May 25, 2004.
2. All conditions previously referenced for the PUD modifications also apply to the Site Plan and Architectural Plan and review and approval.
3. All landscaping must be properly maintained at all times, and any dead plantings must be removed and replaced when feasible to do so.
4. During installation of the landscape according to the approved landscaping plan, minor revisions shall be allowed to adjust the landscape placement in relation to site utility and building sign locations.
5. Prior to issuance of a building permit, the Village Attorney shall be provided documentation of ingress/egress easements for the benefit of neighboring commercial properties.
6. Prior to issuance of a building permit proper easement documents shall be provided for review and approval by the Village Attorney for the off-site water quality pond. The easement documents shall indicate the water quality pond will be permanent.
7. The external design of the building shall be consistent with the materials and samples filed with the Village Clerk. The colors of the building shall be consistent with the building samples.
8. Prior to occupancy, developer shall install proper onsite traffic control signs, in accordance with approved site plans. Additional traffic control signs turn arrows, and



pavement marking shall be added at the cost of Wal-Mart to improve public safety when requested by the Village of Mukwonago Police Chief.

9. Unless modified by the PUD approval, all zoning ordinance standards and municipal code requirements shall be applied subject to site, such as submittal of a Letter of Credit for landscaping.
10. Signs are not part of this approval.
11. Paint on the building to be maintained and upgrade entrance doors to the Pharmacy and Automotive areas are to be brick, as the front, or other suitable material instead of painted block.

The color board is made up of the following: Quik Brik-Oldcastle 'Lawson Blend' and 'Marous Blend'. 'Canyon Clay' SW6054, 'Nobility Blue' SW1504, 'Reddened Earth' SW6053, and 'Gorgeous White' SW6049. Trendstone-Trenwyth 'Natural MW'. Glazed porcelain tile-Daltile 'Navy'. Motion carried without a negative vote. Moved by Hankovich, seconded by Fickau, to recommend to the Board of Building and Zoning Appeals the approval of the Conditional Use request with the following conditions:

1. No outside storage shall be permitted, except in designated enclosures, including pallets and bounded cardboard.
2. No semi-tractor trailer parking shall be allowed on the site at any time except trailers parked in the truck docks.
3. No overnight truck parking of any kind shall be allowed, except those parking in the truck docks.
4. All equipment and forklifts shall be stored inside the building.
5. No outdoor sale and display of any material(s) shall be allowed, except in the designated Outdoor Garden Center.
6. No cash registers shall be permitted outside.
7. P.A. System is not permitted outside of the building, including the Outdoor Garden Center.
8. The Village Clerk and Zoning Administrator shall be notified of names and cell numbers of the store manager and assistant store manager and shall notify the same within seven days of any change in management.
9. All site amenities (landscaping, benches, lighting, directional and traffic safety signs, etc.) shall be properly maintained and replaced if damaged.
10. The entire site shall be policed daily and kept free of debris.
11. All store operation restrictions shall be permanently pasted in the store manager's office.
12. Paint on the building is to be maintained.

Motion carried without a negative vote.

#### **HISTORIC PRESERVATION COMMISSION:**

*SIGN CHANGE-105B N. ROCHESTER ST-WHATEVER BASKETS* – Moved by Hankovich, seconded by Fickau, to approve the sign for 105B N. Rochester Street, Whatever Baskets; that the same colors and materials as the previous sign will be used and it will be the same size. And that a temporary sign be allowed at the same address for the Art Studio. Motion carried without a negative vote.

***The Village Attorney gave the following explanation of the HPC items that need to have Plan Commission approval.***

Moved by Townsend, seconded by Fennel and carried to adjourn the meeting at 9:20 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission to order on July 19, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, HAWKS, & WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Fickau, seconded by Fennel, to approve the minutes of the June 14, 2004 meeting as presented. Motion carried without a negative vote.

**NEW BUSINESS:**

**ANNEXATION REQUEST FROM BRUCE KROGSTAD** – Property will be incorporated into the Fox River View subdivision. Road service will be a problem and needs to be looked at again. Moved by Hankovich, seconded by Townsend, to table the annexation request for lack of information. Motion carried without a negative vote.

**ANNEXATION REQUEST FROM HEAVEN CITY DEVELOPMENT CO.** – Land is located between CTH ES and the Fox River View Subdivision. Access to the property will be from within the subdivision. Moved by Fickau, seconded by Townsend, to recommend to the Village Board the approval of the annexation request from Heaven City Development Company for property at S92 W27925 National Avenue. Motion carried without a negative vote.

**POTENTIAL ATTACHMENT AND CONCEPTUAL PRELIMINARY PLAT FOR W277 S11085 CTH 'ES'** – Property does have sewer on that side of the road, water will have to come across ES. Property needs to be detached from the Town of Mukwonago. Commission has no problem with the business zoning. Houses that are there should not be used for business purposes. He will make a request later for attachment to the Village and zoning change at same time.

**SITE PLAN REVIEW – BAY VIEW VETERINARY CLINIC** – Owner has proposed a 2,922 square foot addition. Conditional Use is required from the Board of Zoning and Building Appeals. Vinyl siding is already on the building so they can continue with that on the addition and they plan on adding more brick. Planner suggests a change to the site plan in regards to parking alignment. He suggests aligning spaces 18 & 19 in a north/south direction. Moved by Fennel, seconded by Hankovich, to recommend to the Village Board to approve the site plan, architectural plan, and signage with the following conditions: [1] The addition shall be constructed in accordance to the plans dated June 21, 2004, with the revisions required by the conditions of approval. [2] Parking spaces 18 & 19 shall be striped in a north/south direction. [3] If requested by the Village, the lighting shall be adjusted to reduce glare and light spill over. [4] A dumpster enclosure and location shall be provided, with approval of the dumpster design by the Zoning Administrator. [5] At the request of the Village, applicant shall install additional parking spaces if needed. Motion carried without a negative vote. Moved by Hankovich, seconded by Fennel, to recommend to the Board of Zoning and Building Appeals approval for the Conditional Use permit and may include conditions such as the removal of animal waste and proper securing of medications. Motion carried without a negative vote.

**ARCHITECTURAL & SITE PLAN REVIEWS-LOT 8 RIVER CREST CT-SPENCER/SMITH CHIROPRACTIC** – Berg Construction has submitted plans for a proposed 4,129 square foot 1-story office building on a 25,600 square foot lot. Proposed location of the building is for the east end of the lot. 20 parking spaces are proposed. Planner has suggested additional landscaping be added to the north and east building elevations. Referred to the August meeting.

*President Wagner informed the Commission that we would have a Planning Commission meeting on August 2<sup>nd</sup> & 16<sup>th</sup>.*

**FINAL PLAT-ORCHARDS OF MUKWONAGO** – Moved to the August meeting.

**FINAL PLAT-MINOR'S HOMESTEAD ADDITION #1 & #2** – Note of clarification, addition No. 1 is the second phase of Minor's Homestead and No. 2 is the first phase of what was formerly know as Pinehurst. Developer has agreed to an extension to August 20, 2004 for further review. Will be placed on one of the August meetings when further information is supplied.

**DEVELOPER'S AGREEMENT FOR MINOR'S/PINEHURST** – Attorney read through changes that have been made so far in the agreement. Commission felt that the Attorney should look at condemning the property that is needed to complete the multi-use trail. The County will not approve the multi-use trail unless we acquire the additional property. Referred to the next meeting.

**SCOTT SIMON, W297 S9090 – APPROVAL OF CSM; REZONING FROM A-1 TO B-3 AND R-4 PUD** – Lot 1 radius should be 150' instead of 100' at the street side. Concerns were raised about only having one exit to the development. A frontage road going north to future road would help with this development. Planner will attend a meeting with the DOT regarding the entrance to the development from STH 83. All items are held until after the meeting with DOT.

**DEVELOPER'S AGREEMENT-FOX RIVER VIEW** – *No action required.*

**DEVELOPER'S AGREEMENT-WALMART** – Attorney Reilly read through some corrections and changes. CSM #'s will be inserted after they are recorded. Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the Developer's Agreement for Wal-Mart. Motion carried without a negative vote.

#### **OLD BUSINESS:**

**NORTHRIDGE DEVELOPMENT – DN GREENWALD** – Referred to the next meeting.

**PLANK ROAD LIGHTING – JEFFERSON STREET PARKING LOT** – Four lights are already located at the parking lot. Plan for Plank Road shows that these lights would be removed and replaced. Does the Plan Commission want more lights? Members are to review the area before the next meeting. HPC would prefer lights like or similar to those on the square.

**TID #3 STREET AND OTHER LANDSCAPING** – Leave on the agenda.

**MULTI-USE TRAILS FOR FAIRWINDS** – Need to obtain additional easements. Item to be left on the agenda.

#### **HISTORIC PRESERVATION COMMISSION:**

Moved by Townsend to accept the HPC recommendation that the 'S' curve on STH 83 under the railroad tracks remains as it is currently. Motion died for a lack of a second.

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

Bernard W. Kahl, MMC  
Village Clerk

President Wagner called the Plan Commission to order on August 16, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, HAWKS, & WAGNER. Also present: Attorney Reilly & Planner Kanisewski.

Moved by Townsend, seconded by Fickau, to approve the minutes of the July 19, 2004 meeting as presented. Motion carried without a negative vote.

**NEW BUSINESS:**

***RESOLUTION 2004-22: A resolution creating a relocation order for the acquisition of certain lands or interest in lands for the reconstruction of plank road and adjacent areas in the Village Of Mukwonago.*** Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of Resolution 2004-22. Motion carried without a negative vote.

***WAUKESHA MEMORIAL HOSPITAL – Release of utility easement.*** Moved by Fickau, seconded by Hankovich, to recommend to the Village Board the approval of the release of utility easement at the Waukesha Memorial Hospital site. Motion carried without a negative vote.

***RELEASE OF THE SEDIMENT/FILTRATION DRAINAGE EASEMENT FOR WAL-MART SUPERCENTER PARCEL – TID #3*** – Moved by Hankovich, seconded by Townsend, to recommend the Village Board the vacation of the sediment/filtration drainage easement on the Wal-Mart Supercenter Parcel contingent upon recording of the CSM of Wal-Mart land and completion of new sediment pond. Motion carried without a negative vote.

***MAIN STREET MEAT COMPANY SIGN*** – The store location will be on the south side of Bay View Road. Sign is slightly less than 20 square feet in size. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the Main Street Meat Company wall sign located within the Greenwald Shopping Center along Bay View Road, subject to the following conditions:

1. The subject sign shall not exceed 13 inches by 219 inches.
2. Subject sign shall be red neon with internally illuminated channel letters on a raceway.
3. No other wall signage shall be allowed.

Motion carried without a negative vote.

***TID #3 FLOOD STORAGE ZONING AND SHORELAND/WETLAND ZONING*** – This would require rezoning land that the Town of Mukwonago owns south of I-43. A Public Hearing will need to be set for this hearing. Hearing date will be September 21, 2004 at 7:30 p.m. before the Village Board.

***MEADOW PARK ESTATES ADD #3 – Letter from Landmark Surveying regarding the delineation of the primary environmental corridor*** – Landmark Surveying is requesting the Village to ask SEWRPC for delineation of the primary environmental corridor for this area. Request for this died for lack of a motion.

**OLD BUSINESS:**

***ARCHITECTURAL & SITE PLAN REVIEWS – Lot 8, River Crest Court; Spencer-Smith Chiropractic Clinic – Cheryl Berg*** – The Village asked if more bushes are needed, what will we need so the developer will put them in? The developer asked how many more they would like and they would put them in. Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the Architectural & Site Plan and a favorable recommendation to the Board of Building and Zoning Appeals for Conditional Use. Recommendation is subject to the following conditions:

1. The site shall be developed in accordance with the revised plans submitted with the application.
2. Construction shall follow proper engineering practices.
3. With construction on the site, existing driveway aprons that will not be needed for the development shall be removed.

4. The approval shall also include the approval for the monument sign location and design, with future approval of the remaining sign face by the Zoning Administrator.
5. The developer will plant up to 12 more plantings, maximum, on the north side as determined by the Zoning Administrator.

Motion carried on a vote of 6 ayes and 1 nay [Hawks voting 'no'].

**APPROVAL OF FINAL PLAT – ORCHARDS OF MUKWONAGO-David Tanner, MLG Development** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the Orchards of Mukwonago Final Plat, subject to the following conditions:

1. The final plat shall not be recorded until a final copy is forwarded to the Village Engineer for final review.
2. The final plat shall not be recorded until an Affidavit of Correction is recorded to show the correct Honeywell Road Right-Of-Way erroneously drawn on a previous Certified Survey Map.
3. The final plat shall not be recorded until Village Board adoption of the Developer's Agreement.
4. At the time of recording of final plat, water impact fees are due to the Village of Mukwonago.

Motion carried without a negative vote.

**DEVELOPER'S AGREEMENT-THE ORCHARDS OF MUKWONAGO** – Moved by Townsend, seconded by Hankovich, to recommend to the Village Board the approval of the Developer's Agreement for The Orchards of Mukwonago subject to corrections made by the Village Attorney and exhibits approved by Department Heads and Engineer. Corrections will be made to pages 8, 11, 12, & 14. Motion carried without a negative vote.

**DEVELOPER'S AGREEMENT-MINOR'S/PINEHURST** – Village can condemn land outside the Village's limits. The Developer had issues with or needed clarification of the agreement.

1. Multi Use Trails – Constructed by a certain time period and if not the developer would contribute money in lieu of the multi-use trail. The contribution would equal what the cost to construct the required trail for that subdivision.
2. Language used in the development of the Park. Plan Commission felt that the equipment is a higher priority than the shelter building.
3. Landscaping and trees – The developer's landscaper said that the existing trees are not in that good of condition, and the developer would purchase new trees in place of existing trees. Present trees are about 12 feet high and the new trees would be about 6 feet high. The location for the trees would be along C.T.H. 'I'. Developer will give a landscape plan that will be reviewed by the Village and should list the type of trees or size for transplanting and type and size of new trees.
4. Driveway Approaches – Agreement calls for the approaches to be put in first, which is not good because we don't know where it should be. Rather than work with different contractors make the developer responsible to install the approaches once they know where and how the house will be located on the lot. Developer could put up a letter of credit and draw down on that as approaches are installed.
5. Plat approval – Set backs need to be settled.

Developer and Village will work on this and a report given at the next Plan Commission meeting in September.

**NORTHRIDGE DEVELOPMENT – D.N. Greenwald** – No reply has been received from the developer or owner. No action was taken at this time.

**PLANK ROAD LIGHTING-JEFFERSON STREET PARKING LOT** – Planner wanted to know which set of lights the Village wanted to go with for lighting the parking lot. The Commission felt the Gothic style was okay; whatever is closest to what is on the square. Do not go overstated.

***REVIEW OF NEW SIGNAGE ON N. ROCHESTER ST.*** – This is for a 3' x 5' plywood sign, which will be placed on the north side of the building at 105B N. Rochester, Susan Renee's Art Studio. Moved by Townsend, seconded by Hankovich to approve the sign request. Motion carried without a negative vote.

**COMMENTS FROM THE PUBLIC:**

Kate Graczyk & Gary Graczyk, 410 Field Street – opposed to sidewalk installation in the Shores Subdivision.

Michael Graczyk, 915 Kims Lane – opposed to sidewalk installation in the Field Park Subdivision.

Moved by Townsend, seconded by Fickau and carried to adjourn the meeting at 8:22 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on September 20, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, FENNEL, & WAGNER. Members excused: BRONK, TOWNSEND, & HAWKS. Also present: Planner Kaniewski & Attorney Reilly. Public Hearing on the adoption of New Shoreland-Wetland Zoning Standards was opened at 7:33 p.m. No one appeared for or against. Public hearing was closed at 7:35 p.m.

Moved by Fickau, seconded by Fennel, to approve the minutes of the August 16, 2004 Plan Commission meeting with correction to Spencer-Smith building motion be changed from '12 more trees' to '12 more plantings'. Motion carried without a negative vote.

#### **NEW BUSINESS:**

**WAYNE SCHULTZ, SCHULTZ FARMS, INC-CSM AT W304 CTY RD 'L'** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the CSM with the following conditions:

1. CSM shall be corrected with the technical revisions pursuant to the letter dated September 7, 2004 from Ruekert/Mielke.
2. Prior to recording of this CSM, the Village Engineer shall review said map to check all technical revisions.

Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO B-3 - W297 S9090 HIGHWAY 83-SCOTT SIMON** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the change of zoning from A-1 to B-3 as submitted. The petitioner and Village must submit to WisDOT a TIA and MOU before development can proceed. Motion carried without a negative vote. The petitioner will grant the Village an extension to the CSM.

**CHANGE OF ZONING FROM A-1 TO R-3 – S92 W27925 NATIONAL AVENUE – RALPH HIBBAARD, HEAVEN CITY DEVELOPMENT CO.** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the change of zoning as requested. Motion carried without a negative vote.

**KROGSTAD ANNEXATION PETITION AND PROPOSED DEVELOPMENT** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the annexation of the Krogstad property as submitted. Motion carried without a negative vote.

**CHELSEY LYNN PKWY-BAY VIEW ROAD: CSM; SITE PLAN & ARCHITECTURAL REVIEWS; SITE PLAN REVIEW OF ANTIGUA REAL; & DEVELOPERS AGREEMENT** – No action was requested at this time, the petitioner wanted to discuss the issues. Commission felt the location of the restaurant was in the right place as drawn, which was to the rear of the lot. Commission felt the dumpster location was satisfactory and that it be enclosed. Commission felt the shared parking should be handled in the developer's agreement. Commission would like to see cross section of the plan for the drainage of the parking lot into the curb area. Commission had no problem with the buildings as drawn but would like to see renderings showing roofs with less of a pitch.

**EXTRATERRITORIAL REVIEW OF CSM-POTTER'S CIRCLE-GEORGE & LOIS GREGOIRE** – Moved by Fennel, seconded by Hankovich, to recommend to the Village Board the approval of the CSM for Potter's Circle as submitted by Mr. & Mrs. Gregoire. If the CSM property is in the sanitary sewer district of East Troy, the Village would have no objection. If not, the Plan Commission request that additional information be provided so that we may review this further. The Village Planner offered the following comments on the CSM:

1. Per Wisconsin State Statute 236.20(2)(b) as referenced by 236.34(1)(c): The legend for metal monuments shall indicate the outside diameter of set monumentation.
2. Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1)(c): If applicable, the exact width of easements shall be shown on the CSM. [There appears to be a utility easement along the east side of the CSM.]

3. Per Wisconsin State Statute 236.20(3)(d) as referenced by 236.34(1)(c): a dotted or dashed line shall underscore the names of adjoining streets and subdivision.
4. Per Wisconsin State Statute 236.20(3)(e) as referenced by 236.34(1)(c): a dotted or dashed line shall show Abutting street lines of adjoining plats.
5. The Village Extra-territorial Certificate was not included with the submittal sheets.

Motion carried without a negative vote.

***DETACHMENT OF GREENWALD PROPERTY LOCATED SOUTH OF AMATO FORD ON CTH 'ES'*** – Moved by Fickau, seconded by Hankovich, to recommend to the Village Board that this property be detached from the Village of Mukwonago until Mr. Greenwald properly files the detachment notice with the Town of Mukwonago. Motion carried without a negative vote.

**OLD BUSINESS:**

***MINOR'S HOMESTEAD ADDITIONS #1 & #2*** – Developer has requested continuance of this item.

***DEVELOPER'S AGREEMENT-MINOR'S/PINEHURST*** – Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the Developer's Agreement with corrections. Motion carried without a negative vote.

**COMMENTS FROM THE FLOOR:**

Mr. Mark Augustine of Cedar Mills Home requested clarification of Lot 1, CSM of Meadow Park Estates. He is to meet with the Building Inspector and Village Planner to discuss this issue and it will be on the agenda for the next Plan Commission meeting.

Moved by Hankovich, seconded by Fennel and carried to adjourn the meeting at 8:45 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer



President Wagner called the Planning Commission meeting to order on October 18, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, & WAGNER. Members excused: TOWNSEND & HAWKS. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Fennel, seconded by Hankovich, to approve the minutes of the September 20, 2004 meeting as presented. Motion carried without a negative vote.

**HISTORIC PRESERVATION COMMISSION APPROVAL:** Thomas & Laurie Materna, d/b/a Ye Ole Smokehouse. 1) Post Mounted Sign – 48 square feet allowed, less the 32 square feet presently used and the sign needs to be of the same color as the current signage. 2) Awning painted to match Rose of Sharon – As long as it is the same color and lettering type as other sign. Logo can be used (smoke house cabin) if approved by the Building Inspector. 3) Placement of a Wooden Indian and Wooden Bear – No issue with the Village. 4) No easel may be placed outside with advertisement. 5) Daily specials can go on the window. 6) Can windows have blinds? Yes, as long as they are rolled up at night. 7) Neon sign can be installed inside. Moved by Hankovich, seconded by Fennel, to approve the sign and lighting request for 214 S. Rochester Street, Suite C; subject to final approval by the Building Inspector as to plans discussed tonight. Motion carried without a negative vote.

**NEW BUSINESS:**

**CSM, S92 W27925 NATIONAL AVE-RALPH HIBBARD** – Request is to rezone the property from A-1 to R-3 (Single Family/Transitional Residential District). Public hearing was held and approved on September 21, 2004 by the Village and Waukesha County. CSM is for four lots and one lot is within the Fox River View Subdivision. Purpose of including the fourth lot with this CSM is to eliminate the previously platted cul-de-sac. Planner's recommendation is to approve the 4-lot CSM with the following conditions:

- 1) Prior to recording of the CSM, a Developer's Agreement shall be approved by the Village Board.
- 2) The Developer's Agreement shall include a provision that within a specified period of time the driveway for the existing single-family dwelling on Lot 3 will be realigned to have access only from Fox River View Run right-of-way.
- 3) Prior to recording of the CSM, a no-access easement shall be provided along the entire length of CTH 'ES'.
- 4) Prior to recording of the CSM, all technical revisions to the CSM shall be revised and approved by the Village Engineer.

Lot 1 would need a variance for the setback. No clear statement was given on the dedication to Waukesha County or whether it would be an easement. Moved by Hankovich, seconded by Fickau, to table the item until the next meeting. Motion carried without a negative vote.

**FOX RIVER VIEW LANDSCAPE PLANS** – The plan involves landscaping for the two boulevard entrances along with entry monuments and proposed signs within the boulevard medians, and street trees throughout the entire subdivision. Height of the signs would be 3-foot high fieldstone sign structure with a wooden sign indicating the name of the subdivision. The sign structures are about 33 feet from the Edgewood side of the median. Change the thornless species to a common street tree. Size of trees as shown for some is 2 inches; the developer's agreement calls for 3 inch. Developer must provide extended warranty till it reaches 3 inches; some trees are not available in the 3-inch size. Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the landscape plan as submitted with change to the thornless trees and size of trees as discussed. Motion carried without a negative vote.

**REZONING & PRELIMINARY PLAT OF FOX RIVER VIEW ADDITION #1** – With this request they have included a realignment of lot lines from the first phase of the Fox River View Subdivision. After finalizing lot layouts, the applicant can submit a new legal description that

matches the property lines of the new lots to avoid the split-zoning situation. Planner recommends a delay of the rezoning. All lots shall have a minimum frontage of 80 feet for the lots that will be rezoned to R-3. Dedication of right-of-way for the future extension of a Grey Fox Run cul-de-sac shall be shown on the northwest corner of Lot 87 with a width of 11.7 feet and a length of 129.25 feet. To remain consistent with the cul-de-sac within Fox River View, the intersecting points between the ball of the cul-de-sac and the 66-foot width of the Foxtail Court shall be curved, not squared. The deed restriction is that the lots created in the Town of Vernon would have a shared driveway. Moved by Hankovich, seconded by Fennel, to table this item until the next meeting. Motion carried without a negative vote.

**NEW SIGNAGE REVIEW FOR 1060 N. ROCHESTER ST., NORTH STAR SHELL** – Steve Osmanski, General Manager of Scott Oil Company, Inc., submitted the proposed plan for sign at this location. It calls for removal of the existing sign. The new structure will have a brick base with two separate signs. The gasoline sales sign would be 41 square feet and the Bakery/Bagel Shop reader board sign would be 30.5 square feet. The total would be 71.5 square feet of signage, which is less than the maximum allowed of 100 square feet. The total sign structure, including the base, will be ten (10) feet high with a width of 16.67 feet. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the sign request. Motion carried without a negative vote.

**REDELINEATION OF PRIMARY ENVIRONMENTAL CORRIDOR ON CSM OF LOT 1, BLOCK 5-MEADOW PARK ESTATES** – Mark D. Augustine of LandMark Surveying, LLC was present to discuss this issue. He is requesting that the Planning Commission petition the SEWRPC for a re-delineation of the Primary Environmental Corridor (PEC) boundaries located on a single lot in the Meadow Park Estates Addition #3 subdivision. The lot in question is Lot 1 of the new CSM dividing the former Lot 26 of that subdivision. If there should be a cost from SEWRPC for this work, Cedar Mill Homes will reimburse the Village for that expense. Moved by Hankovich, seconded by Fickau, to recommend to the Village Board to ask SEWRPC to delineate the Primary Environmental Corridor boundaries for Lot #1 of the CSM of the former Lot 26. Motion carried without a negative vote.

**EXTRATERRITORIAL REVIEW OF CSM-TOWN OF VERNON-W272 S8260 HILLVIEW DR-JOE KEHOSS** – Moved by Hankovich, seconded by Fickau, to accept the Planner's recommendation to recommend to the Village Board the approval of the CSM as submitted. Motion carried without a negative vote.

#### **OLD BUSINESS:**

**CSM-W297 S9090 HIGHWAY 83-SCOTT SIMON** – Paul Van Henkelum of RSV Engineering gave verbal approval to grant the Plan Commission an extension for this CSM.

**CSM. LANDSCAPE AND SITE PLAN/ARCHITECTURAL REVIEW, DEVELOPER'S AGREEMENT-CHELSEY LYNN PARKWAY-CHERYL BERG** – Moved by Fennel, seconded by Hankovich, to recommend to the Village Board the approval of the 3-lot CSM for Chelsey Lynn Parkway subject to the following conditions:

- 1) Prior to the recording of the CSM, the Village Engineer shall verify that all technical revisions have been properly corrected on the map.
- 2) Prior to the recording of the CSM, the Developer's Agreement shall be approved and signed by the Village and applicant.

Motion carried without a negative vote. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Developer's Agreement subject to approval by department heads, Village Attorney, Village Engineer, and Village Planner. Issue of the monument signs need to come back for approval by the Plan Commission. Building 'C' size and location are okay, and 3(e) needs to be reworded regarding signage. Motion carried without a

negative vote. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Landscape and Site Plan as submitted with conditions as set by the Planner:

- 1) There should be additional landscaping around the transformers.
- 2) Prior to issuance of a building permit, all final development plans shall be in conformance with the Site and Architectural Plans.
- 3) Prior to issuance of a building permit, the developer shall submit final landscape plans for review and approval by the Village Planner.

Motion carried without a negative vote. Moved by Bronk, seconded by Fennel, to recommend to the Village Board the approval of the Architectural Plans as submitted for Chelsey Lynn Parkway. Motion carried without a negative vote.

***NORTHBRIDGE SHOPPING CENTER DEVELOPMENT-DN GREENWALD*** – Attorney Reilly reported that he has received a reply from Mr. Greenwald and from his Attorney that they plan on proceeding with this development.

Moved by Fennel, seconded by Fickau and carried to adjourn the meeting at 8:20 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Plan Commission to order on November 15, 2004 at 7:00 p.m. Members present: FICKAU, HANKOVICH, FENNEL, & WAGNER. Excused: BRONK, TOWNSEND, & HAWKS. Also present: Landscape Architect Steven Brunner, & Village Attorney Reilly.

Moved by Fickau, seconded by Fennel, to approve the minutes of the October 18, 2004 meeting as presented. Motion carried without a negative vote.

**ENGINEERING PLANS-CHELSEA COURT SUBDIVISION-MARTIN ZESS** - Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the Engineering plans for Chelsea Court as submitted by Martin Zess, subject to final approval with driveway details being placed on the plan. Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO R-10; SITE, UTILITY, GRADING AND BUILDING PLANS – EDGEWOOD MEADOW CONDOS-MARK HOLIDAY, HARMONY HOMES** – Parcel consist of 17 acres and is located on Edgewood Avenue. Buildings will have brick on the fronts; there are three (3) different building styles being used. Request is for change of zoning from A-1 to R-10 with PUD Overlay. Plan shows 120 units. 7.4 units per acre, that includes the road being in; the Village Code calls for 6.5 units per acre without roads, retention pond. Question is, can the fire truck maneuver around all corners to get to all buildings? Density is still an issue. Developer states that the Village Code requires 40% for lawn and the plan shows 49%; he feels he is under the net acreage as stated in the Code. Plan Commission needs to have the department heads sign off on this before it comes back. Public Hearing is scheduled for next month. Developer states that most communities that they work with, the roads going through the subdivision are private. Do we need to have a 66' road right-of-way going through the development? Department heads need to review the road widths, density, and road connection.

**CSM-S92 W27925 NATIONAL AVE-RALPH HIBBARD** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the CSM for Heaven City Development Company subject to the following conditions:

1. Village Board shall not approve the CSM until actual easement location in which Waukesha County needs is determined.
2. Village Board shall approve the road configuration, utility easement as shown, and the lot layout of the CSM.

Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO R-3 – FOX RIVER VIEW ADDITION #1** – No action taken on this item, to be handled in Final Plat when submitted for approval. Per letter from Planner Kaniewski dated November 11, 2004, at the time of submitting the final plat, when the lot lines are definite, it is suggested the applicant submit a rezoning application to match the R-1/R-3 lines to property lines of 80-foot wide lots.

**PRELIMINARY PLAT-FOX RIVER VIEW ADDITION #1** – Moved by Fickau, seconded by Hankovich, to recommend to the Village Board the approval of the Preliminary Plat of Fox River View Addition #1 subject to the following conditions:

1. With the approval of the Final Plat, an amendment to the Fox River View Developer's Agreement shall be adopted by the Village Board to include the Fox River View Addition No. 1 subdivision, with the same terms and conditions, along with the submittal of deed restrictions by the developer that restricts the uses of all lots to single-family, and the submittal of deed restrictions for the shared access easement on the neighboring property owned by the Huey's.
2. With submittal of the final plat, the applicant shall submit justification for side property lines not meeting the standards of being perpendicular or radial to the street centerline.

3. With submittal of the final plat, all technical revisions shall be made to the final plat in accordance with the letter dated November 5, 2001 from Ruekert/Mielke.

Motion carried without a negative vote.

**SIGNAGE REVIEW-216 MAIN STREET-UNITED UNITARIAN & UNIVERSALIST SOCIETY** – Moved by Hankovich, seconded by Fennel, as substitute for HPC, to recommend to the Village Board approval of the sign request from United Unitarian & Universalist Church as submitted. Motion carried without a negative vote.

**SIGNAGE REVIEW-240 MAPLE AVE-PRO HEALTH CARE** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the signage as submitted for Pro Health Care, not to include the East & West entry signs above the doors. The freestanding signs have sufficient directional information along with the on-site directional signs to point the customer to the proper entrance. The East & West entry signs would detract rather than enhance the architectural integrity of the building. Motion carried without a negative vote. Moved by Hankovich, seconded by Fennel, that a letter be sent to Board of Building and Zoning Appeals that we support four (4) signs for this business as approved by the Planning Commission on this date. We recommend granting of the variances for the amount and size of the freestanding signs. The sign regulation within the Gateway is designed for retail facilities. This health facility is a special circumstance necessitating additional signage plus the extreme frontage of the property also demands additional freestanding signs. Motion carried without a negative vote.

**SIGNAGE REVIEW-1015 S. MAIN STREET-AMATO FORD** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the sign request by Amato Ford using 36' inch letters for 'AMATO' sign and 15" lettering for 'CAR WASH and SERVICE' sign. Motion carried without a negative vote.

**SIDEWALKS-MINOR'S HOMESTEAD ADDITION NO. 1** – Moved by Hankovich, seconded by Fickau, to recommend to the Village Board to allow building permits to be issued in Minor's Homestead Addition No. 1, but that no occupancy permits be issued until driveway approaches and sidewalks are installed in the spring. Motion carried without a negative vote.

**FINAL PLATS-MINOR'S HOMESTEAD ADDITION NO. 1 & NO. 2** – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of Minor's Homestead Addition No. 1 & No. 2 subject to the following conditions:

1. Prior recording of the final plat, all technical revisions as requested in the letters dated November 11, 2004 from David M. Buechl, P.E. of Ruekert/Mielke shall be corrected, and verified by the Village Engineer.
2. Prior to recording of the final plat, all necessary changes shall be made to the final plat to remove the Waukesha County objections.

Motion carried without a negative vote.

Moved by Fennel, seconded by Fickau and carried the meeting was adjourned at 9:02 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission meeting to order on December 20, 2004. Members present: FICKAU, BRONK, FENNEL, HAWKS, & WAGNER. Members excused: HANKOVICH & TOWNSEND. Also present: Planner Kaniewski.

Moved by Fennel, seconded by Fickau, to approve the minutes of the November 15, 2004 meeting as presented. Motion carried without a negative vote.

**NEW BUSINESS: EXTRATERRITORIAL CSM-S106 W30416 SANDY BEACH ROAD-PAUL CRAIG** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the CSM as submitted. Motion carried without a negative vote.

**CSM REVIEW-122 PARK PLACE-GERRY KRUPP** – This is a 2-lot CSM, relocating the property line between two pre-existing parcels currently in one ownership. The lots are at the southwest corner of Wahl Avenue and Park Place Avenue. Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the CSM subject to four (4) conditions:

1. Plan Commission shall make a determination if sufficient justification is presented to waive the side property line perpendicular requirement and the rounded corner requirement.
2. The Plan Commission shall determine if prior to recording of the CSM, the existing garage on the site shall be removed or moved to a location that conforms to all setbacks.
3. A vision triangle easement shall be added to the northeast corner of Lot 1 (which has now be added to a revised CSM).
4. Prior to recording of the CSM, all technical revision shall be revised and resubmitted to the Village Engineer in accordance to the letter from Dave Buechl, R.L.S., P.E., dated December 16, 2004.

Motion carried without a negative vote.

**CSM REVIEW-214 PLANK ROAD-BARB BEIER** – Owner would like to divide the property on Plank Road creating a build-able lot on the west. Request needs Board of Building and Zoning Appeals approval for lot size. Moved by Fickau, seconded by Hawks, to recommend to the Board of Building and Zoning Appeals the approval of the CSM as submitted. This area of the Village does have smaller lots and the size of the proposed lots will be in keeping with the character of the area and the lot and home sizes in the neighborhood. Motion carried without a negative vote.

**CHANGE OF ZONING FROM R-3 TO B-2-NE CORNER OF BAY VIEW AND MUKWONAGO DRIVE-CHERYL BERG, BERG CONSTRUCTION** – Request is to facilitate a future submittal of a 3-parcel CSM and Site & Architectural plans for a proposed Sherwin-Williams commercial building and the Thomas Berg Community Center. Hawks had a concern about traffic exiting onto Bay View Road and would prefer that the developer look at having the traffic exit onto Mukwonago Drive rather than Bay View. Planner recommends approval of the requested rezoning from R-3 to B-2. The rezoning conforms to the comprehensive plan and is appropriate for the location, given the surrounding uses and zoning districts for those uses. Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the requested change of zoning. Motion carried without a negative vote.

**ATTACHMENT REVIEW-CHAPMAN PROPERTY-HWY 83 NORTH [MUKT 1962-996 & 1957-997]** – Attachment is for 106 acres and proposed use is single family and multi-family. Moved by Fickau, seconded by Bronk, to recommend to the Village Board the approval of the attachment of the Chapman property. Motion carried without a negative vote.

**ATTACHMENT REVIEW-HWY ES SOUTH, MOSELER & J. SCHEEL [MUKT 2011-992 & 2011-992]** – Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the attachment of the Moseler/Scheel property. Motion carried without a negative vote.

***ATTACHMENT REVIEW-HWY ES SOUTH, GREENWALD PROPERTY [MUKT 2011-999]***

– Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the attachment of the Greenwald property. Motion carried without a negative vote.

***LAND USE PLANNING IN CTH ES & EDGEWOOD AVENUE AREA*** – Planning Commission members recommend that the Sewer Service Area be amended at the request of the Village to include all open areas between Edgewood Avenue and HWY ES, including the Hibbard property north of ES, to Hillview Drive.

**OLD BUSINESS:**

***CHANGE OF ZONING FROM A-1 TO R-10 WITH R-4 PUD OVERLAY-EDGEWOOD MEADOW CONDOS-MARK HOLIDAY, HARMONY HOMES*** – Proposal is for 140 units which is below the maximum allowed by our Code and the density is 6.79 per acre. Development would be done in two (2) phases. Development would have a mixture of 4-unit buildings and 8-unit buildings. Comments from Commission Members:

Fennel – Too dense

Bronk – Addressed the outside building material and asked if balconies were included. Response was yes. Likes the landscaping plan.

Fickau – Open space is what? Response: Green is green. The development has a lot of blacktop.

Wagner – I agree that the development does have a lot of blacktop.

Hawks – There is a lot of pavement here.

The price ranges of the units are: \$175,000 to \$200,000 in the 8-unit buildings and \$220,000 to \$240,000 in the 4-unit buildings.

Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the Change of Zoning request from A-1 to R-10 with R-4 PUD Overlay. Motion carried without a negative vote. The approval of Site, Utility, Grading and Building Plans for Edgewood Meadow Condos will remain on the agenda.

**HISTORIC PRESERVATION APPROVALS:**

***WINDOW REVIEW-106 PEARL AVENUE-PETE & SHARON GIERSCHE*** – Moved by Fickau, seconded by Fennel, to accept the HPC recommendation to allow the kitchen windows to be replaced with the wooden style, and all other windows to be replaced with vinyl. Plan Commission request that the windows must be same architectural style. Motion carried without a negative vote.

***RENOVATIONS AND SIGN REVIEW-500 MAIN STREET-JOHN THEISEN*** – Moved by Fennel, seconded by Fickau, to accept the HPC recommendation to approve BP's repainting and monument sign as submitted to HPC. Motion carried without a negative vote.

***SIDING AT 606 MAIN STREET-ELIZABETH LANGENBACH*** – The vinyl siding is similar in width to the wood siding. Moved by Fickau, seconded by Fennel, to accept the HPC recommendation to approve the taupe vinyl siding with natural clay and snow colored trim. Motion carried without a negative vote.

Moved by Fickau, seconded by Fennel and carried to adjourn the meeting at 8:40 p.m.

Bernard W. Kahl, MMC

Administrator/Clerk-Treasurer