

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, January 13, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Mike Sellenheim
Mark Penzkover
Joe Abruzzo
Fred Winchowky

Commissioner excused: John Hogan

Also present: Bruce Kaniewski, Planner
John Weidl, Village Administrator
Judith Taubert, Deputy Clerk-Treasurer

Announcement of closed session

President Winchowky announced the Board will convene into closed session later in the meeting pursuant to Wis. Stat. **§19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*) to discuss negotiation of terms of realtor contract for potential sale of properties located at 915 Main St., known as MUKV2009965001, MUKV2009965002, MUKV2010977 and MUKV2010978.

Minutes

Motion by Penzkover/Abruzzo to approve the December 9, 2014 regular meeting minutes as presented carried. Hankovich abstained.

Public Hearing

The Public Hearing to consider a conditional use permit requested by Village of Mukwonago to allow for the construction of a scoreboard on the baseball field on the property located at 931 N. Rochester St., known as MUKV1963995 opened at 6:32 p.m.

Petitioner

Rich Schrank, W315S7447 Lakecrest Court, representing the Lion's Club, described the scoreboard that they would like to construct on the baseball field on the property located at 931 N. Rochester St., known as MUKV1963995.

Public Comments

Lyle Martens, 914 Parkview Lane, had questions regarding location and advertising that were answered.

Public hearing closed at 6:37 p.m.

Motion made by Hankovich/Sellenheim to recommend the Village Board approve the conditional use permit requested by Village of Mukwonago to allow for the construction of a scoreboard on the baseball field on the property located at 931 N. Rochester St., known as MUKV1963995. The reasons are:

- A) Such use and/or structures are in accordance with the purpose and intent of the zoning district in which it is located.
- B) The Town Recreation Department, the Village Public Works Department, and the Zoning Administrator are in support of such use and/or structures.
- C) No one appeared for or otherwise indicated an objection of such use and/or structures.

The conditions are:

- A) The Village of Mukwonago will maintain the scoreboard.
- B) There shall be no advertisement on the back side of the sign.

Motion carried.

Unfinished Business

Review draft of ordinance to amend zoning ordinance to expand Planned Unit Development standards to multiple zoning districts

Postponed to next scheduled regular Planning Commission Meeting.

1060 North Rochester Street conditional use permit

Motion made by Hankovich/Abruzzo to recommend the Village Board deny the conditional use permit requested by Darwin D. Greenwald, DC Properties, LLP, for the property located at 1060 North Rochester Street, known as MUKV1963999004 and part of MUKV1963999015 to expand the existing conditional use permit to attach a strip of property to the existing property under the permit. The reason is Section 100-21 (5)(a) of the Village of Mukwonago Zoning Ordinance states “fueling businesses must be located 1,000 feet from any other fueling business.” Therefore, the pending application for the conditional use permit requested by DC Properties, LLP would be in violation of Section 100-21 (5)(a). Motion carried.

Minor’s Estates Preliminary Plat

Motion by Sellenheim/Penzkover to recommend to the Village Board postponement of the consideration of the Preliminary Plat for Minor’s Estates Homestead Addition #3 and east of CTH I until the March 10, 2015 Planning Commission meeting carried.

New Business

Premier Woods site plan/architectural plans

Review of the site plan/architectural plans, for consideration, requested by Calvin Akin, Premier Real Estate Dev, Inc., for proposed multi-family buildings for the property located on northwest corner of CTH ES and Phantom Woods Rd., known as MUKV2011984 for the Public Hearing at the next regular Planning Commission meeting on February 10, 2015.

No action taken.

Lynch’s Horter Chevrolet to create Planned Unit Development (PUD) overlay zoning

Consideration of application of Lynch’s Horter Chevrolet to create Planned Unit Development (PUD) overlay zoning within the B-4, Commercial Business Design District, Section 100-155 of the Village of Mukwonago Zoning Ordinance. Not ready for recommendation. Need more information on front site plan, exterior lighting and signage.

No action taken.

Lynch's Horter Chevrolet site plan/architectural plans

Consideration of the site plan/architectural plans, requested by Mark Greene, Lynch's Horter Chevrolet, for the construction of a commercial building on the property located on East Wolf Run north of Wal-Mart, known as MUKV2013994002. No action taken.

Planned Unit Development (PUD) overlay zoning ordinance

Motion by Sellenheim/Penzkover to recommend the Village Board adopt an ordinance to amend Section 100-155 (I), the B-4 Commercial Business Design District standards of the Mukwonago Zoning Ordinance that allows modifications via Planned Unit Development (PUD) overlay zoning carried.

Consideration of listing for sale the properties located at 915 Main St., known as MUKV2009965001, MUKV2009965002, MUKV2010977 and MUKV2010978

No action taken.

Motion made by Penzkover/Abruzzo to convene into closed session at 7:47 p.m. pursuant to Wisc. Stat. **§19.85(1)(e)** (*Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*) to discuss negotiation of terms of realtor contract for potential sale of properties located at 915 Main St., known as MUKV2009965001, MUKV2009965002, MUKV2010977 and MUKV2010978 carried unanimously upon roll call vote. Discussion held in closed session.

Motion by Sellenheim/Penzkover to reconvene into open session at 8:07 p.m. pursuant to Wis. Stats. **§19.85(2)** for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda carried unanimously upon roll call vote.

Motion by Penzkover/Sellenheim to recommend to the Village Board to enter into a six month listing contract with Anderson Commercial Group contingent upon legal review and preparation of exclusion list with reduced commission for entities included on list as prepared by the Village Administrator carried.

Adjournment

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, February 10, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:36 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Mike Sellenheim
Mark Penzkover
Joe Abruzzo
Fred Winchowky

Commissioner excused: John Hogan

Also present: Bruce Kaniewski, Planner
Kurt Peot, Village Engineer
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Penzkover/Hankovich to approve the January 13, 2015 regular meeting minutes as presented carried.

Public Hearing

The Public Hearing to consider a conditional use permit requested by Mark Greene, Lynch Ventures LLC to allow for two vehicle sales dealerships on the property located on East Wolf Run north of Wal-Mart, known as MUKV2013994004 opened at 6:37 p.m.

Petitioner

Mark Greene of Lynch Ventures LLC showed the drawings of the two vehicle sales dealerships that would be on the property showing the front site plan changes, the exterior lighting and the signage issues that were recommended by the Planning Commission.

Public Comments

None.

Public hearing closed at 6:40 p.m.

Motion made by Sellenheim/Penzkover to recommend the Village Board approve the conditional use permit requested by Mark Greene, Lynch Ventures LLC to allow for two vehicle sales dealerships on the property located on East Wolf Run north of Wal-Mart, known as MUKV2013994004.

The reasons are:

- A. The proposal is consistent with development policies of the Village's Gateway Neighborhood
- B. The proposal will create additional customer traffic to the benefit of current and future businesses within the Gateway.
- C. No one appeared for or otherwise indicated an objection of such use and/or structures.

The conditions are:

- A. Approval of the plans for the Lynch Ventures Chevrolet and Chrysler Dealerships located on 11.41 acres on the north side of Wolf Run 83), pursuant to Conditional Use within the B-4, Commercial Business Design District under the heading of “sales facility, new and used light vehicle sales, along with a body shop, car wash and other uses accessory to new and used vehicle sales,” shall be subject to the package of documents and plans submitted by Lynch Ventures to the Village of Mukwonago on December 19, 2014, with subsequent updates on file in the office of the Village Clerk. Plans include the site plan, building elevations and floor plans, sign plans, site grading and civil engineering design and design for utilities. Approval shall include all uses associated with new and used vehicle sales, including outside display of new and used vehicles, unloading of new and used vehicles and unloading of supplies and materials for the maintenance of vehicles.
- B. The plans may be further modified to conform to other conditions of approval; the floor plans may be modified with the approval of the Building Inspector to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout of the site shall remain unchanged.
- C. Approval shall be subject to approval of a Storm Water Maintenance Agreement and a Developer’s Agreement by the Village Board. The Developer’s Agreement shall list these conditions of approval, a list of all final plans for the project and Lynch Ventures responsibilities for off-site improvements as indicated on the final plans.
- D. With approval, the Plan Commission and Village Board approve allowance of two principal buildings on one lot and allowance of three driveways from external right-of-ways to access the site.
- E. Approval for outside display of new and used vehicles available for customer purchase shall be subject to an orderly and neat appearance and located as shown on submitted plans. Parking of vehicles shall not block building entrances, customer walkways or on-site vehicle flow. The Zoning Administrator may require the relocation or removal of vehicle parking that does not meet the standards of this approval. Damaged vehicles awaiting repair and trade-in vehicles not intended for resale on the subject site shall be placed within the southwestern corner of the site surrounded by dense landscaping. The site shall be properly maintained with a quality appearance at all times, and the site shall be kept free of debris.
- F. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - 1. The Village Engineer shall approve all site engineering plans and documents, including a complete Storm Water and Water Quality Management Plan. Village Board approval of a Storm Water Maintenance Agreement and a Developer’s Agreement (to include a submitted and Village approved Letter of Credit for any off-site improvements).
 - 2. A revised landscape plan shall be submitted for the approval of the Zoning Administrator and Village Planner.
 - 3. Completion of all approvals listed in Condition F, and all plans shall be consistent with the plans listed in Condition A or as modified and identified in the Developer’s Agreement.
 - 4. Approval of the plans by the Fire Chief, which may include, but are not limited to, the internal fire suppression system, external fire department connection location and hydrant locations.
 - 5. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.

6. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from external right-of-ways and neighboring properties.
- G. Prior to temporary occupancy issuance, or if needed, prior to final occupancy permit, the following shall occur:
 1. Completion of all site grading and storm water management facilities in accordance with approved plans, including landscaping that is a part of the storm water management facilities.
 2. Completion of all exterior lighting in accordance with approved plans.
 3. Completion of the buildings in accordance with approved plans and all applicable codes.
 4. Completion of a hard parking surface, including installation of handicapped parking signs.
 5. Completion of the dumpster enclosures.
- H. Prior to final occupancy permit, which shall be issued not later than 120 days after any temporary occupancy permit, the following shall occur:
 1. Completion of all items within Condition G.
 2. Completion of paving and striping of the entire parking area, in accordance with approved plans.
 3. Installation of all site landscaping.

Motion carried.

Unfinished Business

Review draft of ordinance to amend zoning ordinance to expand Planned Unit Development standards to multiple zoning districts

No action taken. Item will remain on the agenda.

Consideration of Preliminary Plat for Minor's Estates for the property located west of Minor's Homestead Addition #3 and east of CTH I

No action taken. Item to remain on the agenda for the March 10th regular Village Board meeting.

Premier Woods site plan/architectural plans

Motion made by Sellenheim/Abruzzo to recommend the Village Board approve the site plan/architectural plans, requested by Calvin Akin, Premier Minnesota LLC, for proposed multi-family buildings for the property located on northwest corner of CTH ES and Phantom Woods Rd., known as MUKV2011984.

The reasons are:

- A. The R-10 district allows all multi-family structures as permitted uses with site plan and architectural approval.
- B. The R-10 district allows for a greater density that would allow the second phase that has been reviewed by the Commission.

The conditions are:

- A. Approval of the plans for the proposed Premier Woods Multi-Family development at the northwest corner of Main Street (STH 83) and Phantom Woods Road, for five-12 unit multi-family structures, one-8 unit multi-family structure and one maintenance

building, shall be subject to the package of documents and plans submitted by the applicant to the Village of Mukwonago on December 19, 2014 with a portion of the plans revised with a submittal dated January 19, 2015. The plans may be further modified to conform to other conditions of approval; the building and floor plans may be modified with the approval of the Building Inspector to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout of the site as depicted on Sheet 6, Site Plan, shall remain unchanged; except construction of a 17 foot wide emergency ingress/egress as shown on Sheet 6 shall be subject to approval of the Wisconsin Department of Natural Resources and/or the Army Corps of Engineers. In addition, the buildings and drive designated as "Future" are not part of this approval, and shall only be allowed after a subsequent review and approval by the Plan Commission and the Village Board.

- B. All ingress/egress drives and parking areas shown on Sheet 6 shall remain private and shall be maintained in a usable and passable condition at all times. The private drive parallel to the western property line shall be constructed to Village public residential street standards.
- C. Approval shall be subject to approval of a Storm Water Maintenance Agreement and a Developer's Agreement by the Village Board. The Developer's Agreement shall list these conditions of approval, a list of all final plans for the project, and responsibilities for off-site improvements.
- D. With approval, the Plan Commission and Village Board grant allowance of multiple principal buildings on one lot.
- E. Prior to issuance of the first building permit, a revised landscape plan shall be submitted for the approval of the Zoning Administrator and Village Planner.
- F. The property shall be maintained in a clean condition, free of debris at all times. No junk, inoperable or abandoned vehicles, or vehicles undergoing repair shall be kept on the property at any time. No vehicles shall be parked in any area not designated for vehicle parking as provided for on Sheet 6.
- G. Only signs allowed by the Village Sign Code, and approved by either the Zoning Administrator or Plan Commission, shall be allowed on the property.
- H. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - 1. The Village Engineer shall approve all site engineering plans and documents, including a complete Storm Water Management Plan.
 - 2. Village Board approval of a Storm Water Maintenance Agreement and a Developer's Agreement (to include a submitted and Village approved Letter of Credit for any off-site improvements).
 - 3. Written approval from the Waukesha County Highway Department for reconstruction of the access to and from County Trunk Highway ES, and for the extension of sidewalk to Phantom Woods Road within the County Trunk Highway ES Right-of-Way.
 - 4. Submittal of the signed easements granted to the Village of Mukwonago providing access to maintain on-site sanitary sewer and potable water lines and hydrants, if requested by Village of Mukwonago utilities.
 - 5. Completion of all approvals listed in Condition C, and all plans shall be consistent with the plans listed in Condition A or as modified and identified in the Developer's Agreement.

6. Approval of the plans by the Fire Chief, which may include, but are not limited to, the internal fire suppression system, external fire department connection location and hydrant locations.
7. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
8. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties.
- I. Prior to temporary occupancy issuance for any building, and if needed prior to final occupancy permit, the following shall occur:
 1. Completion of all site grading and storm water management facilities in accordance with approved plans, including landscaping that is a part of the storm water management facilities.
 2. Completion of all exterior lighting for the building in accordance with approved plans.
 3. Completion of the building in accordance with approved plans and all applicable codes.
 4. Completion of a hard drive and parking surfaces from the exterior public right-of-way to the general area surrounding the building, including installation of handicapped parking signs and ramp.
 5. Completion of the dumpster enclosure for the building.
- J. Prior to final occupancy permit for any building, which shall be issued not later than 120 days after any temporary occupancy permit, the following shall occur:
 1. Completion of all items within Condition I.
 2. Completion of paving and striping of the entire parking area, in accordance with approved plans.
 3. Installation of all site landscaping.
 4. Completion of all required public improvements as specified in the Developer's Agreement.
 5. Completion of any other municipal code requirement in the interest of the health, safety and welfare of the public.
- K. The multi-use trail shall be paved.

Motion carried.

Lynch's Horter Chevrolet to create Planned Unit Development (PUD) overlay zoning

Motion made by Sellenheim/Penzkover to recommend the Village Board approve the Planned Unit Development (PUD) overlay zoning within the B-4, Commercial Business Design District, Section 100-155 of the Village of Mukwonago Zoning Ordinance, requested by Lynch's Horter Chevrolet as set forth in the Village Planner memo dated February 8, 2015, subject to the following amendment and condition.

The amendment to the memo is:

- A. The maximum allowable signage shall be 300 sq. ft. on both buildings.

The condition is:

- A. The modifications shall be documented in the Developers Agreement.

Motion carried.

Lynch's Horter Chevrolet site plan/architectural plans

Because of the conditional use no action was taken.

New Business

Lynch Ventures LLC developers agreement

Motion by Sellenheim/Abruzzo to recommend the Village Board approve the developers agreement with Lynch Ventures LLC for the property located on East Wolf Run north of Wal-Mart, known as MUKV2013994002 carried.

Lynch Ventures LLC storm water maintenance agreement

Motion by Penzkover/Sellenheim to recommend the Village Board approve the storm water maintenance agreement with Lynch Ventures LLC for the property located on East Wolf Run north of Wal-Mart, known as MUKV2013994002 carried.

Premier Woods change of zoning

Motion by Penzkover/Abruzzo to recommend the Village Board approve the change of zoning requested by Calvin Akin, Premier Minnesota LLC, for the property located on northwest corner of CTH ES and Phantom Woods Rd., known as MUKV2011984, from R-3 (Single-family/transitional residential district) to R-10 (Multiple family residential district) for the reason the zoning is appropriate for the location carried.

Premier Minnesota LLC developers agreement

Motion by Sellenheim/Abruzzo to recommend the Village Board approve the developers agreement with Premier Minnesota LLC for the property located on northwest corner of CTH ES and Phantom Woods Rd., known as MUKV2011984 per the conditions set forth by the Village Planner carried.

Premier Minnesota LLC storm water maintenance agreement

Motion by Penzkover/Sellenheim to recommend the Village Board approve the storm water maintenance agreement with Premier Minnesota LLC for the property located on northwest corner of CTH ES and Phantom Woods Rd., known as MUKV2011984 subject to final approval of wording by the Village Planner carried.

Tamara Towns-Pozorski certified survey map

Motion made by Penzkover/Abruzzo to recommend the Village Board acknowledge the request to withdraw certified survey map, requested by Tamara Towns-Pozorski, for part of the property located on the west side of STH 83, across from Black Bear Blvd., known as MUKV1962996 carried.

Potential Tax Incremental District (TID) #4 neighborhood plan

No action taken.

Adjournment

Meeting adjourned at 7:42 p.m.

Respectfully Submitted,
Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, March 10, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Ken Werner
Mike Sellenheim
Mark Penzkover
Sterling Fairchild
Joe Abruzzo
Fred Winchowky

Also present: Bruce Kaniewski, Planner
Judith Taubert, Deputy Clerk-Treasurer

Chairperson Fred Winchowky welcomed Ken Werner and Sterling Fairchild to the Planning Commission as the two new members.

Minutes

Motion by Penzkover/Hankovich to approve the February 10, 2015 regular meeting minutes as presented carried.

Public Hearing

The Public Hearing to consider a conditional use permit requested by Ryan Jonas, Friends of East Troy Railroad Museum Inc., to allow for a Cultural Institution on the property located on the northwest corner of CTH ES and Cty Rd J, known as MUKV2011985 and #VM 00029 was opened at 6:32 p.m.

Petitioner

Ryan Jonas, Friends of East Troy Railroad Museum Inc. showed a drawing of the building that they would like put up to be used as a Cultural Institution. He also handed out a site plan of the property showing where the building would be constructed.

Public Comments

Scott Loose, 1000 Hwy J, Mukwonago, WI 53149 requested No Parking signs on Hwy J and Valley Ridge Drive.

Public hearing closed at 6:38 p.m.

Motion made by Penzkover/Sellenheim to recommend the Village Board approve the conditional use permit requested by Ryan Jonas, Friends of East Troy Railroad Museum Inc., to allow for a Cultural Institution on the property located on the northwest corner of CTH ES and Cty Rd J, known as MUKV2011985 and #VM 00029 subject to the conditions stated in the Village Planners letter dated March 6, 2015 and also writing a letter to the County regarding No Parking signs from west of the railroad tracks on Hwy J to Valley Ridge Drive.

The reasons are:

- A. With approval of the zoning change from A-1 to B-3, the 2009 Village Comprehensive Plan designates the property for Commercial/Business and adjacent properties to the north all have B-3 zoning extending to Phantom Woods Road.
- B. A Conditional Use under the category of "Cultural Institution" fits within the B-3 zoning district.

The conditions are:

- A. Approval shall be subject to Village Board approval of the zoning district boundary change to B-3 Community Business District.
- B. New construction on the property shall be subject to the submitted site and building plan.
- C. The new access drive extending from CTH ES to the new parking lot next to the new building shall be paved with a dustless surface to no less than a 24 foot width.
- D. The new parking lot next to the new building shall be paved with a dustless surface with dimensions to allow for a minimum of 180 square foot parking spaces and a minimum drive aisle width of 24 feet. The parking lot shall be designed with at least one handicapped stall.
- E. Prior to issuance of a building permit for the soil disturbance, the new building and/or removal of buildings, the following shall occur:
 - 1. Approval of a final site plan conforming to Conditions C and D by the Zoning Administrator and the Fire Chief.
 - 2. Approval of a landscape plan by the Zoning Administrator.
 - 3. The building construction plan for the new building shall conform to all applicable state and local codes.
- F. Prior to granting an Occupancy Permit for the new building, the following shall occur:
 - 1. Paving of all new access drives and parking areas.
 - 2. Completion of construction in conformance to all applicable state and local codes.

Motion carried.

Unfinished Business

Minor's Estates Preliminary Plat

Motion made by Sellenheim/Penzkover to recommend the Village Board to approve the Preliminary Plat for Minor's Estates for the property located west of Minor's Homestead Addition #3 and east of CTH I contingent upon the following conditions:

The Conditions are:

- A. The final plat shall be consistent with the preliminary plat dated November 13, 2013, and shall conform to other conditions of this approval.
- B. The final plat submittal shall:
 - 1. Correct Lot 28 to a minimum width of 100 feet at the front property line.
 - 2. Indicate that Lot 1 is not buildable until removal of the temporary roadway easement.
 - 3. Show all easements as recommended by Village staff.
 - 4. Show only the front building lines on lots unless recommended by Village staff.
 - 5. Conform to all Village design standards for subdivisions.
- C. Approval of this preliminary plat shall be subject to finalization of an agreement between the Village Board, the applicant and homeowners of Minor's Homestead

Addition No. 3 for storm water run-off from this plat to be stored in the detention basins of Addition No.

Motion carried.

New Business

Friends of East Troy Railroad Museum Inc. change of zoning

Motion by Abruzzo/Sellenheim to recommend the Village Board approve the change of zoning requested by Ryan Jonas, Friends of East Troy Railroad Museum Inc., for the property located on northwest corner of CTH ES and Cty Rd J, known as MUKV2011985 and #VM 00029, from A-1 (Agricultural District) to B-3 (Community Business District) after the Public Hearing Tuesday, March 17, 2015 carried.

Village of Mukwonago certified survey map

Motion by Penzkover/Hankovich to recommend the Village Board approve the certified survey map, requested by Village of Mukwonago, for part of the property located on the west side of STH 83, across from Black Bear Blvd., known as MUKV1962996 subject to fulfillment of all contingencies of the contract to purchase carried.

Chapman property Comprehensive Plan and Official Map amendment

Motion by Penzkover/Sellenheim to recommend the Village Board direct the Village Planner to proceed with amending the Comprehensive Plan and the Official Map for the Chapman property as discussed and schedule a Public Hearing carried.

Potential TID #4

Village Planner was directed to move forward on the amendment to the Comprehensive Plan amendment for the potential TID #4. No action taken.

Discussion only on the TID #4 Project Plan. No action taken.

Adjournment

Meeting adjourned at 8:01 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, May 12, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Sterling Fairchild
Mike Sellenheim
Mark Penzkover
Joe Abruzzo
Fred Winchowky

Commissioner excused: Ken Werner

Also present: Bruce Kaniewski, Planner
Dean Falkner, Utilities Director
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Hankovich/Penzkover to approve the April 14, 2015 regular meeting minutes as presented carried.

New Business

Mt. Olive Lutheran Church certified survey map

Motion by Sellenheim/Abruzzo to recommend the Village Board approve the certified survey map, requested by Mt. Olive Lutheran Church, for the property located 201 Main St., as presented subject to the following conditions by the Village Engineer carried:

1. Per Wisconsin State Statute 236.34 (1m) (a): Registered Land Surveyor must be changed to Professional Land Surveyor.
2. The POINT OF BEGINNING should be indicated on the map.

Addition #2 of the Orchards of Mukwonago final plat

Motion made by Sellenheim/Penzkover to recommend the Village Board approve the Final Plat for The Orchards of Mukwonago LLC Addition #2 subject to the final review and approval by the Village Engineer carried.

Addition #2 of the Orchards of Mukwonago developers agreement

Motion by Penzkover/Abruzzo to recommend the Village Board approve the developers agreement for The Orchards of Mukwonago LLC for Addition #2 with the change suggested by the Village Planner of 80% of homes completed, or 3 years after installation of binder course, whichever is the earlier date, when the final lift of asphalt is installed and subject to the following conditions carried:

1. Final staff review.
2. There shall be an agreement between the Developer and Staff regarding developer guarantee carried.

Addition #2 of the Orchards of Mukwonago storm water maintenance agreement

Motion by Abruzzo/Sellenheim to recommend the Village Board approve the storm water maintenance agreement with The Orchards of Mukwonago LLC for Addition #2 subject to the following conditions carried:

1. Final staff review.
2. Coordination of the provision of the storm water agreement with the developers agreement as it is amended.
3. There shall be a written agreement between the first two phases of this development (Homeowner's Association) with regards to water runoff

Dorothy Herriges Revocable Trust attachment property

Motion by Hankovich/Sellenheim to recommend the Village Board approve the attachment of the property located at S107W28415 Wolf Run known as MUKT2015999 pursuant to the Municipal Boundary Agreement with the Town of Mukwonago carried.

Aldi grocery store conceptual site/architectural plan review

Brian Adamson, ICAP Development, gave an overlay of their conceptual site/architectural plan. Tom Howald, representing Aldi's, answered questions regarding the building that is being proposed. No action taken.

Fairwind Apartments conceptual site plan/architectural review

Nancy Washburn, representing Bielinski Homes, presented and explained the conceptual site plan/architectural plan for the property located at the Northwest corner of CTH NN and CTH EE known as MUKT1960999001 for the construction of two 16-unit multi-family buildings. No action taken.

215 N. Rochester St. Historic Preservation Review

Roger Walsh, owner of 215 N. Rochester Street, explained what exterior renovations he is going to be making and showed what materials will be used. Motion by Penzkover/Abruzzo to approve the exterior renovations for the property located at 215 N. Rochester Street due to fire damage carried.

Comprehensive Plan resolution for the Chapman property

Planner asked for direction considering the amendment to Comprehensive Plan for the Chapman property. Item will be held until next Planning Commission meeting on June 9, 2015. No action taken.

Amendment to the Sanitary Sewer Service Area for the Village of Mukwonago

Information only. No action taken.

Adjournment

Meeting adjourned at 8:27 p.m.

Respectfully Submitted,
Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, June 9, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Ken Werner
Mike Sellenheim
Mark Penzkover
Sterling Fairchild
Fred Winchowky

Member excused: Joe Abruzzo

Also present: Bruce Kaniewski, Planner
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Penzkover/Hankovich to approve the May 12, 2015 regular meeting minutes as presented carried.

Public Hearings

The public hearing to consider proposed Amendment #2 to the Project Plan for Tax Incremental District No. 3 of the Village of Mukwonago, Wisconsin was opened at 6:31 p.m.

Kaniewski explained the 2nd amendment to the TID #3. The amendment includes adding 3.7 acres located at S107W28415 Wolf Run (known as the Herriges Property) for the development of a potential Aldi's food store. It also includes an additional \$250,000 for a grant to assist the developer with the infrastructure because the site has several restraints and is a redevelopment.

There were no comments from the public.

Public hearing closed at 6:36 p.m.

Motion by Penzkover/Sellenheim to adopt Resolution 2015-23: *A Resolution Adopting Project Plan Amendment No. 2 for Tax Incremental District No. 3, Village of Mukwonago, Wisconsin, and Submitting the Amendment to the Village Board for Approval* carried.

The public hearing to consider a conditional use permit requested by Mukwonago Historical Society to allow for a Cultural Institution on the property located at 103 Main St., known as MUKV1976095 and MUKV1976100 was opened at 6:38 p.m.

Petitioner

Sue Maslowski, Museum Board Secretary, read a proposal to move the south section of the Martin Field House, located at 201 Main Street, onto the property which houses the Red Brick Museum.

Public Comments

Andrea Frank, member of the Mukwonago Historical Society and Museum Board, read a statement against moving the Martin Field House to the location behind the log cabin on museum property because it would result in moving the Medicine Wheel Garden which would destroy an important symbol and special place that was created to honor Indian people.

Ron Reinert, 1004 Bay View Court, Museum Board Member spoke against destroying all the hard work and time that Master Gardeners & volunteers have put in improving the grounds with the Medicine Wheel Garden and a tree that had been donated.

Lynn Carlson, W1599 Hwy J, spoke in favor of moving the Martin Field House to the property located at 103 S. Main Street.

Public hearing closed at 6:55 p.m.

Janine Coley, Museum Board President, answered the Commissions questions and said that the Historical Society had gotten information regarding moving the Martin Field House but that they had not voted on it.

The conditional use permit request will remain on the agenda until the July 14th regular Planning Commission meeting with direction that the Clerk's Office will look up the minutes from the installation of the Medicine Wheel Garden to see if there were any permanent conditions.

New Business

Minor's Estates final plat

Motion by Penzkover/Hankovich to recommend the Village Board approve the Final Plat requested by Devin Wolf and Ken Kroeger, Minor's Homestead 4 LLC, for Minor's Estates subject to the following conditions carried:

1. Signing of the Final Plat by Village officials shall be subject to approval and developer signing of the Developer's Agreement and the Storm Water Maintenance Agreement, developer signing of the agreement between the developer, Village Board and homeowners of Minor's Homestead Addition No. 3, and submittal of a Landscape Plan (per comments in the body of this report for approval of the Village Engineer.
2. The Developer's Agreement shall not be signed until the grading plan is approved by the Village Engineer and the Zoning Administrator.
3. Approval shall be subject to revisions to the final plat as recommended by Waukesha County in a letter dated May 26, 2015, and as recommended by the Village Engineer in a letter dated June 5, 2015.
4. Approval shall be subject to revision of the final plat to Brockway Drive street yard setback of Lot 1 to make the lot buildable with the temporary cul-de-sac.

S107W28415 Wolf Run change of zoning

Motion made by Sellenheim/Hankovich to recommend the Village Board approve the change of zoning requested by Brian Adamson, ICAP Development, for the property

located at S107W28415 Wolf Run known as MUKV2015999, from A-1 (Agricultural District) to B-4 PUD (Commercial Business Design District with a Planned Unit Development Overlay) carried.

Aldi grocery store site/architectural plan review

Motion made by Sellenheim/Werner to recommend the Village Board approve the site/architectural plan review, requested by Brian Adamson, ICAP Development, representing Dorothy Herriges Revocable Trust, Mary Schneider Trustee, property owner, for the property located at S107W28415 Wolf Run known as MUKV2015999 for the construction of an Aldi grocery store as presented carried.

Aldi Foods Store developers agreement

Motion made by Penzkover/Sellenheim to recommend the Village Board approve the developers agreement, sign declaration, and development guaranty with ICAP Development, LLC for Aldi Foods Store on Herriges Property, STH 83 and Wolf Run subject to final review by Village Staff and Village Attorney review and approval carried.

Aldi Foods Store storm water maintenance agreement

Motion made by Sellenheim/Penzkover to recommend the Village Board approve the storm water maintenance agreement with ICAP Development, LLC for Aldi Foods Store on Herriges Property, STH 83 and Wolf Run subject to final changes and review by Village Staff carried.

East Wolf Run road right-of-way vacating and discontinuing resolution

Motion made by Hankovich/Penzkover to recommend the Village Board adopt the resolution vacating and discontinuing a portion of the road right-of-way in the Village of Mukwonago adjacent to East Wolf Run at the intersection of State Highway 83 carried.

2-1-2 Quick Lube conceptual site plan/architectural review

Motion made by Penzkover/Sellenheim to direct staff to work with Mr. Theisen to take the conceptual site/architectural plan concept submitted by John Theisen, Light House Lubes Real Estate LLC, for the property located on Marsh View Dr., known as MUKV1962990002 for the construction of a 2-1-2 Quick Lube with retail and office space and make it a proposal carried.

103 Main St. Historic Preservation Review

Motion made by Penzkover/Sellenheim to postpone approval of the Historic Preservation review to allow for the placement of the Martins Field House on the property located at 103 Main St., known as MUKV1976095 and MUKV1976100 requested by Mukwonago Historical Society until the next regular Planning Commission meeting carried.

204 N. Rochester St. Historic Preservation Review

Motion made by Sellenheim/Penzkover to approve the Historic Preservation review to allow for the installation of emergency jump deck requested by Steve Sharpe, Steven Robert Sharpe and Associates, for the property located at 204 N. Rochester St. as presented on the colored drawing and the spindles to match the railing on the South Side of the building and painted the same color carried.

Consider resolution for amendment to Comprehensive Plan for the potential TID #4

Motion made by Sellenheim/Hankovich to adopt Resolution 2015-27: *Resolution Approving an Amendment to the Comprehensive Plan for the Village of Mukwonago for the South Main Street/River Area* carried.

Adjournment

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, July 14, 2015

Call to Order

Deputy Clerk-Treasurer Judith Taubert called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Ken Werner
Mark Penzkover
Sterling Fairchild
Joe Abruzzo
Member excused: Fred Winchowky

Also present: Bruce Kaniewski, Planner
Judith Taubert, Deputy Clerk-Treasurer

Motion by Werner/Abruzzo to elect Penzkover as acting chairperson for the meeting carried.

Minutes

Motion by Hankovich/Werner to approve the June 9, 2015 regular meeting minutes as presented carried.

Public Hearings

The public hearing to consider a conditional use permit requested by John Miller, Western Contractors to allow for a dental clinic on the property located at 525 Bay View Road, known as MUKV2009962002 opened at 6:32 p.m.

Hankovich gave a summary of what is proposed and stated that it fits the conditional use.

Jeremy Bartlett, Thrive Architects, LLC, appeared representing John Miller, Western Contractors for a dental clinic on the property located at 525 Bay View Road.

There were no public comments

Public hearing closed at 6:36 p.m.

Motion made by Abruzzo/Werner to recommend the Village Board approve the conditional use permit requested by John Miller, Western Contractors to allow for a dental clinic on the property located at 525 Bay View Road, known as MUKV2009962002.

The reasons are:

1. Such use and/or structures will be a benefit to the community, and, once built, a benefit to the property.
2. There were no public objections.

The condition is:

1. Development of the property shall comply with all building and zoning requirements especially as it relates to the plumbing.

Motion carried.

The public hearing to consider a conditional use permit requested by John Theisen, Lighthouse Lubes Real Estate LLC, to allow for an oil change facility and drive-up window on the vacant half of the property located at 1160 N. Rochester Street, known as MUKV1962990002 opened at 6:38 p.m.

Bruce gave a summary of the request.

Peter Renner, Architect for the oil change facility, explained the proposed development and showed the proposed drawings of the buildings.

Mary Liskow, 1170 Black Bear, had questions regarding the one access from The Glen to Hwy 83.

Public hearing closed at 6:46 p.m.

Motion made by Penzkover/Sellenheim to recommend the Village Board approve the conditional use permit requested by John Theisen, Lighthouse Lubes Real Estate LLC, to allow for an oil change facility and drive-up window on the vacant half of the property located at 1160 N. Rochester Street, known as MUKV1962990002.

The reasons are:

1. Such use and/or structures are in accordance with the purpose and intent of the zoning district in which it is located.
2. Such use and/or structures are found to be not hazardous, offensive or adverse to the environment or value of the neighborhood and community.

The conditions are:

1. The Conditional Uses for an oil change facility and drive-up window for a coffee shop/restaurant shall be granted to Lighthouse Lubes Real Estate, LLC (Applicant) and Waukesha State Bank as the property owner. Applicant shall be the developer of the project; although after completion of the development in accordance with the provisions of Section 100-354 (e) (4) of the Zoning Ordinance as a "conditional use permit in good standing," applicant may transfer ownership.
2. Prior to the start of any site construction or issuance of any required building permits, Waukesha State Bank shall provide the Village of Mukwonago Zoning Administrator with a copy of the recorded Condominium Plat, along with any terms and restrictions of the plat. Said Condominium Plat shall prohibit any division of the land by a Plat of Subdivision or a Certified Survey Map, except with an amendment of this Conditional Use approval. In addition, the Condominium Plat shall indicate the full use of all parking

spaces and drive aisles across the entire property by any user or customer of the businesses on the entire property.

3. Development of the property shall be consistent with the base plans submitted for the proposal prepared by Renner Architects, dated June 30, 2015; except no site construction or issuance of any required building permits shall occur until all final plans receive written approval of the Supervisor of Inspections/Zoning Administrator, Fire Chief, Village Planner and Village Engineer, subject to the terms and conditions of Site Plan and Architectural Plan approval. The terms and conditions of Site Plan and Architectural Plan approval shall be incorporated by reference.
4. Prior to the start of any site construction or issuance of any required building permits, applicant shall submit to the Zoning Administrator a recorded copy of the cross access easement with the property owner to the south. Prior to recording, the location of the cross access easement shall be approved by the Village Planner, and the cross access easement document shall be approved by the Village Attorney.
5. The interior of the coffee shop/restaurant with approval of the Conditional Use for drive-thru service shall be constructed with a layout consistent with the floor plan incorporated with the submitted plans dated June 30, 2015. Applicant stated intent is to lease the subject space to a coffee shop that serves a variety of coffees, other non-alcoholic drinks and on-site and off-site prepared breakfast, snack and sandwich type foods in a fast food setting. Should applicant lease to a restaurant that does not have a main coffee theme, the subject space may be occupied by a restaurant if the restaurant maintains the submitted floor plan, maintains the drive-thru window and lane with the minimum of six queuing spaces behind the menu board, and does not exceed a combination of 81 interior and exterior seats. Should a restaurant propose to locate in the subject space that does not meet the criteria just stated, nothing in these terms and conditions shall prevent the applicant or assigns to request a new Conditional Use.
6. Applicant and assigns shall maintain the building at all times consistent with the submitted plans, and shall maintain the entire property clear of trash, rubbish and debris at all times. Applicant shall place aesthetically looking trash containers throughout the site with location and design of the containers subject to the approval of the Zoning Administrator. No outdoor display or sales shall be allowed.
7. A Village maintained water main exists under the site within a 20 foot easement. With approval, applicant and property owner acknowledges if the Village should need to repair or replace a section or the entire length of the water main, the Village shall not be responsible to replace or repair any above ground appurtenance, such as grass, trees and shrubs, drive aisle and parking paving, curb and/or gutter, or sidewalks. Applicant and/or property owner shall replace or repair appurtenance as soon as weather permits.
8. With approval, the Plan Commission and Village Board approve allowance of two principal buildings on one lot.
9. With approval, the Plan Commission confirms the proposal conforms to the standards for approval of a Conditional Use.
10. Approval of the Conditional Uses shall be subject to Village Board approval of rezoning of the entire subject property from B-3, Community Business District, to B-2, General Business District.
11. All hazardous waste shall be disposed of as required by law.

Motion carried.

Unfinished Business

Martins Field House

Motion by Fairchild/Abruzzo to approve the Mukwonago Historical Societies request to withdraw their request regarding a conditional use permit carried.

Motion by Werner/Abruzzo to approve the Mukwonago Historical Societies request to withdraw their request regarding the exterior aesthetics relating to the placement of the Martins Field House on the property located at 103 Main Street carried.

New Business

Martins Field House

Motion by Fairchild/Werner to approve the Mukwonago Historical Societies request to withdraw their request regarding the site plan/architectural review relating to the placement of the Martins Field House on the property located at 103 Main Street carried.

MUKV1962990002 change of zoning

Motion by Abruzzo/Werner to recommend the Village Board approve the change of zoning requested by John Theisen, Lighthouse Lubes Real Estate LLC, for the property located at 1160 N. Rochester Street, known as MUKV1962990002, from B-3 (Community Business District) to B-2 (General Business District) carried.

1160 N. Rochester St. quick lube facility/retail space site plan/architectural review

Motion by Abruzzo/Werner to recommend to the Village Board approval of the site plan/architectural review for the Lighthouse Lubes Real Estate LLC subject to staff coming to agreement with landscaping, lighting plans as discussed and the following conditions carried:

1. Approval of the plans for the proposed oil change and coffee shop/restaurant store at approximately 1100 N. Rochester Street shall be subject to the package of plans submitted by the applicant to the Village of Mukwonago on July 7, 2015. Prior to commencement of any site construction or the issuance of any building permit, final plans shall be reviewed and approved by the Supervisor of Inspections/Zoning Administrator, Fire Chief, Village Planner and the Village Engineer. The final plans shall be modified to conform to revisions listed in this report and conformance to all applicable Village codes and other conditions of approval; the floor plans may be modified with the approval of the Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout of the site as depicted the Site Plan dated June 30, 2015 shall remain unchanged.
2. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. Conformance with all terms and conditions of approval for the Conditional Uses.
 - b. Completion of all required approvals as listed in Condition No. 1.
 - c. Approval of the plans by the Fire Chief, which may include, but are not limited to, the internal fire suppression system, external fire department connection location and hydrant locations.
 - d. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.

- e. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view of neighboring properties.
- 3. Prior to temporary occupancy issuance, and if needed, prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading and storm water management facilities in accordance with final approved plans.
 - b. Completion of all exterior lighting in accordance with final approved plans.
 - c. Completion of the buildings in accordance with final approved plans and all applicable codes.
 - d. Completion of a hard parking surface with concrete curb and gutter, including installation of handicapped parking signs and ramp in accordance with final approved plans.
 - e. Completion of the dumpster enclosure.
- 4. Prior to final occupancy permit, which shall be issued not 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 entire parking area, in accordance with approved plans.
 - c. Installation of all site landscaping.

Historic Preservation Review

Motion by Fairchild/Werner to approve the change in siding materials to James Hardy Plank with colors of Iron Gray for the body, Arctic White for the trim with Red accents carried.

Conversion of a private drive into a public street

Motion by Abruzzo/Fairchild to direct staff to research the possibility of acquisition of property to convert a private drive into a public street, behind properties fronting STH 83 north of CTH NN carried.

Adjournment

Meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, August 11, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Ken Werner
Mark Penzkover
Sterling Fairchild
Fred Winchowky
Joe Abruzzo

Also present: Bruce Kaniewski, Planner
Aaron Kramer, Economic Development Intern
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Penzkover/Abruzzo to approve the July 14, 2015 regular meeting minutes as presented carried.

New Business

Minor's Estates

Motion by Penzkover/Werner to recommend to the Village Board approval of the developers agreement with Minors Homestead 4 LLC for Minor's Estates Subdivision subject to final approval by the Village Attorney and Staff.

Motion by Penzkover/Abbruzzo to recommend to the Village Board approval of the storm water maintenance agreement with Minors Homestead 4 LLC for Minor's Estates Subdivision subject to the revisions and conditions as discussed regarding references to prior agreements with Minor's Addition 2 & 3 and final review of Village Staff carried.

Fountain Park Apartments

Consideration of conceptual site plan/architectural review, requested by Teronomy Builders, Inc., for part of the property located at W299S8915 State Rd. 83, known as MUKV1957997 for the construction of apartment buildings and amenities. Staff from Teronomy Builders gave a presentation of the project that they are proposing. The consideration of conceptual site plan/architectural review will stay on the agenda with Teronomy coming back to the next Planning Commission meeting on September 8th to address and answer some of the questions and concerns the commission had.

Planner's Report

- A. Comprehensive Plan update for potential Tax Increment District No. 4 (South Main St./Bay View Rd. area)
- B. Redevelopment of Lynch Chevrolet Site update.

- C. Performance standards for mixed-use development
 - D. Comprehensive Plan update for the Chapman Property
 - E. Traffic Impact Analysis for the Chapman property intersection with STH 83
 - F. Discussion on Update to R-3 (Single-family/transitional residential district) and R-10 (Multi-family district) standards
 - G. Amendment to parking standards
 - H. Village Center overlay district
 - I. Change of zoning for A-1 (Agricultural district) properties
 - J. New development updates
- Kaniewski provided an update on these matters. No action taken.

Adjournment

Meeting adjourned at 8:36 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, September 8, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Ken Werner
Mark Penzkover
Sterling Fairchild
Fred Winchowky
Joe Abruzzo
John Meiners

Also present: Bruce Kaniewski, Village Planner
John Weidl, Village Administrator
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Penzkover/Abruzzo to approve the August 11, 2015 regular meeting minutes as presented carried.

Unfinished Business

Fountain Park Apartments

Consideration of conceptual site plan/architectural review, requested by Teronomy Builders, Inc., for part of the property located at W299S8915 State Rd. 83, known as MUKV1957997 for the construction of apartment buildings, amenities and side-by-side condominiums. Staff from Teronomy Builders gave a presentation of all the changes that they made to address concerns that the Commission had regarding the project that they are proposing and answered questions the Commission asked. No action taken.

Planner's Report

Performance standards for mixed-use development

The Planning Commission reviewed the draft that Kaniewski handed out at the August 11, 2015 meeting for Mixed Use Building Standards. The Planning Commission directed Kaniewski to come back with another draft with changes as discussed. No action taken.

Adjournment

Meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, October 13, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Sterling Fairchild
John Meiners
Mark Penzkover
Ken Werner
Fred Winchowky

Commissioner excused: Joe Abruzzo

Also present: Bruce Kaniewski, Planner
John Weidl, Administrator
Steven Braatz, Jr., Clerk-Treasurer

Minutes

Motion by Penzkover/Hankovich to approve the September 8, 2015 regular meeting minutes as presented carried.

New Business

AMI Asset Management Inc. certified survey map

Motion by Penzkover/Werner to recommend the Village Board approve the certified survey map, requested by Dennis Birkley, AMI Asset Management Inc., for the property located at 807 Swan Dr., known as MUKV1970999011 and MUKV1970999025, subject to review by the Village Engineer carried.

Daniel and Connie Porter extraterritorial certified survey map

Motion by Penzkover/Werner to recommend the Village Board approve the extraterritorial certified survey map, requested by Daniel and Connie Porter, for the property located at S102W26107 Maple Ave. in the Town of Vernon, known as VNT2132997 and VNT2132999 carried.

Amendment to Parking Ordinance

Motion by Penzkover/Hankovich to recommend the Village Board adopt the ordinance to amend Article V of Chapter 100 of the Village of Mukwonago Municipal Code, known as the Zoning Ordinance, pertaining to the regulation of off-street parking, driveways, access, loading and vehicle visibility with the correction to Sec. 100-402(a), in the table under the Miscellaneous Uses section, Drive-Through (Thru) Service Lanes category, the wording should read, "Stacking space for four (4) vehicles..." carried.

Amendment to R-3 and R-10 zoning districts

Motion by Penzkover/Werner to recommend the Village Board adopt the ordinance to amend Chapter 100 of the Village of Mukwonago Municipal Code, known as the Zoning

Ordinance, specifically sections 100-103, 100-110 and 110-111 pertaining to the standards for development in the r-3 and r-10 zoning districts carried.

Amendment to business zoning districts standards

Motion by Penzkover/Werner to recommend the Village Board adopt the ordinance to amend Chapter 100 of Municipal Code (zoning), specifically Section 100-152, the B-2 General Business District; Section 100-154, the B-3 Community Business District, Section 100-155, the B-4 Commercial Business Design District; Section 100-156, the Planned Business and Light Industrial Development District; and Section 100-157, Permitted and Conditional Uses of Business Districts, regarding the allowance of mixed use development within business zoning districts including associated amendments to business districts standards, with the modification to Sec. 100-152(d)(3)b. to read "Maximum Building Height with Conditional Use approval for mixed-use: 4 stories up to a maximum roof height of 60 feet" carried.

North STH 83 corridor Comprehensive Master Plan 2035 amendment

The Plan Commission reviewed a preliminary proposal to amend the Comprehensive Plan to add language about increased multi-family density and mixed-use standards in business zoning districts and to change the proposed land use plan for the Northside STH 83 area. The base multi-family density is proposed to increase to 10 dwelling units per acre with provisions to allow up to 20 units per acre under performance standards. The amendment also proposed that within commercial/business land uses, mixed-use development could be allowed with ground level business and upper floor residential. Proposed land uses would be adjusted within the area north of CTH NN either side of STH 83 extending northward to the ultimate Village boundary with the Town of Mukwonago. The land uses would include more planned commercial/business acreage along the highway up to the east-west creek flowing into the Vernon Marsh, shifting planned multi-family and transitional residential land uses west and north of the commercial/business and creating a new land use category of optional commercial or multi-family between the commercial/business and the multi-family and transitional land uses west of STH 83. The commission was asked to provide comments to the Village Planner as the matter will return to a future meeting for review and comment. No action was taken.

Proposed amendments to Section 100-21

Village Planner discussed potential amendments to Sec. 100-21 regarding distance between fueling stations and review of fueling stations near the interchange. This ordinance is in preliminary stages and no public hearing has been scheduled. No action was taken.

Adjournment

Meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Steven Braatz, Jr.
Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, November 10, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Joseph Hankovich
Sterling Fairchild
John Meiners
Joe Abruzzo
Ken Werner
Fred Winchowky

Commissioner excused: Mark Penzkover

Also present: Bruce Kaniewski, Planner
Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Hankovich/Meiners to approve the October 13, 2015 regular meeting minutes as presented carried.

Unfinished Business

Amendments to Section 100-21

Motion by Abruzzo/Hankovich to authorize staff to schedule a public hearing to discuss proposed amendments to Section 100-21 of the Municipal Code pertaining to the distance between fueling stations and reviews surrounding the interchange carried.

New Business

Preliminary Blott change of zoning

The change of zoning requested by Blott, John R. and Sandra J. Revocable Trust of 2011 for the properties located at 803 CTH NN E, known as MUKV1967995, MUKV1967999, and MUKV1967999002, from R-2 (Single-family Village Residential District) to B-3 (Community Business District) will be on the next Commission agenda on December 8, 2015 for a formal recommendation to the Village Board. The public hearing is scheduled for December 15, 2015. Discussion only. No action taken.

Sommer Property comprehensive plan amendment

The comprehensive plan amendment for Sommer Property located on STH 83 south of TID #3 known as MUKV2016997002 will be on the January 12th Planning Commission meeting agenda for review and discussion of the Comprehensive Plan for the Sommer's property. Discussion only. No action taken.

Adjournment

Meeting adjourned at 7:33 p. m.

Respectfully Submitted,

Judith Taubert
Deputy Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, December 8, 2015

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: John Meiners (entered at 7:10 p.m.)

Ken Werner

Mark Penzkover

Joe Abruzzo

Fred Winchowky

Member excused: Joe Hankovich

Sterling Fairchild

Also present: Bruce Kaniewski, Planner

Judith Taubert, Deputy Clerk-Treasurer

Minutes

Motion by Abruzzo/Werner to approve the November 10, 2015 regular meeting minutes as presented carried. Penzkover abstained.

Public Hearings

The public hearing to consider a Conditional use permit requested by Kevin Connor, OMSA Development LLC, to allow for a dental office on the property located at Bay View Rd., west of the railroad tracks, approximately 229 feet along Bay View Rd., known as MUKV2009954001 was opened at 6:31 p.m.

Kaniewski explained the main reason medical uses require conditional use approval is to ensure that the storage, use and disposal of any hazardous materials or liquids protects persons and property.

Chris Helwig, Project Manager for Design Unlimited of Marshfield and Architect for the project, handed out an information sheet that listed how they would handle hazardous waste produced along with a description of any hazardous materials stored on site.

There were no comments from the public.

Public hearing closed at 6:38 p.m.

New Business

OMSA Development LLC

Motion by Abruzzo/Penzkover to recommend the Village Board approve a conditional use permit requested by Kevin Connor, OMSA Development LLC, to allow for a dental office on the property located at Bay View Rd., west of the railroad tracks, approximately 229 feet along Bay View Rd., known as MUKV2009954001 subject to the following conditions carried:

1. Applicant shall adhere to the Plan of Operation as submitted and dated December 8, 2015.
2. Applicant shall adhere to the all plans as submitted and dated November 5, 2015.

3. Applicant shall adhere to the hazardous, medical, and liquid waste disposal plan as submitted and dated December 8, 2015.

Motion by Penzkover/Abruzzo to recommend the Village Board approve the Lot 2 certified survey map requested by Kevin Connor, OMSA Development LLC, to allow for a dental office on the property located at Bay View Rd., west of the railroad tracks, approximately 229 feet along Bay View Rd., known as MUKV2009954001 subject to the two conditions stated in the Village Planners letter dated December 4, 2015 carried:

1. Prior to signing of the CSM by Village officials, a revised CSM shall be submitted for the approval of the Village Engineer.
2. Prior to signing of the CSM by Village officials, the access easement as shown on the CSM shall be extended to the benefit of Lot 2.

Applicant will resubmit the final Site Plan/Architectural Plan and associated information for a dental office on the property located at Bay View Rd., west of the railroad tracks, approximately 229 feet along Bay View Rd., known as MUKV2009954001 at a later date. No Action taken.

Blott Properties

Motion made by Penzkover/Werner to recommend the Village Board adopt amending the comprehensive plan for the Village of Mukwonago requested by Blott, John R. and Sandra J. Revocable Trust of 2011 for the properties located at 703 CTH NN E, known as MUKV1967995, MUKV1967999, and MUKV1967999002 to include a Public Hearing in January but not rezoning at this time; carried from Multi-family Residential to Commercial/Business.

Motion by Abruzzo/Penzkover to recommend the Village Board deny change of zoning requested by Blott, John R. and Sandra J. Revocable Trust of 2011 for the properties located at 703 CTH NN E, known as MUKV1967995, MUKV1967999, and MUKV1967999002, from R-2 (Single-family Village Residential District) to B-3 (Community Business District) carried, to first amend the Comprehensive Plan and allow flexibility of the future business district to match the intended business use of the properties.

MASD Property

Motion by Penzkover/Werner to recommend the Village Board adopt amendment to the comprehensive plan for the Village of Mukwonago (requested by Mukwonago Area School District for the property located on CTH NN immediately west of the main Mukwonago High School property, known as MUKT1959993007) carried; from small lot Single Family Residential to Government/Institutional.

Adjournment

Meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk-Treasurer