

1. Call to Order

Chairman Wagner called the Plan Commission meeting to order on May 17, 2010 at 7:00 p.m.

Members present: Arnie Fickau
 Joe Hankovich
 John Bronk
 Mark Penzkover
 Jaime Vega
 Joe Abruzzo
 James Wagner

Also Present: Paul Moderacki, Administrator/Clerk-Treasurer
 Bruce Kaniewski, Village Planner
 Shawn Reilly, Village Attorney

2. Statement of Public Notice

The meeting was posted and noticed according to law.

3. Approval of the Minutes for the April 19, 2010 Regular Meeting and April 28, 2010 Special Meeting

Motion by Fickau/Hankovich to approve the minutes of the April 19, 2010 regular meeting and the April 28, 2010 special meeting was carried unanimously.

4. Unfinished Business

A. Review of Driveway Approaches on Properties in the Field Park Subdivision Project

Motion was made by Hankovich/Fickau to allow the existing two driveway approaches on the property located at 804 Park View Lane to remain as is. Reasons for the approval are: 1) The house was built and the approaches were installed around 1960, and the Village ordinances were adopted afterwards, and 2) the traffic count is not a problem at this time. Motion was carried unanimously.

B. Consideration of Black Bear Development Agreement

Item postponed to a future Plan Commission meeting.

C. Modifications to the Black Bear Site Plan for Grading Site, Directions of Two Pads, Lift Station Location

Item postponed to a future Plan Commission meeting.

D. Consideration of Certified Survey Map – Black Bear Development on the East End of Black Bear Blvd. – Charlie Miller, Citizens Bank of Mukwonago

Item postponed to a future Plan Commission meeting.

5. New Business

A. Consideration of Site Plan and Architectural Review of Proposed School District Office Building for the Property Located West of Clarendon Avenue School and, Facing CTH NN, to the South of the Existing Parking Lot

Dr. Paul Strobel, Mukwonago Area School District Superintendent, Chad Bathke, VJS Construction Services, Paul Wysocki, School Board President, and Rodell Singert, School Board Member, presented plans for the construction of a school district building

on the property located west of Clarendon Avenue School and, facing CTH NN, to the south of the existing parking lot. The district is on a limited budget and created a building that is low maintenance, energy efficient, and functional to the district's needs, including easy access to three nearby schools. The building will share the existing parking lot with Clarendon Avenue School, with the addition the installation of two handicap stalls. There is a revised plan that improves the handicap access into the building. Hankovich noted that the building does not match the other building on the lot aesthetically. He also noted that a sidewalk will be needed to access the doors on the west and south sides of the building, and suggested a sidewalk around the entire building. Wagner, Bronk, and Vega were also concerned with the plain look of the building and the lack of uniform aesthetics of this building with the other buildings on the lot, as well as the colors of the samples not matching the colors on the plans submitted. Fickau was concerned with the pitch of the roof. Atty Reilly was of the opinion that the building would require LEEDS qualifications. Item postponed to a future Plan Commission meeting.

B. Consideration of Architectural Review of Proposed Patient Service Center for the Property Located at 225 Eagle Lake Ave. – Bradley Sabre, Aurora Health Care

Brad Sabre, Aurora Health Care, and Chris Walgren, Building Service, Inc., presented plans to convert the existing vacant building located at 225 Eagle Lake Ave., formerly a physicians office, into a patient service center. They are centralizing the service that is currently at four area hospitals into this one location. They will remodel the building, including new landscaping and an outside generator. The plan includes a maximum of 56 employees at this time. Shifts are staggered, with hours from 6:00 a.m. to 10:00 p.m., but the majority of the employees will be at the building between 8:00 a.m. and 6:00 p.m. which is the period of the heaviest call volumes. Hankovich stated that the use is not a listed use in the B-1 (Neighborhood Business District) zoning, thus would need a conditional or unspecified use permit from the Board of Building and Zoning Appeals (BZA). B-1 zoning is to allow for business that serve the immediate neighborhood. He asked that the Commission make a determination whether or not they want this type of business in the B-1 zoning, and forward a recommendation to BZA. Fickau noted that he believes the traffic impact would be less with this business than that of the former physicians office. Abruzzo liked the landscape plan and the fact that it shields the vehicles that will be parked on the lot. Kaniewski mentioned that some of the shrubs block the views of the parking lot entrance/exit. Motion was made by Hankovich/Abruzzo to recommend to the Board of Building and Zoning Appeals a favorable approval of the conditional/unspecified use permit for a patient service center presented by Aurora Health Care at the property located at 225 Eagle Lake Ave. The approval shall be subject to the following conditions:

1. Aurora Health Care shall not exceed the total employee occupancy of 60 employees without first being reviewed by the Board of Building and Zoning Appeals
 2. Aurora Health Care shall remodel the building according to the plan submitted.
- Motion was carried unanimously.

C. Consideration of Extraterritorial CSM for Honey Creek Estates – Town of East Troy – Brian Godfrey

Motion was made by Hankovich/Fickau to recommend to the Village Board the approval of the extraterritorial Certified Survey map for Honey Creek Estates, Town of East Troy. The approval shall be subject to the following conditions:

1. Prior to Village officials affixing signatures to the CSM, written documentation shall be provided to the Village with the approvals of the Town of East Troy and Walworth County. Walworth County approval shall provide for the ingress/egress easement being a hard packed surface with a width of at least 16 feet with documents forming a Homeowner's Association with clear requirements for yearlong maintenance of the easement, keeping the pavement clear of potholes, snow and ice, and generally passable for large vehicles at any time.
2. Prior to Village officials affixing signatures to the CSM, a deed restriction shall be attached to the CSM with a separate recorded deed restriction indicating that a driveway turn-around be constructed near Lots 1 and 2 to allow for proper turning of a fire apparatus with the largest turning radii, subject to the joint approvals of the Chiefs of the East Troy and Mukwonago Fire Departments.

Motion was carried unanimously.

D. Historic Preservation Commission Review – Request to Re-roof – 406 Grand Ave. – John Goetsch

Motion by Hankovich/Abruzzo to approve the re-roof and shingles at the property located at 406 Grand Ave. as presented was carried unanimously.

E. Sign Review – Request for Wall-mounted Sign – 109 Lake St. – Laura Timmers, Fusion Fitness

Motion by Hankovich/Penzkover to approve the wall-mounted sign for Fusion Fitness Studio at the property located at 109 Lake St. as presented was carried unanimously.

6. Correspondence

A. Town of Mukwonago April 7, 2010 Planning Commission Minutes

On file in the Clerk's Office.

7. Comments From The Floor

None

8. Adjournment

Motion by Fickau/Hankovich to adjourn at 9:14 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.
Deputy Clerk