

President Wagner called the Planning Commission to order on January 17, 2005 at 7:00 a.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, HAWKS, & WAGNER. Member excused: TOWNSEND. Also present: Planner Kaniewski & Attorney Reilly.

Moved by Fickau, seconded by Fennel, to approve the minutes of the December 20, 2004 meeting as present. Motion carried without a negative vote.

**EXTRATERRITORIAL CSM-THOMAS BOWITZ:**

Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Extraterritorial CSM of W1326 Beulah Lane Road-Thomas Bowitz. Motion carried without a negative vote.

**CSM REVIEW-CHERYL BERG:**

Request is for a 3-lot CSM to divide the NE corner of Bayview Road and Mukwonago Drive. The property has been rezoned to B-2 (General Business District). This is a 7.79-acre parcel. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the CSM for the northeast corner of Mukwonago Drive and Bay View Road-Cheryl Berg with the following conditions:

1. Prior to recording of the CSM, all technical revision shall be provided for on the map and reviewed by the Village Engineer.
2. The Village waives the requirement for a rounded intersection, and waives requirements for side lot line to be perpendicular to the street centerline, in accordance to the Land Division Ordinance.
3. A temporary turnaround at the end of Mukwonago Drive that is not on a easement shall be a cul du sac until lot 3 is developed and should not be shown on the CSM. It should be handled as a separate document.

Motion carried without a negative vote.

**HOME DEPOT-REQUEST FOR CHANGE IN CONDITIONAL USE REGARDING EXTERIOR MERCHANDISE:**

Request was for outside storage of landscaping material and lumber. Commission members felt that this issue was thoroughly discussed in the preliminary development meetings and did not feel any changes should be made. No outside storage would be allowed.

**REVISED PLANS FOR HAWKS RIDGE EAST:**

Footprint of Buildings 4 & 5 where changed. Revised plans show meter rooms for buildings 6-9. Rooms are 8' x 8'. Moved by Fennel, seconded by Fickau, to recommend to the Village Board the approval of the revised plans subject to Developers Agreement. Motion carried without a negative vote.

**RESOLUTION 2005-03: AMENDED RELOCATION ORDER-PLANK ROAD:**

Moved by Fickau, seconded by Hankovich, to recommend to the Village Board the approval of Resolution 2005-03 as submitted. Motion carried without a negative vote.

**RESOLUTION 2005-04: RELOCATION ORDER-OAKLAND AVENUE/ES:**

Moved by Hawks, seconded by Fennel, to recommend to the Village Board the approval of Resolution 2005-04 as submitted. Motion carried without a negative vote.

**EDGEWOOD MEADOWS CONDOS-HARMONY HOMES-MARK HOLIDAY:**

Previous plan showed 120 dwelling units on 16.31 acres. This plan shows 140 units on 20.61 acres. The maximum allowable density is 136 units. Revised plans now show 136 units consisting of 21 buildings on 20.61 acres. Plan Commission, conceptually, is okay with the plans, and the developer can proceed with final plans. Annexation request of an additional 4.3-acre parcel, which is shown on the revised plans, will be acted upon at the next Plan Commission meeting. No further action required at this time.

**HISTORIC PRESERVATION APPROVALS – RE-ROOF REVIEW FOR 514 MAIN ST:**

Moved by Hankovich, seconded by Fickau, to approve the recommendation of the HPC to replace roof with GAF Timberline 30 shingles, in Weatherwood color. Motion carried without a negative vote.

Moved by Hawks, seconded by Fennel and carried to adjourn the meeting at 7:57 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission meeting to order at 7:00 p.m. on February 14, 2005. Members present: HANKOVICH, BRONK, TOWNSEND, FENNEL, & WAGNER. Member excused: FICKAU. Also present: Attorney Reilly & Planner Kaniewski. Moved by Fennel, seconded by Hankovich, to approve the minutes of the January 17<sup>th</sup> Planning Commission meeting. Motion carried without a negative vote.

**NEW BUSINESS:**

***EXTRATERRITORIAL CSM REVIEW-MARK MARZION, LOOKOUT LANE*** – Part of this property is located in the Environmental Corridor. There are Indian Mounds located throughout the property. The development does not conform to the Village requirement of the Village Land Division Ordinance. The proposed lots of the CSM must comply with Village Codes: Section 45-115(a); 45-116(c); & 45-116(d). Concerns were raised about the road bed not being strong enough to handle the movement of large fire trucks. A letter should be sent to the Town asking that they address the driveway issue and the protection of the Indian Mounds during construction. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the CSM with wording to be added addressing the protection of the Indian Mounds during construction and a letter sent to the Town expressing the Village's concern of the construction of the driveways to support heaving equipment. Motion carried without a negative vote.

***EXTRATERRITORIAL CSM REVIEW-CLIFF & MARTELLA BECKMAN, W203 S10118 LAKEVIEW DRIVE*** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the CSM as submitted subject to the Village signing the document after the Town Officials sign the CSM. Motion carried without a negative vote.

***EXTRATERRITORIAL CSM REVIEW-MARK & SANDRA MINTA & ROLAND KUFALK; N9302 STONE SCHOOL ROAD*** – Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the CSM as submitted. Motion carried without a negative vote.

***PETITION FOR ANNEXATION-GREGORY & CHINCHI JORGENSEN; S93 W27390 EDGEWOOD AVENUE*** – Moved by Townsend, seconded by Hankovich, to recommend to the Village Board the approval of the annexation petition as submitted. Motion carried without a negative vote.

***PROPOSED RESOLUTION FOR ADOPTION OF A MUKWONAGO SANITARY SEWER SERVICE AREA AMENDMENT*** – Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the Resolution. Motion carried without a negative vote.

***STORMWATER MAINTENANCE REQUIREMENTS AND AGREEMENT-MINOR'S HOMESTEAD*** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Stormwater Maintenance Requirements and the Stormwater Management Maintenance Agreement subject to Village Board, Village Attorney, and Village Engineer approvals. Motion carried without a negative vote.

***HAWK'S RIDGE EAST STREET LIGHTING*** – Need to have department heads review along with the Attorney, Planner, & Engineer. Move by Hankovich, seconded by Townsend, to table the item. Motion carried without a negative vote.

**OLD BUSINESS:**

***APPROVAL OF SITE, UTILITY, GRADING & BUILDING PLANS-EDGEWOOD MEADOW CONDOS*** – Building Plans: They will use Hardy Plan siding, colors are browns and earth tones. These colors will be identified in the developer's agreement. One color was not approved. Windows will be grilled throughout, color will be white. Utility rooms will be located in the basement or for those buildings without a basement they will be located behind one of the garages. Developer will amend the drawing regarding the exposed basements. Grading Plans & Utility Plans: The reviews have not been completed.

Site Plan: Review has been completed.

Approvals will be given on entire packet when completed. Construction will be in phases. Looping of the water main will be done in phase II unless the phase is not developed in a timely manner. Developer would like to see the width of the road at 32 feet and by doing this it will add 1% to the green space. Cul du sac needs to be shown on the road going into the north property. Width of the road will not be an issue if department heads are okay with this.

**HISTORIC PRESERVATION APPROVALS:**

***REVIEW OF GARAGE DOORS, PAINT COLOR AND STORM DOORS-PETER & SHARON GIER SCH, 106 PEARL AVENUE*** – Moved by Townsend, seconded by Hankovich, to recommend to the Village Board the approval of the HPC recommendation. Motion carried without a negative vote.

**PLANNER'S REPORT:**

Walworth County will have a public hearing on a proposed change of zoning for property located in the southeast corner of Miramar & CTH ES. Planner was asked to prepare a letter for the Village President's signature that the Village is opposed to the change of zoning.

**COMMENTS FROM THE FLOOR:**

Joe Grascch was present to ask the Commission to reconsider his request to issue occupancy permits for 6 units which will be closing within the week. Moved by Hankovich, seconded by Fennel to reconsider the previous motion regarding the Hawk's Ridge East Street Lighting. Motion carried without a negative vote.

The occupants of those units could use the entrance of Phase One until lights are in and the second entrance is completed. This work is planned for completion this spring. Construction worker's cars will need to park at a different location. Developer is to resolve the parking issue before the Village Board meeting. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board to give occupancy permits to the 6 units as requested. Subject to the developer submitting plans for parking to the Building Inspector & Fire Chief for approval. This motion only applies to the six units that will have closings held within the week. Motion carried without a negative vote.

Moved by Fennel, seconded by Townsend and carried to adjourn the meeting at 8:13 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission meeting to order at 7:00 p.m. on March 14, 2005. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & WAGNER. Also present: Attorney Reilly & Planners Kaniewski and Fahl. Moved by Townsend, seconded by Fennel, to approve the minutes of the February 14<sup>th</sup> Planning Commission meeting. Motion carried without a negative vote.

### **New Business**

***Architectural/Site Plan Review & Developer's Agreement– Sherwin-Williams Paints – NE Corner of Mukwonago Dr./Bay View Rd. – Cheryl Berg, Berg Construction*** – Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the Site and Architectural Plans and the Developer's Agreement for the Sherwin-Williams Paints property located at the northeast corner of Mukwonago Dr. and Bay View Rd. with the following condition: 1) The approval shall be subject to the Plan of Operation and plans submitted with this application, with modifications allowed for final utility, grading, and storm water management review by Village staff. Motion carried without a negative vote. The signage plan will be presented at a future meeting.

***Approval of CSM – 214 Plank Rd. – Barbara Beier*** – This preliminary CSM was reviewed by the Plan Commission in December 2004, and a variance was granted by the Board of Building and Zoning Appeals in January 2005. Moved by Townsend, seconded by Fennel, to recommend to the Village Board the approval of the CSM for the property located at 214 Plank Rd. with the following condition: 1) Prior to recording of the Certified Survey Map, all technical revisions shall be submitted for review by the Village Engineer. Motion carried without a negative vote.

***Approval of Sign Review – Wal-Mart Supercenter – Marnie Phelps, Scott & Goble Architects*** – Moved by Fennel, seconded by Hankovich, to recommend to the Village Board the approval of the sign package for the Wal-Mart Supercenter as submitted with the following condition: 1) Direct Village staff to draft an amendment to the Wal-Mart Supercenter Developer's Agreement to allow the submitted sign package, minus the enter and exit signs on the pharmacy drive-thru. Motion carried without a negative vote. The freestanding sign plan will be presented at a future meeting.

***Approval of Property Attachment – Hwy 83 (MUKT 1962.993) – Mukwonago Burmeister LLC*** – Moved by Fennel, seconded by Townsend, to recommend to the Village Board the approval of the attachment of the Burmeister property located on east side of Hwy 83 on the north side of the Village subject to the approval and conditions by the Town of Mukwonago. Motion carried without a negative vote.

***Proposed Property Development – W309 S9924 Hwy I – Tim O'Donnell*** – This property is adjacent to and west of Minor's Homestead Addition #1 and south of Addition #2. O'Donnell would like to split his lot and build on the proposed vacant property with a well and septic. Water and sewer mains run down CTH LO but not to his property with the sewer, in particular, still remaining quite far away. The Plan Commission is not in favor of the property attaching in the Village with well and septic for the new property.

***Access to CTH NN and CTH I – Richard Bolte, Waukesha County Dept. of Public Works*** – Information Only. A CSM will be presented at a future date. The subject property appears to be in the boundary agreement and should be attached into the Village for any development to occur. A letter will be sent to the property owner.

***WE Energies Sanitary Sewer Easement*** – This easement will be for the relocation of the sewer main under the Canadian National railroad bridge on Hwy 83 and Front St. Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the We Energies Sewer Easement on Hwy 83. Motion carried without a negative vote.

***Vacations of Portions of Roads in Fox River View Subdivision*** – With the addition of new properties to the Fox River View Subdivision, roads were realigned, requiring portions of the

previously platted roads to be vacated. Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the road vacations in the Fox River View Subdivision. Motion carried without a negative vote.

***Approval of CSM – Grey Fox Run – Mark Holiday, Harmony Homes*** – Moved by Fennel, seconded by Townsend, to table the Grey Fox Run CSM for 60 days. Motion carried without a negative vote.

***Approval of Final Plat – Fox River View Add #1 – Mark Holiday, Harmony Homes*** – Moved by Hankovich, seconded by Fickau, to recommend to the Village Board the approval of the Fox River View Addition #1 Final Plat with the following conditions: 1) Approval shall be subject to the Village Board approval of an amended Developer's Agreement for Addition #1, with the amended Developer's Agreement to include, but not limited to, restricting two-family development on Lots 86, 87 and 88, submittal of certification that all existing wells on the site are properly capped, and Village staff approval of all final utility, grading, storm water management plans, 2) Approval shall be subject to vacation of the previously platted Foxtail Court cul-de-sac, 3) Developer's Agreement shall include a provision that prior to building permit issuance of Lot 85 and 86, that applicant shall submit a rezoning application to show the proper R-1/R-3 zoning boundary to match the side property lines between said lots, 4) Prior to recording of the final plat, the Village Engineer shall verify that all technical revisions shall be completely revised on the final plat and 5) Approval is subject to the Village Board granting a waiver from the Land Division Ordinance requiring side lot lines to be perpendicular to the right-of-way. Motion carried without a negative vote.

***Change of Zoning from A-1 To R-10 with R-4 PUD Overlay – S93 W27390 Edgewood Ave. – Mark Holiday, Harmony Homes*** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the approval of the change of zoning from A-1 To R-10 with R-4 PUD Overlay for the property located at S93 W27390 Edgewood Ave. Motion carried without a negative vote.

### **Old Business**

***Approval of Site, Utility, Grading, Landscape And Building Plans – Edgewood Meadow Condos – Mark Holiday, Harmony Homes*** – Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the Site, Architectural, Utility, Grading and Landscape Plans as submitted on March 14, 2005. The parking and garbage and recycling collection issues will be addressed in the Developer's Agreement. Motion carried on a vote of 5 ayes and 1 nay (Fickau voting no).

***Approval of CSM – W297 S9090 Hwy 83 – Scott Simon*** – The Plan Commission feels the boulevard should be 100 feet from Hwy 83 to the back road. Item held for the next meeting.

***Hawk's Ridge East Street Lighting*** – The Plan Commission wants the decorative lights per the Developer's Agreement.

***Municipal Boundary Agreement Between Village of Mukwonago and Town of East Troy*** – Reilly presented the latest map showing the lands that will be proposed in the border agreement for attachment to the Village. He also presented the border agreement to the Plan Commission.

### **Historic Preservation Approvals**

***Review of Chimney Removal and Roof Repair – 201 Main St. – Sally Bower*** – Moved by Hankovich, seconded by Fennel, to accept the Historic Preservation Commission's recommendation and to recommend to the Village Board the approval of the removal of the chimney closest to Atkinson St. for safety reasons because the bricks are falling off and for structural reasons because they may collapse inside the structure for the property located at 201 Main St.. The slate used to replace the spot of the removed chimney on the roof shall match in appearance to the previous slate as presented to the Historic Preservation Commission. The condition is that the other two chimneys shall be inspected by a certified chimney inspector

within 90 days and a report shall be submitted in writing to the Historic Preservation Commission. Motion carried without a negative vote.

**Planner's Report**

Kaniewski explained that he has been receiving inquiries from properties in the Edgewood Ave./CTH ES area regarding development and annexing. He feels the Sewer Service Area Agreement needs to be updated to include these properties as well as future development in the area, rather than small amendments each time a property is involved.

Moved by Fennel, seconded by Townsend and carried to adjourn the meeting at 9:00 pm.

Steve A. Braatz, Jr.  
Deputy Clerk

The Planning Commission meeting of April 18, 2005 was called to order by Village Clerk Kahl. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, & FENNEL. Excused: WAGNER.

Moved by Fennel, seconded by Townsend, to nominate Fickau as Acting Chair. There being no other nominations, the motion carried without a negative vote.

Moved by Fennel, seconded by Hankovich, to approve the minutes of the March 14, 2005 meeting. Motion carried without a negative vote.

**NEW BUSINESS:**

**CHAPMAN FARM CONCEPT REVIEW:** The proposed site plan includes a combination of residential structures totaling 228 dwelling units. There are 120 units of single family housing proposed, 17 4-family for a total of 68 units and 20 duplexes for 40 units. The collector street coming in from Fairwinds Subdivision separates the single family from the multi-family area. Development in the northwest will protect more than half of the trees growing there. A boulevard will be constructed from Fairwind Boulevard east to Highway 83. Roads in the multi-family area will be private except for the road that connects back into Fairwinds Subdivision. The Condo Association will have responsibility for road maintenance in the private drives. Home Owners Association for the single family lots will maintain the retention ponds. This is a 106.26 acre site. They are looking at rezoning from A-1 Agriculture to R-3 Single-Family/Transitional Residential utilizing the R-4 Residential Planned Unit Development Overlay for the multi-family area.

Plan Commission would like all roads to be public streets. No driveways on the boulevard and the developer will put playground equipment in the park before the 1<sup>st</sup> lot is sold.

The developer has no problem with a deed restriction on the lots containing trees that those trees cannot be taken down unnecessarily. Item referred to the May Plan Commission meeting.

**AMATO FORD SIGN REVIEW:** The owner agrees to using the same size letters and that the letters will be straighten like they are on other signs. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the size of the sign and letter style and that the color matches the others signs that are on the building. Motion carried without a negative vote.

**WAL-MART SUPERCENTER FREESTANDING SIGN:** Sign will be located on the southwest side of the site and set back 14 feet. The Commission asked where the landscaping was and that it should be shown before approval is given. The sign is 20 feet high with a width of 27 feet. The sign face will have internal illumination. Item referred to the next Plan Commission meeting.

**WAL-MART GLAZED TILE COLOR FOR FRONT OF BUILDING:** They are having a problem getting the navy blue 4x4 tile. The only blue color that they can get enough tiles is calling ZASFIRO; it is porcelain 12x12 tile. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the 12x12 glazed Zasfiro tile for Wal-Mart Supercenter. Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO B-3 – BURMEISTER PROPERTY:** This property is just north of the Majors farm. Size of the property is 1.8 acres. Request is for a change in zoning from A-1 [Agricultural District] to B-3 [Community Business District]. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the change of zoning as requested. Motion carried without a negative vote.

**SCOTT BRIESATH ATTACHMENT – PHANTOM WOODS ROAD – MUKT 2011-991:** Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the attachment of the property to the Village. Motion carried without a negative vote.

**HOME OCCUPATION FOR 1111 DRAKE COURT:** No action required on this by the Plan Commission. It will be handled by the Board of Building and Zoning Appeals.



***SIGNAGE AT 201 S. ROCHESTER STREET – GOODDEN'S FOOTWEAR & APPAREL:***

The size of the sign exceeds the limit set in the Municipal Code. The color is okay. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the color for the sign as submitted. Motion carried without a negative vote. The size of the sign will go to the Board of Building and Zoning Appeals.

***EXTRATERRITORIAL CSM REVIEW-LESTER HORLACHER, W182 CTH L:*** They are dividing land into 3 separate lots and making two of the lots landlocked. Technical requirements for the CSM have not been met. Property owner has agreed to give the Village a 45 day extension to act on this. Item has been referred to the May Plan Commission meeting.

**OLD BUSINESS:**

***EXTRATERRITORIAL CSM REVIEW-LARRY LITWIN, CTH NN & CTH I:*** Technical corrections need to be made. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the CSM and that the Village sign the CSM after the Town Officials sign and all technical corrections are made to the satisfaction of the Town. Motion carried without a negative vote.

***VACATIONS OF PORTIONS OF ROADS IN FOX RIVER VIEW SUBDIVISION:*** Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of Resolutions 2005-09 & 2005-10. Motion carried without a negative vote.

***CSM FOR SCOTT SIMON, W297 S9090 STH 83:*** Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval if the CSM subject to the conditions set forth in the April 12, 2005 letter from Bruce Cross of Ruekert & Mielke. Motion carried without a negative vote.

Moved by Fennel, seconded by Townsend and carried to adjourn the meeting at 8:48 p.m.

Bernard W. Kahl, MMC  
Administrator-Clerk/Treasurer

The Plan Commission meeting was called to order by Village Clerk Kahl at 7:00 p.m. on May 16, 2005. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, & FENNEL. Member excused: WAGNER. Also present: Attorney Reilly & Planner Kaniewski. Moved by Fennel, seconded by Townsend, to nominate Hankovich as acting chair. Motion carried without a negative vote. Moved by Fickau, seconded by Fennel, to approve the minutes of the April 18, 2005 meeting as presented. Motion carried without a negative vote.

**NEW BUSINESS:**

***CHANGE OF ZONING FROM A-1 TO B-3 FOR 1370 TO 1426 MAIN STREET – DALE MOESLER*** – Moved by Fickau, seconded by Fennel, to recommend to the Village Board the change of zoning as requested. Motion carried without a negative vote.

***CSM REVIEW-EDGEWOOD AVE-MARK HOLIDAY OF HARMONY HOMES*** – Not enough time for the review of changes that were submitted. Moved by Townsend, seconded by Fennel, to table the item until next month. Motion carried without a negative vote.

***ORCHARDS DEVELOPERS AGREEMENT*** – The agreement needs to be modified, changes that are needed were read by the Village Attorney. Moved by Fickau, seconded by Townsend, to table the item until the next meeting. Motion carried without a negative vote.

***AMENDMENT TO WAL-MART SUPERCENTER DEVELOPER'S AGREEMENT*** – This item was referred to the next Plan Commission meeting.

**OLD BUSINESS:**

***REVIEW OF FREESTANDING SIGN - WAL-MART SUPERCENTER*** – At the previous meeting the Plan Commission generally concurred with the sign design and size but asked that a detailed landscape plan be provided in the area surrounding the sign. The landscape plan was submitted and reviewed. The height of the sign is 20 feet. Commission members felt the sign was too high and they wanted a monument sign such as what Home Depot had to put in. Moved by Fickau, seconded by Townsend to deny the sign as requested. Motion carried on a vote of 4 ayes and 1 nay [Fennel voting 'no'].

***EXTRATERRITORIAL CSM REVIEW-W182 CTY ROAD 'L'-LESTER HORLACHER*** – This is a 3-lot subdivision with 2 lots being landlocked. Village ordinance requires that all lots that abut a public road be 100 feet. Ordinance requires a dedicated right-of-way. CSM shows a 66 foot dedicated easement. Property owner's representative has given the Village up to a 60 day extension.

***CHAPMAN FARM CONCEPT REVIEW*** – This plan shows a different street layout. A traffic roundabout will be installed at the intersection in the boulevard. All driveways were eliminated on the boulevard. All roads were changed to public roads except for the road going east to west in the condo area that end up being private with a cul-du-sac. Developer will create a preservation restriction on the subdivision plat that will protect the wooded area from being cleared and the detention pond will be part of the homeowners association. Sidewalks will be on the roads except for the private road. The roundabout will be a mini-roundabout.

**HISTORIC PRESERVATION REVIEWS:**

***REPLACE SOFFIT AND FASCIA, REPAIR/REPLACE PORCH – 106 PEARL ST – PETE & SHARON GIERSCH*** – Moved by Fickau, seconded by Townsend, to accept the HPC recommendation to replace the soffits with white vinyl by charter Oak from Alside, to replace the fascia of white PVC clad aluminum with the crown molding made with Fypon material, and reinforce and replace boards as needed on the porch. Motion carried without a negative vote.

***REVIEW OF TEMPORARY EXTERIOR DINING – 214C S. ROCHESTER ST – THOMAS MATERNA – YE OLE SMOKEHOUSE*** – Moved by Fickau, seconded by Townsend, to accept the HPC recommendation to approve the expanded wine tasting at 214C S. Rochester Street based on the drawing submitted to HPC and Materna getting approval and permits for the exterior dining as needed and that the temporary time period be granted to the end of the 2005 year. Motion carried without a negative vote.

**EDGEWOOD AVENUE AREA LAND USE PLAN:** A draft plan was submitted by the Village Planner and will be further reviewed by department heads. Kaniewski discussed the plan with the Plan Commission members.

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

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission meeting to order at 7:00 p.m. on June 20, 2005. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER. Also present: Attorney Reilly & Planners Fahl & Kuehner.

Moved by Fickau, seconded by Townsend to approve the minutes of the May 16<sup>th</sup> Plan Commission meeting as presented. Motion carried without a negative vote.

**NEW BUSINESS:**

**ANTIGUA REAL-REQUEST TO CHANGE ELEVATION AND MATERIALS** – The Commission had picked the cultural stone for this business. Because of the cost the owner would like to change to brick. The cost difference between cultural stone and brick is about \$50,000. Developer is to bring back at the next meeting some different choices of cultural stone and configuration. Building use requires a roof top unit air conditioning; question was raised as to if it should be removed or else hidden from view. Item will remain on the agenda.

**SIGN REVIEW-MUKWONAGO FOOD PANTRY** – Scout John Jewel will be raising money to install the sign. It will be lighted sign and the light will be off from 9:00 p.m. to 6:00 a.m. Commission had no problem waiving the sign permit fee but the electrical permit fee would have to be paid. Moved by Hankovich, seconded by Fickau to approve the Mukwonago Food Pantry sign and that the sign lights will be turned off from 9:00 p.m. to 6:00 a.m. Motion carried without a negative vote.

**SIGN REQUEST-ZYNSKI & SONS** – Moved by Hankovich, seconded by Townsend to approve the sign request for Zynski & Sons as submitted. Motion carried without a negative vote.

**CSM-304 PARK AVE-GREG BERMAN** – Request is to adjust the property lines between 601 Division Street and 304 Park Avenue. Moved by Hankovich, seconded by Townsend to recommend to the Village Board the approval of the CSM subject to the following conditions:

1. Technical revisions shall be made to the CSM pursuant to the letter from David Buechl, P.E. of Ruekert/Mielke.
2. Prior to recording of the CSM, the Village Engineer shall review all technical revision made to the map.

Motion carried without a negative vote.

**SITE PLAN/ARCHITECTURAL REVIEW-BLACK BEAR DEVELOPMENT ON HWY 83-MUKWONAGO FAMILY DENTISTRY-DR. THOMAS MCKEEVER** – Applicant has specifically requested the approval of the conceptual site plan for this project. Proposed building is for a dental clinic which is to be constructed with a neutral colored masonry. Building is approximately 6,800 square feet. Colored board will be available when approval is requested. The parking lot consists of 42 parking stalls, 46 parking stalls are required by ordinance, but the plan shows an additional 8 stalls reserved. Commission member's comments: Disabled parking spaces should be near the building and away from traffic, a more detailed landscaping plan will be submitted later, the sign meets the ordinance, and, overall, the building looks great. Permits will be issued after the roads are in.

**PETITION FOR ANNEXATION-S92W27800 EDGEWOOD AVE-JACQUE & WALTER MORRIS** – Moved by Townsend, seconded by Fennel to recommend to the Village Board the approval of the annexation request of Jacque & Walter Morris property with the understanding that the annexation does not guarantee the potential redevelopment of the site given the external review by SEWRPC to expand the Sewer Service Area. Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO R-10 WITH R-4 PUD OVERLAY-S92W27800 EDGEWOOD AVE-CEDAR MILL HOMES** – SEWRPC has not issued a review to include this property in the sanitary sewer service area. Moved by Hankovich, seconded by Fickau to table the rezoning petition by Cedar Mill Homes until the review has been completed by SEWRPC. Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO B-3 SW CORNER OF PHANTOM WOODS ROAD & CTH ES-SCOTT AND LAURIE BRIESATH** – The requested B-3 zoning is consistent with the zoning on the Mike Moseler property immediately to the south. Moved by Hankovich, seconded by Fennel to recommend to the Village Board the approval of the change of zoning request by Scott & Laurie Briesath. Motion carried without a negative vote.

**PROPOSED DEVELOPMENT-THE PROVIDENCE CONDOMINIUMS-CTH ES AND PHANTOM WOODS ROAD-GRASCH REAL ESTATE** – Request is for conceptual review. Developer is proposing 92 condominium units within 23 buildings on the 17.6 acre parcel. The key aspects for consideration include:

1. A 50 foot wide public right-of-way, in-lieu-of the Village standard of 66 feet for a local street
2. The use of gas lamps within a portion of the right-of-way.
3. The design of the street with a culvert with piers to appear as a bridge over the wetland crossing.

The developer would like to build a public street to serve his development on a 50 foot right-of-way rather than dedicating 66 feet of right-of-way, as the village ordinarily requires for local streets. The narrower 50 foot right-of-way would have a 32 foot pavement width, with parking and a sidewalk only on one side. The large amount of wetlands, and the design of an open area surrounding the boulevard entrance off of CTH ES, provides the justification for the narrower right-of-way. Private road is a problem for emergency vehicles and safe entry for the subdivision residents is needed. Commission comments:

Hankovich - Road needs to be wide enough for repairs to utilities.

Loew – Likes the plan.

Fennel – Problem with public vs. private roads.

Townsend – Problem with private road.

Bronk – Likes the vision, would like to have it work out.

Fickau – Does not like private roads.

This discussion was just for the main road going through the subdivision. Commission felt that sidewalks should be on both sides, and in lieu of sidewalks, they would consider meandering trails. If gas lamps are approved they would be approved for installation only on private property.

**EXTRATERRITORIAL CSM REVIEW-HWY 83-GERALD & DAINE GILSON** – The request is for 2 CSM's. Issue with one is the access points and the easement is in the boundary agreement area. Gas line is not shown on the CSM and it should be. Moved by Fennel, seconded by Townsend to recommend to the Village Board, to table the CSM with the submittal date of June 14, 2005 until the Town acts on the CSM and to deny any prior submitted CSM. Motion carried without a negative vote.

**EXTRATERRITORIAL PRELIMINARY PLAT REVIEW-PHEASANT FIELDS-HWY 83 SOUTH OF FROG ALLEY-RANDOLPH & BRENDA SCHUETT** – Development will consist of 16 lots on the east side of HWY 83 that range from 1.5 to 6.37 acres and the proposed zoning is to be R-1. The western side of HWY 83 is approximately 13 acres and will remain under the ownership of lot 16 and this area is to be rezoned C-1 (Conservancy District). The development will have 3 storm water detention/infiltration areas. Moved by Hankovich, seconded by Fickau to recommend to the Village Board the approval of the Pheasant Fields preliminary plat. Motion carried without a negative vote.

**LETTER FROM CRAIG CALIENDO OF KETTLE CREEK HOMES-REGARDING SINGLE FAMILY HOMES MINIMUM SQUARE FOOTAGE REQUIREMENT** – Zoning amendment would be needed. Commission members are more acceptable to a 1500 minimum instead of 1800. Item referred back to the Zoning Administrator for review at the next meeting. Public hearing date will be set after that time.

**OLD BUSINESS:**

**CSM REVIEW-EDGEWOOD AVENUE-MARK HOLIDAY, HARMONY HOMES** – Moved by Townsend, seconded by Fickau to accept the request of Mr. Holiday to extend the date for the Village to consider approving the proposed CSM for Edgewood Meadows to July 31, 2005. Motion carried without a negative vote.

**CHAPMAN FARM CONCEPT REVIEW** – The multi-family condominiums in the southeast portion of the site are along private drives and they should have walking paths or sidewalks that would allow the residents to walk to a public right-of-way. Commission members would rather see all roads developed as public roads. Commission is comfortable with the density. Referred back for further reviews.

**REVIEW OF FREESTANDING SIGN FOR WAL-MART SUPERCENTER** – Commission member Fickau proposed a 13 foot sign structure and the actual wording would be 10 foot high. A sample drawing was handed out. The proposed sign would match the ordinance. From the street elevation to the sign location elevation is 4 feet and that would make the sign 17 feet above the road. Building Inspector will take it to Wal-Mart construction manager for comments.

**AMENDMENT TO WAL-MART SUPERCENTER DEVELOPER'S AGREEMENT** – The developer's agreement is being held at this time.

**EXTRATERRITORIAL CSM REVIEW-W182 CTY ROAD L-LESTER HORLACHER** – Moved by Townsend, seconded by Fennel to recommend to the Village Board the approval of the CSM for Lester Horlacher. Motion carried without a negative vote.

**EDGEWOOD AVENUE AREA LAND USE PLAN** – The B-1 zoning should be changed to B-2 zoning. The area shown as R-3 Low Density Multi-family should be zoned Single Family, a continuation of the Fox River View zoning. The green space is a good dividing line for the change in zonings.

Moved by Fennel and seconded by Fickau 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 18, 2005 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER. Also present: Attorney Reilly and Planner Kaniewski. Moved by Fickau, seconded by Townsend to approve the minutes of the June 20, 2005 Plan Commission meeting as presented. Motion carried without a negative vote.

#### **NEW BUSINESS:**

***Conceptual Site Plan/Architectural Review-1610 Honeywell Road-Mukwonago Baptist Church*** – The Commission would need confirmation on the landscaping. Moved by Townsend, seconded by Loew to forward a favorable recommendation to the Board of Building and Zoning Appeals for the approval of the conditional use for the school. The applicant must resubmit for official Site Plan and Architectural Plan approval, with the submittal of information for landscaping, building materials examples, and any exterior lighting for the addition. Motion carried without a negative vote.

***Site Plan/Architectural Review-122 Arrowhead Drive-BJ's BP*** – Request is for a car wash at the northwest corner of the parcel. A conditional use permit is required. This same application was originally approved by the Plan Commission in April of 2004. The request is also asking for approval for the graphics which have been installed on canopy over the gas dispensers and changing the ATM sign on the pylon sign to car wash. Placing the green illuminated accent strip on the building and on the gas station canopy is not appropriate and would constitute a sign that is not in keeping with the intent of the sign ordinance for the Gateway District. Site Plan and Architectural Review approval will be held for review of the lighting on the building. Moved by Hankovich, seconded by Townsend to forward a positive recommendation to the Board of Zoning and Building Appeals, as long as the owner understands that if the State DOT closes the entrance to his site on STH 83 that the improvements would be at his own expense. Motion carried without a negative vote.

***Site Plan/Architectural Review-Black Bear Development on STH 83-Waukesha State Bank*** – Comments from members:

Townsend – Roof seems high for the area.

Bronk – Where will the air conditioners be placed? Response – Air conditioner units will be located on the ground and screened around it.

Hankovich – Color will be a concern. ATM will be located on the 4<sup>th</sup> drive-thru.

Fickau – It is nice seeing some stone work on buildings.

Building looks okay and we will wait to see the colors. The in/out will be shifted off the center of Black bear Boulevard. Maybe the drive-thru should be located on the south side of the building. Moved by Hankovich, seconded by Fennel to send to the Board of Zoning and Building Appeals a favorable recommendation of a drive-thru for the bank. Motion carried without a negative vote.

***Change of Zoning from A-1 to R-1 and R-10 with R-4 PUD Overlay-W299 S8915 STH 83-Roger Chapman*** – Moved by Hankovich, seconded by Fickau to recommend to the Village Board to approve the change of zoning as requested. Motion carried without a negative vote. Plan will need to come back to the Planning Commission for the Condominiums and final plat.

***Request to commence grading of Edgewood Meadows prior to approval of the Developer's Agreement*** – Moved by Fennel, seconded by Townsend to recommend to the Village Board the approval of the request to commence grading contingent upon developer receiving a letter from the Village Engineer regarding storm water drainage and explaining that the developer would be proceeding at his expense. Motion carried without a negative vote.

## **OLD BUSINESS:**

***Request to change elevation and materials-Antigua Real-Wade Balson, Berg Construction*** – Cheryl Berg addressed the commission. Labor is the major cost difference between cultured stone and brick. The mortar would be the standard gray with bay tones. Moved by Bronk, seconded by Fickau to accept the brick for the building, that is identified as Pembroke Tudor of the Tudor Collection, modular 39-09-448. Motion carried without a negative vote.

***Change of Zoning from A-1 to R-10 with R-4 PUD Overlay-S92 W27800 Edgewood Avenue-Heidi Delsman, Cedar Mill Homes*** – This item is left in commission.

***CSM Review-Edgewood Avenue-Mark Holiday, Harmony Homes*** – This is a 21 acre condo project and the number of units has been reduced from 136 to 120. Moved by Hankovich, seconded by Townsend to recommend to the Village Board the approval of the CSM subject to the following conditions:

1. Prior to recording of the CSM, all technical revisions shall be made to the map and revisions submitted to the Village Engineer for verification of correction. The technical revisions may include adjustments to utility and drainage easements to coordinate with final approved construction plans.
2. Prior to recording of the CSM, the Village Engineer shall approve the final construction plans.
3. Prior to recording of the CSM, a letter of credit must be in place in an amount recommended by the Village Engineer.

Motion carried without a negative vote. Mr. Holiday also informed the Commission that Red Fox Run is the name of the street that runs through the condo project. The issuance of building permits for this development was referred back to the department heads. Commission had no problem with the reduction in the number of units. Planner will review the crossing of the multi-use trail on Edgewood Avenue.

***Orchards Developers Agreement*** – Moved by Hankovich, seconded by Fickau to recommend to the Village Board the approval of the Orchards Developers Agreement subject to final review of the language and exhibits by department heads. Motion carried without a negative vote.

***Review of freestanding sign-Wal-Mart Supercenter*** – Applicant has now submitted plans for the sign as requested by the Plan Commission. The ordinance requires a minimum two-foot masonry base across the entire width of the sign. Due to the redesign of the sign, the sign base has been eliminated.

Bronk stated that he would like to see actual renderings for signs from now on. This rendering does not show that the sign is on sloping ground.

The sign plan shows side columns of 13 feet at its lowest height and the top of the 100 square foot sign face at a 10 foot height above adjacent grade. Letters are internally illuminated, not the background. Moved by Fickau, seconded by Townsend to recommend to the Village Board the approval of the sign as submitted with the following conditions:

1. The sign shall be subject to the design drawing dated July 18, 2005, prepared by Taylor Scott Architects, designated by Sheet A2.2.
2. The sign shall be subject to the colored rendering dated July 18, 2005, prepared by Taylor Scott Architects, and materials depicted on the rendering shall be consistent with materials utilized on the front of the Wal-Mart Supercenter building.
3. The sign shall be subject to the landscape plan entitled: "Monument Sign Landscape Exhibit" dated May 6, 2005 prepared by National Survey and Engineering.
4. Prior to issuance of the building permit, the plans submitted for building permit shall be subject to showing only the letters on the sign face to be illuminated.

Motion carried without a negative vote.



***Amendment to Wal-Mart Supercenter Developer's Agreement*** – Moved by Fennel, seconded by Townsend to recommend to the Village Board the approval of the Wal-Mart Supercenter Developer's Agreement. Motion carried without a negative vote.

***Letter from Graig Caliendo, Kettle Creek Homes regarding Single-Family Homes minimum square footage requirements*** – Moved by Fickau, seconded by Townsend to authorize the Village Attorney to draft an amendment to the zoning ordinance that would set the minimum square foot requirements for single-family homes to what it was previously. Ranch would go from 1,800 to 1,500 square feet; bi-level two-story and a half from 1,200 to 1,000 square feet, and a tri-level (per floor) from 600 to 500 square feet. Motion carried without a negative vote. Municipal Code covering fences will be on the next agenda.

***Edgewood Avenue area land use plan*** – This plan or a modified plan is what would be submitted for a public hearing. This is more like what the Plan Commission was thinking of and could be opened to be revisited if needed. We would need to set a public hearing date to revise the Comprehensive Plan and file an amendment to the sanitary sewer service area with SEWRPC. The Planner will have parts of the Master Plan on each Plan Commission agenda for updating. Moved by Loew, seconded by Townsend, to have this plan or a modified plan submitted for the public hearing. Motion carried without a negative vote.

#### **HISTORIC PRESERVATION REVIEW:**

Moved by Townsend and seconded by Fickau, to recommend approval of HPC recommendations from their meeting of July 11, 2005. Motion carried without a negative vote.

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

***Stormwater Management Plan requirements*** – Planner has asked for consideration of an Ordinance amendment to create specific language to require submittal of a full storm water management/water quality plan for any application where the disturbance of land is over one acre in size; and no approvals, such as early grading starts, site and architectural plan approval, etc., can occur until the storm water management plan is in a form where the Village Engineer agrees the plan will properly function. Item will be put on the next agenda and the Planner will have a more refined language for the ordinance revision.

#### **COMMENTS FROM THE FLOOR:**

Craig Hein, owner of the Par-3 golf course on Edgewood Avenue – He would like to see medium density residential between the condos and the business zoning that would be west of the drainage ditch. He was told to come to the public hearing and voice his concerns at that time.

Moved by Fennel, seconded by Townsend and carried to adjourn the meeting at 9:23 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Village of Mukwonago Planning Commission to order at 7:00 p.m. on August 15, 2005. Present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW & WAGNER. Also present: Attorney Reilly, Planner Kaniewski, and Sarah Hawks of Ruekert & Mielke.

President Wagner opened the public hearing for the Comprehensive Plan Amendment-Edgewood Avenue Planning Area at 7:00 p.m.

Randy, S92 W27050 Karlstad – How many years will it take to develop, and how many houses will be included in this area? Development time will depend on when and if it gets annexed and the number of housing units would be 75-80. How come the lots are so small in the Fox River subdivision? It matches what is on the other side of the Fox River.

Ken, S90 W27545 Highway ES – Will my access change for my business? If you remain a business you will not lose your access. If you change your business and land use then yes you could have a change in your access.

Sandy Smith, S92 W27070 Karlstad – Will sewer and water be on the large lots? We develop only on sewer and water.

A, S92 W27050 Karlstad – How are those roads that are shown able to cross the wetland or conservation areas? Permits would need to be taken out for this.

Ken, S90 W27545 Highway ES – There are two large drainage tiles coming from Hidden Lakes subdivision. Sewer and water would be an advantage to us. Where will it come from? Sewer will come through the project to the lift station at Fox River subdivision.

Wade Balsom, Berg Construction, 461 River Crest Court – Village should look at regional ponds for storm water purposes. It would be financially better for the Village.

Craig Hein, Vernon Golf Course – I have a concern about the high density surrounded by lower density. Could Edgewood Avenue be skirted by duplexes for condos?

No further appearances the public hearing was closed at 7:27 p.m.

Moved by Fickau, seconded by Fennel to approve the minutes of the July 18, 2005 Plan Commission meeting as presented. Motion carried without a negative vote.

## **NEW BUSINESS:**

### **COMPREHENSIVE PLAN AMENDMENT-EDGEWOOD AVENUE:**

Townsend – Have we talked about affordable housing and is there a place in here for them? We have not considered this for this area.

Fickau – Would like to see the Village look at regional ponds for storm water detention.

Hankovich – Buffer housing should be looked at here along Edgewood Avenue, 1 lot or 2 lots deep around Edgewood Avenue. Suggested zoning would be R-3.

Bronk – Private Park in the Fox River subdivision, is that to be maintained by the home owners association? Yes.

Committee suggests that: 1) Village look at R-3 buffer zoning on Edgewood Avenue and 2) the Village should look into Regional Ponds.

Planner will make changes and bring it back to the September Plan Commission meeting.

**FINAL PLAT-MIKE MOSELER** – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the Moseler Final Plat (5-lot and 1 outlot) subject to the following conditions:

1. Plan Commission shall waive the requirement of filing of a preliminary plat.
2. The Final Plat shall not be recorded until the Developer's Agreement is approved by the Village Board.
3. Prior to recording of the Final Plat, all technical revisions shall be made and submitted to the Village Engineer for approval.

4. Prior to recording of the Final Plat, all Waukesha County objections to the Final Plat shall be satisfied.

Motion carried without a negative vote.

**DEVELOPER'S AGREEMENT –MIKE MOSELER** – Sewer and Water is available to the property by boring under CTH ES. Moved by Fennel and seconded by Townsend that the Village proceed on this development subject to the Zoning Administrator's approval and review by department heads and Village Engineer. Then it can be brought to the Village Board for action. Motion carried without a negative vote.

**EXTRATERRITORIAL REVIEW-SHADY LAND & PICKERING DRIVE-FOSTER RUPPERT PROPERTY** – Moved by Fickau and seconded by Townsend to recommend to the Village Board the approval of the one-lot extraterritorial Certified Survey Map for a parcel of land located between Pickering Drive and Shady Lane, subject to the following condition:

1. All technical revisions to the Certified Survey Map and conditions required by the Town of Mukwonago shall be completed prior to the Village signing the Certified Survey Map.

Motion carried without a negative vote.

**SIGN REVIEW-360 BAY VIEW ROAD-SHERWIN WILLIAMS PAINTS** – The wall mounted sign would allow 45 square feet so wording would be Sherwin-Williams. Village Code does not allow more than the 45 square feet. Moved by Hankovich and seconded by Townsend to recommend approval of the sign not to exceed 45 square feet and subject to the Building Inspector's approval. Motion carried without a negative vote.

**DRIVEWAY IN SETBACK-735 MINORS DRIVE** – The present plan puts the water service under the driveway in the buffer zone; if a water main breaks the Village would be responsible to dig up the driveway at our expense in this area. Another option is to move the water main. Plan Commission members feel that the owner should have the water lateral moved at his expense.

**REVIEW OF VILLAGE ORDINANCE REGARDING FENCES** – No action or discussion was taken on this issue.

**DEVELOPER'S AGREEMENT-EDGEWOOD MEADOWS CONDOMINIUMS** – Moved by Fennel and seconded by Townsend to recommend to the Village Board the approval of the Edgewood Meadows Condominiums Developer's Agreement subject to final review by the Village Engineer, Planner, and Zoning Administrator. Motion carried without a negative vote.

#### **OLD BUSINESS:**

**CONCEPTUAL SITE PLAN/ARCHITECTURAL REVIEW-1610 HONEYWELL ROAD-MUKWONAGO BAPTIST CHURCH** – Rev. Roberts presented an updated plan for the expansion of the building. They are working with the Fire Department for installation of a fire wall instead of sprinkling the building at this time. Water service is not extended to that area but when it is they will be ready to hook up to the system. Instead of 6 dormers they would make every other one a large window, so they would end up with 3 dormers and 3 large windows. This will now go to the Board of Building and Zoning Appeals. Moved by Hankovich and seconded by Townsend to send letter to the BOBZA that the Plan Commission has no objection with this plan and we support the dormer/window change in the plan. Motion carried without a negative vote.

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

**STORMWATER MANAGEMENT PLAN** will be on the next agenda for discussion.

**COMPREHENSIVE PLAN UPDATE** – Plan should address the 9 items of the draft outline: How much community involvement is needed? Under State Statutes you should have public involvement. A public hearing will be required. Committee should consist of 8-9 people. We could do a survey by focus groups. Village President will get in touch with the paper. Things we would like to add to the goals are:

1. Cultural programs
2. Availability of health wellness programs
3. Youth related programs
4. Encouragement of private facilities
5. Affordable housing
6. Public transportation in the Village

This item will be left on the agenda.

**KEVIN SINNETT-ARCHITECTURAL DESIGNS OF NEW BUILDINGS** – Mr. Sinnett addressed the Commission about the work the committee he chaired that came up with the designs and he still has his notes if anyone has questions about how they came up with this or that requirement. That committee had worked with the understanding that the zoning book is a guide to be used for customers to follow.

Moved by Fennel and seconded by Townsend and carried to adjourn the meeting at 8:52 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Village of Mukwonago Plan Commission to order on September 19, 2005 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER. Also present: Planner Kaniewski & Attorney Reilly. Moved by Fickau and seconded by Fennel to approve the August 15, 2005 Planning Commission minutes as presented. Motion carried without a negative vote.

**NEW BUSINESS:**

**REVIEW OF ADDITION TO 309 S. ROCHESTER ST-PILLAR DESIGN** – HPC has approved the design. The plan would remove the detached garage and add an attached garage to the back of the building. Moved by Hankovich and seconded by Townsend to send a favorable recommendation to the Board of Building and Zoning Appeals supporting the rear lot set back variance. It would benefit the property and would remove the garage which presently is over the lot line. Motion carried without a negative vote.

**ARCHITECTURAL/SITE PLAN REVIEW-318 N. ROCHESTER ST-HANNAH HOME HEALTH CARE** – The owner is requesting a 520 square foot addition. Vehicle moving may be tight and they are reducing the wide approaches. The Grand Rental addition would be a reservation station for party supplies and large equipment would be stored outside the Village and then delivered to the requestor. We don't have a lot of people at a time in the building; usually 1-2 are in the store at the same time. Moved by Bronk and seconded by Hankovich to recommend to the Board of Building and Zoning Appeals to grant a variance for the reduction in the parking spaces contingent upon use of building staying professional or office operation. Motion carried without a negative vote. Moved by Fickau, seconded by Fennel to recommend to the Village Board the Architectural/Site Plan as submitted with the following conditions:

1. The addition shall be constructed consistent with the plans submitted by Steven Robert Sharpe, Architect, dated 09-19-2005.
2. The submitted Plan of Operation is made part of this approval.
3. The Plan Commission agrees to waive the parking requirements, pursuant to information submitted in the Plan of Operation.
4. The applicant is aware that future uses may not be allowed if it is deemed those future uses demand a parking requirement beyond existing parking spaces on the site.

Motion carried without a negative vote.

**HIBBARD PROPERTY ON CTH ES-HARMONY HOMES; REVIEW OF FLOODPLAIN SETBACK VARIANCE** – Request is for a floodplain setback variance, to reduce the floodplain setback from 75 feet to 20 feet with a 3 foot vertical separation between the build able area and the floodplain elevation. Moved by Loew and seconded by Townsend to recommend to the Board of Building and Zoning Appeals to grant the variance as requested as set forth in the Planner's letter dated September 16, 2006. Motion carried without a negative vote.

**ARCHITECTURAL/SITE PLAN REVIEW-MUKWONAGO FAMILY DENTISTRY-BLACK BEAR DEVELOPMENT** – Property is zoned B-3. Dumpster enclosure has been moved off the storm water easement area. Newly submitted plans now meet the setback requirements. They have 40 stalls and they would need 46 stalls and there is enough room to show the banking of the other 6 stalls. Architect will provide the Village with the color, style, and name of material that will be used. Moved by Townsend and second by Fennel to recommend approval of the Mukwonago Family Dentistry development to the Village Board of revised plans submitted dated 09-19-2005 and that no construction begin prior to the approval of a developer's agreement for this development. Motion carried without a negative vote. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the Mukwonago Family Dentistry sign as presented in this package plan dated 09-19-2005. Motion carried without a negative vote.

**ARCHITECTURAL/SITE PLAN REVIEW-RESTAURANT, GAS STATION, CONVENIENCE STORE-VACANT LOTS SOUTH OF HOME DEPOT – 5 STAR**

**STATIONS** – New plans were submitted tonight. They do not meet the ordinance regarding the 1,000 foot distance from another gas station, when you combine the two outlots. Structure would be metal frame, brick veneer and mechanical system would be on the roof concealed out of sight. After considerable discussion the consensus of the Commission was a majority would not favor another gas station in the area or too many types on this lot as shown on plan submitted tonight. No further action was taken.

**CHAPMAN FARMS, HERITAGE DEVELOPMENT – REVIEW OF PRELIMINARY PLAT-** Development will consist of 120 single family lots and 108 multi-family condo units. Moved by Fennel and seconded by Hankovich to recommend to the Village Board the approval of the Preliminary Plat of Chapman Farms as submitted subject to the following conditions:

1. The Final Plat shall include all technical revisions as stated in a letter from David Buechl, P.E., R.L.S. and Bruce Kaniewski, AICP.
2. The Final Plat and Construction Plans shall provide required traffic calming devices.
3. The Final Plat and Developer's Agreement shall state the lots that will not have access to the collector streets.
4. Site Plan and Architectural Plan review is necessary for the condominium portion of this plan.
5. The Final Plat when recorded, the lot widths shall conform to the Village Ordinances.

Motion carried without a negative vote.

**SIGN REVIEW-1231 S. ROCHESTER STREET-SHOREWEST REALTORS** – Moved by Townsend and seconded by Fickau to table this item until a signage plan is submitted for review. Motion carried without a negative vote.

#### **HISTORIC PRESERVATION REVIEWS:**

**TEMPORARY WHEELCHAIR RAMP INSTALLATION-216 MAIN STREET-UNITED UNITARIAN UNIVERSALIST SOCIETY** – Moved by Townsend and seconded by Fennel to approve the recommendation of HPC for the installation of a temporary wheelchair ramp on the property at 216 Main Street, using Option A, with the vertical rail posts and using treated lumber as long as within one year it is painted white or an opaque stain. Motion carried without a negative vote.

**ROOF ALTERATION REVIEW-505 MAIN STREET-H & L REAL ESTATE MANAGEMENT** – Moved by Hankovich and seconded by Townsend to approve the recommendation of HPC for the use of the GAF Grand Sequoia shingles in Cedar Blend for the high pitch part of the roof and the rolled roofing in the GAF Liberty Line in the Cedar color for the low pitch part of the roof to match colors. Motion carried without a negative vote.

#### **OLD BUSINESS:**

**CSM-GREY FOX RUN-HARMONY HOMES** – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the Grey Fox Run 3-lot CSM subject to the following condition:

1. Prior to recording of the Certified Survey Map, all technical revision shall be submitted to the Village Engineer for review and approval.

Motion carried without a negative vote.

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

**COMPREHENSIVE PLAN UPDATE** – Moved by Hankovich and seconded by Fickau to table this item until the next Plan Commission meeting. Motion carried without a negative vote.

**EDGEWOOD AVENUE AREA LAND USE PLAN** – The Morris property is shown as low density multi-family and the golf course property is shown as low density two-family residential. Road pattern has also changed. Commission members feel that the Morris property should be

low density two-family residential. Public Hearing should be set for October 17<sup>th</sup> before the Planning Commission.

Moved by Townsend and seconded by Fickau and carried to adjourn the meeting at 9:00 p.m.

Bernard W. Kahl, MMC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission meeting to order at 7:00 p.m. on October 17, 2005. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW & WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Townsend, seconded by Fickau, to approve the minutes of the September 19, 2005 meeting as presented. Motion carried without a negative vote.

### **New Business**

***Change of Zoning to C-1 and R-3 County Zoning Overlay – The Orchards of Mukwonago – MLG Development*** – Part of the stream that runs through the property has been determined to be a navigable stream. Moved by Fennel, seconded by Loew, to recommend to the Village Board the approval of the change of zoning request from C-1 Conservancy District to R-3 Residential District of the Waukesha County Shoreland and Floodland Protection Ordinance for Lots 3 and 4 of The Orchards of Mukwonago subdivision. Motion carried without a negative vote.

***Change of Zoning from A-1 to R1 and R-10 with R-4 PUD Overlay – North Corner of Phantom Woods Rd. and CTH ES – Marc Tarkowski, Grasc Real Estate*** – Joe Grasc presented plans for a 88-unit condominium development on the 17.8 acre parcel on the north corner of Phantom Woods Rd. and CTH ES. The density meets the requirement. Traffic analysis does not justify the widening of Phantom Woods Rd. Issues discussed:

- 1) The sidewalk is only on one side. Some members would like to see it on both sides. Possible carriage-walks for buildings on the east side to get to sidewalk. Sidewalk can be constructed on both sides from Phantom Woods Rd. to Bldg 83.
- 2) High density was a concern. The entire plan is based on reduced setbacks; buildings are not less than 35 feet apart.
- 3) The covered bridge was well received.
- 4) The possibility of the green area by entrance being dedicated as a park for the association.
- 5) Public Works was concerned with the number of driveways with respect to snow-plowing.

Members agreed it was a difficult piece of property to work. Moved by Hankovich, seconded by Townsend, to table the issue until the architectural plans and other more detailed plans are submitted so the Commission can review the entire project as a whole. Motion carried without a negative vote.

***Architectural/Site Plan and Sign Review – Renovation to Building – 857 S. Rochester St. – Tractor Supply Co.*** – Tractor Supply will be occupying approximately one third of the building. No other tenants are planned at this point. They will also be adding an outdoor area. The biggest concern among the Commission was what will happen with the rest of the building. Other issues of concern were the parking lot, fencing for the outdoor area and outdoor displays. Commission agreed that the colors presented for Tractor Supply were appropriate. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board that the landlord and owner of the building located at 857 S. Rochester St. present a master plan for the entire site. Motion carried without a negative vote.

***Sign Review – Mukwonago Yamaha – 970 Greenwald Ct.*** – Moved by Hankovich, seconded by Fennel, to approve the two signs as presented for Mukwonago Yamaha located at 970 Greenwald Ct. Motion carried without a negative vote.

### **Old Business**

***Sign Review – 1231 S. Rochester St. – Shorewest Realtors*** – Moved by Hankovich, seconded by Fennel, to approve the sign plan as presented for 1231 S. Rochester St. with the following conditions: 1) The Shorewest sign shall be no larger than 32 square feet in size, 2) The



Shorewest sign shall be individually backlit letters as shown on the Master Sign Plan, 3) With approval of the sign, the Plan Commission and the property owner agrees to the Master Sign Plan for the building, dated September 28, 2005, prepared by Gerald Nell Inc. and 4) Prior to installation, applicant shall receive a building permit for installation of the sign from the Village of Mukwonago Building Department. Motion carried without a negative vote.

***Extraterritorial CSM Review – Hwy 83 – Gerald & Diane Gilson*** – The property will be allowed two accesses onto Hwy 83. Three properties will share one access. The main concern was possible difficulties of fire equipment accessing Lot 3. Moved by Hankovich, seconded by Fennel, to recommend to the Village Board the approval of the extraterritorial CSM for the Gerald Gilson lots on Hwy 83 with the condition of putting a restriction on the driveway of Lot 3 away from Hwy 83 so emergency equipment can move in and out of the property comfortably. Motion carried without a negative vote.

***Architectural/Site Plan Review – Restaurant, Gas Station, Convenience Store – Vacant Lots South of Home Depot – 5 Star Stations*** – Steve Sharpe and Darwin Greenwald presented a site plan for a proposed building on one of the lots in front of Home Depot. The building would contain a gas station/convenience store and two restaurants. He discussed landscaping and lighting as well. Concerns included:

- 1) The amount of asphalt on the property and the lack of landscaping around the building. Sharpe stated that plowing and keeping the property clean were reasons for the lack of green space around the building.
- 2) Traffic patterns. There are possibilities of congestion and accidents with the location of the parking spaces, the loading zone and the drive-thru lane.
- 3) The use of the property. Most members expressed an objection to a gas station, citing that it is not the best use of the property for the TID #3. The quality of the building and use must be taken into consideration. There was also concern with having two restaurants in the building. Greenwald stated that he was looking for a food court type of atmosphere with shared amenities.

Kaniewski asked about the measurements. He stated that the map is not to scale. No action taken at this time.

### **Planner's Report**

The public hearing for the Edgewood Ave. Area Land Use Plan will be held in November.

Moved by Fennel, seconded by Townsend and carried to adjourn the meeting at 10:04 pm.

Steve A. Braatz, Jr.  
Deputy Clerk

President Wagner called the Plan Commission meeting to order at 7:00 p.m. on November 14, 2005. Members present: FICKAU, HANKOVICH, TOWNSEND, LOEW, & WAGNER. Members excused: BRONK & FENNEL.

Public Hearing on the Comprehensive Plan Amendment for Edgewood Avenue Planning Area was opened at 7:01 p.m.

Scott Fergus, developer of the Morris site – Proposed development is for 22 units, would like one parcel to go multi-family instead of 2-family units. This would carry more value for Village as multi-family than duplexes and the Village would have more control over the number of bedrooms in the units.

No one appeared for or against the amendment. Public Hearing was closed at 7:12 p.m.

Public Hearing on the Comprehensive Amendment to the zoning ordinance-amendment to Section 100-21 and creation of Section 100-811 and 100-859 was opened at 7:13 p.m.

Darwin Greenwald, 632 Oakland Avenue – I am opposed to the change in the ordinance on vehicle service operations. I have no problem with gas stations being 1000 feet apart but not vehicle repair & service.

No one else appeared for or against the amendment. Public Hearing was closed at 7:16 p.m.

Moved by Fickau and seconded by Loew to approve the minutes of October 17, 2005 as presented. Motion carried without a negative vote.

#### **NEW BUSINESS:**

***ARCHITECTURAL/SITE PLAN REVIEW-PROPOSED ADDITION AND NEW BUILDING AT 915 MAIN STREET-HORTER CHEVROLET PONTIAC*** – Dave Miller of Anderson Ashton on behalf of the owner – We are aware of the ownership issue and are preparing a new CSM. For informational purpose they showed the Commission the location of the used car sales office building but will come back to the Commission later for approval. Service area will be higher to service trucks. Site concerns are the trash bins, used oil and anti-freeze separations; they will be enclosed in an area in the new building site area. They are not changing anything in the existing site except the addition. They will discuss sprinkling of the building with the Fire Chief. The excess vehicle stalls on the north side of the building will be eliminated. Instead of curb & gutter on the western side of the lot, they would like to see sheet drainage into the ditch. Retention pond for the site is not required. Landscaped islands in the parking lot are a problem for the Commission and would work out a compromise. Commission would like to keep the small green area outside the showroom as it is now. They have 3 planters in front of the showroom. Commission is in agreement with the conceptual plan as submitted with proposed changes as discussed and continued meetings with Village staff.

***CONCEPTUAL BODY SHOP IN VACANT LOT ON MAIN STREET ACROSS FROM BLUE BAY*** – Nothing has been submitted for review and no one was present to discuss this issue. Item removed from agenda.

***REQUEST TO CHANGE SIDING FOR EDGEWOOD MEADOWS CONDOMINIUMS*** – Builder Roland Roth discussed with the Commission the reasons for the requested change from concrete board to vinyl. Maintenance is a big factor for the change; we will have the same color and the look will basically be the same. Concrete board; trim and corner boards do not have wood grain, paint has semi-gloss finish, there is plastic wrap on each plank and becomes a clean-up nuisance, and it has a 15 year color warranty. Vinyl has a life time warranty on color and the trim pieces have wood grain match. Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the material change request from hardie board to vinyl for the Edgewood Meadows Condominiums. Motion carried without a negative vote.

**REQUEST FOR EXTENSION OF DEADLINE FOR MULTI-USE TRAIL WORK FOR FOX RIVER VIEW** – This is a non-issue now since the developer was contacted and he has most of the work already done.

**SIGN REVIEW OF ANTIGUA REAL-335 BAY VIEW ROAD** – They are requesting three (3) signs on the 45 degree wall by the front entry. Total requested sign area is 21.9 square feet: Antigua Real sign is 13.5 square feet, Latin Food is 3.5 square feet, and Bar-Gallery is 4.9 square feet. Ordinance would allow 24 square feet of signage. Ordinance also states five (5) signs are the maximum on a stand alone tenant. Moved by Loew and seconded by Townsend to approve the three (3) signs as presented because the proposed signs do not exceed the allowable wall coverage, are less than the five allowed and the color of the letters is to be burgundy, which is a color already approved for this project. Motion carried without a negative vote.

**SIGN REVIEW OF DOMINO'S PIZZA-920 GREENWALD COURT, SUITE 200** – The requested sign is a logo and letters for 20.5 square feet and the ordinance would allow 25.5 square feet. Moved by Hankovich and seconded by Townsend to approve the sign as requested by Domino's Pizza because the proposed sign does not exceed the allowable square footage, property owner has supplied a master sign plan for this development and the distance for Rochester Street to the building is further than normal so the additional square footage will not be noticeable. Motion carried without a negative vote.

**SIGN REVIEW OF YE OLE SMOKE HOUSE-917 MAIN STREET** – The building will be a single use and one occupant. Request is for a freestanding sign (ground sign), sign structure is 10 feet by 10 feet with planting around the base of the sign, the sign inside the structure is 5 feet by 7 feet, and no colors were submitted. Ordinance allows monument sign per property of 100 square feet and maximum height of 10 feet. It also requires a base of masonry, two feet in height, with tone and texture compatible with the building. The top section of the sign is the name of the business and some graphics and the lower section is for a reader board of approximately 2 feet by 7 feet. New sign drawing submitted shows z-brick chimney, cedar shake shingles, brown log effect fascia covering, maroon text with gold & copper decoration, grey base, and plants around the base. Moved by Hankovich and seconded by Fickau to approve the sign request with the revised drawing. Motion carried without a negative vote.

**EXTRATERRITORIAL CSM REVIEW-W298 S10840 SHADY LANE-JESSE & KELLY DEMSKI** – Moved by Hankovich and seconded by Townsend to recommend to the Village Board the approval of the 1-lot extraterritorial CSM for W298 S10840 Shady Lane, Jessie & Kelly Demski, owner, without conditions. Motion carried without a negative vote.

**COMPREHENSIVE PLAN AMENDMENT-EDGEWOOD AVENUE PLANNING AREA** – Moved by Hankovich and seconded by Townsend to recommend to the Village Board the change in the Edgewood Avenue Planning area to include the Morris property and the Edgewood Avenue frontage of the Hein property as low density multi-family, the property north of Morris property to be included as commercial, and in the future the Plan Commission and Village Board will consider verbiage to amend the plan if the western neighboring parcel of the commercial lot on the southwest corner of CTH NN and Edgewood Avenue is combined to be all commercial. Motion carried on a vote of 4 ayes and 1 nay (Fickau voting 'no').

**COMPREHENSIVE AMENDMENT TO THE ZONING ORDINANCE-AMENDMENT TO SECTION 100-21 AND CREATION OF SECTIONS 100-811 AND 100-859** – Moved by Lowe and seconded by Fickau to eliminate the 1,000 foot requirement on vehicle use & service but that they would still need a conditional use permit and retain the 1,000 foot requirement for vehicle fueling but that at the next Planning Commission meeting we will look at whether we should increase the 1,000 feet to 1,500 feet or more for fuel stations. Motion carried without a negative vote.

**HISTORIC PRESERVATION REVIEW:**

***EXTERIOR RENOVATIONS AND SIGN REVIEW-501 MAIN STREET*** – Moved by Hankovich and seconded by Townsend to accept the HPC recommendation to approve the submitted colors, construction plans and signage plans as submitted. Motion carried without a negative vote.

Moved by Fickau and seconded by Townsend and carried to adjourn the meeting at 8:43 p.m.

Bernard W. Kahl, WCPC  
Administrator/Clerk-Treasurer

President Wagner called the Planning Commission meeting to order on December 19, 2005 at 7:00 p.m. Members present: FICKAU, BRONK, TOWNSEND, FENNEL, LOEW, and WAGNER. Member excused: HANKOVICH. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Fickau and seconded by Townsend to approve the minutes of the November 14, 2005 as presented. Motion carried without a negative vote.

#### **NEW BUSINESS:**

##### ***EXTRATERRITORIAL CSM REVIEW-S84 W26670 NATIONAL AVE-FRANK NUCK –***

This is a 2 lot CSM. The property is in the Town of Vernon, on the north side of CTH ES, about one (1) mile east of Hidden Lakes Drive. Moved by Townsend and seconded by Fickau to recommend to the Village Board the approval of the extraterritorial CSM for Frank Nuck at S84 W26678 National Avenue subject to the following conditions:

1. Prior to recording of the Certified Survey Map, revisions shall be made to the Certified Survey Map in accordance with the letter dated December 14, 2005 from Martin Kulinski of Ruekert/Mielke.
2. Prior to recording of the Certified Survey Map, the Village Engineer shall review and approve of all revisions.

Motion carried without a negative vote.

***PROPOSED SEPARATION BETWEEN FUELING STATIONS –*** Commission reviewed the letter that the Fire Chief submitted regarding the distance between fueling stations. Moved by Townsend and seconded by Fennel to recommend to the Village Board that the distance between fueling stations shall be 1,500 feet. Ordinance will be at the January 3, 2006 Village Board meeting. Motion carried without a negative vote.

***DEVELOPER'S AGREEMENT-BLACK BEAR DEVELOPMENT –*** Moved by Fickau and seconded by Townsend to recommend to the Village Board the approval of the Black Bear Developer's Agreement subject to the review and approval by the Village Planner and Village Engineer. Motion carried without a negative vote.

***CSM REVIEW-915 MAIN STREET-HORTER CHEVROLET PONTIAC –*** This CSM combines 5 existing parcels, including a very small parcel on the opposite side of the Friends of the East Troy Railroad Tracks. Total size of the property is 4.3 acres. Purpose of the one lot CSM is to combine the parcels that allows for the addition. Moved by Fickau and seconded by Townsend to recommend to the Village Board the approval of the CSM subject to the following conditions:

1. Prior to recording of the CSM, revisions shall be made to the CSM in accordance with the letter dated December 9, 2005 from David Buechi, P.E., R.L.S., of Ruekert & Mielke.
2. Prior to recording of the CSM, the maps shall be revised to show the current existing conditions on the site.
3. Prior to recording of the CSM, the Village Engineer shall review and approve all revisions.

Motion carried without a negative vote.

#### **OLD BUSINESS:**

##### ***ARCHITECTURAL/SITE PLAN REVIEW-PROPOSED ADDITION AND NEW BUILDING***

***AT 915 MAIN STREET-HORTER CHEVROLET PONTIAC –*** The proposed 12,800 square-foot addition will house a new state of the art and customer friendly auto repair facility with associated oil change and car wash facilities for internal use and added parts storage. The existing buildings will be upgraded both on the interior and externally. There are two parking spaces on the north side of the building that does show on the commission plans. Commission asked that new plans be given to the Village for our records showing those parking stalls. Base

of building will have masonry, grey color, that will be 4 feet high; efface will be white; accent trim will be blue and the framing around the windows and doors will be aluminum. All mechanicals are planned for installation inside the building. Moved by Townsend and seconded by Fennel to forward a favorable recommendation to the Board of Zoning and Building Appeals regarding any conditions and the action to be taken regarding a Conditional Use Permit for the addition; and to recommend to the Village Board the approval of the Architectural and Site Plan, subject to the following conditions and that a new set of prints be given to the Village:

1. The addition shall be constructed consistent with the plans prepared by Anderson Ashton Inc., dated December 15, 2005, which includes sheets C1.1m C1.2, A1.1, A1.2, A2.1, and A2.2; and the materials and color sample board.
2. Prior to issuance of a building permit, a preconstruction meeting shall be held with the Building Inspector and Fire Chief.
3. Prior to issuance of a building permit, applicant shall submit to the Building Inspector a demolition plan and project schedule.
4. Prior to occupancy of the addition, applicant shall submit a full and complete landscape plan for Plan Commission consideration.
5. Prior to occupancy of the addition, applicant shall submit a freestanding and wall signage plan for Plan Commission consideration.
6. Prior to occupancy of the addition, the Zoning Administrator shall approve all exterior lighting, including parking lot lighting and building exterior lighting, to insure that lighting conforms to Section 100-601 of the Zoning Ordinance, including relocation of existing light poles where needed.
7. In the future, any relocation to the exterior of mechanical equipment, satellite dishes, dumpster enclosures, etc., shall be approved by the Zoning Administrator in accordance with Building Code and Zoning Ordinance standards.

Motion carried without a negative vote.

**CORRESPONDENCE:**

Petition to request lighting in former Wal-Mart Parking Lot was referred to meeting with Wal-Mart representative and Village Administrator which will be held on the afternoon of Wednesday, December 21, 2005.

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

Bernard W. Kahl, WCPC, MMC  
Village Administrator/Clerk-Treasurer