

1. Call to Order

Chairman Wagner called the Plan Commission meeting to order on June 14, 2010 at 7:00 p.m.

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

Member Excused: Jaime Vega

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 May 17, 2010 Regular Meeting

Motion by Fickau/Hankovich to approve the minutes of the May 17, 2010 regular meeting was carried unanimously.

4. Unfinished Business

A. Access Easement to Black Bear Lift Station

Motion was made by Penzkover/Hankovich to recommend to the Village Board the granting of the access easement by Dewey Farm, LLC to Citizens Bank of Mukwonago. The approval shall be subject to an addition to be included in the document stating that in the event the grantor's property is developed and Marsh View Drive is extended, then the location of the access easement may be changed upon mutual agreement of the parties. Motion was carried unanimously.

B. Black Bear Development Agreement

Motion was made by Fickau/Abruzzo to recommend to the Village Board the approval of the Black Bear Developer's Agreement. The approval shall be subject to approvals by the Village Engineer, Planner, Zoning Administrator, and Administrator. Motion was carried unanimously.

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

Motion was made by Hankovich/Fickau to recommend to the Village Board the approval of the site plan modifications for the Black Bear Residential Development. The approval shall be subject to the approval by the Wisconsin Department of Natural Resources. The approval shall also be subject to the approval of new elevation plans by the Village Zoning Administrator. Motion was carried unanimously.

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

Motion was made by Hankovich/Penzkover to recommend to the Village Board the approval of the Certified Survey Map for the Black Bear development. The approval shall be subject to the following conditions:

1. Prior to Village officials affixing signatures to the CSM, construction drawings for Black Bear Residential Development shall be submitted to and approved by the Village Department Heads and Village Engineer.
2. Prior to Village officials affixing signatures to the CSM, documents conveying the rights and conditions for the easements must be prepared and submitted to the Village for review.

Motion was carried unanimously.

E. 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

Motion was made by Bronk/Fickau to recommend to the Village Board the approval of the amended site plan and architectural review of the 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 was carried unanimously.

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

Motion was made by Hankovich/Abruzzo to recommend to the Board of Building and Zoning Appeals the granting 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. according to the amended Plan of Operations. The approval shall be subject to the following conditions:

1. Aurora Health Care shall not exceed the total employee occupancy of 72 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.
3. The approval shall be subject to the approval of the parking lot lighting plan by the Village Zoning Administrator.
4. The parking lot shall be one-way traffic with the entrance on Gibson St. and the exit on West Side Ave.

Motion was carried unanimously.

5. New Business

A. Authorization of the Extension of Lease Agreement with Crown Castle

Motion by Penzkover/Hankovich to recommend to the Village Board the approval of the Authorization of the Extension of Lease Agreement with Crown Castle was carried unanimously.

B. Historic Preservation Commission Review – Request to Renovate and Paint – 204 S. Rochester St. – Roger Walsh, View Inc. (Taken out of Order)

Motion by Hankovich/Fickau to approve the painting and renovations to 204 S. Rochester St. according to the plans submitted was carried unanimously.

C. Site Plan and Architectural Review of Proposed Funeral Home for the Property Known as MUKV 2009 968 and Located on the East Side of CTH ES Just North of Bay View Rd. – Russell Karasch, Keystone Funeral Home Design Build (Applicant) and Steve Schmidt, Schmidt & Bartelt, Inc. (Property Owner)

Russ Garasch, Keystone Funeral Home Design Build, presented conceptual site and architectural plans for a proposed funeral home to be constructed on the Property Known as MUKV 2009 968 and located on the East side of CTH ES just North of Bay View Rd. Kaniewski had concerns with the driveway not lining up with the driveway across the street, but the detention area to the North of the western parking lot may not

allow the driveways to line up. The site plan shows 65 parking stalls to be installed with future space to install up to 92 total stalls. The Plan Commission agreed with 65 stalls with the possibility of placing two islands in the middle of the western parking lot to make the asphalt area more aesthetically pleasing. The Plan Commission agreed that the colors and materials are fine. They would like to see the front entrance of the building dressed up better. The item will remain on the agenda.

D. Historic Preservation Commission Review – Request to Display Blue Rhino LP Gas Container Outside – 212 N. Rochester St. – Walgreens

Motion by Abruzzo/Penzkover to deny the request to display a Blue Rhino LP gas container outside of the Walgreens store located at 212 N. Rochester St. was carried unanimously.

6. Comments From The Floor

None

7. Adjournment

Motion by Fickau/Hankovich to adjourn at 8:48 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.
Deputy Clerk