

## UNAPPROVED

### 1. Call to Order

Chairman Wagner called the Plan Commission meeting to order on July 19, 2010 at 7:00 p.m.

Members present:        Arnie Fickau  
                                 Joe Hankovich  
                                 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 June 14, 2010 Regular Meeting

Motion by Fickau/Hankovich to approve the minutes of the June 14, 2010 regular meeting was carried unanimously.

### 4. Unfinished Business

**A. 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)**

Item tabled until later in the meeting.

### 5. New Business

**A. Extraterritorial Certified Survey Map for the Properties Known as MUKT 1980 088 and MUKT 1980 089, Located at W301S10258 Hillside Dr. in the Town of Mukwonago, and Owned by the Estate of William O. Bonney**

Motion was made by Hankovich/Penzkover to recommend to the Village Board the approval of the proposed Certified Survey Map pursuant to extraterritorial review for the combination of the properties known as MUKT 1980 088 and MUKT 1980 089, located at W301S10258 Hillside Dr. in the Town of Mukwonago, and owned by the Estate of William O. Bonney, into one lot. The approval shall be subject to the following conditions:

1. Prior to Village officials affixing signatures to the CSM, the Town of Mukwonago shall approve of the CSM.
2. Prior to Village officials affixing signatures to the CSM, written approvals of the Town of Mukwonago and Waukesha County shall be filed with the Village Clerk.
3. The Waukesha County Shoreland ordinance requiring 75 feet from the floodplain shall be verified, and if a correction is needed to properly identify the setback, the change shall be made on the Certified Survey Map.

Motion was carried unanimously.

**B. Extraterritorial Certified Survey Map for the Properties Known as PA395100003 and PA430300002, Located on Spleas Skoney Rd. in the Town of East Troy, and Owned by Benjamin J. Smith**

Motion was made by Fickau/Penzkover to recommend to the Village Board the denial of the proposed Certified Survey Map pursuant to extraterritorial review for the dividing of the property known as PA395100003 and PA430300002, located on Spleas Skoney Rd. in the Town of East Troy, and owned by Benjamin J. Smith, into four lots. The Plan Commission found the application failed to address the policies and standards of the Village's Comprehensive Plan relating to adequate protection of persons and property and proper land use pattern. Additional information needed is as follows:

1. Submittal of plans regarding the design of the access road (width, pavement type, design of the pavement with base, etc.).
2. Submittal of a Homeowners Association Maintenance Agreement for responsibility of maintenance of the road.
3. Submittal of a written statement from Walworth County Planning indicating the plans for land use and access to neighboring properties have been approved.

Motion was carried unanimously.

**C. Extraterritorial Certified Survey Map for the Property Known as PET1100045, Located at W715 Miramar Rd. in the Town of East Troy, and Owned by Gary Bengtsson**

Motion was made by Hankovich/Abruzzo to recommend to the Village Board the approval of the proposed Certified Survey Map pursuant to extraterritorial review for the dividing of the property known as PET1100045, located at W715 Miramar Rd. in the Town of East Troy, and owned by Gary Bengtsson, into two lots. The approval shall be subject to the following conditions:

1. Prior to Village officials affixing signatures to the CSM, both Town of East Troy and Walworth County shall approve of the CSM.
2. Prior to Village officials affixing signatures to the CSM, written approvals of the Town of East Troy and Walworth County shall be filed with the Village Clerk.

Motion was carried unanimously.

**6. Correspondence**

**A. Town of Mukwonago June 2, 2010 Planning Commission Minutes**

On file in the Clerk's Office.

**7. Comments From The Floor**

None

**8. Tabled Items Brought Back From the Table**

**A. 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)**

Motion was made by Penzkover/Fickau to recommend to the Village Board the approval of the site plan and architectural review of the 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., and owned by Schmidt & Bartelt, Inc. The approval shall be subject to the following conditions:

1. Approval of the plans shall be subject to the submitted Site Plan with last revised date of July 13, 2010, submitted Floor Plan with last revised date of July 13, 2010, and the Exterior Elevations with last revised date of July 13, 2010.
2. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
  - a. The Village Engineer shall approve the Storm Water Management/Water Quality Plan.
  - b. The Village Engineer shall approve all site engineering plans.
  - c. A signed Storm Water Management Maintenance Agreement shall be submitted to the Village Clerk, subject to approval in form and substance by the Village Attorney and Village Engineer.
  - d. Submittal of any required Letter of Credit(s) for storm water management and/or construction or public improvements within the public right-of-way, in an amount and format as approved by the Village Attorney and Village Engineer.
  - e. Approval of the plans by the Fire Chief, which will include, but are not limited to, fire hydrant location, fire department connection location, and canopy clearance.
  - f. Approval of building plans by the Building Inspector.
  - g. Approval of Site Landscaping Plan and Site Exterior Lighting Plans by the Building Inspector and Village Planner. Approval of Site Landscaping Plan shall include landscaping surrounding external building mechanical equipment, with the location of the mechanical equipment shown on the building plans and landscape plan. Exterior mechanical equipment locations are subject to approval of the Building Inspector and Village Planner.
3. Prior to temporary occupancy issuance, if needed prior to final occupancy permit, the following shall occur:
  - a. Submittal of an easement document providing Village access to the on-site fire hydrant and water main to the hydrant. Said easement shall be in a form and format as approved by the Village Attorney and Village Engineer, and shall be accepted by the Village Board.
  - b. Completion of all site grading and storm water management facilities in accordance with approved plans.
  - c. Completion of all exterior lighting in accordance with approved plans.
  - d. Completion of the building in accordance with approved plans and all applicable codes.
  - e. Completion of a hard parking surface, including installation of handicapped parking signs.
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 curbing, paving and striping of the entire parking area and drives, in accordance with approved plans.
  - c. Installation of all site landscaping.
5. Applicant has stated there will not be an outside dumpster for refuse. If needed in the future, any dumpster or refuse containers shall be enclosed in accordance with standards of the Zoning Ordinance, and reviewed and approved by the Building Inspector.

6. The size and design of the monument sign shown on the Site Plan shall be subject to approval of the Plan Commission, in accordance to sign design standards of the zoning ordinance. The site address shall be incorporated into the design of the sign. The Schmidt & Bartelt Shield on the face of the building canopy is part of the building architecture, and therefore does not need sign approval.
  7. The depth of the parking stalls shall be reduced from 20 feet to 18 feet to reduce the amount of asphalt and water runoff.
  8. The width of the sidewalk along the south side of the building shall be increased from 6 feet to 7 feet to allow better flow of pedestrians.
- Motion was carried unanimously.

**9. Adjournment**

Motion by Fickau/Penzkover to adjourn at 7:49 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.  
Deputy Clerk