

Clerk Braatz called the Planning Commission meeting to order on February 18, 2008 at 6:31 p.m. Members present: HANKOVICH, BRONK, TOWNSEND and LOEW. Members excused: FICKAU, FENNEL and WAGNER. Also present: Attorney Reilly and Planner Kaniewski.

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

Moved by Loew and seconded by Townsend to approve the minutes of the December 17, 2007 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS

Extraterritorial CSM Review – East Shore Dr., Town of East Troy – Paul Reidl, Sr., John Reidl, Jr., Frances Riedl – Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the extraterritorial CSM review for Paul Riedl for property on East Shore Dr. Motion carried without a negative vote.

SIGN REVIEW

Warden's Ace Hardware, 1080 N. Rochester St. – Monument Sign – The sign will be 12 feet in height. The base of the sign will be 2 feet below the street grade, making the height 10 feet from the road grade, which complies to the sign code. Moved by Hankovich and seconded by Townsend to approve the monument sign for Warden's Ace Hardware, located at 1080 N. Rochester St., as presented. Motion carried without a negative vote.

HISTORIC PRESERVATION REVIEW

Sign Review – 111 Atkinson St. – Joan Zachow, The Anatomy Shop Physical Therapy Services – Moved by Hankovich and seconded by Loew to approve the wall sign for The Anatomy Shop Physical Therapy Services, located at 111 Atkinson St., as presented. Motion carried without a negative vote.

PLANNER'S REPORT

Smart Growth Comprehensive Plan Discussion – Kaniewski presented the Composite Future Land Use Map, the Environmental Corridors Map, the Woodlands/Wetlands Map, and the 2000 Land Use Map. He asked the Commission to think about how far to plan for future development and to think about any other ideas for the plan, including determining the definition of the downtown.

Moved by Townsend, seconded by Hankovich, and carried to adjourn at 7:21 pm.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on March 17, 2008 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, and WAGNER. Member excused: TOWNSEND. Also present: Attorney Reilly and Planner Kaniewski.

The following corrections in the February 18, 2008 minutes were noted: 1) Wagner should only be listed as excused and 2) Bronk was appointed chair. Moved by Hankovich and seconded by Fennel to approve the minutes of the February 18, 2008 meeting as corrected. Motion carried without a negative vote.

NEW BUSINESS

Extraterritorial CSM Review – East Shore Rd., Town of East Troy – Gregory Stein – Moved by Fennel and seconded by Loew to recommend to the Village Board the approval of the extraterritorial CSM review for Gregory Stein for property located on East Shore Dr. subject to the following conditions:

- 1) The surveyor's certificate must be corrected. Line 13 calls "along the east line...to the southwest corner of said Lot 7". The next line continues, "thence along the south line Southwest to the POB". The call should have been "to the Southeast corner of said Lot7".
- 2) Unless there is an agreement between the Village of East Troy and the Village of Mukwonago, this property is ONLY under the extraterritorial review of the Village of Mukwonago. SS236.10(2) and 66.32. The extraterritorial review of East Troy should be removed.

Motion carried without a negative vote.

Existing Second Driveway Request – 331 CTH NN W – Citizens Bank – Hankovich stated that there are two driveways off the back of the property. The daycare that was previously at this location was operating under a conditional use, which allowed the two approaches. The daycare has been vacated, so the property reverts back to regular use. Hankovich also stated that he has no problem with the two driveways and does not see any hazards with their existence. Bronk noted that he believes the landscaping by the driveways is very nice. Moved by Bronk and seconded by Hankovich to allow two driveway accesses on the property located at 331 CTH NN W. Motion carried without a negative vote.

Certified Survey Map Review – Lot Line Adjustment – W322 Cty Rd. L – Alan & Elizabeth Nicoson – When the barn was built in the 1970's, it was built across the lot line. Walworth County notified the property owners, Alan and Elizabeth Nicoson, to either move the barn or do a lot line adjustment to comply with County zoning requirements. The Nicosons have an agreement to purchase the additional land needed from Wayne Schultz. Reilly expressed concerns about creating a substandard lot. The Nicoson property is not listed in the boundary agreement with the Town of East Troy as coming into the Village. He recommended not approving the CSM, but rather having the property owner request a detachment of the .04 acres involved. Moved by Fickau and seconded by Fennel to proceed with the process of the detachment of .04 acres as listed on the CSM submitted by Alan and Elizabeth Nicoson, subject to the property owners paying back Village Attorney fees in relation to this issue. Motion carried without a negative vote.

HISTORIC PRESERVATION REVIEWS

Review of Building Expansion, House Razing, and Expansion of Parking Lot – 505-507 Main St. – Berg Construction Representing Zejneli Investments (Little Babes Café) – HPC has no problem with tearing down the house and expanding Little Babe's Café. The

plans for expansion still need to be presented to Plan Commission. Moved by Hankovich and seconded by Fennel to approve the removal of the building located at 507 Main St. in conjunction with a master site plan that shall be submitted to the Plan Commission. Motion carried without a negative vote.

PLANNER'S REPORT

Smart Growth Comprehensive Plan Discussion – Kaniewski passed out the 2001 Base Map that was created during boundary agreement discussions with the Town of Vernon. He also updated the current planning map to include the 1 ½ mile extraterritorial review boundaries. The Commission agreed to include the extraterritorial review area in the master plan.

Moved by Loew, seconded by Fickau, and carried to adjourn at 7:50 pm.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on April 14, 2008 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, and WAGNER. Member excused: TOWNSEND. Also present: Attorney Reilly and Planner Fahl.

Moved by Hankovich and seconded by Fennel to approve the minutes of the March 17, 2008 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS

Review of Plan of Operation and Recommendation to Board of Building & Zoning Appeals for Conditional Use and Variances Request – Lakeside Grill & Lounge, 715 Main St. – Troy Schoenrock presented his Plan of Operation for his proposed business, Lakeside Inn Restaurant and Lounge, located at 715 Main St. The proposal will be appearing before the Board of Building and Zoning Appeals on March 1 for requests for a conditional use permit, a variance to the parking ordinance, and a variance for the green space requirement. Hankovich stated that he came up with 44 stalls required, and the plan shows 36 stalls. Street parking will be overflow parking. More parking could be created in the back if green space were taken out. More than one handicap space would be needed. Wagner had no problem with the property being brought back as a restaurant, as it has been used throughout the years of its existence. Bronk would like to see more green space brought back. The Plan Commission has no objection to the use of the property as a restaurant/tavern, as long as a good landscape plan is presented, the parking issue is taken care of, and the upstairs office is to be used for this business only.

Extraterritorial CSM Review – Town of Mukwonago – S110W30410 YMCA Camp Rd. – Timothy & Lori Markowski – The CSM adds 40' to the east of the property to clean up the property lines. A number of buildings will also be removed. Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the extraterritorial CSM for the property located at S110W30410 YMCA Camp Rd. and owned by Timothy & Lori Markowski. The approval shall be subject to the approval by the Town of Mukwonago. Motion carried without a negative vote.

Discussion of Use of Providence Site on CTH ES and Phantom Woods Road – Joe Grasch – Joe Grasch asked the Plan Commission if they would be open to the idea of apartment buildings on the lot located on CTH ES and Phantom Woods Rd. and previously known as the Providence Condominiums property. Condominiums were originally presented to be built on this lot. Grasch noted that the market has fallen for condos, and he does not see it getting better in the next five years. The idea is for upscale apartments, and it will have a similar layout as the previously proposed condos. The density will almost double, but Hankovich noted that there are factors with apartments that will ease density, such as less driveways. He also noted that it has been ten plus years since the last apartment building was built and feels this may be a good location for apartments. The Commission thinks it is a good idea and looks forward to seeing some plans in the future, but noted that they are density and green space sensitive. The issue will be on the next agenda.

SIGN REVIEW

Replacement of Sign Face – Gracie's Fashion & Furnishings, 937 Greenridge Center – The sign face will be change to come into conformity. Moved by Hankovich and seconded by Loew to approve the proposed sign face change for Gracie's Fashion & Furnishings at the property located at 937 Greenridge Center. Motion carried without a negative vote.

HISTORIC PRESERVATION REVIEWS

Review of Signage and Pictures on Windows – 101 Lake St. – Kaycee Meracle, Blooms in Bloom – Historic Preservation Commission was unable to meet due to a lack of quorum. Plan Commission will review and approve this request. Kaycee Meracle, Blooms in Bloom, would like to place a decal of red tulips on the window of the property located at 101 Lake St. Hankovich noted that the decal will take up no more than 25% of the glass area. Moved by Hankovich and seconded by Fickau to approve the request for a sign for Blooms in Bloom at the property located at 101 Lake St. Motion carried without a negative vote.

Review of New Doors – 114 Main St. – East Star Management – Historic Preservation Commission was unable to meet due to a lack of quorum. Plan Commission will review and approve this request. Jerome Slazas presented doors to replace existing doors at the property located at 114 Main St. Due to a fire at the location, one door was damaged from the firefighters. He would like to replace that door as well as all other doors so they all match. He presented doors from Western Entry Door Systems. Moved by Hankovich and seconded by Fennel to approve the request for doors for East Star Management at the property located at 114 Main St. The front doors will be model number W-585 GBG, and all the other doors to be replaced will be model number W-492 GBG. The colors for the doors will be Ivore and the trim will be Jute Brown. Motion carried without a negative vote.

PLANNER'S REPORT

Smart Growth Comprehensive Plan Discussion – Planner Fahl will have another chapter ready for review by the next meeting.

CORRESPONDENCE

Letter of Intent to Purchase of Property from the Village of Mukwonago – Seaquist Closures – Seaquist Closures is looking to purchase 5 acres of adjacent property from the Village of Mukwonago for an expansion. They intend to use 1.3 acres for the expansion, leaving the remaining 3.7 acres as green space. Hankovich is in favor of selling, noting that the industrial park was created for employment. He does not want to block a business that size from growing. Bronk stated that the land is buried behind Seaquist and other businesses, and he is in favor of letting Seaquist use it. Reilly stated that the closing costs will be covered by the buyer. The Plan Commission is in favor of selling the parcel to Seaquist Closures. The issue will be appearing before the Economic Development Committee on April 17, and will eventually come back to the Plan Commission and Village Board for approval.

Town of Mukwonago March 5, 2008 Planning Commission Minutes – On file in the Clerk's Office.

COMMENTS FROM THE FLOOR

Wagner noted that Roberta Boczkiewicz resigned from the Historic Preservation Commission. There is also a vacancy with the realtor member on that Commission. Until he determines what to do with the Commission, Plan Commission will be reviewing HPC reviews for the short term.

Moved by Loew, seconded by Fickau, and carried to adjourn at 7:57 pm.

Steven A. Braatz, Jr.
Clerk-Treasurer

**VILLAGE OF MUKWONAGO
PLANNING COMMISSION
MINUTES OF PLAN COMMISSION MEETING
MAY 19, 2008 – 7:00 p.m.**

Members Present: James Wagner, Arnold Fickau, Dale Fennel, Thomas Loew and Joseph Hankovich

MINUTES:

1. Motion By Arnie Fickau to Approve the Minutes of the April 14, 2008 Plan Commission Meeting. Second by Joe Hankovich. Motion passed with all in favor.
2. Petition of Detach Property from the Village of Mukwonago – Small Piece to the Rear of W322 Cty Rd. L – Alan Nicoson - After discussion, Joe Hankovich moved to recommend approval of Ordinance 812. Arnie Fickau seconded. Motion passed with all in favor.
3. Review of Architectural Plan of St. John's Lutheran Church. Bruce Kaniewski provided overview. Mr. Kaniewski indicated that the Church will require a Conditional Use Permit. Therefore this will also have to go to Board of Appeals. Discussion regarding parking and the ability to retain green space to be used as parking in the future. In the past, the Plan Commission has permitted the reserve parking area to be moved from one location to another. Dave Miller and Bill Mathews of Anderson-Ashton provided information. Mr. Miller indicated that they can add twenty-seven (27) parking stalls without changing their present plans. Plan Commission indicated that the plan should show future additional parking spaces. Detention and Storm Water control were discussed. Joe Hankovich stated that the plan of operation must indicate how the safety pads on the back of the buildings will be kept clear of snow.

Joe Hankovich moved to recommend approval of the Architectural and Site Plan pursuant to the three conditions as set forth in the Planners letter (parking, storm water and potential for public comments at public hearing), and also approval of the Plan of Operation and the approval of the Site Plan and Plan of Operation by Department Heads. Dale Fennel seconded. The vote was unanimous in favor. Arnie Fickau abstained from voting.
4. Discussion Considering Amendment to the B4-PUD District Ordinance to Allow For Smaller Developments to Fit Under the PUD. The Plan Commission discussed that a PUD for the Aldi/Hittmann property would not be likely to permit three buildings on the site. There was just general discussion regarding amending the Commercial PUD Zoning District to allow PUD's for smaller commercial properties but no consensus was reached. Bruce Kaniewski will contact Attorney for Hittmann to advise him as to tenor of the discussion.
5. Resolution 2008-10; Resolution of Necessity for Installation of Traffic Control Signals at the Intersection of Eagle Lake Street, North Rochester and Pearl Avenue. Joe Hankovich moved to recommend adoption of Resolution of 2008-10 with the understanding that the

square footage of the easements will be inserted into the Resolution at such time that the information is available. Dale Fennel seconded the motion. Motion passed with all in favor.

6. Miller Pharmacy Sign. Joe Hankovich handed out information. After discussion, Joe Hankovich moved for the approval of ground mounted sign in the front of the building (Highway 83 side) and denial of the wall sign on the back of the building. Dale Fennel seconded the motion. Motion passed with all in favor.

7. Historic Preservation Reviews.

(A) Fork in the Road. Review of exterior painting at 215 North Rochester Street. The colors for painting the outside of the building were presented. The Clerk's packet includes the chosen paint colors. Joe Hankovich moved to approve the colors. Dale Fennel seconded the motion. Motion passed with all in favor.

(B) Review of exterior painting and replacement of awnings – 101-105 North Rochester Street – Jack Rudolph. Colors provided for the outside of the building. Building will basically be brown/beige; gutters will match building color; an awning will be installed in brown. Clerk's packet includes the colors. Joe Hankovich moved to accept the colors and to approve the awning in the straight format (instead of scalloped). Tom Loew seconded. Motion passed with all in favor.

(C) 114 Eagle Lake Avenue – Reroof. Joe Hankovich moved to approve the reroofing of the building as presented. Arnie Fickau seconded the motion. Motion passed with all in favor.

8. Seaquist. (Planning Commission did not adjourn into closed session.) Joe Hankovich moved to recommend sale of the land to Seaquist for Three Hundred Thousand (\$300,000.00) Dollars subject to vacation of right-of-way. Arnie Fickau seconded the motion. Motion passed with all in favor.

Joe Hankovich was excused from the meeting at 8:05 p.m.

9. Planners Report – Smart Growth Comprehensive Plan Discussion. Bruce Kaniewski commented on the Master Plan, Chapter 8; Economic Development. Discussion regarding the Master Plan.

10. Motion to Adjourn. Made by Dale Fennel at 8:50 p.m. Seconded by Tom Loew. Motion passed with all in favor.

Meeting adjourned at 8:50 p.m.

Respectfully Submitted,
Shawn R. Reilly, Village Attorney

President Wagner called the Plan Commission meeting to order on June 16, 2008 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, and WAGNER. Member excused: TOWNSEND. Also present: Attorney Reilly and Planner Kaniewski.

The May 19, 2008 minutes should be corrected to say the meeting adjourned at 8:50 pm. Moved by Hankovich and seconded by Fennel to approve the minutes of the May 19, 2008 meeting as corrected. Motion carried without a negative vote.

SIGN REVIEWS

Greenwald Center – Monument Sign – DN Greenwald presented two ground mounted signs to be installed at the Greenridge Center, one on CTH ES and one on CTH NN. Hankovich noted that the lot is unique because it abuts two county trunk highways. The proposed lettering for the reader board should be three lines instead of four. A variance needs to be granted by the Board of Building and Zoning Appeals for the two signs to be installed. Moved by Hankovich and seconded by Fennel to recommend to the Board of Building and Zoning Appeals the approval of two ground mounted signs on the property known as Greenridge Center. There should be no more than three lines of 8" lettering for the reader board. A green area should be created around the sign. Motion carried without a negative vote.

Pick'n'Save, 1010 N. Rochester St. – Wall Sign – Pick'n'Save will be remodeling and requests a "Pharmacy" sign to be placed on the outside of the building. The addition of Citizens Bank inside the building now makes the building qualify as a multi-tenant building. A variance was granted in 2002, at which time it was stated that no more signage will be put up. When they did their last remodel, the old Pick'n'Save sign was switched out citing maintenance. However, the new sign was much bigger than the previous sign. Moved by Hankovich and seconded by Fennel to express to the Board of Building and Zoning Appeals that the Plan Commission is not in favor of extra signage on the building located at 1010 N. Rochester St. Motion carried without a negative vote.

HISTORIC PRESERVATION REVIEWS

Review of Sign Face Change – 507 Main St. – Agim Zejneli, Zeneli’s Family Restaurant (Formerly Little Babe’s Café) – Hankovich stated that this is a simple sign face change, changing from Little Babe’s Café to Zeneli’s Family Restaurant. The HPC district allows for pole mounted signs. Moved by Hankovich and seconded by Fennel to approve the request for a sign face change for the property located at 507 Main St. Motion carried without a negative vote.

Review of Installation of Window A/C Unit – 300 Main St. – John Roberts, JSR Rentals LLC – John Roberts proposed a wall mounted A/C unit to be installed on the Henry St. side of the building located at 300 Main St. The A/C/ unit will stick out of the wall roughly 10-12 inches. There is a small amount of grass along that side of the building. Moved by Bronk and seconded by Fickau to approve the request to install a wall mounted air conditioning unit on the Henry St. side of the building located at 300 Main St. The unit will be installed at a height so people will not hit their head. The exposed portion shall be painted in a manner that it will match the brick wall and will be aesthetically pleasing. Motion carried without a negative vote.

Review of Re-roof and New Deck – 403 Division St. – Bruce & Sally Migazzi – Bruce Mizzi proposed a new roof and re-sheeting of the roof for the property located at 403 Division St. The garage and the house must both be stripped. Moved by Hankovich and seconded by Fennel to approve the request for to re-roof and re-sheet the house and the garage in the color Driftwood on the property located at 403 Division St. Motion carried without a negative vote.

Review of Exterior Painting – 414 S. Rochester St. – DN Greenwald – DN Greenwald would like to paint the property located at 414 S. Rochester St. to restore it to a vintage look and colors similar to the Peebles store. Moved by Hankovich and seconded by Fickau to approve the request to paint the building located at 414 S. Rochester St. in the colors Neutrality SWVS/335 for the main portion and Speechless SWVS/368 for the trim. Motion carried without a negative vote.

PLANNER’S REPORT

Smart Growth Comprehensive Plan Discussion – Planner Kaniewski distributed the 2035 Land Use map. There was general discussion on different areas of the Village and the listed uses. Kaniewski asked the Commission to think about the proposed future industrial park on the south end of the Village and how far south it should go. He also asked the Commission to think about whether or not there should be commercial at the intersection on Hwy 39 and Cty Rd. L.

CORRESPONDENCE

Town of Mukwonago May 7, 2008 Planning Commission Minutes – On file in the Clerk’s Office.

Moved by Hankovich, seconded by Fennel, and carried to adjourn at 7:52 pm.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on July 14, 2008 at 7:00 p.m. Members present: FICKAU, HANKOVICH, BRONK, FENNEL, LOEW, and WAGNER. Member excused: TOWNSEND. Also present: Attorney Reilly and Planner Kaniewski.

Moved by Fickau and seconded by Loew to approve the minutes of the June 16, 2008 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS

Reconsideration of Greenwald Center – Monument Sign – No one in attendance to speak on behalf of the applicant. Item will be removed from the agenda.

Reconsideration of Pick’n’Save, 1010 N. Rochester St. – Wall Sign – Mike Johnson and Max Dickman, Graphic House Signs, represented Pick’n Save. In 2002, the “Marketplace” part of the Pick’n Save sign was removed, but the rest of the sign that read “Pick’n Save” remained. Hankovich noted that the Board of Building and Zoning Appeals (BZA) had stated that no more signage shall be placed on the building when Pick’n Save requested approval for the Citizens Bank sign. The total signage was already well over the allowed square footage. If the current “Pick’n Save” sign were downsized, then the “Pharmacy” sign may be approved by BZA. Moved by Fennel and seconded by Loew to reconsider the June 16, 2008 motion to express to the Board of Building and Zoning Appeals that the Plan Commission is not in favor of extra signage on the building located at 1010 N. Rochester St. and to recommend approval of a new “Pick’n Save” sign 5 feet by 30 feet and a “Pharmacy” sign no more than 24 square feet. Motion carried without a negative vote.

NEW BUSINESS

Ordinance No. 812: An Ordinance to Detach Property from the Village of Mukwonago (Nicoson Detachment) – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of ***Ordinance No. 812: An Ordinance to Detach Property from the Village of Mukwonago***. Motion carried without a negative vote.

Resolution 2008-13: Resolution to Discontinue Unimproved Road – Mukwonago Industrial Park – Moved by Fickau and seconded by Hankovich to recommend to the Village Board the approval of ***Resolution 2008-13: Resolution to Discontinue Unimproved Road – Mukwonago Industrial Park***. Motion carried without a negative vote.

Extraterritorial Review of Certified Survey Map – Town of East Troy – N9071 E. Miramar Dr. – Michael & Janis Seebruch – Moved by Fickau and seconded by Hankovich to recommend to the Village Board the approval of the extraterritorial CSM for the property located at N9071 E. Miramar Dr. Motion carried without a negative vote.

Discussion and Potential Recommendation to the Board of Building and Zoning Appeals for Action Regarding the Home Depot Lack of Compliance with Terms and Conditions of the Conditional Use Permit for Outside Storage and Display – Discussion on Home Depot not complying with the conditions set forth by the conditional use permit granted by the Board of Building and Zoning Appeals on June 26, 2003, and clarified on September 25, 2003. Home Depot was not following the conditions in regards to outside display and storage. Many of the problems have been corrected, but now that the business has been in operation, marketing strategies change. The store manager will work with the Zoning Administrator to come up with new plans for outside display. The item will come back to the Plan Commission when new plans are ready for approval.

Discussion and Potential Recommendation to the Board of Building and Zoning Appeals for Action Regarding the Wal-Mart Lack of Compliance with Terms and

Conditions of the Conditional Use Permit for Outside Storage and Display – Discussion on Wal-Mart Supercenter not complying with the conditions set forth by the conditional use permit granted by the Board of Building and Zoning Appeals on June 24, 2004. Many of the problems have been corrected, and the store front has been cleaned up. Kaniewski talked to the store manager about the problems. Hankovich will talk to the store manager.

Discussion of Responsibilities and Future of the Economic Development Committee – Discussion on the responsibilities of the Economic Development Committee (EDC) and whether or not the Committee should be disbanded. EDC mainly handled the sale of industrial park property. With the upcoming sale of Village land to Seaquist Closures, all land in the park will be sold. Commission felt EDC should be disbanded, but perhaps another Committee or Commission created to handle the problems in the downtown area. Moved by Fennel and seconded by Loew to direct the Attorney to draft an ordinance to disband EDC. Motion carried without a negative vote.

Discussion of Responsibilities and Future of the Historic Preservation Commission – Item will be on next agenda.

HISTORIC PRESERVATION REVIEWS

Review of Sign Change – 105 N. Rochester St. – Katie Pierce, Espresso Love Café – Item will be on next agenda.

PLANNER'S REPORT

Smart Growth Comprehensive Plan Discussion – Planner Kaniewski discussed the changes made to the proposed 2035 Land Use Map based on Commission comments from the previous meeting. The next step will be to write a chapter for the Comprehensive Plan.

CORRESPONDENCE

Town of Mukwonago July 2, 2008 Planning Commission Minutes – On file in the Clerk's Office.

Moved by Hankovich, seconded by Fennel, and carried to adjourn at 7:52 pm.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on August 18, 2008 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
John Bronk
Tom Loew
James Wagner

Members excused: Dale Fennel
Ruth Townsend

Also present: Shawn Reilly, Attorney
Bruce Kaniewski, Planner

Moved by Fickau and seconded by Loew to approve the minutes of the July 14, 2008 meeting as presented. Motion carried without a negative vote.

Presentation of Mukwonago River Study – Tom Day, Eagle Springs Lake Management District – Tom Day, Eagle Springs Lake Management District, gave a presentation on a watershed nutrient study that was completed on the Mukwonago River system. The District received a grant in the amount of \$9,200 to do baseline and runoff sampling. There were some areas that showed higher levels of contamination such as chlorite and chloride, but overall, the river system was in great condition. They will use the data for years to come. They used 5th graders from Eagleville Elementary School to help with the study, which was a great learning experience.

OLD BUSINESS

Discussion of Responsibilities and Future of the Economic Development Committee – Atty Reilly was reminded to draft an ordinance to disband EDC. No action taken.

Discussion of Responsibilities and Future of the Historic Preservation Commission – Atty Reilly notified the Board that there is no prohibition to disbanding HPC. However, two districts were created, and if HPC were disbanded, the districts may become void. According to the current ordinance, building permits within those districts need HPC approval. HPC can be moved into Plan Commission. People with expertise are needed for HPC. Item will remain on the agenda.

NEW BUSINESS

Extraterritorial Review of Certified Survey Map – Town of Mukwonago – W303S10577 Phantom Woods Rd. – Andrew Maney – Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the extraterritorial CSM for the property located at W303S10577 Phantom Woods Rd. Motion carried without a negative vote.

HISTORIC PRESERVATION REVIEWS

Review of Sign Change – 105 N. Rochester St. – Katie Pierce, Espresso Love Café – Katie Pierce, Espresso Love Café, presented a new sign for her business located at 105 N. Rochester St. The building is being repainted, and she would like a sign to match the new colors. The new sign will be 18” wider than the current sign. Moved by Hankovich and seconded by Loew to approve the sign change as presented for the property located at 105 N.

Rochester St. The sign shall be balanced on the building or reduced in size as determined by the Zoning Administrator. Motion carried without a negative vote.

Review of Sign Change – 215 N. Rochester St. – Dennis Stevens, Fork in the Road – The Commission reviewed the sign and agreed that it is too plain. It is a projecting sign with an angle cast iron arm and a square white sign with black and red lettering. The Commission would like some more decorative character to it. Item is tabled.

NEW BUSINESS

Discussion and Potential Recommendation of Action in Regards to Whether the Village can Prohibit Agricultural Activity on Land Zoned for Commercial Use – There is property in the TID #3 that the owner is having farmed. The land is zoned business. Atty Reilly noted that farming in business zoning can easily be interpreted to be a violation of the zoning code. There is nothing to say that the Village cannot cite the property owner, but litigation would be a better route. He also noted that there have been no cases in circuit court regarding this matter. Wagner stated that this is a matter of zoning versus use of the property. Hankovich noted that uses that are not allowed are listed in the charts under all of the zoning classifications, except agriculture zoning, but agricultural use is not listed. It is only mentioned in the agriculture zoning code. Moved by Hankovich and seconded by Fickau to recommend to the Village Board to begin enforcement of the zoning code to prohibit agricultural uses in business zoning districts. Motion carried without a negative vote.

Conceptual Site Plan Review – Seaquist Closures – Dave Hazenfield, Dickman Realty, stated that Seaquist would like to purchase the property prior to submitting for the building permits. There are lots of engineering costs involved, and plans are not expected to be completed until early to mid 2009. Atty Reilly mentioned that in the past the Village would require the building plans to be approved prior to selling industrial park property. Hankovich noted that the storm water plan needs to be submitted first. Wagner stated that they would need to come back for approval anyhow. If the sale occurs this year, the property will come back onto the tax roll. No action taken.

Offer to Sell Property to Seaquist Closures – The Plan Commission and Village Board approved the sale contingent upon the approval of the site and landscaping plans. Moved by Hankovich and seconded by Loew to recommend to the Village Board the approval of the offer to sell property to Seaquist Closures, in the amount of \$300,000, prior to the approval of the site plan and architectural plans. Motion carried without a negative vote.

Resolution 2008 – 16: A Resolution to Discontinue an Unnamed, Unworked Right-of-Way and Attach the Land to Village Owned Property – Moved by Fickau and seconded by Hankovich to recommend to the Village Board the approval of **Resolution 2008 – 16: A Resolution to Discontinue an Unnamed, Unworked Right-of-Way and Attach the Land to Village Owned Property**. Motion carried without a negative vote.

Amendment to Floodplain and Shoreland Ordinance – Planner Kaniewski presented proposed amendments to the floodplain and shoreline ordinance and new FEMA floodplain maps. There were not really any major changes. The Village should adopt an ordinance to take over the administration of the shoreline zoning from the County. Some properties would potentially need to be rezoned to match the newest floodplain boundaries. A public hearing should be held in October to amend the ordinance. Moved by Hankovich and seconded by Fickau to recommend to the Village Board to proceed with the amendments to the floodplain and shoreline ordinance, pursuant to the new Wisconsin DNR model ordinance, and schedule a public hearing. The Village Attorney, Planner, and Engineer shall review the amendments and draft an ordinance. Motion carried without a negative vote.

CORRESPONDENCE

Town of Mukwonago August 6, 2008 Planning Commission Minutes – On file in the Clerk's Office.

COMMENTS FROM THE FLOOR

Wagner notified the Plan Commission that Ruth Townsend has resigned from the Plan

Commission. If anyone knows of a good candidate, they should notify him.

Moved by Hankovich, seconded by Fickau, and carried to adjourn at 8:10 pm.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on September 15, 2008 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
John Bronk
Dale Fennel
Tom Loew
James Wagner

Also present: Shawn Reilly, Attorney
Aaron Fahl, Planner

Moved by Fickau and seconded by Bronk to approve the minutes of the August 18, 2008 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS

Site Plan and Architectural Review – Phantom Woods Rd. and CTH ES – Mukwonago Remodeling – Robert Riemer, Mukwonago Remodeling, is looking for conceptual approval of a proposed new commercial building on the corner of Phantom Woods Rd. and CTH ES. The Plan Commission agreed that it would be a nice improvement over what is there now and what was there in the past. The applicant will come back to the Plan Commission for full approval.

Extraterritorial Review of Certified Survey Map – Town of East Troy – W322 Cty Rd L – Nicoson Family Trust – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the extraterritorial review of the Certified Survey Map for W322 Cty Rd L, Nicoson Family Trust. Motion carried without a negative vote.

SIGN REVIEWS

Monument Sign – 811 S. Rochester St. – River's Edge Car Wash – The request is for a total of three signs: one ground-mounted sign and two wall signs. Hankovich noted that the total square footage of the signs is under the allowed amount. Moved by Hankovich and seconded by Loew to approve the ground-mounted sign and the two wall-mounted signs on the property located at 811 S. Rochester St. as presented. Motion carried without a negative vote.

Wall-Mounted Sign - 1005 S. Main St., Ste. 200 – Snap Fitness – Hankovich noted that the total square footage of the sign is under the allowed amount. He also notified the applicant that the sign must be in the same maroon color as the rest of the signs on the building. Moved by Hankovich and seconded by Fickau to approve the wall-mounted sign on the building located at 1005 Main St., Suite 200, as presented. Motion carried without a negative vote.

Ground-Mounted Temporary Real Estate Sign – The Orchards of Mukwonago – The request is for a temporary real estate sign for sale in lots in the subdivision, not one specific lot. Hankovich noted that there is currently another sign located in the development, and this will be the second sign. He stated that this proposed sign will be much nicer than the first sign. Moved by Hankovich and seconded by Fennel to approve the ground-mounted real estate sign in The Orchards of Mukwonago subdivision as presented. The sign shall be 10 feet inside the property line and shall be erected for one year starting October 1, 2008. Motion carried without a negative vote.

HISTORIC PRESERVATION REVIEWS

Review of Sign Change – 105 B N. Rochester St. – Jack Rudolf, Hair's the Thing – Hankovich stated that the Rudolfs brought in two conceptual sign plans for all new signs on the building located at 101-105 N. Rochester St. Sign proposal #1 is more aesthetically pleasing, but the total square footage is slightly over the allowed amount with the boxes. Moved by Hankovich and seconded by Fennel to approve sign proposal #1 for three wall-mounted signs on the building located at 101-105 N. Rochester St. Motion carried without a negative vote.

Review of Sign Change – 215 N. Rochester St. – Dennis Stevens, Fork in the Road – Hankovich attempted to contact the applicant but has not received a call back. Moved by Hankovich and seconded by Fickau to deny the request for a wall-mounted sign on the property located at 215 N. Rochester St. The reason for denial is that no one appeared to represent the applicant. Motion carried without a negative vote.

Review of Reroof, New Gutters, Paint, and Other Exterior Renovations – 219 Grand Ave. – Barbara Hughes – Moved by Hankovich and seconded by Fickau to approve the request to re-build the porch on the building located at 219 Grand Ave. Motion carried without a negative vote.

Review of Installation of Awning – 106 Main St. – Andrew Fix, Won-A-Go Biking – The request is for two awnings in the rear of the building located at 106 Main St.: one to be placed above the door and one to be placed above the window. Hankovich had concerns about the door being used as a primary entrance way when the property outside the door is someone else's property. Andrew Fix noted that he originally wanted to place a sign above the door but decided to just put the name of the business on a 10" band on the window awning. Moved by Hankovich and seconded by Loew to approve the request to place one awning above the door and another above the window, with the words "Won-a-Go Biking" on a 10" band on the window awning, in the rear of the building located at 106 Main St. Motion carried without a negative vote.

PLANNER'S REPORT

Planner is continuing to work on the comprehensive plan.

CORRESPONDENCE

Town of Mukwonago September 3, 2008 Planning Commission Minutes – On file in the Clerk's Office.

Moved by Hankovich, seconded by Fickau, and carried to adjourn at 7:38 p.m.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on October 20, 2008 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
John Bronk
Dale Fennel
Tom Loew
James Wagner

Also present: Shawn Reilly, Attorney
Bruce Kaniewski, Planner

Moved by Fickau and seconded by Hankovich to approve the minutes of the September 15, 2008 meeting as presented. Motion carried without a negative vote.

UNFINISHED BUSINESS

Amendment to Floodplain and Shoreland Ordinance – The attorney drafted an ordinance for Plan Commission review. The ordinance must be adopted in order for property owners to get flood insurance. The ordinance needs to be adopted by November 19, so it will come back at the November meeting with a public hearing before the Village Board on November 18.

NEW BUSINESS

Black Bear – Developer's Agreement, Access Easement to Lift Station, and Other Developer Documents – Moved by Fickau and seconded by Hankovich to recommend to the Village Board the adoption of a permanent easement between the Village Board and the Wisconsin Department of Natural Resources for access along the Wisc DNR road off of STH 83 to the future lift station in the Black Bear Development. Motion carried without a negative vote.

SIGN REVIEWS

Ground Mount Sign – American Legion Post 375 – Moved by Hankovich and seconded by Fickau to approve the ground-mounted sign on the property owned by the American Legion Post 375 and located at 627 CTH NN E as presented. Motion carried without a negative vote.

Wall Sign – US Cellular – Hankovich is waiting to hear a response back from the representative of the sign company or the owner of the property. Item will remain on the agenda.

HISTORIC PRESERVATION REVIEWS

Re-Roof – 417 Main St. – Dorothea Anich – Moved by Hankovich and seconded by Fickau to approve the re-roof as presented. Motion carried without a negative vote.

PLANNER'S REPORT

Planner stated there has been some preliminary discussions regarding future developments for when the economy bounces back. The UW-Milwaukee student group that was doing a study on Mukwonago will have a report in December. There was general discussion of the Smart Growth Plan. The Planner is gathering input. The Commission felt the Planner should plan for the intersection of STH 83 and Cty Rd L, and that it should remain low density

residential. The language in the Village's plan should say the TID area should be zoned commercial.

CORRESPONDENCE

Town of Mukwonago October 1, 2008 Planning Commission Minutes – On file in the Clerk's Office.

Moved by Hankovich, seconded by Fickau, and carried to adjourn at 7:44 p.m.

Steven A. Braatz, Jr.
Clerk-Treasurer

President Wagner called the Plan Commission meeting to order on November 17, 2008 at 7:01 p.m.

Members present: Arnie Fickau
Joe Hankovich
Dale Fennel
Jaime Vega
James Wagner

Members Excused: Tom Loew
John Bronk

Also present: Shawn Reilly, Attorney
Bruce Kaniewski, Planner

Moved by Fickau and seconded by Hankovich to approve the minutes of the October 20, 2008 meeting as presented. Motion carried without a negative vote.

UNFINISHED BUSINESS

Sign Review – Wall Sign – US Cellular – The frontage is 20 feet, as opposed to 14 feet that was initially reported by the sign company, so the size of the sign fits within the Municipal Code. Moved by Hankovich and seconded by Fennel to approve the sign request at the property located at 325 Bay View Rd. Unit C as presented. Motion carried without a negative vote.

NEW BUSINESS

Ordinance No. 815: An Ordinance to Amend Portions of Section 100-29 and to Amend and/or Create Sections 100-271 Through 100-282 of the Village of Mukwonago Municipal Code Pertaining to Floodplain and Shoreland-Wetland Zoning – The public hearing is scheduled at the Board meeting on November 18, 2008. Moved by Fennel and seconded by Fickau to recommend to the Village Board the approval of **Ordinance No. 815: An Ordinance to Amend Portions of Section 100-29 and to Amend and/or Create Sections 100-271 Through 100-282 of the Village of Mukwonago Municipal Code Pertaining to Floodplain and Shoreland-Wetland Zoning**. Motion carried without a negative vote.

Discussion and Potential Direction Regarding Current Provisions of the Zoning Ordinance that Controls the Number of Bedrooms Per Unit in Multi-Family Developments (R-3 And R-10 Districts), and the Use of Planned Development (R-4) Zoning for Residential Developments – General discussion of Village's intent for multi-family developments of more than 8-family dwellings and the number of allowed bedrooms. Currently, Section 100-110 (3)(a) allows for more than two bedrooms with a conditional use. Commission agrees that there should not be more than two bedrooms in buildings with more than eight units, and that Section 100-110 (3)(a) should be removed from the Municipal Code. Village Clerk shall create ordinance and set up public hearing.

Extraterritorial Review of Preliminary Plat – Pine View Estates – Town of Mukwonago – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the extraterritorial approval of the preliminary plat for Pine View Estates in the Town of Mukwonago. The approval shall be subject to the following conditions: 1) Fire Chief Jeff Rolfe shall be provided the opportunity to review the plat at the Town level to ensure that the

design of the subdivision and the ultimate public improvements enhances public safety, and 2) As the subject property is tributary to the Mukwonago River, the Village shares a concern with the Town that all requirements of the State of Wisconsin and Waukesha Storm Water Management and Water Quality regulations are met. Motion carried without a negative vote.

Black Bear Residential Developers Agreement (taken out of order) – Moved by Hankovich and seconded by Fennel to recommend to the Village Board the approval of the Black Bear Residential Developer's Agreement. The approval shall be subject to the following conditions: 1) Page 8 shall be changed based on the Village Attorney approval regarding the road width, and 2) The DNR access easement shall be obtained in a form acceptable to the Village Attorney. Motion carried without a negative vote.

Black Bear CSM – Moved by Hankovich and seconded by Fickau to recommend to the Village Board the approval of the Black Bear CSM. The approval shall be subject to the following condition: 1) The DNR access easement shall be obtained in a form acceptable to the Village Attorney. Motion carried without a negative vote.

Access Easement from the DNR to the Village for Pump Station Property – Item will remain on the agenda.

Storm Water Management Maintenance Restrictions for Black Bear Residential – Moved by Vega and seconded by Fickau to recommend to the Village Board the approval of the Storm Water Management Maintenance Restrictions for Black Bear Residential. The approval shall be subject to the following condition: 1) The DNR access easement shall be obtained in a form acceptable to the Village Attorney. Motion carried without a negative vote.

Public Utility Easements from Black Bear Developer to Village – Moved by Fennel and seconded by Fickau to recommend to the Village Board the approval of the Public Utility Easements from Black Bear Developer to Village. The approval shall be subject to the following condition: 1) The DNR access easement shall be obtained in a form acceptable to the Village Attorney. Motion carried without a negative vote.

Easements from MFD for Sewer Main – Moved by Fickau and seconded by Fennel to recommend to the Village Board the approval of the easements from MFD for the sewer main. The approval shall be subject to the following condition: 1) The DNR access easement shall be obtained in a form acceptable to the Village Attorney. Motion carried without a negative vote.

Moved by Fickau, seconded by Fennel, and carried to adjourn at 7:40 p.m.

Steven A. Braatz, Jr.
Clerk-Treasurer