

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, March 13, 2011**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
John Hogan  
Mark Penzkover  
Mike Sellenheim  
Jamie Vega  
Joseph Abruzzo  
Fred Winchowky

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Clerk-Treasurer

#### **Approval of the Minutes for the December 13, 2011 Regular Meeting**

Motion by Sellenheim/Hogan to approve the December 13, 2011 regular meeting minutes as presented carried unanimously (Hankovich abstained).

#### **New Business**

##### **Recommendation of Approval of Assessors Plat of the Orchards of Mukwonago Add'n No. 1**

Motion by Hogan/Abruzzo to recommend the Village Board approve the Assessors Plat of the Orchards of Mukwonago Add'n No. 1 as presented carried unanimously.

##### **STH 83 DOT Stakeholder Advisory Committee Update**

##### **Draft of Correspondence to DOT Requesting Study for CTH NN and Holz Parkway as STH 83 Alternative Route**

Motion by Penzkover/Hogan to recommend the Village Board authorize staff to send a letter to the Wisc Dept of Transportation requesting a study for CTH NN and Holz Parkway as a STH 83 alternative route subject to possible amendments after the Stakeholder Advisory Committee meeting on Friday, March 16, 2012 carried unanimously.

##### **Village Center Concept**

Moderacki gave an update and timeline overview on the Stakeholder Advisory Committee.

##### **Preliminary Review of Village Official Map**

Moderacki asked the Commission for input on what should be included on the Official Map.

**Correspondence**

**Town of Mukwonago December 7, 2011 and February 1, 2012 Plan Commission Minutes**

On file in the Clerk's Office.

**Adjournment**

Motion by Penzkover/Hogan to adjourn at 8:33 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Deputy Clerk

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, April 10, 2011**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
John Hogan  
Mark Penzkover  
Mike Sellenheim  
Jamie Vega  
Fred Winchowky  
Commissioner excused: Joseph Abruzzo

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Clerk-Treasurer

#### **Approval of the Minutes for the March 13, 2012 Regular Meeting**

Motion by Sellenheim/Hogan to approve the March 13, 2012 regular meeting minutes as presented carried unanimously.

#### **Comments from the Public**

None

#### **New Business**

##### **Proposed New Sign Plan and Site Alterations for Wal-Mart Supercenter**

Motion by Penzkover/Hankovich to approve the Sign plan and Site alterations for the Wal-Mart Supercenter as presented carried unanimously.

##### **Recommendation to the Village Board Regarding Wal-Mart Supercenter Developer's Agreement, Amendment No. 2**

Motion by Hankovich/Hogan to recommend the Village Board approve the Wal-Mart Supercenter Developer's Agreement, Amendment No. 2 as presented including the changes by the Village Attorney carried unanimously.

##### **Review and Discussion of the Pearl St./Grand Ave. Historic District, Historic Structures and Other Aspects of the 2001 Historical/Architectural Resources Survey for the Village, Pertaining to Planning and Zoning for the Village Center**

Discussion only.

##### **Policy Direction to the Village Planner Regarding Preparation of a Proposed Village Center Overlay Zoning District**

Discussion only.

**Reschedule May Plan Commission Meeting**

Due to the May 8 election, the Plan Commission meeting will be rescheduled to May 9 at 7:00 p.m.

**Adjournment**

Motion by Hogan/Sellenheim to adjourn at 8:15 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Deputy Clerk

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Wednesday, May 9, 2011**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
John Hogan  
Mark Penzkover  
Mike Sellenheim  
Fred Winchowky

Commissioners excused: Joseph Abruzzo  
Jamie Vega

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Clerk-Treasurer

#### **Approval of the Minutes for the April 10, 2012 Regular Meeting**

Motion by Hankovich/Hogan to approve the April 10, 2012 regular meeting minutes as presented carried unanimously.

#### **Public Hearing**

**Conditional Use Permit Request by April Reszka, Mukwonago Area Chamber of Commerce, for the Proposed Construction of a Bandshell at Indianhead Park, 820 Main St.**

Public hearing opened at 7:01 p.m.

April Reszka, Mukwonago Area Chamber of Commerce, and George Krueger, architect, presented plans for a bandshell to be located at Indianhead Park, 820 Main St. The stage will be roughly 360 square feet and 19' in height at the peak. Fundraising efforts are in the works. Would like the stage constructed by the July Music in the Park event. The Chamber will cause the building of the stage and dedicate the completed band shell to the Village.

Spencer Vick, 807 Main St. – Concerned about the direction of the shell. If it faces the Village Hall, the sound will bounce off the Hall and back into the neighborhood. *(Krueger responded that he presented the plans to Ruekert and Mielke, and the structure was shifted to face the intersection).*

Grace Graham, 807 Main St. – The Village needs more businesses and people coming to the Village. She is happy to see this type of an event come here. She had concerns with a neighboring bar and the patrons, and now has concerns over the type of bands and the clientele that may come. *(Reszka responded that the Music in the Park events will remain a family event. Kaniewski added the Village will own the structure and will have control of the events that are held there.)*

Public hearing closed at 7:20 p.m.

**Action Item: Recommendation to the Village Board Regarding Resolution 2012-13: Conditional Use Permit For Bandshell Structure, Village Of Mukwonago, 820 Main Street, MUKV2009959**

Discussion – There will not be water and sewer utilities, but there will be electric. The Chamber is looking at a lighting system for security, and will meet with the Police Chief. It will have a metal roof with an open beam design. Concrete floor with reinforced concrete floating slab for footings. Users of the stage will provide the stage lighting. Hankovich noted that any fixed lighting should be as indestructible as possible. There will be a crawl space for storage and a concrete apron around the stage. Penzkover asked if there are any future plans for Indianhead Park. (No) Does Ruekert & Mielke know the timeline with the dam project? (They will have it shortly.) Will the stage be compatible with other uses other than bands? (The Chamber has met with the Village Players and other organizations, and the stage has since been modified to allow for other uses.) Discussion on whether or not the Village Board should approve the building plans. Resolution postponed until the June Plan Commission meeting. Consideration of commencement of site work for the initial construction of the band shell will be on the May 15 Village Board agenda.

**Comments from the Public**

None

**New Business**

**Introduction of Wayfinding Signs**

Kaniewski presented the potential for the Village to install signs for locating certain areas or buildings of the community as a vehicle to identify community image and assist with economic development. Discussion only.

**Update on Review of Village Official Map**

Kaniewski presented the second draft of the official map with a number of additions such as parks, historic districts, historic buildings, future trails, boundary agreements with neighboring towns, future realignment of roads, municipal roads, and environmental corridors. Discussion only.

**Report on Meetings with Businesses in Industrial Park**

Winchowky, Moderacki, Kaniewski, and Hankovich have been meeting with the industrial properties to see if the Village is meeting their needs. Discussion only.

**Historic Preservation Commission Review**

**Request by Janice Taft to Replace Siding on the Residence Located at 235 Fox St.**

Motion by Hankovich/Penzkover to approve the request by Janice Taft to replace siding on the residence located at 235 Fox St. as presented carried unanimously.

**Adjournment**

Motion by Hankovich/Sellenheim to adjourn at 8:56 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, June 12, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
John Hogan  
Mark Penzkover  
Mike Sellenheim  
Jamie Vega  
Joseph Abruzzo  
Fred Winchowky

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Clerk-Treasurer

#### **Approval of the Minutes for the May 9, 2012 Regular Meeting**

Motion by Hogan/Hankovich to approve May 9, 2012 regular meeting minutes as presented carried unanimously.

#### **Comments from the Public**

#### **Unfinished Business**

##### **Conditional Use Permit for Bandshell Structure, Village of Mukwonago, 820 Main Street, MUKV2009959**

Item will remain on the agenda.

#### **New Business**

##### **Amendment to Extraterritorial CSM for Honey Creek Estates**

Motion by Hankovich/Hogan to recommend the Village Board amend condition #1 for the extraterritorial CSM for Honey Creek Estates in Town of East Troy to clarify that "hard packed surface may include gravel, and to allow an amendment to condition #3 of the road maintenance agreement to remove the asphalt pavement requirement carried unanimously.

##### **LindenGrove Site Plan and Architectural Review**

Motion by Sellenheim/Abruzzo to recommend the Village Board approve the site plan and architectural review requested by LindenGrove for the construction of an addition to the existing building located at 837 CTH NN E with the following conditions carried unanimously:

1. Construction of the skilled nursing 15 bed addition and new parking lot shall be as shown in the plans submitted by the applicant prepared by Plunkett Raysich Architects, R. A. Smith International, Inc., and Seasonal Services, all dated May 11, 2012, on file in the office of the Village Clerk. The floor plan may be modified with the approval of the Supervisor of Inspections to conform to Fire Protection and Building Codes.

2. Prior to the start of any site construction for the new parking lot or site building site preparation, or issuance of a building permit for the addition, whichever occurs first, the following shall occur:
  - a. The Village Engineer shall provide written confirmation that construction for the addition and the new parking lot conforms to the Storm Water Management Ordinance in accordance with submitted plans.
  - b. A lighting plan for the parking lot expansions shall be submitted and subject to the approval of the Zoning Administrator.
  - c. A landscape plan showing the relocation or replacement of existing trees displaced by construction, as described on the submitted landscape plans, shall be submitted and subject to the approval of the Zoning Administrator.
  - d. The applicant shall submit all proper plans to obtain a building permit.
  - e. Written confirmation being provided to document that the Waukesha County Department of Public Works has been asked by the developer to construct a permanent emergency access drive to CTH ES.
3. Prior to temporary occupancy permit issuance for the addition, or if needed prior to final occupancy permit, the following shall occur:
  - a. Completion of all interior and exterior building construction in accordance with plans approved for building permit.
  - b. Completion of storm water management facilities, if needed, and proper grading for positive drainage away from the additions.
4. Prior to final occupancy permit, which the developer is required to secure no later than 90 days after any temporary occupancy permit, the following shall occur:
  - a. Completion of all items within Condition No. 3.
  - b. Completion of paving and striping of the new parking lot, in accordance with approved plans, including installation of approved parking lot lighting.
  - c. Completion of all site landscaping in accordance with the submitted landscape plan and the approved relocation or replacement landscape plan.
5. In the event there is approval for the permanent paved emergency access driveway from Waukesha County and the wetland delineation is such that a access drive can be constructed, then in that event, the developer shall construct the access drive within 18 months of receiving approval from the County.

#### **Resolution 2012-14**

Motion by Penzkover/Abruzzo to recommend the Village Board adopt Resolution 2012-14: A Resolution Declaring Approval by the Plan Commission and Village Board for an Addition of 15 Units to the Skilled Nursing Facility and Related Improvements to the Linden Grove Property at 845 County Road NN carried unanimously.

#### **Recommendation on STH 83 Rerouting Alternative**

Motion by Penzkover/Hankovich to endorse the implementation of a Joint Study between the Wisconsin DOT and the Village of Mukwonago pertaining to STH 83 Rerouting Alternative, and recommend the Village Board authorize the funding up to \$50,000 to start the project immediately carried unanimously.

#### **Update on Review of Village Official Map**

Kaniewski and Moderacki gave a status update of the Village Official Map. Plan Commission consented to allowing the notation of a potential Holz Parkway extension



South of I43. Final review of the map prior to public presentation will be at the September regular meeting.

**Adjournment**

Motion by Hogan/Sellenheim to adjourn at 8:32 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, July 10, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
John Hogan  
Mark Penzkover  
Mike Sellenheim  
Jamie Vega  
Joseph Abruzzo  
Fred Winchowky

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Village Clerk-Treasurer

#### **Approval of Minutes**

Motion by Hogan/Sellenheim to approve June 12, 2012 regular meeting minutes as presented carried unanimously.

#### **Public Hearings**

##### **Park View Middle School Conditional Use Permit**

Public hearing opened at 7:02 p.m.

Bill Canfield, Canfield Construction representing Park View Middle School – The structure will be 11' by 21' and will look similar to the existing pavilion. The use will allow for three picnic tables and will be for studying, giving awards, having speakers, and will have a visual memorial of June Ulriksen. The location will be hidden from the street, and only the students will be able to see. Hankovich had concerns about ventilation. No one appeared for or against.

Public hearing closed at 7:11 p.m.

**Action Item** – Motion by Abruzzo/Penzkover to recommend the Village Board approve the conditional use permit for Park View Middle School for the construction of a pavilion at 930 N. Rochester St. carried unanimously.

##### **Request by Peter DeFeo, Vetcor Professional Practices LLC, for Conditional Use Permit to Operate a Veterinary Clinic at the Property Located at 890 Main St.**

Public hearing opened at 7:12 p.m.

Dr. Phil Schoenborn and Dr. Brian Kimla presented plans to transfer ownership of the business known as Bay View Veterinary Clinic from Schoenborn to Vetcor Professional Practices LLC. The Plan of Operation will not change, and the business will operate the same as before including the same business name. Kimla stated that Vetcor has been around for 20 years and owns 66 animal clinics including five others in Wisconsin. No one appeared for or against.

Public hearing closed at 7:30 p.m.

**Action Item** – Motion by Hankovich/Abruzzo to recommend the Village Board approve the transfer of the existing conditional use permit from Phil Schoenborn to Peter DeFeo, VetCor Professional Practices LLC for the operation of a veterinary clinic at 890 Main St. carried unanimously with the following conditions:

1. All conditions for the conditional use permit as listed in the findings of fact dated August 28, 1996 and amended on July 29, 2004 shall remain in effect.
2. Dr. Phil Schoenborn shall be the manager and contact to the Village. Should Dr. Schoenborn cease being the manager, VertCor Professional Practices shall notify the Village Zoning Administrator of the new contact.

## **Unfinished Business**

### **Bandshell Structure**

Motion by Hankovich/Abruzzo to postpone indefinitely the recommendation to the Village Board regarding the conditional use permit for a band shell structure at 820 Main St. until such time as it is ready for approval with the understanding that there would not be another application or public hearing carried unanimously.

## **New Business**

### **Sign Review for Mukwonago YMCA**

Motion by Hankovich/Abruzzo to approve the front wall sign and the horizontal monument sign for the Mukwonago YMCA as presented carried unanimously with the following conditions:

1. Approval is based on the submitted plans for the signs, prepared by Graphic House, dated June 11, 2102.
2. Prior to installation of the signs, applicant shall obtain a building permit for the signs, and an electrical permit for the illuminated monument sign. Installation shall conform to all applicable regulations of municipal code.
3. Prior to installation of the signs, applicant shall submit an updated plan for the horizontal monument sign, showing:
  - a. A minimum 2 foot tall brick base.
  - b. The placement of the building address on each side of the sign.

### **Village Center Overlay Zoning District**

Kaniewski presented a preliminary draft of the Village Center Overlay District Use, Design and parking standards to replace certain sections of the zoning code. Item will remain on the agenda.

## **Adjournment**

Motion by Sellenheim/Vega to adjourn the meeting at 8:39 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk-Treasurer

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Wednesday, August 15, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
Mark Penzkover  
Mike Sellenheim  
Fred Winchowky

Commissioners excused: John Hogan  
Jamie Vega  
Joseph Abruzzo

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Village Clerk-Treasurer

#### **Approval of the Minutes for the July 10, 2012 Regular Meeting**

Motion by Penzkover/Hankovich to approve July 10, 2012 regular meeting minutes as presented carried unanimously.

#### **Historic Preservation Commission Review (*Item taken out of order*)**

##### **Request by Patrick McGilvray to Construct a Detached Garage at 311 Pleasant St.**

Motion by Winckowky/Penzkover to approve the request by Patrick McGilvray to construct a detached garage at 311 Pleasant St. as submitted unanimously.

#### **Unfinished Business**

##### **Preliminary Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards**

Kaniewski discussed aspects of the engineer review of the proposed Village Center Overlay Zoning District regarding size of multi-family units, setbacks, and parking. Item will remain on the agenda.

#### **Adjournment**

Motion by Sellenheim/Penzkover to adjourn the meeting at 7:46 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk-Treasurer

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, September 11, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Mike Sellenheim  
Jamie Vega  
Joseph Abruzzo  
Fred Winchowky

Commissioners excused: Joe Hankovich  
John Hogan  
Mark Penzkover

Also present: Paul Moderacki, Administrator/Clerk-Treasurer  
Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Village Clerk-Treasurer

#### **Approval of the Minutes for the August 15, 2012 Regular Meeting**

Motion by Sellenheim/Vega to approve August 15, 2012 regular meeting minutes as presented carried unanimously.

#### **Extraterritorial Review**

Motion by Abruzzo/Sellenheim to recommend the Village Board approve the extraterritorial Certified Survey Map for the property located at W278S8855 Lakeside Dr. in the Town of Vernon, owned by Roy Everett subject to approvals by the Town of Vernon and Waukesha County carried unanimously.

#### **B-4 PUD Zoning Code Amendment**

Motion by Abruzzo/Sellenheim to recommend the Village Board consider amending the B-4 PUD Zoning Code to allow for modifications to the sign requirements for building 55,000 square feet or greater presented carried unanimously.

#### **Historic Preservation Commission Review**

Motion by Sellenheim/Abruzzo to approve the request by Kenneth Kurt, Country Porch, to remodel and paint the building located at 110 Main St. according to the plans submitted and subject to final approval of colors and materials by the Inspection Department upon submittal of samples carried unanimously.

#### **Preliminary Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards**

Kaniewski asked the Commission about allowing temporary uses in the Village Center Overlay Zoning District. The Commission did not have a problem with it. He also discussed church parking, potential for a minimum amount of stories on new construction, minimum square footage for apartments, residential parking, and the encouragement of green roofs. Item will remain on the agenda. Amendments will go to public information meetings.

**Update on Review of Village Official Map**

No changes. Item will remain on the agenda.

**Review of Process and Procedure of Conditional Use Hearing and Consideration**

Item will remain on the agenda.

**Adjournment**

Motion by Abruzzo/Sellenheim to adjourn the meeting at 8:13 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk-Treasurer

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, October 9, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
John Hogan  
Mark Penzkover  
Joseph Abruzzo  
Fred Winchowky

Commissioners excused: Mike Sellenheim  
Jamie Vega

Also present: Shawn Reilly, Village Attorney  
Steven Braatz, Jr., Village Clerk-Treasurer

#### **Approval of the Minutes**

Motion by Hankovich/Abruzzo to approve September 11, 2012 regular meeting minutes as presented carried unanimously (Hogan and Penzkover abstained).

#### **New Business**

##### **An Ordinance to Amend Section 100-155(l)(3)d. of the Municipal Code of the Village of Mukwonago Pertaining to Planned Unit Developments Within the B-4 Zone**

Motion by Winchowky/Abruzzo to recommend the Village Board adopt the ordinance to amend Section 100-155(l)(3)d. of the Municipal Code of the Village of Mukwonago pertaining to planned unit developments within the B-4 Zone carried unanimously.

#### **Update of STH 83 Reroute Study**

Information only.

#### **Historic Preservation Commission Review**

Motion by Penzkover/Winchowky to approve the historic preservation review to replace the carriage barn at the property located at 314 Main St. contingent on the colors and materials being approved by the Zoning Administrator carried unanimously.

#### **Recommendation to Board of Building and Zoning Appeals**

Motion made by Abruzzo/Winchowky to recommend the Board of Building and Zoning Appeals approve the variance requests for the replacement of the carriage barn at the property located at 314 Main St. for the following reasons:

1. With regards to the 10' setback, the applicant does comply with the green space but it is in a different place, would match the area, and would actually increase the amount of green space.
2. With regards to exceeding the height requirement, it would allow the structure to retain the historic aesthetics, would match the current house, and would look better for the neighborhood.
3. With regards to 20% lot usage requirement, this proposal actually reduces the square footage by over 300 sq. ft. which helps make the community better.

Motion carried unanimously.

**Adjournment**

Motion by Penzkover/Abruzzo to adjourn the meeting at 7:29 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk-Treasurer



## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, November 13, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: Joe Hankovich  
Mike Sellenheim  
Mark Penzkover  
Jamie Vega  
Fred Winchowky

Commissioners excused: John Hogan  
Joseph Abruzzo

Also present: Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Village Clerk-Treasurer

#### **Minutes**

Motion by Penzkover/Sellenheim to approve October 9, 2012 regular meeting minutes as presented carried unanimously.

#### **Unfinished Business**

##### **Village Center Overlay Zoning District/Amendment to Required Parking Standards**

Kaniewski discussed updates to the proposed Village Center Overlay Zoning District and amendments to the required parking standards. Item postponed to the January meeting.

##### **Village Official Map**

Kaniewski discussed updates to the Village Official Map. Item postponed to the January meeting.

#### **New Business**

##### **Recommendation to Village Board Regarding Request for Approval of Certified Survey Map for Property Located at 911-929 Empire Dr., Tax Key #MUKV1969988003, Owned by Empire Industries, LLC**

Item postponed to the next regular meeting.

##### **Recommendation to Board of Building and Zoning Appeals Regarding Potential Setback Variance for Property Located at 911-929 Empire Dr., Tax Key #MUKV1969988003, Owned by Empire Industries, LLC**

Item to be removed from the agenda.

#### **Resolution 2012-31**

Motion by Penzkover/Hankovich to recommend the Village Board adopt Resolution 2012-31: *A Resolution to Allow the Mukwonago YMCA, Inc. to Place a Logo on the East Side of its Building Pursuant to the PUD Zoning Code* carried unanimously.

### **Industrial Park Railroad**

Kaniewski discussed a potential Industrial Park railroad spur and highlights of the presentation to be given to the Village Board. Item will be presented at the Village Board meeting on November 20, 2012.

### **Discussion of Potential Update to Expanding Use of Planned Unit Developments**

Kaniewski discussed a potential update to expanding the use of planned unit developments to other zoning classifications. Item postponed to the January meeting with additional updates to include more restrictions.

### **Review of Process and Procedure of Conditional Use Hearing and Consideration**

Item postponed to the next regular meeting.

### **STH 83 Joint State of WI DOT/Village Reroute Study Project Update and Stakeholder Advisory Committee Next Steps/Calendar**

Sellenheim gave an update of the STH 83 joint State of WI DOT/Village reroute study project and Stakeholder Advisory Committee. No action taken.

### **Adjournment**

Motion by Penzkover/Sellenheim to adjourn the meeting at 8:44 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk-Treasurer

## **MINUTES OF THE REGULAR PLAN COMMISSION MEETING**

### **Tuesday, December 11, 2012**

#### **Call to Order**

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

#### **Roll Call**

Commissioners present: John Hogan  
Mike Sellenheim  
Mark Penzkover  
Jamie Vega  
Joseph Abruzzo  
Fred Winchowky

Commissioners excused: Joe Hankovich

Also present: Shawn Reilly, Village Attorney  
Bruce Kaniewski, Village Planner  
Steven Braatz, Jr., Village Clerk-Treasurer

#### **Minutes**

Motion by Penzkover/Winchowky to approve November 13, 2012 regular meeting minutes as presented carried unanimously (Hogan abstained).

#### **New Business**

##### **Recommendation to Village Board Regarding Request for Approval of Certified Survey Map for Property Located at 911-929 Empire Dr., Tax Key #MUKV1969988003, Owned by Empire Industries, LLC**

Motion by Penzkover/Sellenheim to recommend the Village Board approve certified survey map for the property located at 911-929 Empire Dr., Tax Key #MUKV1969988003, and owned by Empire Industries, LLC subject to the following conditions carried unanimously:

1. Prior to signing of the CSM by the Village and recording of said document, the connection between the buildings located on proposed Lots 1 and 2 shall be removed to the satisfaction of the Building Inspector. A permit shall be required from the Village Inspection Department for demolition.
2. Prior to signing of the CSM by the Village and recording of said document, the following shall occur.
  - A. A storm water maintenance agreement, subject to approval by the Village Attorney and Village Engineer, shall be approved by the Village Board and signed by all property owners' party to the agreement. The agreement shall be recorded with the CSM.
  - B. The CSM shall provide an Outlot for the detention basin accompanied by wording that the Outlot shall be in a fractional ownership of benefited properties. The wording shall be approved by the Village Attorney.
  - C. All necessary ingress/egress easements shall be shown on the CSM with wording as approved by the Village Attorney and the Zoning Administrator.
  - D. The Wisconsin State Plane coordinates of the referenced monuments shall be provided on the CSM as required by Chapter 45-95 of Village Municipal Code.
3. All conditions of approval shall be satisfied to allow recording of the CSM within 180 days of conditional approval of the CSM by the Village Board. Applicant may request one (1) 90 day extension from the Village Board for good cause.

### **Dam Failure Shadow Zoning**

Motion by Penzkover/Sellenheim to recommend the Village Board authorize staff to apply to Waukesha County Department of Parks and Land Use to create conservancy zoning within the dam failure shadow on certain lands located in the Town of Vernon carried unanimously.

Motion by Penzkover/Sellenheim to recommend the Village Board direct staff to draft the appropriate revisions to the floodplain section of the zoning ordinance to add regulations for the dam failure shadow, schedule a public hearing at the Village Board level to consider the zoning ordinance amendment, begin the process of scheduling the public hearing at the Village Board level to establish the proper floodplain zones on the zoning map, and hold a public informational open house immediately before the public hearing to allow the public to review the maps and ask questions of staff carried unanimously.

### **Well #7 Site**

Motion by Sellenheim/Penzkover to recommend the Village Board approve the purchase of the Well #7 property carried unanimously.

Motion by Sellenheim/Penzkover to recommend the Village Board approve the agreement between the Village and the Caines subject to minor revisions by the Village Attorney carried unanimously.

### **Status Update on STH 83 Stakeholder Advisory Committee Project**

Sellenheim gave an update on the STH 83 re-route study and the STH 83 Stakeholder Advisory Committee. There will be public open house on January 16, 6-8:00 P.M., to talk about the study. Item will be on the next agenda to brief the Commission on the open house.

### **Review of Process and Procedure of Conditional Use Hearing and Consideration**

Braatz gave a brief overview on process and procedures for conducting public hearings.

### **Adjournment**

Motion by Sellenheim/Penzkover to adjourn the meeting at 8:10 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Village Clerk-Treasurer