

President Wagner called the Planning Commission to order on January 15, 2007 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, & WAGNER. Member excused: TOWNSEND. Also present: Planner Kaniewski and Attorney Reilly.

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

#### **NEW BUSINESS:**

***Plan of Operation, Site, Grading, Landscape, Floor and Elevation Plans – Culvers, 1090 N. Rochester St.-Greg Landon, Landon Enterprises, LLC.*** Tonight's discussion refers to only the existing lot, an expansion of the existing facility. The proposed front addition is 907 square feet, a proposed rear addition of 680 square feet, minor side additions, an additional front wall sign, and additional parking area. The applicant has requested additional parking sites in the northwest corner and that the area would be gravel and a requirement that it would not have to be paved for one year. Village Attorney Reilly has recommended that a separate document be prepared addressing this issue and signed by the applicant and recorded.

Hankovich – Do plans call for additional handicap parking and will they be located near front doors? They will be adding two (2) more stalls to the south side. Since this will include remodeling of the existing building, will handicap commodes be upgraded to include a 15 ½" toilet in the handicap stall? They will be installing new handicap commodes.

Moved by Hankovich and seconded by Fennel to approve the Site Plan, Architectural Drawings, and the proposed front wall sign as submitted with the following conditions:

1. The site shall be developed in accordance with the site and grading plan prepared by RSV Engineering, Inc., dated November 1, 2006.
2. The building addition shall be constructed consistent with the floor plan and building elevation drawings submitted by ArchDesign Associates, Inc., dated November 21, 2006.
3. All parking lot shaded areas shown on the site and grading plan may be temporarily installed with gravel for a period of one year from the date of January 16, 2007. Prior to issuance of a building permit for the additions, applicant shall sign and record a document that paving of the gravel surface shall occur prior to January 16, 2008, as approved by form and substance by the Village Attorney.
4. Prior to issuance of a building permit for the additions, applicant shall submit a revised landscape plan for approval of the Zoning Administrator.
5. An oval Culver's blue and white sign with the maximum dimensions of three feet by six feet, shall be allowed on the front elevation matching the current sign on the side or south elevation.
6. That a separate document covering the gravel parking lot be drafted, signed and recorded as recommended by the Village Attorney.

Motion carried without a negative vote.

**PLANNER'S REPORT:** In March or early April the Planner will have prepared and mailed to Village residents a survey for the Smart Growth Plan.

Moved by Loew and seconded by Hankovich to adjourn the meeting at 8:12 p.m.

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

The Plan Commission meeting was called to order on February 19, 2007 at 7:00 p.m. by Clerk Kahl. Members present: HANKOVICH, BRONK, FENNEL, & LOEW. Members excused: FICKAU, TOWNSEND, & WAGNER.

Moved by Fennel and seconded by Loew to nominate Bronk as acting Chair. Motion carried without a negative vote.

Moved by Fennel and seconded by Hankovich to approve the minutes of the January 15, 2007 meeting as corrected; adjournment time should be 8:12 p.m. Motion carried without a negative vote.

#### **NEW BUSINESS:**

***Petition for Annexation-Edgewood Avenue-Craig Hein, Vernon Valley*** – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the annexation petition of Craig Hein for Vernon Valley. Motion carried without a negative vote.

***Extraterritorial CSM Review-Town of Mukwonago-Mark Marzion, Circle Drive*** – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the extraterritorial CSM subject to the following conditions:

1. Prior to recording the Certified Survey Map dated January 24, 2007, all technical revisions from the Town of Mukwonago and Waukesha County review shall be completed.
2. Prior to recording the Certified Survey Map dated January 24, 2007, approval shall be obtained by the Town of Mukwonago and Waukesha County.

Motion carried without a negative vote.

***Request – Bedroom Units in Edgewood Meadows Condominiums-Roland Roth*** – Item was withdrawn at the request of Mr. Roth.

***Resolution 2007-05 - Resolution of Necessity for Oakland Ranch Project*** – Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of Resolution 2007-05. 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*** – Request is for 22.58 acres on the south side of CTH LO, about 650 feet east of CTH I. Minimal lot size is 25,000 square feet. Additional information that the Plan Commission and the Village Board requested in September of 2006 evaluating the natural resources on the site and the feasibility of development of the site has been received. This information includes:

1. An evaluation by the Southeastern Wisconsin Regional Planning Commission of the boundaries of the Primary Environmental Corridor, Natural Area and wetlands on the subject site.
2. A preliminary Stormwater Management Summary prepared by Land Tech Engineering on behalf of Mr. Tekaver.
3. A preliminary review of the proposed conceptual plat by the Waukesha County Highway Department.

This request shows a six (6) lot conceptual plat, down from the previous request of eight (8). The plan has been revised to reflect the wetland and Primary Environmental Corridor boundaries and shows a 75-foot building setback from the wetlands, as part of the Waukesha

County Floodplain and Shoreland Protection Zoning Regulations. The proposed development conforms to the Village's Land Use Master Plan. Item will be on next month's agenda.

**HISTORIC PRESERVATION COMMISSION:**

***Request to install sign-111 Atkinson St.-Greg Paucek*** – Moved by Hankovich and seconded by Fennel to approve the sign request for 111 Atkinson Street as recommended by the Historic Preservation Commission. Motion carried without a negative vote.

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

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

President Wagner called the Plan Commission meeting to order at 7:00 p.m. on March 19, 2007. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, & WAGNER. Member excused: TOWNSEND. Also present: Kaniewski.

Moved by Fennel and seconded by Loew to approve the minutes for the February 19, 2007 as presented. Motion carried without a negative vote.

**TOWN OF MUKWONAGO CONDITIONAL USE PERMIT REQUEST – NICHOLAS MOVRICH** – Plan Commission members asked questions:

The plan calls for signs to be put up a month before and a month after the event, he was asked if that could be changed to signs that would be put up no more than two (2) weeks before and taken down (1) one week after the event. Mr. Movrich agreed to that stipulation.

One the issue of parking cars in the field; if we should have rain that would create muddy conditions how would you propose to handle the mud left in the roads. Movrich explained that if it rained they would not hold the event because he would not be able to use his field to park cars, and if mud is left on the road he would make arrangements to keep it clean.

What would the Village police be involved in with this event? Movrich said that he would expect their involvement on the east side of CTH I which is in the Village.

#14 states that the event area must conform to rules of the Fire Department; does it state what the rules are? Movrich said that the Fire Chief had no problem with the event.

If the Village police are called in, who pays that expense? Movrich said that it would be his expense. Village said that they would send the bill to the Town and they would bill you or is it directly billed to you? Village Attorney would have to answer that.

It was stated that Waukesha County Public Works had no problem with the traffic issues on CTH 'LO'. Minutes should be distributed to the Town Plan Commission members.

**NEW BUSINESS**

**HAWKS RIDGE DEVELOPER'S AGREEMENT-RUNOFF ISSUES-DAVID DANZ** – Mike Sellenheim of Hawk's Ridge explained the drainage and water issues they have with the property and the impact it is having on two (2) of the buildings. The Developers Agreement has not been signed; once 75% of the units have sold, then ownership goes from developer to Association. They have three (3) issues relating to ground water:

1. Swales (gullies or ditches) that are supposed to carry the water away either were inappropriately constructed or have filled in/flattened out.
2. Downspouts come off with water settling around basement walls, the extensions have now been screwed to the downspout.
3. Exterior stairwells at buildings 400 & 420 have flooded which in turn has flooded the adjoining basement(s). A drain at the bottom of the stairwell could have help cleared up this problem.

The Association would like to suggest:

1. The Village should get the Developers Agreement signed and filed in the Register of Deeds Office.
2. The exterior ground water engineering be produced and reviewed by the Village Engineer to see if it is acceptable.
3. Find a solution for getting rid of standing water in the exterior stairwells; maybe by covering the stairwells.
4. And in the future the Stormwater management plan should be addressed more thoroughly.

The Developer's Agreement was referred back to the Village Attorney and the other issues review to the Village Engineer and Building Inspector/Zoning Administrator.

Carriel Danz, 400 CTH NN, Unit #1 – We have had continued problems with basement flooding. The Village Board may want to hold the last permit being applied for until the problem is corrected by the developer.

**CHANGE OF ZONING FROM A-1 TO R-1-ROBERT HELMINIAK (land adjacent to Minors Drive and Median Drive in Minors Homestead)** – The rezoning conforms to the Village's Land Use Plan and is consistent with the zoning of neighboring platted properties. Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the change of zoning for the Helminiak property from A-1 (Agricultural District) to R-1 (Single-Family Community Residential District). Motion carried without a negative vote.

**CSM REVIEW OF THE ROBERT HELMINIAK PROPERTY** – The applicant is proposing to extend the right-of-way to provide additional frontage and access to the proposed two lots, a distance of 50 feet into the subject site. The right-of-way configuration and dedication will conform to the minimum required lot frontage of 100 feet. The size of the proposed lots (3.3 acres and 10.7 acres) far exceeds the minimum R-1 requirements. The CSM shows a required 20 foot building setback from the wetland boundary which matches policy implemented in other subdivisions for setbacks from wetlands that are not part of any Shoreland Jurisdiction. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the CSM for the Robert Helminiak property subject to the following conditions as outlined in Ruekert & Mielke letter dated March 16, 2007:

1. Prior to recording a Certified Survey Map, the Village Board shall approve the rezoning of the property to R-1 Single Family Community Residential District.
2. Prior to recording of the Certified Survey Map, construction plans for extension of utilities to serve the site and site grading shall be submitted to and approved by the Village Engineer.
3. Prior to recording of the Certified Survey Map, after approval by the Village Board, the applicant shall sign a Developer's Agreement requiring the extension of the public improvements and requirement of submittal of a Letter of Credit by the applicant to ensure the proper installation of the improvements.
4. Prior to the recording of the Certified Survey Map, all technical corrections to the map shall be made for the approval of the Village Engineer, pursuant to the letter dated February 28, 2007, from Mr. David Buechl, P.E., R.L.S. Where requirements of the Village Code as outline in the February 28, 2007 letter, are different than requested with the Certified Survey Map, applicants shall submit in writing a request to waive those requirements and shall be so stated in the Developer's Agreement.

Motion carried without a negative vote.

**CHANGE OF ZONING FROM A-1 TO R-1, R-3, AND R-7 – EDGEWOOD AVE – CRAIG HEIN, VERNON VALLEY** – This is the first phase of development, located on the driving range portion of the Vernon Valley Golf Course site, on the east side of Edgewood Avenue. The request is as follows:

1. Rezoning of the site from A-1 Agricultural to R-1 (Single-Family Community Residential District), R-7 (Single-Family Intermediate Residential District) and R-3 (Single-Family/Duplex Residential District)
2. Site plan and architectural plan review and approval
3. Preliminary plat approval

The proposed plan is to extend Cardinal Lane from the Edgewood Meadows Condominiums site to provide access to ten (10) single-family lots and twelve (12) two-family structures, to be

sold as condominiums for a total of 34 dwelling units. The two-family structures are approximately 1,600 square foot ranch-style two-bedroom, two-bath units with basements. All units will have an attached two-car garage with parking in front of the garage spaces. Planner said the proposal is not yet ready to proceed toward approval and that the applicant is aware there are several matters that must be resolved, and he suggested that the Plan Commission recommend tabling of any action to allow the proper zoning districts to be legally described should there be any changes to the site plan. Moved by Hankovich and seconded by Fickau to recommend to the Village Board that they hold off any zoning district approval for Vernon Valley until Stormwater and water quality plan is accepted. Motion carried without a negative vote. Moved by Hankovich and seconded by Fennel to table the Vernon Valley site plan and preliminary plat review until the minor alterations are made. Motion carried without a negative vote.

**PUD REVIEW-BLACK BEAR DEVELOPMENT** – The 54-unit development will be comprised of nine (9) four-unit structures and (9) two-unit structures. All the units will have access from a new Black Bear public right-of-way in a circular pattern connecting with Marshview Drive. All units will have an attached 2-car garage and available driveway space for parking in front of the garage. Moved by Fennel and seconded by Loew to recommend to the Village Board the approval of the PUD for Black Bear Development subject to the following conditions:

1. Approval shall be subject to development of property consistent with the submitted site plan, landscape plan, architectural plan and floor plans. All plans shall be referenced in the Developer's Agreement, and the project must be developed in accordance with those plans.
2. Prior to construction of the development, final construction plans shall be approved by the Village Engineer, with those construction plans referenced in the Developer's Agreement.
3. Prior to construction of the project, a Condominium Plat shall be submitted for approval of the Village.
4. Prior to construction of the project, a Certified Survey Map shall be submitted for the approval of the Village dedicating the public right-of-way.
5. Prior to commencement of site development, deed restrictions and Homeowner's Association documents shall be submitted to the Village for approval, with said documents referenced in the Developer's Agreement.
6. Prior to commencement of site development, a Developer's Agreement shall be approved by the Village and signed by the applicant.
7. The Developer's Agreement shall indicate a restriction of two bedrooms per unit, unless future owner or owners request a specific Conditional Use for additional bedrooms. This restriction shall be clearly indicated in the deed restriction and homeowner's association documents.

Motion carried on a vote of 5 ayes and 1 nay (Fickau voting 'no').

**EXTRATERRITORIAL CSM REVIEW-TOWN OF MUKWONAGO-CROSSGATE DRIVE-FRED & EILEEN LEPPIN** – The Town of Mukwonago has reviewed and approved. The CSM is creating 3 lots and an outlot which will be in a drainage easement to control storm water runoff. Village staff questions the use of an access and maintenance easement through the conservancy land to the outlot. If the cul-de-sac were to be extended an additional 130 feet, the outlot would be accessible from the public right-of-way rather than the access easement. Moved by Fickau and seconded by Hankovich to recommend to the Village Board the approval of the Leppin CSM dated February 15, 2007 with the following conditions:

1. Prior to recording the Certified Survey Map dated February 15, 2007, all technical revisions from the Town of Mukwonago and Waukesha County shall be completed.
2. Prior to recording the Certified Survey Map dated February 15, 2007, approval shall be obtained by the Town of Mukwonago and Waukesha County.
3. Prior to the Village signing the Certified Survey Map, information shall be submitted to the satisfaction of the Village Attorney indicating that the remnant parcel shall be a conservation easement.

Motion carried without a negative vote.

**BLUE BAY RESTAURANT, 927 MAIN STREET – OUTSIDE COOKING AND EATING AREAS** – Police and Fire departments had no problems with the outside grill area but did mention concern for loudness of the music and gate accessibility. Plan Commission had no questions, so the Building Inspector will issue the permit.

**RESOLUTION 2007-06: RESOLUTION OF NECESSITY FOR THE OAKLAND RANCH CONSTRUCTION PROJECT** – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of Resolution 2007-06. Motion carried without a negative vote.

**EASEMENT DEDICATION FROM BIELINSKI FOR MULTI-USE TRAIL IN FAIRWINDS** – This is a requirement in the Developer's Agreement. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the easement dedication from Bielinski for the multi-use trail in Fairwinds subdivision. 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** – The DNR and Waukesha County Public Works have signed off on the rezoning. Nothing was heard of from the Friends of the Mukwonago River. Planner reports:

1. The proposed sizes of the lots shown on the six (6) lot conceptual plat with R-7 zoning are in the same range as single-family lots near the intersection of CTH I and CTH LO, currently within the Town of Mukwonago.
2. The subject parcels were attached to the Village pursuant to a Boundary Agreement between the Town and Village.
3. The request to rezone conforms to the Village of Mukwonago Land Use Plan.
4. Applicant has submitted all the necessary information from other agencies regarding the environmental aspects of the site for this rezoning as requested by the Village. Notwithstanding this fact, there are numerous other requirements that the developer will be held to for protection of the natural resources of the site during review and potential approval of preliminary and final plats.

Moved by Hankovich and seconded by Fennel to table the change of zoning for the Tekaver property for 30 days or until the next Planning Commission meeting for a response from the Friends of the Mukwonago River. Motion carried without a negative vote.

## CORRESPONDENCE

**SIDEWALKS ON STH 83 WITH RESPECT TO STH 83 PROJECT** – The Village would want sidewalks on the east side of STH 83, north to the Village limits and refer to the Public Works Committee the issue of the west side sidewalks or multi-use trail. This issue should be on the next Plan Commission agenda.

**SEWRPC RESOLUTION – YEAR 2035 REGIONAL TRANSPORTATION SYSTEM** – Item will be reviewed by the Village Planner and reported back at the next meeting.

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

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



Village President Wagner called the Planning Commission meeting to order at 7:00 p.m. on April 16, 2007. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL (entered at 7:10 p.m.), LOEW, & WAGNER. Also present: Attorney Reilly & Planner Kaniewski.

Moved by Fickau and seconded by Hankovich to approve the minutes of the March 10, 2007 meeting as presented. Motion carried without a negative vote.

#### **OLD BUSINESS:**

**CHANGE OF ZONING FROM A-1 TO R-1, R-3 AND R-7; SITE PLAN AND PRELIMINARY PLAT REVIEW – EDGEWOOD AVENUE-CRAIG HEIN, VERNON VALLEY** - Tabled at the request of Mr. Hein.

**CHANGE OF ZONING FROM A-1 TO R-7 – CTH LO – JEFFREY & TAMMY TEKAVER -**

Friends of the Mukwonago River suggested to the planner that they would prefer to have the wetlands owned by the County and they would like to have smaller lot sizes in a conservation area. Plan Commission asked for additional information:

1. Applicant asked to contact the County to see if they are interested in owning the wetlands.
2. Plan Commission to consider R-1 zoning for creation of smaller lots or R-7 zoning with the requirement of creating smaller lots.
3. Have the Village Engineer check to see if sewer and water can be extended west before deciding the class of zoning.

Moved by Hankovich and seconded by Townsend to table for additional information. Motion carried without a negative vote.

**SIDEWALKS ON STH 83 WITH RESPECT TO STH 83 PROJECT** – Moved by Fickau and seconded by Hankovich to recommend to the Village Board to put a multi-use trail on the west side of STH 83 from CTH NN going north and sidewalks on the east side of STH 83 from CTH NN going north. Motion carried without a negative vote.

#### **NEW BUSINESS:**

**REQUEST FOR WAIVER FROM VILLAGE STANDARDS-CSM REVIEW – ROBERT HELMINIAK** – Moved by Hankovich and seconded by Fickau to recommend to the Village Board to accept the request for a waiver. Motion carried without a negative vote.

**HELMINIAK DEVELOPERS AGREEMENT** – Moved by Hankovich and seconded by Townsend to recommend to the Village Board the approval of the Developers Agreement for the Helminiak development with changes as reported by the Village Attorney. Motion carried without a negative vote.

**SIGN REVIEW – WAUKESHA STATE BANK** – Monument sign is okay but one of the directional signs need further discussion. Moved by Hankovich and seconded by Fickau to approve the monument sign and Waukesha State Bank to discuss with the Building Inspector the concerns of the directional sign and if conclusion is reached it would be issued. Motion carried without a negative vote.

**SIGN REVIEW – MARTENS PLUMBING & HEATING** – [Trustee Fickau asked permission to step down for this item; permission granted.] Moved by Hankovich and seconded by Fennel to approve the sign, size of the sign, and the location as submitted. Motion carried without a negative vote.

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

**RE-ROOF REQUEST FOR 525 S. ROCHESTER ST – STEVEN BARTLE** – Moved by Hankovich and seconded by Townsend to accept the recommendation of HPC and approve the re-roof request for 525 S. Rochester St. Motion carried without a negative vote.

**SIGN REQUEST-201 MAIN ST – MT. OLIVE LUTHERAN CHURCH** – Moved by Hankovich and seconded by Townsend to accept the recommendation of HPC and approve the sign request for 201 Main Street for Mt. Olive Lutheran Church. Motion carried without a negative vote.

**SIGN CHANGE-216 MAIN ST – EPISCOPAL CHURCH OF THE RESURRECTION** – Moved by Hankovich and seconded by Townsend to accept the recommendation of HPC and approve the change in signage in accordance with the discussion they had with the Building Inspector. Motion carried without a negative vote.

**PLANNER'S REPORT:**

**SURVEY FOR COMPREHENSIVE PLAN** – Planning Commission members discussed the survey questions and submitted some changes and clarification of some questions.

**SEWRPC RESOLUTION FOR LOCAL ENDORSEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN FOR SOUTHEASTERN WISCONSIN** – Moved by Fickau and seconded by Townsend to recommend to the Village the approval of the Resolution to include the following statement; 'the Plan Commission favors the improvements to STH 83 excluding the widening STH 83 to four lanes through the Village and subject to all other options being explored and that the Village has a further chance of review of the proposals'. Motion carried without a negative vote.

Moved by Hankovich and seconded by Townsend to adjourn the meeting at 7:55 p.m. Motion carried without a negative vote.

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

President Wagner called the Plan Commission meeting to order on May 14, 2007 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOWE, & WAGNER. Also present: Attorney Reilly and Planner Fahl.

Moved by Fickau and seconded by Hankovich to approve the minutes of the April 16, 2007 meeting as presented. Motion carried without a negative vote.

**OLD BUSINESS:**

**TEKAVER – CHANGE OF ZONING FROM A-1 TO R-7 – CTH LO** – Item referred to the June Plan Commission meeting because the zoning request will be from A-1 to R-1.

**NEW BUSINESS:**

**SIGN REVIEW – ELEGANT FARMER** – Moved by Hankovich and seconded by Fennel to approve the sign request of the Elegant Farmer. Motion carried without a negative vote.

**OUTDOOR WINE GARDEN-YE OLE SMOKE HOUSE, 919 MAIN ST** – Moved by Hankovich and seconded by Townsend to deny the request of Ye Ole Smoke House for an Outdoor Wine Garden as presented. Denial was based on letters received and zoning classification. Motion carried without a negative vote.

**BLACK BEAR CONDOMINIUM DEVELOPER'S AGREEMENT** – Village Attorney asked that this be placed on the June 18, 2007 Plan Commission agenda.

**HISTORIC PRESERVATION REVIEWS:**

**REPLACE REAR ENTRY DOOR AND STORM DOOR, 229 GRAND AVE** – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation to approve the replacement of the rear entry door at 229 Grand Avenue with the Jeld Wen Half Lite style in white without the internal blind and the storm door to match the front door with the Anderson 3000 Series Tru Ease in White. Motion carried without a negative vote.

**REPLACE OVERHANG – 114 MAIN ST – RUMINA SLAZAS** – Moved by Hankovich and seconded by Townsend to send item back to the HPC for a recommendation, not a recommendation for and/or but a recommendation. Motion carried without a negative vote.

**REQUEST TO CONSTRUCT AN ATTACHED GARAGE – 210 FOX ST – BILL ANDERSON** – Consensus of the Plan Commission members was that the proposal looked nice and they saw no reason not to go forward and would recommend approval to the Board of Building and Zoning Appeals. The item needs to go to the Board of Building and Zoning Appeals for lot line variance. The garage plan will be placed on the June's agenda.

**PLANNERS REPORT:** They have been getting a good supply of surveys back but a lot of them have been returned by the post office. They will need to go through and see if they are getting a good response of filled out surveys.

Moved by Hankovich and seconded by Townsend and carried to adjourn the meeting at 7:15 p.m.

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

President Wagner called the Plan Commission meeting to order at 7:00 p.m. on June 18, 2007. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, LOEW, and WAGNER. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Townsend and seconded by Fennel to approve the minutes of the May 14, 2007 meeting as written. Motion carried without a negative vote.

Roberta Boczkiewicz spoke on the Historic Preservation submission of permitted and conditional use of historic area. HPC wants some businesses to be a special use; tattoo parlors were a permitted B-2 use up to the zoning change in 2003. Then the ordinances were changed and Personal Service was permitted in all B-2 zones "special use" designation for certain businesses. Item to come back at future date after review of current and potential uses within B-2 by HPC.

#### **OLD BUSINESS:**

**HAWK'S RIDGE EAST DRAINAGE CONCERNS** – Discussion about holding of building permit; do we have all approved plans required by the Developer's Agreement; and we need to know if all requirements have been met before the building permit for #8 is issued. Village Attorney will do memo to the Village Board on what has and has not been done and what needs to be done.

**BLACK BEAR CONDOMINIUM DEVELOPER'S AGREEMENT** – Work was stopped by the Village on this issue until developer paid outstanding bills. He has made arrangements with the Administrator/Clerk-Treasurer; he has made a payment of \$15,000 and will make monthly payments of \$13,000 with the October payment to be paid in full for the current outstanding invoices. This item will be placed on the July agenda for review.

**CSM-LOT 25, BLOCK 5, MEADOW PARK ESTATES-WALLIS WEINPER, THE MEADOWS, INC.** – CSM was approved 4 years ago; contingencies were just met and the Clerk & Planner stated that they would be more comfortable having the Plan Commission and Village Board re-approve this due to the length of time since the approval and the date to sign. Building Inspector states that no variances are anticipated to be granted and a letter is to be sent stating that it is not anticipated that a variance needs to be granted. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the CSM with a letter to be sent stating that no variance is anticipated. Motion carried without a negative vote.

#### **NEW BUSINESS:**

**CHANGE OF ZONING FROM A-1 TO R-1 – CTH LO, SOUTH OF MINOR'S HOMESTEAD-JEFFREY & TAMMY TEKAVER** – R-1 zoning; with cul-de-sac & large outlot to be preserved in perpetuity. Moved by Townsend and seconded by Bronk to recommend to the Village Board the approval of the rezoning of land from A-1 to R-1 except wetlands which are to remain as A-1 and the wetland to be subject to preservation reservation and maintenance agreement (A-1 lands will be the Outlot). Motion carried without a negative vote.

**SITE PLAN AND ARCHITECTURAL REVIEW-SE CORNER OF STH 83 AND ARROWHEAD DR – MARCIA SPERBER, ALDI FOOD STORE** – Presentation was from Marcia Sperber and Josh Wheeler. Parcel is 3.12 acres and Aldi Food Store will consist of 2.16 acres and balance will be used as a separate lot. Setback requirements and driveways will be revisited. Property will connect to the existing bank property at the rear of property; cannot have parking in rear so building pushed back; will have a six foot high fence along truck dock. Driveways not aligned and Aldi states that it does not work to align them. Color of bricks will be Field Brick and

Accent Black; they will address this more since the Commission was more interested in a different color combination. Dumpster is located in the truck dock; landscaping was discussed and it was pointed out that the trees shown will be evergreens and the stated size of the planting stock should be the size planted. The 30-foot lighting will be 25 feet and will try to match lighting at Continental Bank. There will be two (2) security lights on the building. They will continue working with the Planner and Building Inspector and bring updates back to the next meeting.

**EXTRATERRITORIAL CSM REVIEW-HIDDEN LAKES DRIVE AND LAKESIDE DRIVE – CYNTHIA AND STANLEY ALBINIAK** – This is a 3-lot CSM and lot 3B is not build-able. Moved by Loew and seconded by Townsend to recommend to the Village Board the approval of the CSM subject to recommendations of the Village Planner that all technical conditions be met and that it be approved by the Town of Vernon and Waukesha County Park & Land Use. Motion carried without a negative vote.

**SIGN REVIEW-215 BAY VIEW ROAD – THE BONEYARD PUB & GRILLE** – Moved by Hankovich and seconded by Fickau to approve the sign as requested. Motion carried without a negative vote.

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

**REQUEST TO CONSTRUCT AN ATTACHED GARAGE-210 FOX STREET – BILL ANDERSON** – Moved by Hankovich and seconded by Townsend to accept the HPC to approve the garage door, style ML4V, Solid (no windows), from Ideal Doors as presented. Motion carried without a negative vote.

**SIGN REVIEW FOR 105B N. ROCHESTER ST – COLLEEN BUCKSTEAD, HOMETIQUES** – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation to approve the second sign for Hometiques located on the side of the building. Motion carried without a negative vote.

#### **CORRESPONDENCE:**

Two letters were received from Waukesha County Dept. of Parks and Land Use regarding Phantom Lakes Development Company and Vernon Valley Golf Course.

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

We have received a 23% reply from the survey for the Comprehensive Plan.

Moved by Townsend and seconded by Fennel and carried to adjourn at 8:47 p.m.

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

President Wagner called the Plan Commission meeting to order on July 16, 2007 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, TOWNSEND, FENNEL, & WAGNER. Member excused: LOEW. Also present: Attorney Reilly and Planner Kuehner.

Moved by Townsend and seconded by Fickau to approve the minutes of the June 18, 2007 meeting as presented. Motion carried without a negative vote.

#### **OLD BUSINESS:**

**BLACK BEAR CONDOMINIUM DEVELOPER'S AGREEMENT** – Development will consist of 54 units. The Planner asked for input from the Commission on several aspects of the Agreement:

1. Developer has requested that improvements be done in two (2) stages instead of one (1). If approved, then the Developer's Agreement would need to be modified. *Plan Commission sees no reason to change it to two (2) stages.*
2. Agreement calls for building construction to be done in phases with the first year being limited to five (5) of the two-family structures and two (2) of the four-family structures. *Plan Commission had no problem with that language.*
3. Developer has asked for early footings and foundation work. Village Attorney recommends keeping the Agreement the way it currently reads and in the past the Village has handled each request separately. *Commission members concurred with that.*
4. The Developer wants to set a price now for the construction of the pump station. Village Attorney recommends not doing that since we do not know what the estimated cost will be. *Commission agrees that it should stay at 69% as written.*
5. Village standards require a four (4) foot sidewalk and the Planner is recommending five (5) feet. *Referred to Public Works for decision and for that committee to discuss the impact of a five (5) foot sidewalk would have on the Green Space.*
6. Village Attorney will review the restrictions in the Primary Environmental Corridor.
7. Developer has requested the elimination of the required gravel walkway around the pond. *Commission wants the walkway but would consider traffic bond instead of gravel at a minimum width of five (5) feet with ¾" traffic bond.*
8. They should have a public meter for watering purposes of the lands held in common ownership.

The signed plan will have to come back to the Commission for approval. Moved by Townsend and seconded by Hankovich that the Plan Commission is providing guidance to the Planner as set forth during the meeting and the Developer's Agreement should have those items in the final draft. Motion carried without a negative vote.

**ARCHITECTURAL AND CSM REVIEW OF THE PROPOSED ALDI FOOD STORE AT THE SE CORNER OF STH 83 AND ARROWHEAD DRIVE** – The developer requested in writing that the Site Plan be withdrawn at this time as it is not ready for review. They will add a brick element as shown on the columns and lower part of building in front; Queen Blend which is a different shade of the other brick that will be remaining on the building. Also added are lights on the building, similar to lights at Continental Bank building and landscaping. It was suggested that a wall be constructed to block the unloading dock from public view. They would pull the front wall out for the cart storage area, which would be outside storage but inside, separate from the inside shopping area. Building has natural light windows so awnings would not work at that height. The drawing does not show what mechanical units are located on the roof and the noise that comes from those units. Architect did state that they have

mailed notices to the three (3) adjacent property owners of the housing units for a response; none have responded at this time. The Commission had no problem with the brick and block colors. They were asked if they could dress the building up with anything to take away the box effect. Moved by Hankovich and seconded by Fennel to approve the extension for the time to take action on the CSM for the Hittman Property based upon the letter from Mr. Hittman. Motion carried without a negative vote.

#### **NEW BUSINESS:**

***CHANGE OF ZONING FROM B-2 TO B-3 AT THE SE CORNER OF STH 83 AND ARROWHEAD DRIVE-MARCIA SPERBER, ALDI FOOD STORE*** – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the change of zoning to B-3 for the entire site on the west side of STH 83 and south of Arrowhead Drive and north of Continental Bank (Hittman Property). Motion carried without a negative vote. The Plan Commission had no objection to the sign as submitted. The sign is 10 feet high, meets the ordinance, and the location has not been determined at this time.

***ARCHITECTURAL REVIEW-857 S. ROCEHSEY ST.-WILLIAM GOTSDINER, GOTSDINER ARCHITECTS REPRESENTING PEEBLES DEPARTMENT STORE*** – They will extend the bumper poles out like Tractor Supply did in the front of the building. Moved by Hankovich and seconded by Fennel to recommend to the Village Board approval of the Peebles Department Store redesign canopy and colors as submitted. Motion carried without a negative vote.

***SIGN REVIEW-927 GREENRIDGE CENTER-THE ICE CREAM DELI*** – Moved by Hankovich and seconded by Fickau to approve the Ice Cream Deli sign as submitted. Motion carried without a negative vote.

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

***FENCE REVIEW-303 PLEASANT ST.-SCOTT WILKE*** – Moved by Fickau and seconded by Townsend to accept the recommendation of the HPC, the approval of a 30' x 6' Heavy Duty Cedar Dog-Eared fence from Menards #173-1378 with finial tops on the posts facing the owner's property at 301/303 Pleasant Street just before the property line of 307 Pleasant Street. Motion carried without a negative vote.

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

598 surveys were returned of those delivered; 71 surveys came from businesses and the balance from residential. It was a 22.8% return, the results are being totaled and a final report will be given in August and if possible it will be the only item on the agenda.

Moved by Fennel and seconded by Fickau and carried to adjourn the meeting at 8:12 p.m.

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

President Wagner called the Planning Commission meeting to order on August 20, 2007 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, LOEW, & WAGNER. Members excused: TOWNSEND & FENNEL. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Fickau and seconded by Hankovich to approve the minutes of the July 16, 2007 meeting as presented. Motion carried without a negative vote.

#### **NEW BUSINESS:**

**BLACK BEAR RESIDENTIAL DEVELOPER'S AGREEMENT** – Suggested improvements for the Developer's Agreement are improvements for Phase I shall be completed and water mains and road bed shall be continued into the Phase II area. When Phase II work is started, then the road bed would be dug up and the sewer lay in. All fill would not be needed in the beginning since Phase II could be started a year or two, or more, later. Water main will be on 4-5 feet of compacted fill, and they would put in the water pond. They will work it out with the Attorney and bring the written document back for approval. The Developer is to make a copy of the letter from the DNR stating that they cannot put in the walking path around the eastern side of the property.

**ESTRATERRITORIAL CSM REVIEW – CTH L – REINHOLTZ** – Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the CSM for Robert & Margaret Reinholtz. Motion carried without a negative vote.

**MINOR'S HOMESTEAD LLC – Modification to the Developers Agreement** – Developer is requesting the modification to the Developers Agreement for allowing the final lift of asphalt to be placed on the original phase of Minor's Homestead. Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the request by MP Land Inc., to place the final lift of asphalt on Minor's Homestead original phase, as set forth in their letter dated August 14, 2007. Motion carried without a negative vote.

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

**Roof Replacement – 323 Meacham St. – Sarah & Greg Weller** – Moved by Hankovich and seconded by Fickau to accept the HPC recommendation to approve the roof replacement at 323 Meacham Street keeping it the same, except the shingles will be in the color of Midnight Green by GAF Timberline Ultra. Motion carried without a negative vote.

**Siding Replacement – 312 Grand Avenue – Robert & Nadeane Semrow** – Moved by Hankovich and seconded by Loew to accept the HPC recommendation to approve the siding replacement at 312 Grand Avenue using four-inch vinyl siding in the color Champagne by Owens Corning, and the soffit with curved edges will be painted instead of using vinyl, subject to verifying that vinyl siding is in the HPC written guidelines. Motion carried without a negative vote.

**PLANNER'S REPORT:** Population estimates were reported to the Plan Commission. The Comprehensive Plan Survey results were given to the Board for review.

#### **COMMENTS FROM THE PUBLIC:**

Mike Sellenheim, 450 CTH NN East, Unit 1 – Asked about the Developer's Agreement for Hawks Ridge East (Attorney suggest that he call him to talk about that); Talked about the Village Web Site and that it was very informative and user friendly; and he would like to serve on a committee like this when a vacancy occurs.



Moved by Fickau and seconded by Hankovich and carried to adjourn the meeting at 7:48 p.m.

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

Deputy Clerk Braatz called the Planning Commission meeting to order on October 15, 2007 at 7:05 p.m. Members present: FICKAU, BRONK, TOWNSEND and LOEW. Members excused: HANKOVICH and FENNEL. Member Absent: WAGNER. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Bronk and seconded by Townsend to appoint Fickau as acting chairperson. Motion carried without a negative vote.

Moved by Loew and seconded by Bronk to approve the minutes of the August 20, 2007 meeting as presented. Motion carried without a negative vote.

## **OLD BUSINESS**

***Black Bear Residential Developer's Agreement*** – Reilly stated that the Developer's Agreement has been before the Commission many times before. The latest version contains a change regarding escrowing for a percentage of the cost of a pump station. Moved by Bronk and seconded by Loew to recommend to the Village Board the approval of the October 10, 2007 version of the Black Bear Residential Developer's Agreement. The approval is subject to the October 10, 2007 e-mail comments from Planner Kaniewski, Engineer Peot and Chris Genellie to Attorney Reilly. Motion carried without a negative vote.

## **OLD BUSINESS**

***Certified Survey Map and Condominium Plat Review – Black Bear Condominiums*** – Townsend pointed out that the municipalities are listed wrong on the eastern boundary of the Condominium Plat. Moved by Bronk and seconded by Townsend to recommend to the Village Board the approval of the Certified Survey Map and the acceptance of the Condominium Plat for the Black Bear Condominiums. The conditions are:

1. The approval and acceptance are contingent upon the comments from the October 11, 2007 letter from Dave Buechl to President Wagner.
2. The municipal designation on the eastern boundary of the Condominium Plat shall be corrected.

Motion carried without a negative vote.

***Amendment of Storm Water Management Maintenance Restrictions – Black Bear Development*** – Item will be on the next agenda.

***Change of Zoning from R-2 to R-3 – 151 Eagle Lake Avenue and 328 Gibson Street – Karen Dillaber*** – Kaniewski explained that there are two residences on one lot, one being a single-family home and the other being a duplex. The change in zoning to R-3 will allow for more conformance than what the current R-2 zoning allows, such as building a garage. The owner still cannot add more residences to the property under the R-3 zoning. Moved by Townsend and seconded by Loew to recommend to the Village Board the approval of the change of zoning for 151 Eagle Lake Avenue and 328 Gibson Street to R-3. Motion carried without a negative vote.

***Change of Zoning from B-3 to B-2 – Vacant Lot North of Culver's – Greg Landon, D&G Enterprises LLC of Wisconsin*** – Kaniewski explained that the new lot will be used as a parking lot. The change of zoning to B-2 will match the zoning of the current Culvers lot, which will keep the setbacks the same throughout. Moved by Loew and seconded by Townsend to recommend to the Village Board the approval of the change of zoning for the vacant lot north of the Culvers restaurant to B-2. Motion carried without a negative vote.

***Site Plan and Landscape Plan Reviews – Vacant Lot North of Culver's – Greg Landon,***

**D&G Enterprises LLC of Wisconsin** – Townsend had concerns with the location of the handicap parking stalls and cars speeding through the lot once they have turned into the lot from STH 83. Suggestions for reducing speeding were discussed. Moved by Bronk and seconded by Loew to recommend to the Village Board the approval of the site plan for the expanded Culvers restaurant lot. The conditions are:

1. The parking lot addition and improvements to the existing parking lots shall be consistent with the site plan dated September 12, 2007, prepared by RSV Engineering, Inc.
2. Prior to occupancy of the building additions, the entire parking lot shall be paved and curb and gutter shall be installed as shown on the site plan.
3. Prior to issuance of building permit for the additions, applicant shall submit for review and approval of the Village Engineer an updated Master Grading Plan.
4. Prior to issuance of building permit for the additions, applicant shall submit for review and approval of the Village Planner an updated landscape plan.
5. On-site directional signage shall be subject to approval of the Building Inspector/Zoning Administrator. Please note that any changes or revisions to previously approved freestanding signage and building signage shall be subject to approval of the Plan Commission.
6. Prior to occupancy of the building additions, a sidewalk shall be installed adjacent to the site within STH 83 right-of-way connecting the sidewalk to existing sidewalk on the north and south.
7. The Plan Commission encourages the Board of Zoning and Building Appeals to grant the variance for the wider driveway opening along Marshview Drive, in the public interest of improved vehicle and truck maneuvering.
8. Prior to issuance of building permit for the addition, applicant shall submit recording documentation of parcel combination, and a copy of the WIDNR permit.

Motion carried without a negative vote.

**Preliminary Plat Review – CTH LO, South of Minor's Homestead – Jeffrey & Tammy Tekaver** – A letter from Jeff and Tammy Tekaver was received requesting an extension of the preliminary plat review. Moved by Loew and seconded by Fickau to recommend to the Village Board the approval of the extension of one month for the review of the River Glen Preliminary Plat review. Motion carried without a negative vote.

**Sign Review – 857 S. Rochester St. – Peebles** – Moved by Bronk and seconded by Loew to approve the sign for Peebles, 857 S. Rochester St. Motion carried without a negative vote.

**Sign Review – 909 Perkins Dr. – Monster Medic** – Moved by Bronk and seconded by Loew to approve the sign for Monster Medic, 909 Perkins Dr. Motion carried without a negative vote.

**Historic Preservation Commission Recommendation for Design Guidelines** – Kaniewski reviewed the document and commended the hard work of the Historic Preservation Commission in putting this document together. He stated that it seems to be geared more towards residences rather than business. The Commission would like President Wagner and members of the Historic Preservation Commission present to discuss the proposed Historic Preservation Design Guidelines. Item is tabled for the next meeting.

## **CORRESPONDENCE**

**Letter from Diggers Hotline Requesting Change in Plat and Certified Survey Map Mailing Requirements to Include Them** – Moved by Loew and seconded by Townsend to recommend to the Village Board the approval of directing the Village Clerk's Office to forward plats to Digger's Hotline in addition the other agencies plats are sent to. Motion carried without

a negative vote.

## **PLANNER'S REPORT**

***Smart Growth Comprehensive Plan Discussion*** – Kaniewski discussed the business survey that was sent out to the various businesses. An overall theme was concerns about the downtown. Some responses wanted historic preservation in the downtown while others want newer looking structures. The Commission agreed that there should be more communication with the Chamber of Commerce. They suggested that possibly a committee could be set up to discuss the downtown area.

Moved by Townsend and seconded by Fickau and carried to adjourn the meeting at 8:16 p.m.

Steven A. Braatz, Jr.  
Deputy Clerk

President Wagner called the Planning Commission meeting to order on November 19, 2007 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 Townsend and seconded by Fickau to approve the minutes of the October 15, 2007 meeting as presented. Motion carried without a negative vote.

## **OLD BUSINESS**

***Preliminary Plat Review – CTH LO, South of Minor's Homestead – Jeffrey & Tammy Tekaver – Request 30-day Extension on Approval*** – Moved by Fennel and seconded by Loew to recommend to the Village Board the approval of a 30-day extension to the preliminary plat approval for the Tekaver property. Motion carried without a negative vote.

## **NEW BUSINESS**

***Certified Survey Map Review – 1090 N. Rochester St. – Greg Landon, D&G Enterprises of Wisconsin LLC, Culvers Restaurant*** – Moved by Fennel and seconded by Loew to recommend to the Village Board the approval of the Certified Survey Map for the property located at 1090 N. Rochester St. The approval is subject to the following conditions:

- 1) Prior to recording of the Certified Survey Map, revisions to the map shall be made in accordance with the comments in the November 1, 2007 letter from Richard A. Eberhardt, P.E., R.L.S. of Ruekert/Mielke.
- 2) Prior to recording of the Certified Survey Map, Village Engineer Kurt Peot shall certify that all necessary revisions have been made.

Motion carried without a negative vote.

***Distribution Easement – Overhead Joint – Holz Drive – We Energies*** – Moved by Fickau and seconded by Townsend to recommend to the Village Board the approval of the distribution easement for We Energies on Holz Parkway. The easement does not impact any current Village easements. Motion carried without a negative vote.

## **SIGN REVIEWS**

***Johnson Bank, 1000 Fox St. – Replacement Monument Sign*** – The sign will take up two parking spaces. Moved by Fennel and seconded by Loew to approve the monument sign for Johnson Bank located at 1000 Fox St. The messages shall be in one color. Motion carried without a negative vote.

***Destiny Christian Center, 325 Bay View Rd., Suite A – Wall Sign*** – Moved by Fickau and seconded by Fennel to approve the wall sign for Destiny Christian Center located at 325 Bay View Rd., Suite A. The sign shall conform to the master sign plan for the Chelsea Lynn Parkway complex. Motion carried without a negative vote.

***Chiropractic First, 603 N. Rochester St. – Replacement Monument Sign*** – Moved by Bronk and seconded by Townsend to approve the sign face change for Chiropractic First located at 603 N. Rochester St. The color green shall be approved by Planner Kaniewski. Motion carried without a negative vote.

***Warden's Ace Hardware, 1080 N. Rochester St. – Monument Sign*** – Item is tabled.

***Sandy's Miller Time, 701 Main St. – Projecting Sign*** – The sign needs to be reviewed by the Historic Preservation Commission prior to Plan Commission approval. Item is tabled.

***Greenridge Center – Monument Sign*** – Item is tabled.

***Sullivan Dentistry, 900 Greenwald Ct. – Wall Sign*** – Item is tabled. The owner of the multi-

tenant building must present a master sign plan prior to approval of the Sullivan Dentistry sign.

## **EXTRATERRITORIAL REVIEWS**

***Certified Survey Map Review – N9149 East Shore Dr. – Gregory Stein*** – Moved by Fickau and seconded by Fennel to recommend to the Village Board the approval of the extraterritorial review of the Certified Survey Map for the property located at N9149 East Shore Dr. and owned by Gregory Stein. Motion carried without a negative vote.

***Certified Survey Map Review – Phantom Woods Rd. – Bob Schmidt, Phantom Lakes Development Company*** – Moved by Fickau and seconded by Loew to recommend to the Village Board the approval of the extraterritorial review of the Certified Survey Map for the property located on Phantom Woods Rd. and owned by Phantom Lakes Development Company. Motion carried without a negative vote.

## **HISTORIC PRESERVATION REVIEWS**

***Historic Preservation Commission Recommendation for Design Guidelines*** – Jamie Vega from the Historic Preservation Commission (HPC) spoke about the guidelines. They are geared toward residential. HPC wanted to create a consistent template to fall back on. They took other community ideas and picked the best ideas that worked for them. The Plan Commission would like to see an updated version and it will be on the next agenda.

***Refurbish Review – 200 S. Rochester St. – Linda Farr*** – Moved by Loew and seconded by Townsend to accept the Historic Preservation Commission recommendation for the approval the plan by Linda Farr to refurbish 200 S. Rochester St. The mansard roof will be replaced with Certainteed's Landmark Series Dimensional Shingles in color Burnt Sienna. The vinyl siding will be Certainteed's Wolverine double four inch in the color Light Maple. House wrap will be installed over existing insulation. Existing soffit, fascia, and door archway will be repaired and replaced as needed. The fascia board, archway, door and window trim will be Fireweed color 33C-5 by Pittsburg Paints. Soffit will be painted to match siding color. Light fixtures will be eliminated except at the main doorway. There will be one fixture on either side of the doorway by Patriot Lighting, Lawrence Outdoor Wall Light 356-4831 in Rustic Brown finish. Motion carried without a negative vote.

## **PLANNER'S REPORT**

***Smart Growth Comprehensive Plan Discussion*** – Kaniewski recommended the Village start working on a Land Use Plan, especially for Walworth County lands. He discussed the County's decision to implement extraterritorial zoning.

## **COMMENTS FROM THE FLOOR**

Craig Shaub, Dig-it all Sign Company asked about the signage plan for the multi-tenant building located at 920 Greenwald Ct. Mr. Greenwald needs to present a master sign plan to the Plan Commission.

Moved by Fickau, seconded by Fennel, and carried to adjourn at 7:45 pm.

Steven A. Braatz, Jr.  
Deputy Clerk

President Wagner called the Planning Commission meeting to order on December 17, 2007 at 7:00 p.m. Members present: FICKAU, TOWNSEND, LOEW, and WAGNER. Members excused: BRONK and HANKOVICH. Member absent: FENNEL. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Townsend and seconded by Loew to approve the minutes of the November 19, 2007 meeting as presented. Motion carried without a negative vote.

## **OLD BUSINESS**

**Historic Preservation Commission Recommendation for Design Guidelines** – Moved by Townsend and seconded by Fickau to table the HPC recommendation for design guidelines until the April 2008 Plan Commission meeting. Motion carried without a negative vote.

**Preliminary Plat Review – CTH LO, South of Minor's Homestead – Jeffrey & Tammy Tekaver – Request 30-day Extension on Approval** – The Tekavers request a 90-day extension due to issues with Waukesha County. Moved by Fickau and seconded by Townsend to recommend to the Village Board the granting of a 90-day extension to preliminary plat approval of the Tekaver property. Motion carried without a negative vote.

**Sign Review – Sandy's Miller Time, 701 Main St. – Projecting Sign** – This property is not in the HPC district. Moved by Fickau and seconded by Loew to approve the sign review for Sandy's Miller Time located at 701 Main St. Motion carried without a negative vote.

**Sign Review – Greenridge Center – Monument Sign** – Kaniewski updated the Board on the issue with the Greenridge Center monument sign. To have two signs on the property, the applicant would need to go to the Board of Building and Zoning Appeals for a variance. There are still issues with the reader board.

**Sign Review – Sullivan Dentistry, 900 Greenwald Ct. – Wall Sign** – The sign fits the master sign plan for the building. Moved by Fickau and seconded by Townsend to approve the sign review for Sullivan Dentistry located at 900 Greenwald Ct. Motion carried without a negative vote.

## **NEW BUSINESS**

**Request to Remove a Hold on the Building Permit for the Remaining Hawks Ridge East Development Building** – Moved by Townsend and seconded by Loew to recommend to the Village Board the removal of the hold on the building permit for the for the final building to be constructed in the Hawks Ridge East condominium project. Motion carried without a negative vote.

## **SIGN REVIEW**

**Tumbleweedz Learning Center, 913 Greenridge Center – Wall Sign** – Moved by Fickau and seconded by Townsend to approve the sign review for Tumbleweedz Learning Center located at 913 Greenridge Center. Motion carried without a negative vote.

## **PLANNER'S REPORT**

**Smart Growth Comprehensive Plan Discussion** – Walworth County asked to see the Village plan so they can do their plan. Kaniewski presented the Composite Future Land Use Map, the Environmental Corridors Map, the Woodlands/Wetlands Map, and the 2000 Land Use Map. The planning areas into the Towns of Mukwonago and East Troy are set via the boundary agreements. Kaniewski asked for input for planning into the Town of Vernon. The plan should go as far into Vernon as makes sense with respect to sewer placement. He also

sought input on planning into the Town of Waterford even though State law prohibits the Village from annexing into Racine County. The plan should go a mile and a half into Waterford, or whatever makes sense for future planning.

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

Steven A. Braatz, Jr.  
Deputy Clerk