

President Wagner called the Planning Commission to order at 7:00 p.m. on January 16, 2006. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, & WAGNER. Member excused: TOWNSEND. Also present: Attorney Reilly and Planner Kaniewski.

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

Public Hearing for the Comprehensive Amendment to Chapter 100 of the Municipal Code and Proposed Ordinance No. 786 was opened at 7:01 p.m. No one appear for or against the proposal. The public hearing was closed at 7:02 p.m.

NEW BUSINESS:

MEDALLIONS ON ANTIGUA REAL – The 24” x 36” sign will be located above the main entry doors on an oval detail of the building. The sign ordinance allows up to 5 wall mounted signs for a single occupant building and this request would be number four (4). They are also asking to install nineteen (19) medallions on the four sides of the building. The medallions are 12” round. The original building plan did reference the nineteen (19) brass medallion by the owner and the ones presented tonight are fiberglass. The wording on the crest matching the name of the restaurant would make these medallions signage, however, if the Plan Commission agrees they could be identified as architectural amenities that were approved with the building plan, they could accept the change of material from brass to fiberglass. Moved by Hankovich and seconded by Fennel to recommend to the Village Board the use of Medallions on Antigua Real building as architectural amenities and approval of the 24 x 36 inch sign above the front entry. Motion carried without a negative vote.

ARCHITECTURAL/SITE PLAN AND SIGN REVIEW-GOODDEN’S SPORTING GOODS AT 1012 MAIN STREET – Robert Goodden is proposing to move into the building that presently is used as the roller rink. The existing building will be divided for retail, office/call center, and warehouse. Current zoning is B-2 General Business District. The lot is approximately 1.4 acres, the greenspace adjacent to the lot line is approximately five (5) feet, and the hard surface on the western side of the building is to be removed and replaced with greenspace. The setbacks do not meet the current requirements, however, prior to the current regulations, the setback requirements were satisfied, which is when the building was constructed. Moved by Loew and seconded by Fennel to recommend to the Village Board the approval of the Site Plan with conditions:

1. Sign approval will occur at a later date.
2. The final landscaping plan is to be submitted to and approved by the Zoning Administrator.
3. Plans for the dumpster enclosure shall be submitted to and approved by the Zoning Administrator.
4. Redevelopment of the site shall be consistent with the submitted plans by Prairie Lights Architecture.
5. Under new parking regulations they need 97 parking spaces and they have 66, north and east will just be painted.

Motion carried without a negative vote.

CULVER’S LED MESSAGE CENTER PERMIT REQUEST – Under the current zoning code this will require a ground monument sign. Building Inspector is to send out a letter addressing that fact to the owner.

OLD BUSINESS:

VACANT WAL-MART STORE & ARCHITECTURAL/SITE PLAN AND SIGN REVIEW FOR TRACTOR SUPPLY COMPANY – Under Site Plan review:

1. Consideration of TSC improvements, adding fence and outdoor display area, and road configuration through parking lot.
2. Wal-Mart responsibility for improvements to the building.
3. TSC request for conditional use permit for outdoor sales and display area.
4. Islands in the parking lot and green space near STH 83 entrance.

The former Wal-Mart building will have 29,000 square feet of the building with 24,000 square feet of outdoor display area. They service hobby type customers in rural areas. Color scheme will be crème white and tan with a red stripe, which the stripe is a trade-mark of Tractor Supply Company (TSC). Wal-Mart has no problem painting the rest of the building but would like consideration as to what other tenants might want for color. Agreement was that the front of the building will be cream white and tan and that the accent stripe does not extend beyond TSC painting and the back and sides will be painted cream white by TSC and Wal-Mart will paint the lower part tan. David Devorkin of the Polachek Company will meet with Village Planner Kaniewski. TSC will meet with Building Inspector to discuss outside display. This item will be on the February 20th Planning Commission agenda and will go to the February 23rd Board of Building and Zoning Appeals. Commission members agreed that the site plan and architectural plan were okay.

ORDINANCE NO 786: AN ORDINANCE TO AMEND SECTION 100-21(5) (a) OF THE VILLAGE OF MUKWONAGO MUNICIPAL CODE PERTAINING TO FUELING OPERATIONS –

Moved by Fennel and seconded by Fickau to recommend to the Village Board the approval of Ordinance No. 786. Motion carried without a negative vote.

CORRESPONDENCE:

LETTER FROM MARY & JEFF ROMSKOG REGARDING CHELSEY LYNN PARKWAY CONSTRUCTION – There is less lighting in the back than the original plan showed and the lights are to be shielded and would not be on all night. Village President and Building Inspector will draft a response letter.

Moved by Fennel and seconded by Fickau and carried to adjourn the meeting at 8:35 p.m.

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

President Wagner called the Planning Commission to order on February 20, 2006 at 7:00 p.m. Members present: HANKOVICH, BRONK, TOWNSEND, & WAGNER. Members excused: FICKAU, FENNEL, & LOEW. Also present: Attorney Reilly and Planner Kaniewski. Moved by Hankovich and seconded by Bronk to approve the minutes of January 16, 2006 as presented. Motion carried without a negative vote.

NEW BUSINESS:

CONCEPTUAL SITE PLAN REVIEW-VERNON VALLEY-JIM SCHILLING, JS DEVELOPMENT LLC – This site is located on the east side of Edgewood Avenue and consists of 76 acres. Talk tonight will be on the Phase 1 proposal. Land needs to be annexed without creating any islands. As it is shown it would have part of the road located in the Town of Vernon so then the Town of Vernon would have to approve the development. It will create too many problems later unless the property is annexed into the Village.

Hankovich – Buildings 13, 14, & 15 needs to have some green areas, concern on some of the rear yard setbacks. Duplexes seem to match the ordinance. There is no problem with the single family homes. Driveways located in the front could be an issue.

Wagner – Conceptually it fits the Master Plan; annexation issue needs to be handled first.

The developer will work out the issues, and if he plans on going forward, an annexation petition will need to be submitted.

SIGN REVIEW-WOODHOUSE DAY SPA-CHELSEY LYNN PARKWAY – They are allowed 56 square feet of signage and they submitted plans for 55.5 square feet of signage. Moved by Hankovich and seconded by Townsend to approve the sign request of 55.5 square feet. Motion carried without a negative vote.

SIGN REVIEW-ESTELLA'S ITALIAN GRILLE-CHELSEY LYNN PARKWAY – They are allowed 44.68 square feet of signage and they are requesting 44.70 square feet of signage. Moved by Hankovich and seconded by Townsend to approve the sign request of 44.70 square feet. Motion carried without a negative vote.

AFFIDAVIT OF CORRECTION TO CSM-WHITETAIL RUN – The CSM corrects the dimensions. A correction to the CSM should read that this property is located in the Village of Mukwonago and not the City of Waukesha. Moved by Townsend and seconded by Hankovich to recommend to the Village Board the approval of the CSM for Whitetail Run with corrections. Motion carried without a negative vote.

OLD BUSINESS:

EXTRATERRITORIAL CSM REVIEW-W182 CTY ROAD 'L'-LESTER HORLACHER – The Plan Commission approved this before in June of 2005. The lot is being increased 4/10th of an acre and a new review is required. Moved by Bronk and seconded by Townsend to recommend to the Village Board the approval of the Horlacher CSM with no conditions. Motion carried without a negative vote.

ARCHITECTURAL/SITE PLAN & SIGN REVIEW-RENOVATION TO BUILDING AT 857 S. ROCHESTER STREET-TRACTOR SUPPLY CO. – A proposed 4" wide yellow stripe would be painted on the sidewalk to clearly delineate the pedestrian path from the Single Item Display area. The yellow line will eventually fade and a suggestion was made to install decorative bollards. Bollards were also requested to separate the walkway adjacent to the store and the display area. Outside display, if allowed, should be orderly, neat in appearance and safe. Nothing is to be stacked above the top of the fence. A limit of 24 items can be displayed at one time outside. Display area needs to be defined, and TSC needs to address the bollards question. Area 'F' displays needs to satisfy the Village's concerns regarding cages used to store LP gas containers. Fence is shown without a solid base; the Plan Commission suggests that brick columns be used as was done in the Home Depot building to soften the look. None of the reviews are complete enough for the Commission to make a recommendation, so the items will need to come back when TSC is ready. Commission cannot make a recommendation to the Board of Building and Zoning appeals until those plans are complete. Board of Building and Zoning appeals will be notified of that at their scheduled meeting.

CORRESPONDENCE:

LETTER FROM DN GREENWALD REGARDING ORDINANCES 722 & 786 IN REFERENCE TO 1,500 DISTANCE REQUIREMENT BETWEEN GAS STATIONS – President Wagner went through the schedule of events leading to the adoption of the Ordinance Numbers 722 and 786. Moved by Bronk and seconded by Hankovich to re-evaluate Ordinance 786 for the purpose of allowing a fueling station on the site. The request for a gas station had never been presented to the Board of Building and Zoning appeals and they need to review that and the drive-up restaurant windows. The Plan Commission had indicated by consensus that they were not in favor of a fueling station being located in the Business Park. Darwin Greenwald indicated that the Public Hearing notice was only published once, that was all he could find. [Note: Publication was Dec 28th on page 16, column 2 and on Jan 4th on page 20, column 1.] Townsend called the question. Motion failed on a vote of 2 ayes and 2 nays [Bronk and Hankovich voting ‘no’].

PLANNER’S REPORT:

Planner presented the Goodden explanation of the sign and architectural plan and no action is required, it is informational. They are adding more windows and taking off some split-face brick. Commission members liked the changes.

Planner presented copies of the Comprehensive Land Use Plan showing the updated map and dates.

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

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

The Planning Commission was called to order by Clerk Kahl at 7:00 p.m. on March 20, 2006. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & LOEW. Member excused: WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Townsend and seconded by Hankovich to nominate Fickau as acting Chair. Motion carried without a negative vote.

Moved by Hankovich and seconded by Loew to approve the minutes of February 20, 2006 as presented. Motion carried without a negative vote.

NEW BUSINESS:

SITE PLAN AND ARCHITECTURAL REVIEW – CTH ES & PHANTOM WOODS ROAD-SCOTT MARSHALL, MARSHALL AUTO BODY – This item must be referred to the Board of Zoning & Building Appeals. 13,584 square feet building and the body shop is 8,053 square feet of that amount. They are requesting a reduction in the number of parking stalls. Comments were made about the Mechanical Unit. Architectural plans are not finalized and review for the last presentation. Board of Zoning & Building Appeals will hear the conditional use application. Moved by Hankovich and seconded by Townsend to recommend to the Board of Zoning & Building Appeals supporting the B-3 Zoning use of lot 5 and contingent upon the following conditions:

1. Subject to Conditional Use Permit approval.
2. Subject to plans prepared by Gerald Nell Inc., dated February 15, 2006.
3. A revised landscaping plan is to be submitted and reviewed by the Zoning Administrator.
4. The ingress/egress to the lot must be paved.
5. The appropriate building permits are obtained.
6. Stormwater Management plan be completed and.
7. Amendment to the Developers agreement must be modified for sewer lateral location.

Motion carried without a negative vote.

GOODDEN'S SPORTING GOODS-RENOVATION TO BUILDING AT 1012 MAIN STREET – They will add additional glass to the front of the building and more trees will be added to the plan. Signage must come back to the Commission. Moved by Townsend and seconded by Loew to recommend to the Village Board the approval of the updated plan. Motion carried without a negative vote.

ENTRY SIGNS FOR EDGEWOOD MEADOWS – Based on plans submitted with a date of March 7, 2006. Moved by Fennel and seconded by Townsend to recommend to the Village Board the approval of the Edgewood Meadows sign and marker plan subject to the following conditions:

1. The sign and marker construction is consistent with the submitted plans.
2. Developer Roland Roth understands that the Homeowner's Association is responsible for maintenance of all of the signs and markers, and the Village does not assume any liability or maintenance in regards to the marker located within the western boulevard median.
3. Prior to installation, applicant shall obtain a building permit for all the signs and markers from the Village building department.
4. And approval is based upon the revised plans dated March 7, 2006.

Motion carried without a negative vote.

EXTRATERRITORIAL CSM REVIEW-FRED LEPPIN FOR 143 MIRAMAR ROAD – This is a 3-lot CSM in the Town of East Troy and lacks road frontage. An access easement is proposed along the western side of the entire property. The access easement would be the only access to Lot 2 and Lot 3. The access easement follows through Lot 1 and Lot 2 and ends at the proposed Lot 3. As noted on the CSM, Lot 3 is to be used for agricultural purposes only. Mr. Leppin has agreed to construct the road to Town standards. WisDOT has allowed an access here, and Walworth County has agreed to it. Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the Extraterritorial CSM for Fred Leppin on Miramar Road subject to the following conditions:

1. Prior to the construction of any residences, a wetland delineation study must be completed per Note 1 on Sheet 4 of 6.
2. Put on the CSM that the owner of lot-1 shall be responsible for maintenance of stop sign being installed at the entrance/egress easement abutting Miramar Road.

3. Owner to remove all vegetation over 3-foot high within 10-feet from stop sign at Miramar Road. Motion carried without a negative vote.

CULVER'S RESTAURANT SIGN REVIEW – This item has been withdrawn and moved to the Judicial Committee at this time.

RESOLUTION 2006-09: Resolution of Necessity-Multi-Use Trail, CTH NN – Moved by Fennel and seconded by Hankovich to recommend to the Village Board the approval of Resolution 2006-09. Motion carried without a negative vote.

OLD BUSINESS:

ARCHITECTURAL/SITE PLAN AND SIGN REVIEW – TRACTOR SUPPLY COMPANY AT 857 S. ROCHESTER STREET – Moved by Hankovich and seconded by Townsend to recommend to the Village Board the approval of the Architectural/Site Plan for Tractor Supply Company subject to the following conditions:

1. Site Plan will be adjusted to show the number and locations of bollards as discussed on March 20, 2006.
2. Redevelopment of the Site shall be consistent with the architectural plan set signed by Glen Oxford on March 8, 2006, with revisions as necessary to conform with State and Village Building Codes, and other applicable ordinances.
3. Redevelopment of the site shall be consistent with the engineering plan sets prepared by National Survey and Engineering, dated March 8, 2006 for both the Tractor Supply Company portion of the site and the remaining Wal-Mart portion of the site.
4. Redevelopment and use of the Tractor Supply Company of the building and site shall be consistent with submitted color and material samples, and the submitted Plan of Operation.
5. Redevelopment of the entire site shall be consistent with the information submitted by Wal-Mart representatives.
6. Prior to reconstruction, all applicable permits shall be issued.
7. Prior to occupancy, all site improvements shall be completed, such as new landscape islands and landscape plantings.
8. Prior to occupancy, the remainder of the building not occupied by Tractor Supply Company shall be painted in a neutral color, as approved by the Zoning Administrator.

Motion carried without a negative vote.

Moved by Hankovich and seconded by Townsend to recommend to the Board of Zoning & Building Appeals of the conditions and minor bollards changes to the Tractor Supply Company proposal. Motion carried without a negative vote.

Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the sign request for Tractor Supply Company and the logo as present because the Village considers the logo as part of the original sign and that it is less than the allowable square foot as stated in the Ordinance. Motion carried without a negative vote.

EXTRATERRITORIAL PRELIMINARY PLAT REVIEW-PHEASANT FIELDS-STH 83 SOUTH OF FROG ALLEY-RANDOLPH & BRENDA SCHUETT – Moved by Hankovich and seconded by Fennel to recommend approval to the Village Board. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION:

CONSTRUCTION OF SINGLE FAMILY RESIDENCE ON LOT 2 OF CSM 9994; VACANT LOT WEST OF 214 PLANK ROAD-MARZION HOMES – Moved by Hankovich and seconded by Loew to approve the HPC recommendation for the construction of the home. Motion carried without a negative vote.

Moved by Loew and seconded by Fennel and carried to adjourn the meeting at 8:36 p.m.

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

President Wagner called the Plan Commission meeting to order on April 17, 2006 at 7:00 p.m.
Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER.
Also present: Attorney Reilly and Planner Fahl.

Moved by Fickau and seconded by Hankovich to approve the minutes of the March 20, 2006 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

SITE PLAN & ARCHITECTURAL REVIEW – PROVIDENCE CONDOMINIUMS AT PHANTOM WOODS ROAD/CTH ES – GRASCH REAL ESTATE – Proposal was for 21 four-unit buildings.

Commission had concerns:

1. The setbacks do not meet the code requirements.
2. Sidewalks would only be on one side in part of the development.
3. Maintenance of gas lamps, whose responsibility would it be?
4. Snow removal.

Moved by Fickau and seconded by Bronk to deny the development as proposed on April 17, 2006 upon the recommendation of the Village Planner. Motion carried on a roll call vote of 4 ayes and 3 nays [Townsend, Fennel, & Loew voting 'no'].

CONCEPTUAL SUBDIVISION PLAN – VERNON VALLEY DEVELOPMENT; S92 W27720 EDGEWOOD AVE – Conceptual was requested for Phase 1, 2, & 3. Phase 4 would not be developed until other property across Edgewood Avenue was annexed into the Village. All members agreed to the concept plan submitted on April 17, 2006.

HISTORIC PRESERVATION COMMISSION:

SIGN REQUEST, 114 MAIN STREET; RUMINA SLAZAS, ADVANTAGE COMMUNICATIONS –

Moved by Hankovich and seconded by Townsend to accept HPC recommendation to approve the sign request for 114 Main Street. Motion carried without a negative vote.

CONSTRUCTION OF A GARAGE AND FENCE FOR 210 PEARL ST – BOB & KATE ZIMMER –

Moved by Hankovich and seconded by Fickau to accept HPC recommendation to approve the garage and fence construction at 210 Pearl Street. Motion carried without a negative vote.

Moved by Fennel and seconded by Fickau and carried to adjourn the meeting at 8:57 p.m.

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

President Wagner called the Plan Commission meeting to order on May 15, 2006 at 7:01 pm. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Townsend and seconded by Loew to approve the minutes of the April 17, 2006 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS

Final Plat Review – Minor’s Homestead Addition #3 – Bill Wondrachek, Minor’s Homestead, LLC – Bill Wondrachek presented the final plat. This is a 58-lot single-family development located on CTH LO and CTH I. Waukesha County has objected to the plat because they would like the wetland deeded over to the Waukesha County Land Conservancy. The plat also shows the environmental corridor to be public open space when it should be owned by the home owner’s association. The plat would need to be changed and presented again. Moved by Hankovich and seconded by Townsend to table the issue until the June 19 Plan Commission meeting. Motion carried without a negative vote.

Approval of Landscaping and Sign Plan for Minor’s Addition #3 – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the landscaping and sign plans for Minor’s Homestead Addition #3. Motion carried without a negative vote.

Resolution 2006-16: A Resolution Authorizing the Transfer of that Land Known as the “Wetland Mitigation Site” to the Waukesha County Land Conservancy – The plants will be planted this month. The land will go to the Waukesha County Land Conservancy and the Village will pay the County to maintain the land. The issue will be presented at the June 19 Plan Commission meeting.

Resolution 2006-17: Resolution to Discontinue a Portion of Fox River Run – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of Resolution 2006-17 with the condition that Ruekert & Mielke shall approve the legal description. Motion carried without a negative vote.

Request for Change to Operating Restrictions for Home Depot – Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the request for a temporary permit to park a stationary trailer outside the rear of the Home Depot building located at 232 East Wolf Run. The permit will last from April 1, 2006 to July 1, 2006. The location and appearance will be determined by the Building Inspector. Motion carried on a vote of 6 ayes and 1 nay (Fickau voting nay). The Commission would like to see where the proposed tool cage extension will be. The issue would also need to be approved by the Board of Building and Zoning Appeals. Moved by Hankovich and seconded by Townsend to recommend to the Village Board the approval of the request to display up to 16 items in the front of the store, in the outside display area, to include trailers for sale. The approval will last through Labor Day and will be reviewed again at the September Plan Commission meeting. Motion carried without a negative vote.

Sign Approval – 827 S. Rochester St. – Lynette Schucher – Moved by Hankovich and seconded by Townsend to approve the sign request by Lynette Schucher as presented for the location of 827 S. Rochester St. #107. Motion carried without a negative vote.

OLD BUSINESS

Reconsideration of Motion to Deny Site Plan and Architectural Review and Review of Revised Plans – Providence Condominiums, North Corner of Phantom Woods Rd. and CTH ES – Marc Tarkowski, Grasch Real Estate – Moved by Bronk and seconded by Hankovich to reconsider the motion to deny the site plan and architectural plan for the Providence Condominiums. Motion carried without a negative vote. The changes that have been made are:

1. Increase in the public right-of-way width from 50 to 56 feet.
2. The increase in right-of-way width has allowed placement of sidewalk on each side of the right-of-way.
3. The decrease in the number of dwelling units from 88 to 84 units.

4. Increasing the minimum setback from the west property line, adjacent to the East Troy Railroad right-of-way, from 15 to 20 feet.
5. Relocation of many of the buildings to vary and increase the setbacks from adjacent property lines and right-of-way. Most of the proposed buildings are beyond the minimum setbacks requested by Mr. Grasch via the Planned Unit Development Overlay District.

Moved by Fennel and seconded by Townsend to recommend to the Village Board the approval of the site plan for Providence Condominiums as presented. Motion carried without a negative vote. The architectural and landscaping plans will be tabled for 60 days.

Architectural/Site Plan Review – Restaurant, Gas Station, Convenience Store – Vacant Lots South of Home Depot – 5 Star Stations – Applicant asked to be taken off agenda and to be placed on the June 19 agenda.

HISTORIC PRESERVATION COMMISSION APPROVALS

Request for Sign Face Change – 306 N. Rochester St. – Belinda Bowers, Citizens Bank of Mukwonago – Moved by Loew and seconded by Townsend to accept the Historic Preservation Commission recommendation for approval of the sign face change at 306 N. Rochester St. Motion carried without a negative vote.

Request for a Residing – 501 Jefferson St. – Steven & Rane Stollenwerk – Moved by Hankovich and seconded by Fickau to accept the Historic Preservation Commission recommendation for approval of residing at 501 Jefferson St. Motion carried without a negative vote.

Request for a Residing – 407 N. Rochester St. – Randy Cramer – Moved by Hankovich and seconded by Fickau to accept the Historic Preservation Commission recommendation for approval of residing at 407 N. Rochester St. Motion carried without a negative vote.

Request for Fencing – 307-9 S. Rochester St. – Genevieve Liesemeyer – Moved by Hankovich and seconded by Townsend to accept the Historic Preservation Commission recommendation for approval of fencing at 307-309 S. Rochester St. Motion carried without a negative vote.

Request for Awning – 105 Fox St. – Robert Brown – Moved by Hankovich and seconded by Townsend to accept the Historic Preservation Commission recommendation for approval of the installation of an awning at 105 Fox St. Motion carried without a negative vote.

Request for Extension of Driveway – 220 Fox St. – Peter & Lisa Tomes – Moved by Fickau and seconded by Fennel to accept the Historic Preservation Commission recommendation for approval of the installation of a driveway and removal of a tree at 220 Fox St. Motion carried without a negative vote.

Request for Window, Fence, Roof on Shed – 214 Plank Rd. – Barb Beier – Moved by Fickau and seconded by Fennel to accept the Historic Preservation Commission recommendation for approval of the installation of a window, fence and roof on the shed at 214 Plank Rd. Motion carried without a negative vote.

Moved by Townsend and seconded by Fennel and carried to adjourn the meeting at 8:16 pm.

Steven A. Braatz, Jr.
Deputy Clerk

President Wagner called the Plan Commission meeting to order on June 19, 2006 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, LOEW, & WAGNER. Member excused: FENNEL. Also present: Planner Kaniewski & Attorney Reilly.

Moved by Fickau and seconded by Hankovich to approve the minutes of the May 15, 2006 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS:

ARCHITECTURAL, SITE, LANDSCAPE AND SIGN PLANS – BLACK BEAR DEVELOPMENT-WAUKESHA STATE BANK – Waukesha State Bank would like to construct a 5,400 square foot building at the southeast corner of Black Bear development. The property is currently zoned B-3 (Community Business District). The Plan Commission is asked to consider the following:

- Site Plan and Architectural Plan review, which involves review and approval of the Site Plan, Architectural Plans and Landscape Plan.
- A recommendation to the Board of Zoning and Building Appeals in regards to the conditional use for the drive-thru banking lanes.
- A freestanding monument sign located at the northwest corner of the property.
- The location of three directional signs

Moved by Fickau and seconded by Townsend to approve the Architectural Plans for Waukesha State Bank with the following conditions:

- The subject site shall be developed in accordance with the set of plans submitted by Stephen Perry Smith Architects, dated May 25, 2006.
- Building permits shall not be issued until the first course of asphalt is installed on Black Bear Boulevard and Marsh View Drive.
- This approval shall be subject to Waukesha State Bank acquiring the property.

Motion carried without a negative vote. Moved by Hankovich and seconded by Townsend to approve the Site Plan subject to the aforementioned conditions. Motion carried without a negative vote. Moved by Hankovich and seconded by Townsend to approve the Landscape Plan subject to the aforementioned conditions. Motion carried without a negative vote. Moved by Hankovich and seconded by Townsend to approve the ground mounted sign as presented, that signs 'B' & 'D' are okay as shown but that 'C' needs some adjustments which the owners will work with the Building Inspector to make those adjustments. Sign approval is subject to the following conditions:

- Signs shall be constructed in conformance with the submitted plans prepared by Poblocki Sign Company, dated August 15, 2005.
- Copy of the electronic message board shall not change more than six (6) times in any hour period.

Motion carried without a negative vote.

A recommendation to the Board of Building and Zoning Appeals will be on the next agenda.

SIGN REVIEW-CHELSEY LYNN PARKWAY – Moved by Hankovich and seconded by Townsend to approve the sign request as presented and that the Village does have concerns with flood lights shining up that they should be directed correctly and subject to the change of putting the address numbers on the building. Motion carried without a negative vote.

EXTRATERRITORIAL CSM REVIEW-CTH ES AND MIRAMAR ROAD-RABOINE INVESTMENTS LLC – The Plan Commission has concerns over the driveway location for Lot 1. The access to that lot should be as far to the east on Miramar or as far to the south on ES with turn lanes. For lots numbers 2 & 3; if the driveway is off of CTH ES then there should be egress and ingress lanes installed before occupancy is permitted. Both items should be included on the plat. Moved by Hankovich and seconded by Townsend to approve the extraterritorial CSM for Raboine Investments LLC, located on CTH ES and Miramar Road. Motion is subject to the following conditions:

- Prior to recording of the CSM, revisions shall be made to the CSM in accordance with the letter dated May 24, 2006 from David M. Buechl, P.E., R.L.S. of Ruekert-Mielke.
- Prior to recording of the CSM, the Village shall review and approve of all revisions.

- Prior to recording of the CSM, Walworth County shall approve all technical revisions requested by other reviewing agencies.

Motion carried without a negative vote.

WAHL AVENUE – EASEMENT FROM THE TOWN OF MUKWONAGO – This item will be left on the agenda; the Village Attorney is getting more information.

DEVELOPER’S AGREEMENT – MINOR’S HOMESTEAD ADDITIONS #3 & #4 – Addition’s #3 & #4 have been combined into addition #3 and consist of 57 lots. Moved by Fickau and seconded by Townsend to approve the Developer’s Agreement as submitted contingent upon approval of this Agreement and Exhibits or other documents by the Village Engineer, Planner, Attorney, and other departments. Motion carried without a negative vote.

OLD BUSINESS:

FINAL PLAT REVIEW-MINOR’S HOMESTEAD ADDITION #3-MINOR’S HOMESTEAD, LLC – Moved by Hankovich and seconded by Fickau to approve the final plat subject to the following conditions:

- Prior to recording of the final plat, a Developer’s Agreement shall be approved for Addition No. 3.
- Prior to recording of the final plat, all engineering and planning technical revision shall be completed on the final plat and checked and verified by the Village Engineer and Village Planner.
- Prior to recording the final plat, all Waukesha County objections shall be satisfied.

Motion carried without a negative vote.

RESOLUTION 2006-16: A RESOLUTION AUTHORIZING THE TRANSFER OF THAT LAND KNOWN AS THE ‘WETLAND MITIGATION SITE’ TO THE WAUKESHA COUNTY LAND CONSERVANCY – Moved by Townsend and seconded by Hankovich to approve the Resolution as presented with an amendment to include a statement that the Waukesha County Land Conservancy [WCLC] will continue the maintenance work and will meet the objectives of the Resolution. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION:

REQUEST FOR FENCING-300 GRAND AVENUE-ANTHONY & JENNIFER RODRIGUEZ – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation to approve the 14’ x 14’ Planter Box deck [design from Menards] attached to the house at 300 Grand Avenue in the rear yard and the 10’ x 10’ Cross country Contractors Custom Deck plan from Menards [design number 1624PLT] in Antique Maple stain to be attached to the pool as presented. Motion carried without a negative vote.

REQUEST FOR DECK, FENCE, AND DOOR AT 226 FOX STREET-MIKE AND GEORGE KUEHL – Moved by Hankovich and seconded by Fickau to accept the recommendations of HPC to approve the deck which will be 650 square feet with the posts, lattice and stair risers painted with Swan Wing White by Behr. That the tops and bottom rails, steps and octagon finials will be in Min-wax Red Oak color; approve a picket fence pre-constructed in eight foot sections and will be 4’ in height. The finials will be painted in Swan Wing White by Behr with a matching gate, and the hardware will be in black wrought iron; and approve the removal of the mudroom window at the back of the house and the installation of a clear glass full light door from the Commodity Collection by the Feather River Door Company. The door will be installed where the window was removed. Motion carried without a negative vote.

Moved by Townsend and seconded by Fickau and carried to adjourn the meeting at 7:43 p.m.

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

President Wagner called the Planning Commission meeting to order on July 17, 2006 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Fickau and seconded by Fennel to approve the minutes of the June 19, 2006 meeting as submitted. Motion carried without a negative vote.

NEW BUSINESS:

FINAL PLAT REVIEW-THE ORCHARDS OF MUKWONAGO – Final Plat approval was given for 55 lots on June 28, 2006; there will be 26 lots each in Phase 1 and in Phase 2. Moved by Fickau and seconded by Fennel to approve the Final Plat as submitted with the following conditions:

1. That it is consistent with Final Plat reviewed and dated June 28, 2006
2. Waiver of perpendicular side lot lines and rounded intersections
3. Subject to Waukesha County approval

Motion carried without a negative vote.

DEVELOPER'S AGREEMENT – THE ORCHARDS OF MUKWONAGO – This agreement is for the original plat and the 1st addition for a total of 81 lots and is limited to 40 building permits per year. Moved by Hankovich and seconded by Townsend to recommend to the Village Board the approval of the Developer's Agreement for the Orchards of Mukwonago. Motion carried without a negative vote.

OLD BUSINESS:

RECOMMENDATION TO THE BOARD OF BUILDING AND ZONING APPEALS OF ARCHITECTURAL, SITE, LANDSCAPE AND SIGN PLANS-BLACK BEAR DEVELOPMENT-WAUKESHA STATE BANK – Moved by Hankovich and seconded by Fickau to recommend to the Board of Building and Zoning Appeals all approvals for the Black Bear Development for Waukesha State Bank including the drive-through. Motion carried without a negative vote.

EASEMENT FROM TOWN OF MUKWONAGO-WAHL AVENUE – Moved by Hankovich and seconded by Townsend to recommend to the Village Board the granting of easement from the Town of Mukwonago for Wahl Avenue subject to their request to:

1. Not special assess the Town for improvements while it remains Town property
2. Have the Village pay the Town's Legal expense

Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION

REQUEST FOR SIGN FACE CHANGE AT 206 MAIN STREET – LAFLIN/ST. JAMES LODGE #247 – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation and approve the request for the sign face change at 206 Main Street. Motion carried without a negative vote.

RECONSIDERATION OF REQUEST FOR AWNING AT 105 FOX STREET – The owner wanted consideration of request 'B'. Moved by Hankovich and seconded by Fickau to accept the HPC recommendation and approve the request for proposal 'B' for the awning at 105 Fox St. Motion carried without a negative vote.

Moved by Townsend and seconded by Hankovich to adjourn the meeting at 7:24 p.m.

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

Clerk Kahl called the Plan Commission meeting to order on August 14, 2006 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & LOEW. Member excused: WAGNER. Also present: Attorney Reilly and Planner Fahl.

John Bronk was elected to serve as acting chairperson.

Moved by Fickau and seconded by Hankovich to approve the minutes of the July 17, 2006 Plan Commission meeting as presented. Motion carried without a negative vote.

NEW BUSINESS:

ENTRY DOOR DESIGN CHANGE-EDGEWOOD MEADOWS CONDOMINIUMS – The arch entry door design will be replaced with a wood panel/glass door with overhead window panes. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the new entry door design plan for Edgewood Meadows Condominiums as presented. Motion carried without a negative vote.

CSM REVIEW FOR 508 EAGLE LAKE AVE-DRAHONOVSKY PROPERTY – Commission had questions about the 10' utility easement as to what type of utility would use this easement and also on the dedication to the county of the road right of way. Moved by Hankovich and seconded by Townsend to table the CSM, dated August 9, 2006, until the next meeting when corrections can be made to the map. Motion carried without a negative vote.

CSM REVIEW FOR FOX RIVER RUN-HEAVEN CITY DEVELOPMENT CO. – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of CSM dated July 13, 2006, except lot 4, formally shown as lot 11, and that a note be placed on the CSM that lot 4 will remain a single family lot; and waive the requirement that the lot line between lots 2 and 3 does not need to be perpendicular to the right-of-way. Motion carried without a negative vote.

PETITION FOR ATTACHMENT OF PROPERTY-CTH LO-ROBERT HELMINIAK – This is a 20.17 acre parcel situated between Minor Subdivision and Minor's Subdivision Addition No. 3. The entire site is identified as a Primary Environmental Corridor, this site can be developed at a density of 5 acres per each single family dwelling unit. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the request for attachment of the Helminiak property to the Village of Mukwonago. Motion carried on a vote of 5 ayes and 1 nay [Townsend voting 'no'].

PETITION FOR ATTACHMENT OF PROPERTY-CTH LO-JEFF TEKAVER – This is a 22.58 acre parcel on the south side of CTH LO. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the request for attachment of the Tekaver property to the Village of Mukwonago with the condition that the attachment petition shall be amended to include Tammy Tekaver, as the property ownership is shown on Waukesha County Tax Records as Jeffrey and Tammy Tekaver. Motion carried on a vote of 5 ayes and 1 nay [Townsend voting 'no'].

EASEMENT FROM MUKWONAGO HIGH SCHOOL FOR MULTI-USE TRAIL – Moved by Hankovich and seconded by Fennel to recommend to the Village Board to approve subject to obtaining said easement from MHS for land on south side of CTH NN for the multi-use trail. Motion carried without a negative vote.

EXTRATERRITORIAL CSM REVIEW-CTH ROAD L-LARRY STAHL – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the denial of the CSM for the Stahl property because:

- Lot access is not a dedicated right-of-way
- Properties to be combined are in different zoning districts
- Shoreland zoning jurisdiction must be delineated
- No intent made for combining parcels
- Lot 1 may not have access

Motion carried without a negative vote.

OLD BUSINESS:

EXTRATERRITORIAL CSM REVIEW-CTH ES AND MIRAMAR RD-RABOINE INVESTMENTS LLC – The CSM received approval on June 19, 2006 with two conditions attached to the approval, those conditions were that for lots numbers 2 and 3; if the driveway is off of CTH ES then there should be egress and ingress lanes installed before occupancy is permitted. Both items should be included on the plat. Petitioner is asking to be relieved of those conditions because of the railroad and electric right-of-way would create a higher cost for development. Petitioner asked that if they didn't split the lot then could they go ahead and build and if they divided the land later they would put in the turning lanes. Moved by Hankovich and seconded by Fennel to recommend to the Village Board to deny the CSM request of Raboine Investments LLC for their property development on CTH ES and Miramar Road. Motion carried without a negative vote.

EASEMENT FROM TOWN OF MUKWONAGO-WAHL AVENUE – Moved by Fickau and seconded by Fennel to recommend to the Village Board the approval of the Wahl Avenue Easement as submitted by the Village Attorney. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION:

REQUEST FOR RE-ROOF AT 204 S. ROCHESTER ST-BOB HARDAKER – Moved by Hankovich and seconded by Fickau to approve the recommendation from HPC to approve the re-roofing of the south side of the building at 204 S. Rochester Street. Motion carried without a negative vote.

PLANNER'S REPORT:

Planner Fahl reported that they will be working again on the Smart Growth Plan for the Village.

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

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

President Wagner called the Planning Commission meeting to order on September 18, 2006 at 7:00 p.m. Members present: FICKAU, HANKOVICH, FENNEL, LOEW, & WAGNER. Members excused: BRONK & TOWNSEND. Also present: Attorney Reilly, Planners Kaniewski & Fahl.

Moved by Fickau and seconded by Fennel to approve the minutes of the August 14, 2006 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS:

AGLOW TAN SIGNAGE REQUEST – Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the sign request of Aglow Tan. Motion carried without a negative vote.

GOODDEN'S SPORTS SIGN REQUEST – Location is in the street yard 10 feet behind sidewalk. Sign will be a masonry structure, 12' long by 6'2" high. And face of sign is 3' by 8'. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the sign as requested by Goodden's Sport. Motion carried without a negative vote.

CHANGE OF ZONING-TEKAVER PROPERTY - Moved by Hankovich and seconded by Fickau to recommend to the Village Board that the change of zoning request from A-1 to R-7 on CTH LO for the Tekaver property be tabled for more information. Motion carried without a negative vote.

CONCEPTUAL LAND DIVISION REVIEW-TEKAVER PROPERTY ON CTH 'LO' – The Plan Commission requested additional information, concern was of the wetland area and the effect the development would have on the Mukwonago River.

FINAL PLAT REVIEW-THE ORCHARDS OF MUKWONAGO ADDITION #1- Development will consist of 26 lots (lots 56 through 81). The final plat is consistent with the preliminary plat. Current zoning is R-1 Single Family Community Residential with an R-4 Residential PUD Overlay District. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of The Orchards of Mukwonago Addition #1 Final Plat with following conditions:

- Prior to recording the Final Plat for The Orchards of Mukwonago Addition No. 1 dated August 22, 2006, all technical revisions shall be completed.
- Prior to recording the Final Plat for The Orchards of Mukwonago Addition No. 1 dated August 22, 2006, the dead evergreen trees shall be replaced with like trees within the landscape easement along Interstate 43.

Motion carried without a negative vote.

CONCEPTUAL PUD REVIEW-BLACK BEAR CONDOMINIUMS; GRANDVIEW DEVELOPMENT – Plan will consist of 58 condominiums units (nine two-family units and ten four-family units). Commission had concerns of the private road; location of the lift station; sidewalks being located on both sides; and that the Village receives a copy from SEWRPC regarding this development. Developer would change the plan by eliminating one four-unit building and change the private drive to a public street. Plan will be changed and resubmitted for further review at the next Plan Commission meeting.

OLD BUSINESS:

RECONSIDERATION-EXTRATERRITORIAL CSM REVIEW-CTY ROAD 'L'-LARRY STAHL – Moved by Hankovich and seconded by Fickau to reconsider the extraterritorial CSM submitted by Larry Stahl. Motion carried without a negative vote. Commission members had concerns about the change since the bigger parcel does not have access from the other lots and if future development was to occur, there could be problems. Village Attorney's position is that there may not be access to that land. Commission members agreed with Attorney's position and that the property is outside the boundary agreement area the decided not to take action. If no further action is taken after 60 days, the CSM will be deemed approved.

CSM REVIEW FOR 508 EAGLE LAKE AVE-TIM & DONNA DRAHONOVSKY – The CSM meets the intent of the Village's Comprehensive/Master Plan as low density single-family residential. The CSM also meets the requirements of the Village in the R-1 Single-Family Community Residential

District. Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the CSM for 508 Eagle Lake Ave subject to comments. Motion carried without a negative vote.

ARCHITECTURAL/SITE PLAN REVIEW-5 STAR STATION SOUTH OF HOME DEPOT – Attorney Gaske was present representing the appellant. The proposed plan was present again after being turned down 6 months ago and per Village policy it could not come back for until this meeting. The plan for a restaurant (Arby's), gas station and convenience store was presented again, and the location is still under the 1500 foot requirement of the Village Code. Commission concerns included: that the proposal is not the highest and best use of the land in the way the TID was created; the Village did not plan on this land being developed as a gas station; and concern over the traffic flow on the property. A diagram was presented showing the flow and setback from the curb using McDonald's and Culvers, which are single use on property compared to a property with three uses. Appellant also provided the Commission with a letter from John Amato Ford endorsing the proposed flex fuel product that is proposed to be offered at this location. Moved by Hankovich and seconded by Loew to table the proposal. Motion carried on a vote of 4 ayes and 1 abstention (Fickau 'abstaining').

PLANNER'S REPORT:

SMART GROWTH COMPREHENSIVE PLAN FOR THE VILLAGE – Item will be on the next agenda and the planner will provide red lined copy of changes for the members.

REGIONAL LAND USE PLAN FOR SOUTHEASTERN WISCONSIN: 2035 – Plan will be available for members to review in the Clerk's Office.

Moved by Fennel and seconded by Loew to adjourn the meeting at 8:54 p.m.

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

President Wagner called the Planning Commission meeting to order at 7:00 p.m. on October 16, 2006. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, & WAGNER. Also present: Planner Kaniewski & Fahl, and Attorney Reilly.

Moved by Fickau and seconded by Fennel to approve the minutes of the September 18, 2006 meeting as presented. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION – Moved by Hankovich and seconded by Loew to approve the request of East Star Management Company, 114 Main Street, to reconstruct a retaining wall. Motion carried without a negative vote.

NEW BUSINESS:

SIGN REVIEW-EDGEWOOD MEADOWS; HARMONY HOMES – Moved by Hankovich and seconded by Fennel to approve the sign revision for a new sign at Edgewood Condos. Motion carried without a negative vote.

EXTRATERRITORIAL CSM REVIEW; W309 S8156 CTH I – STANLEY & JULIE SUGDEN – Planner informed the Commission that Stanley Sugden is an employee of Ruekert & Mielke. Property is located in the Town of Mukwonago; they propose to split an existing parcel into three parcels. Two proposed lots are three acres each and the third lot is 3.86 acres. Moved by Hankovich and seconded by Townsend to recommend to the Village Board the approval of the CSM for Stanley & Julie Sugden with the following conditions:

- Prior to recording the Certified Survey Map dated October 9, 2006, all technical revisions from the Town of Mukwonago and Waukesha County review be completed.
- Prior to recording the Certified Survey Map dated October 9, 2006, approval shall be obtained by the Town of Mukwonago and Waukesha County.

Motion carried without a negative vote.

EXTRATERRITORIAL CSM REVIEW; CTY ROAD L – BILLY & SARAH BOURDO – Property is located in the Town of East Troy and will combine Lot 2 of CSM 1251, Outlot 1 of CSM 1251 and a portion of Tax Key Number ET-12-8. Moved by Townsend and seconded by Loew to recommend to the Village Board the approval of the CSM for Billy & Sarah Bourdo with the following conditions:

- Prior to recording the CSM dated September 20, 2006, all technical revisions be completed.
- Prior to recording the CSM dated September 20, 2006, Certified Survey Map 1251 shall be reviewed for restrictions and ownership notes.
- Prior to recording the CSM dated September 20, 2006, a Village of Mukwonago Certificate shall be placed on the CSM.
- Prior to recording the CSM dated September 20, 2006, a note be added to the face of the CSM, which was a conditional of approval by the Committee.
- Prior to recording the CSM dated September 20, 2006, approval shall be obtained by the Town of East Troy and Walworth County.

Motion carried without a negative vote.

POTENTIAL PURCHASE OF CAINE PROPERTY FOR WELL SITE – The site is located in the Town of East Troy on Highway J. If all tests show water availability, then it would take about two months to sign all contracts. Moved by Hankovich and seconded by Fickau to indicate to the Village Board that it has no problem with the purchase of the Caine property for a well site. Motion carried without a negative vote.

CONDITIONAL USE AND VARIANCE; 507 MAIN ST-MICHAEL CLARK, OVERTIME SPORTS TAVERN – Moved by Hankovich and seconded by Fennel to recommend to the Board of Building and Zoning Appeals that this site for a sports tavern would not be conducive to the neighborhood because it lack room for sufficient parking; late night operations in a residential neighborhood; and the number of youths who use the dance studio. Motion carried without a negative vote and 1 abstention [Townsend].

CONDITIONAL USE AND VARIANCE; 215 BAY VIEW ROAD, SUITE C-JIM JONES, BONES SPORTS BAR AND RESTAURANT – Moved by Hankovich and seconded by Townsend to

recommend to the Board of Building and Zoning Appeals the approval of the Bones Sports Bar and Restaurant at 215 Bay View Road because the parcel is surrounded by businesses, no residential or planned residential in the area, parking requirements can be met, no problem with refuse, and outside lights will be on longer which will not be a problem with residents. A Plan of Operation was submitted to the Plan Commission members. Motion carried without a negative vote.

OLD BUSINESS:

CONCEPTUAL PUD REVIEW-HWY 83 & BLACK BEAR BLVD – BLACK BEAR CONDOMINIUMS; DENNIS GRUTZMACHER, GRANDVIEW DEVELOPMENT – This development consists of 54 condo's on 32.52 acres; it will consist of nine 2-unit buildings and nine 4-unit buildings. Private road includes sidewalks on one side and the road has 60-foot right of way. Multi-Use trail will have a path with wood chips with railroad ties and it will not be handicap accessible. The 4-families will sit on a slab and the 2-families will have basements. Applicant must present their final plans, technical review by Planner and Engineer because of the Vernon Marsh and the plans must meet the Village Development Requirements that include:

- One hundred foot clear site distance for local roads.
- The streets must accommodate a WB50 truck and if required by the Village, a WB62 truck.
- A design in compliance with the American Association of State Highway and Transportation Officials.

No changes in outside material or design will be made after approval is given. The multi-use trail will not be public, the Village does not want control over this; the applicant has agreed to change it to private. Other issues that need working are the proposed lift station and storm water management. The Plan Commission members had no additional comments.

CHANGE OF ZONING FROM A-1 TO R-7 – CTH LO, JEFFREY & TAMMY TEKAVER – Applicant has requested that this be tabled until the December Planning Commission meeting. Moved by Fennel and seconded by Townsend to table the request of the Tekaver Rezoning until the December meeting. Motion carried without a negative vote.

ARCHITECTURAL/SITE PLAN REVIEW – RESTAURANT, GAS STATION, CONVENIENCE STORE-5 STAR STATION – The proposed site is a vacant lot south of Home Depot. No site plan or detailed plan submitted for review. Applicant requested to be grandfathered for the 1500 feet distance ordinance or change the ordinance to 1300 feet, lot line to lot line. Applicant submitted a packet of information that consisted of:

- Page 1 – map of downtown Mukwonago showing distance between current stations
- Page 2 – aerial photo highlighting the proposed building area
- Page 3 – existing places of fast food restaurants compared to their propose operation
- Page 4 – colored rendering of proposed building

Mr. Greenwald referred to the letter written by the Fire Chief from last year and raised several questions. Hankovich did say that there has not been a gas station fire but we have had a number of spills and that they could cause fires if someone dropped a match or was smoking. Attorney Reilly also stated that the Village adopted the 1500 feet requirement because they didn't want to have gas stations on all the ramps off of I-43 and throughout the Business Park. A comparison of existing places of fast food restaurants to a gas station/fast food restaurant/convenience store is not a true comparison. The proposed building needs Board of Building and Zoning Appeals approval.

Wagner – not fond of this design

Hankovich – it could use some detail work

Townsend – until we get other issues resolved we should not be spending so much time on the building. Moved by Hankovich and seconded by Townsend to recommend to the Village Board to change ordinance to amend distance between gas stations or change distance from underground tanks/pumps to underground tanks/pumps. Motion carried on a vote of 5 ayes, 1 abstention [Fickau] and 1 nay [Wagner].

PLANNERS REPORT: Smart Growth Comprehensive Plan for the Village will be on the next agenda and if any Commission member has any language changes they should let the Planner know so that they can be incorporated into the document before the meeting.
Regional Land Use Plan for Southeastern Wisconsin-2035 will be on the next agenda.

Moved by Townsend and seconded by Fennel and carried to adjourn the meeting at 8:44 p.m.

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

President Wagner called the Planning Commission meeting to order on November 20, 2006 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, & WAGNER. Member excused: TOWNSEND. Also present: Planner Kaniewski & Attorney Reilly.

Moved by Fickau and seconded by Fennel to approve the minutes of the October 16, 2006 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS:

CHANGE OF ZONING FROM R-2 TO B-2; REAR LOTS OF 201 MAIN ST – MT. OLIVE LUTHERAN CHURCH – Once plans are developed they must be submitted to the HPC for review and approval. The building is from 1858 or earlier and is not structurally strong. Currently the church has no plans to tear down either of the buildings. Of the 4 lots to be purchased, the two lots immediately west are zoned R-2 and is currently occupied by the barn. The request for the change of zoning is consistent with the Comprehensive Master Plan. Moved by Hankovich and seconded by Fennel to recommend to the Village Board the change of zoning from R-2 to B-2 for the rear lots of 201 Main Street; Mt. Olive Lutheran Church. Motion carried without a negative vote.

SITE PLAN & ARCHITECTURAL REVIEW-915 MAIN ST – HORTER CHEVROLET – There will be no roof top mechanics; will have a storage area on the west side of the building which cannot be seen from the street; and the drive way openings will not change. Parking area for cars will not increase but they will have about 194 parking spaces. There will be no landscaping in front of the windows facing the street but they may keep the barrel planters in that area. Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the site plan & architectural review for Horter Chevrolet at 915 Main Street subject to the following conditions:

1. The proposed building shall be constructed according to the plans dated October 24, 2006.
2. Prior to issuance of a building permit, the Village Zoning Administrator shall approve of the refuse location and structure.
3. Prior to issuance of a building permit, applicant shall submit to the Building Inspector a demolition plan and project schedule.
4. Prior to issuance of a building permit, a preconstruction meeting shall be held with the Building Inspector and Fire Chief.
5. Prior to occupancy, applicant shall submit a full and complete landscape plan for Village Zoning Administrator approval.
6. Prior to occupancy, applicant shall submit a freestanding and wall signage plan for Plan Commission consideration.
7. Prior to occupancy, the Zoning Administrator shall approve of 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.
8. Landscaping in front of the building will include the barrel plantings by the windows.

Motion carried without a negative vote.

MASTER SIGN PLAN FOR GREENRIDGE SHOPPING CENTER – Moved by Hankovich and seconded by Fickau to approve the two sign permits requested for the Greenridge Shopping Center. Motion carried without a negative vote.

SIDEWALK INSTALLATION-MINOR'S HOMESTEAD ADD #3 – Moved by Fennel and seconded by Fickau to recommend approval to the Village Board that sidewalks be installed in 2007 and authorize the issuance of building permits and occupancy permits. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION:

REQUEST TO INSTALL SIGNS – 103-109 LAKE STREET-SCOTT APPLIN, VITAL SIGNS – This item will remain on the HPC agenda.

REQUEST TO INSTALL WINDOWS-214 PLANK ROAD – BARB BEIER – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation and approve the installation of an Anderson

double hung window instead of the Anderson box style window as approved by HPC on 05-05-2006 for Barb Beier, 214 Plank Road. Motion carried without a negative vote.

REQUEST TO RE-SIDE – 106 MAIN ST – ANDREW FIX, WON-A-GO BIKING – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation and approve the request of Andrew Fix, owner of Won-A-GO Biking, to approve the removal of the wood siding on back of the facades, and the south and east walls of the second story, replacing it with aluminum siding to match the front of the building and to cover the first story cinder block with foam and spray with cement stucco. Motion carried without a negative vote.

PLANNER'S REPORT:

SMART GROWTH COMPREHENSIVE PLAN - The Village Board has requested that because of the 2007 budget that cost to develop & update this plan will need to be spread over a two year period. Plan Commission recommends that the Planner proceed with help from the Clerk's Office and arrange a payment schedule based on the budget.

REGIONAL LAND USE PLAN FOR SOUTHEASTERN WISCONSIN-2035 – Moved by Loew and seconded by Bronk to recommend to the Village Board the approval of Resolution to Endorse the year 2035 Regional Land Use Plan for Southeastern Wisconsin. Motion carried without a negative vote.

Moved by Fennel and seconded by Loew and carried to adjourn the meeting at 7:39 p.m.

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

President Wagner called the Planning Commission meeting to order on December 18, 2006 at 7:00 p.m. Members present: FICKAU, BRONK, TOWNSEND, FENNEL, LOEW & WAGNER. Member excused: HANKOVICH. Also present: Planner Kaniewski & Attorney Reilly.

Regarding the November 20, 2006 minutes, Townsend noted that Barb Beier's name was misspelled on the second page. Moved by Fickau and seconded by Loew to approve the minutes of the November 20, 2006 meeting as corrected. Motion carried without a negative vote.

NEW BUSINESS

Change of Zoning from A-1 to R-10 with an R-4 PUD Overlay – Eastern Portion of Black bear Development on STH 83 north of Culvers – Dennis Gritzmacher, Black Bear Development, Inc. –

Kaniewski recommends rezoning only the build able area. One building encroaches on the environmental corridor and the applicant will ask SEWRPC for the allowance to re-map the corridor in that area. Moved by Fickau and seconded by Fennel to recommend to the Village Board the approval of the change of zoning from A-1 to R-10 with an R-4 PUD Overlay for the property where Black Bear Condominiums will be constructed. Only the land outside of the environmental corridor shall be rezoned; the rest shall remain A-1. Motion carried without a negative vote.

Extraterritorial Review – Pheasant Fields Final Plat – Moved by Bronk and seconded by Fickau to recommend to the Village Board the approval of the extraterritorial review of the Pheasant Fields Final Plat located on STH 83 and Frog Alley Road in the Town of Mukwonago. Motion carried without a negative vote.

OLD BUSINESS

Change of Zoning from A-1 to R-7 – CTH LO, South of Minor's Homestead – Jeffrey & Tammy Tekaver – Applicant is still waiting for SEWRPC to verify the wetlands on the property. Moved by Townsend and seconded by Fennel to continue the change of zoning request from Jeffrey and Tammy Tekaver until no later than the February Plan Commission meeting. Motion carried without a negative vote.

Architectural/Site Plan Review – Restaurant, Gas Station, Convenience Store – Vacant Lots South of Home Depot – 5 Star Stations – Moved by Fickau and seconded by Townsend to deny the site plan requested by Darwin Greenwald, 5 Star Stations, for the proposed gas station/convenience store/restaurant located on East Wolf Run in the vacant lot in front of Home Depot. The denial is based on the many discussion and decisions by the Plan Commission, Village Board and Board of Building and Zoning Appeals. Motion carried without a negative vote.

HISTORIC PRESERVATION COMMISSION

Request to Install Signs – 103-109 Lake St. – Scott Applin, Vital Signs – Moved by Townsend and seconded by Fennel to accept the Historic Preservation Commission recommendation to approve the Pretty Nails & Spa signage in the font Universal Black (except in the color white) in upper and lower case letters, with the size being 10.5 sq. ft. as presented. The back raceway will be in the machine gray color as the Jackson Hewitt signage, and also in white neon channel lettering as presented. Motion carried without a negative vote.

Request to Paint – 111 Atkinson St. – Gregg Paucek, Blueberry's – Moved by Bronk and seconded by Townsend to accept the Historic Preservation Commission recommendation to approve the exterior painting in Admiral Blue (Menards), Signal Yellow and Spring Moss (both from Home Depot) as already painted. Motion carried without a negative vote.

PLANNER'S REPORT

Smart Growth Comprehensive Plan for Village – Kaniewski stated that he is still working on it. Because money is not budgeted in the 2007 budget, payments will be deferred.

COMMENTS FROM THE FLOOR

Wagner notified the Commission that they should expect to see someone from the Mukwonago Chamber Economic Development Committee at future meetings.

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

Steven A. Braatz, Jr.
Deputy Clerk