

The Mukwonago Village Plan Commission was called to order by President Wagner at 7:00 p.m. on January 31, 2000. Members present: WAGNER, HURM, RUSH, MEEHAN, TOWNSEND, WILM. Absent HANKOVICH. Also present: Planner Heinig, Attorney Reilly. Moved by Rush, seconded by Hurm, to approve the minutes of the November 15 & December 20, 1999 Motion carried without a negative vote.

OLD BUSINESS:

SITE PLAN/ARCHITECTURAL REVIEW: Moved by Townsend, seconded by Wilm, to recommend to the Village Board the adoption of the Ordinance. Motion carried without a negative vote.

LIGHTING IN TWO RIVERS: The department heads requested streetlights at corners and fire hydrants.

Townsend - I toured the area at night and found it well lit.

Jim Burg – If the resident does not light up the area then they would be assessed by the Architecture Control Board of the Subdivision. Homeowners paid the extra for the installation of the lights.

Derek Watkins, 1222 Williams Dr – This area is well lit at night.

Elizabeth Putterman, 629 Two Rivers Dr – The area has more than sufficient light. If the Village is going to request that additional streetlights be put in then the property owners should be reimbursed for the cost of installing the lights that are already in.

Sharon Hawthorne, 412 Eastern Trail – I am opposed to adding more lights.

Leanne Dunning, 506 Two Rivers Dr – I also am opposed to adding more streetlights.

Townsend – If at some point the association does not police itself, then what happens?

Jim Burg – The deed restrictions are recorded. Architecture Control Board of the Subdivision elects people who are interested in the subdivision and who have a concern about their investment.

Issue will be reviewed before the final acceptance of the 3rd addition of the final lift of asphalt. Additional letters were submitted opposing additional lights in the subdivision.

Moved by Rush, seconded by Townsend, to defer decision until the October meeting. Motion carried without a negative vote.

NEW BUSINESS:

GEORGE DAVIE'S PLAT – EXTRATERRITORIAL REVIEW: This land is in our Master Plan. If it does come into the Village it would not have sidewalks. It would have a Village zoning classification of R-7, this zoning would require walking paths along the road.

Townsend – I am uncomfortable approving this when we are so close to adopting our master plan.

Wagner – I am uncomfortable with it too and with working on boundary agreement. This area was also included in the 1990 Master Plan.

Meehan – Is there any connection with the Bielinski property in the future?

Wilm – I think the walking paths should be done now.

Moved by Wilm, seconded by Hurm, to approve the plat conditionally upon walking paths being constructed on both sides of the roads per Village Code. Motion carried without a negative vote.

TWO RIVERS TREE PLANTING & SHRUB ERADICATION: Moved by Rush, seconded by Wilm to approve the plan and allow plantings on Village Land. Motion carried without a negative vote.

CONCEPTUAL REVIEW OF RETAIL DEVELOPMENT: This involves the Greenwald lands south of the freeway. Moved by Rush, seconded by Townsend, not to discuss conceptual plans as was previously stated by Plan Commission. Motion carried on a vote of 5 ayes and 1 nay [Wagner voting 'no'].

EXTRATERRITORIAL ZONING: This would include lands that are within 1 ½ mile of the Village boundary. Each municipality would appoint the same number of members to a committee. Ordinance will need to be adopted. Boundaries need to be worked out. Planner and Attorney to work out the boundaries and they may need to use Engineers. Moved by Rush, seconded by Wilm, to recommend to the Village Board the adoption of Resolution regarding extraterritorial zoning. Motion carried without a negative vote.

PLANNERS REPORT:

UPDATE ON PUBLIC FORUM – The Forum was a success and the committee did receive good feedback. 27 people showed up.

UPDATE ON WAUKESHA BOUNDARY INITIATIVE. Planner Heinig gave a report on the recent meeting that he attended.

Moved by Townsend, seconded by Hurm and carried to adjourn the meeting at 8:24 p.m.

Bernard W. Kahl
Village Clerk

The Plan Commission of the Village of Mukwonago was called to order by Clerk Kahl on February 14, 2000 at 7:00 p.m. Members present: MEEHAN, HANKOVICH, TOWNSEND, RUSH, WILM, and HURM. Excused: WAGNER. Also present Planner Heinig and Attorney Reilly.

Moved by Rush, seconded by Townsend, to nominate John Meehan as Acting Chair. Motion carried without a negative vote.

Moved by Rush, seconded by Townsend, to approve the minutes as submitted. Motion carried without a negative vote.

OLD BUSINESS:

GEORGE DAVIE'S PLAT – EXTRATERRITORIAL REVIEW: Moved by Townsend, seconded by Rush, to recommend to the Village Board the approval of the plat as submitted and to withdraw the conditional approval of last month. Motion carried without a negative vote.

NEW BUSINESS:

ST. JOHNS EVANGELICAL LUTHERAN CHURCH ANNEXATION: [Wilm abstained from discussion and voting because he is a member of the Church.] A Church and School will be constructed on this site and soon after that a parsonage will be built. Two streets from the Bielinski subdivision to the west will be accessed from this site. Moved by Hankovich, seconded by Townsend, to recommend to the Village Board the approval of the annexation. [Board will act on this item at the March 7th meeting.]

PLANNER'S REPORT:

DISCUSSION OF NEW MASTER PLAN: Planner will be submitting additional information to be included in the plan before Plan Commission acts on it.

HIGHWAY 83 [DECORATIVE INTERECTIONS & TRAFFIC CALMING TECHNIQUES]: Decorative design by State Dept of Transportation at the intersections of Hwy 83 & Bay View and Hwy NN & Hwy 83 will be done if money is available and if the Village would support it. They would also include in this design, colored brick laid crosswalks. If Highway 83 were kept as a two-lane road then traffic calming would not be needed because two-lane highway is traffic calming by itself.

CORRESPONDENCE: Plan Commission members were given a letter from President Wagner to Karen Schuh regarding boundary agreements.

Moved by Hurm, seconded by Wilm and carried to adjourn the meeting at 7:24 p.m.

Bernard W. Kahl
Village Clerk

The Mukwonago Village Plan Commission was called to order by President Wagner at 7:00 p.m. on March 20, 2000. Members present: WAGNER, HURM, RUSH, MEEHAN, TOWNSEND, WILM & HANKOVICH. Also present: Planner Heinig, Attorney Reilly.

Moved by Rush, seconded by Townsend, to approve the minutes of the February 14, 2000 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS:

APPROVAL OF RESOLUTION TO ADOPT A MASTER PLAN: Letter from Waukesha County Planning Department was placed on file. 1515 questionnaires were sent out and 420 were mailed back. Moved by Townsend, seconded by Hurm, to adopt Resolution to adopt the Master Plan and recommend adoption to the Village Board. Motion carried without a negative vote.

CLOSING OFF ATKINSON STREET TO STH 83: Atkinson Street is proposed to close at the intersection of Hwy 83/Atkinson Street. Closing of that section will occur during the reconstruction of Plank Road. Moved by Rush, seconded by Meehan, to recommend to the Village Board the closing of Atkinson Street in the Plank Road Reconstruction Project. Motion carried without a negative vote.

M & I BANK CSM: (Meehan abstained from discussion and voting) Moved by Wilm, seconded by Hurm, to recommend to the Village Board the approval of the CSM for M & I Bank contingent upon it meeting the County road width on Highways 'ES' & 'NN'. Motion carried without a negative vote.

BERG HARDWARE STORE REMODELING: Moved by Rush, seconded by Hurm, to recommend to the Village Board the approval of the Berg Site Plan remodeling for the property located at 723 N. Rochester Street. Motion carried without a negative vote.

Next agenda will have RSV Engineering – installation of sidewalks.

Moved by Wilm, seconded by Hurm and carried to adjourn the meeting at 8:47 p.m.

Bernard W. Kahl
Village Clerk

President Wagner called the Planning Commission to order on April 3, 2000 at the Mukwonago Village Hall at 7:00 p.m. Members present: WAGNER, WILM, HURM, HANKOVICH, TOWNSEND, RUSH, MEEHAN. Also present: Planner Heinig and Attorney Reilly.

Moved by Rush, seconded by Townsend, to approve the minutes of the March 20, 2000 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

DESIGNING MUKWONAGO – President Wagner suggested to the commission that the Village move forward with the plan, excluding land in Racine County. Lands located in Racine County will be held in committee. Moved by Hurm, seconded by Townsend, that the Village of Mukwonago Plan Commission adopts as the Master Plan for the Village of Mukwonago that document entitled 'Designing Mukwonago, Comprehensive Master Plan for the Village of Mukwonago' excepting therefrom those portions of the Master Plan that relate to lands located within Racine County. Motion carried without a negative vote.

NEW BUSINESS:

SIDEWALKS ON SMALL FARM ROAD – Developer would like to put sidewalk and driveway approach in after construction of homes. Curb would be put in and then the curb cuts would be done later for driveway. They would take responsibility for the cuts. Retention Pond in the first

addition will be corrected in about one month. Our Village Engineers requested the change. Curb & Gutter will be in before next meeting, then the commission will discuss the sidewalk issue. Time should be set when sidewalks must be install regardless if all lots are built on. Attorney will prepare a draft to be reviewed by department heads and then the Plan Commission. Moved by Rush, seconded by Townsend, to table the sidewalk issue until next meeting pending discussion by department heads. Motion carried without a negative vote.

M & I BANK SITE PLAN APPROVAL – Moved by Rush, seconded by Townsend, to approve the Site Plan for M & I Bank as submitted. Motion carried without a negative vote.

EXCLUDING TOWN ISLANDS FROM MANDATORY SEWER/WATER HOOKUP – All Town Islands would come immediately into the Village with the adoption of the boundary agreement. Discussion was held on when hookup would be required. Maximum time given would be 10 years or failure of sewer or water system or sale of the property. If hookup were done within 3 years [by June 1, 2003] then impact fees would be waived. All hookups must be completed by June 1, 2010. Property owners must be sent a letter explaining this by Certified Mail and copy recorded at the Register of Deeds Office. Attorney will prepare draft for next meeting.

PLANNER'S REPORT: The Town of Mukwonago and Village of Mukwonago has completed a boundary agreement. The Attorneys are preparing the final document.

Moved by Townsend, seconded by Wilm and carried to adjourn the meeting at 8:12 p.m.

Bernard W. Kahl, CMC
Village Clerk

President Wagner called the Village of Mukwonago Plan Commission to order on May 15, 2000 at 7:00 p.m. Present: MEEHAN, RUSH, HURM, WILMS, HANKOVICH, TOWNSEND, & WAGNER. Also present: Planner Heinig and Attorney Reilly.

Moved by Rush, seconded by Townsend to approve the minutes of the April 3, 2000 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

EXCLUDING TOWN ISLANDS FROM MANDATORY SEWER/WATER CONNECTIONS – referred to the next meeting for the Attorney to draft an ordinance.

MEADOW PARK ESTATES-SIDEWALKS – Paul van Henkleum of RSV and Howard Weinper, developer; requested a change to the Developer's Agreement for construction time of sidewalks. Attorney will draft amendment that sidewalks will be installed by June 30, 2001, using approved contractor for curb cuts. Item will be placed on the June agenda. Building Inspector, Trustee Rush, and Village Engineers will review and report on the progress of the holding pond in Meadow Park Estates subdivision.

NEW BUSINESS:

DESIGN SENSITIVITY AREA #2 ZONING DISTRICT – Moved by Townsend, seconded by Wilms, of Design Sensitivity Area #2 Zoning District for gateway to Village. Motion carried without a negative vote.

McKENZIE DRIVE IMPROVEMENTS – Industrial Park section of McKenzie Drive. 8-foot multi use trail and storm sewer. Signage for Industrial Park at entrance. No curb and gutter work. Lining up of Oakland Avenue and McKenzie Road. Engineers will complete plans for bidding this project.

PLANNER'S REPORT:

Planner gave presentation, no action required on any item:

On the property owners in Walworth County who have requested annexation to the Village. These property owners came in when the Town and Village of East Troy started talking about merging. Three annexations were submitted for direct annexation and one has been submitted as petition to circulate annexation petition.

Other reports were on Home Depot and meeting with Trustee Rush and County Supervisors Singert & Seitz.

Moved by Rush, seconded by Townsend and carried to adjourn the meeting at 7:47 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called the Plan Commission to order on June 19, 2000 at 7:00 p.m. Members present: WAGNER, RUSH, HURM, WILM, HANKOVICH, TOWNSEND, & MEEHAN. Also present: Attorney Reilly and Planner Heinig.

Moved by Rush, seconded by Wilm, to approve the minutes of the previous meeting as submitted. Motion carried without a negative vote.

OLD BUSINESS:

Excluding Town Islands from Mandatory Sewer/Water connection – Item was referred to the next Plan meeting of July 17th.

Meadow Park Estates-Sidewalks – Amendment No. 5 – Building and Occupancy permits will be issued prior to sidewalk installations. Completion of sidewalks shall be done by June 30, 2001. Curbs will be installed continuously without any gap or break for driveway approaches. Any cuts for driveway approaches must be made within 30 days. Moved by Rush, seconded by Townsend, to recommend to the Village Board the approval of Amendment No. 5. Motion carried without a negative vote.

NEW BUSINESS:

Garth Harris-Site Plan change for new garages at Birch Rock – He will be adding a 5 car and a 2-car garage plus a storage shed for lawn equipment. Moved by Rush, seconded by Hurm, to recommend to the Village Board the approval of the site plan change as requested. Motion carried without a negative vote.

Whispering Bay Plat Plan Change [1-4 family to 2 duplexes] – Dennis Behling, President of Whispering Bay Condominium Association, addressed the Plan Commission. The Association has no objection to the proposed change and a copy of the Association minutes addressing that were given to the Clerk for the file. The Building Inspector has not seen the final plans. Item was referred to the July 17th meeting.

St. John's Church rezoning from A-1 to R-3 – This zoning would allow some elderly multi family units with the construction of the Church and school. Their master plan shows up to 5 single-family homes or other units of construction, gym, church, and parsonage. Moved by Townsend, seconded by Meehan, to recommend to the Village Board the approval of the change of zoning as requested from A-1 to R-3. Motion carried without a negative vote [Wilm abstained].

Greenwald property rezoning from R-4 to B-2 – Property is north of Highway 'NN' and east of Highway 83, adjacent to the Vernon Marsh. Moved by Rush, seconded by Townsend, to recommend to the Village Board the approval of the change of zoning as requested from R-4 to B-2. Motion carried without a negative vote.

McCarthy/Sugden Annexation – Moved by Wilm, seconded by Townsend, to recommend to the Village Board the approval of the annexation as requested from the Town of Mukwonago and the Town of East Troy to the Village of Mukwonago. Victor Kranitz and Amos Cutts both spoke in opposition to the annexation. Motion carried without a negative vote.

Justin/Schulz Annexation – Moved by Townsend, seconded by Meehan, to recommend to the Village Board the approval of the annexation as requested from the Town of East Troy to the Village of Mukwonago. Motion carried without a negative vote.

Schulz Farm Annexation – Moved by Rush, seconded by Meehan, to recommend to the Village Board the approval of the annexation as requested from the Town of Mukwonago and the Town of East Troy to the Village of Mukwonago. Motion carried without a negative vote.

Seiwert/Scheel Annexation – Moved by Townsend, seconded by Rush, to recommend to the Village Board the approval of the annexation as requested from the Town of East Troy to the Village of Mukwonago. Motion carried without a negative vote.

Town of Mukwonago subdivision plat [The Woodlands], extraterritorial review – Moved by Townsend, seconded by Rush, to recommend to the Village Board the approval of the Woodlands subdivision plat as submitted. Motion carried without a negative vote.

Waukesha County Development Workgroup – Moved by Townsend, seconded by Rush to postpone action on this for further review by the Village Planner. Motion carried without a negative vote.

Moved by Townsend, seconded by Hurm and carried to adjourn the meeting at 7:50 p.m.

Bernard W. Kahl, MMC

President Wagner called the Plan Commission to order on July 17, 2000 at 7:30 p.m. Members present: HURM, WILM, TOWNSEND, RUSH, MEEHAN, HANKOVICH, WAGNER. Also present: Planner Heinig and Attorney Reilly.

Moved by Rush, seconded by Townsend, to approve the minutes of the June 20th meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

EXCLUDING TOWN ISLANDS FROM MANDATORY SEWER/WATER HOOKUP – Clerk will work with the Attorney and bring a proposal back to the Commission.

WHISPERING BAY PLAT PLAN CHANGE – Jim Burg made a request to change one 4 family to 2 duplexes. The Condominium Association has approved this change. This will involve building 5 & 6 and 7 & 8. Moved by Wilm, seconded by Townsend, to recommend to the Village Board to approve the Plat Plan Change as submitted. Motion carried without a negative vote.

NEW BUSINESS:

RIVERCREST ACCEPTANCE LETTER – The turn lane on ES going south has not been completed. The utility poles on the west side of ES need to be moved and the electric company does not want to move them and then move them again when ES is reconstructed. When the reconstruction is done they will be placed underground. County has not been able to get Federal funds to complete this project. The County Dept of Transportation will submit a request in the 2001 County Budget to complete the road. The Village is ready to proceed. Village Planner will contact the Electric Company and request a written letter of what they are doing and if they are not moving the poles, they should state the reason why. Place this item on the next agenda.

WELL SITE ZONING CHANGE FROM R-4 TO P-1 – This parcel is owned by the Village of Mukwonago. Moved by Townsend, seconded by Meehan, to recommend to the Village Board to approve the change of zoning as requested by the Village. Motion carried on a vote of 6 ayes and 1 nay (Hurm voting ‘no’).

PLANNER’S REPORT: Planner gave update on the proposed new ordinance regarding Commercial and Storm Water. When the draft is complete a copy will be sent to all members.

Moved by Rush, seconded by Hurm and carried to adjourn the meeting at 8:04 p.m.

Bernard W. Kahl, MMC
Village Clerk

Clerk Kahl called the Planning Commission to order on August 14, 2000 at 7:10 p.m. Members present: TOWNSEND, RUSH, HURM, WILM, MEEHAN, and HANKOVICH. Member excused: WAGNER. Also present: Attorney Reilly & Planner Heinig.

Moved by Rush, seconded by Townsend, to nominate Meehan as acting chair. Motion carried without a negative vote. John Meehan takes the chair.

Moved by Rush, seconded by Townsend, to approve the minutes of the July 17, 2000 meeting. Motion carried without a negative vote.

OLD BUSINESS:

EXCLUDING TOWN ISLANDS FROM MANDATORY SEWER/WATER HOOKUPS – A draft Resolution was handed out to the Commission for review. Moved by Hankovich, seconded by Wilm to recommend to the Village Board to approve the Resolution. Motion carried without a negative vote.

RIVER CREST ACCEPTANCE LETTER – No response has been received from WEPCO. A second letter will be sent.

NEW BUSINESS:

STORMWATER ORDINANCE [DRAFT] – Commission members were asked to review this for comments, final draft will be submitted at the next meeting.

REZONE WELL #3 FROM M-2 TO P-1 – Moved by Townsend, seconded by Wilm, to recommend to the Village Board to approve the change of zoning as requested by the Village from M-2 [Light Manufacturing District] to P-1 [Public and Semipublic District]. Motion carried without a negative vote. [Parcels MUKV 1964-988 & 1964-989]

REZONE REQUEST FROM TOM BERG – Property is located on North Rochester Street next to the new day care center. Moved by Hurm, seconded by Hankovich, to recommend to the Village Board to approve the change of zoning as requested by Tom Berg from R-3 [Single-family Transitional Residential District] to B-2 [Business District]. Motion carried without a negative vote. [Parcel MUKV 1974-902] Parking on N. Rochester Street will be on the next agenda for discussion.

PETITION FOR ANNEXATION – petitioner Scott Simon and property owners Robert & Arlene Daniels, requested annexation of their property from the Town of Mukwonago into the Village of Mukwonago. Property is located north of the Dineen property on Hwy 'LO' and south of Highway 'NN' and west of the High School. Property contains 12.135 acres. Property is within the Boundary Agreement that was adopted with the Town of Mukwonago. Moved by Wilm, seconded by Hurm, to recommend to the Village Board to approve the annexation as requested. Motion carried without a negative vote.

PARK 'N' RIDE DESIGN AND MAINTENANCE – If the lot is curbed and has planting, the Village would need to maintain it. The Village would mow it and do the snow plowing. If it were developed as a standard park 'n' ride then the County would do the plowing. Chairman Meehan stated that if this property is in the design sensitive area and if someone else owned this property, they would be required to develop this as required by our Ordinance. I think the Village should set an example and follow the requirements that it has set down for other property owners. Moved by Townsend, seconded by Hurm, to recommend to the Village Board to

approve the curbing and planting of the park 'n' ride lot on Bay View Road. Motion carried without a negative vote.

COUNTY REVIEW OF THE BAY VIEW BYPASS – Village will meet with the County Transportation department to discuss the proposed plan and concerns if any.

Mr. John Hughes, 202 S. McKenzie Drive and Mr. Doug Fenninger, 702 Small Farm Road asked about the sidewalk construction in the last addition of Meadow Parks Estates. They were told that the sidewalks for this phase would be put in a year later than what was normally done. If they had questions about the layout they would need to talk to RSV Engineering and get that information.

Moved by Wilm, seconded by Townsend and carried to adjourn the meeting at 8:19 p.m.

Bernard W. Kahl, MMC
Village Clerk

President Wagner called the meeting of the Plan Commission to order on September 18, 2000 at 7:00 p.m. Present: RUSH, TOWNSEND, WILM, HURM, and WAGNER. Excused: MEEHAN and HANKOVICH. Also present: Attorney Reilly and Planner Heinig.

Moved by Wilm, seconded by Townsend, to approve the minutes of the August 14, 2000 meeting as present. Motion carried without a negative vote.

OLD BUSINESS

STORMWATER MANAGEMENT ORDINANCE NO. 670 – Moved by Rush, seconded by Hurm, to recommend to the Village Board the adoption of Ordinance No. 670. Motion carried without a negative vote.

RIVER CREST COURT – The Electric Company will move the poles on Highway ES so the bypass lane can be constructed. Mr. Tom Berg will submit a new set of plans to Wisconsin Electric. Item should be left on the agenda.

MEADOW PARK ESTATES ADDITION #3 – Moved by Wilm, seconded by Hurm, to leave issue as previously stated by the plan commission. No more permits issued until the detention pond issues in previous addition is resolved. Motion carried without a negative vote.

NEW BUSINESS

CHARLES DEWEY PROPERTY – Property is located at Wahl Avenue and Park Place Lane. Land was dedicated for future street improvements; street will not be constructed and area should revert back to the property owner. Consensus of the Plan Commission is that it should go back to the owner. Mr. Dewey will talk to Attorney Reilly.

BIELINSKI REZONING FROM A-1 TO R-1 – The development will have 150 lots with a 2-acre neighborhood park, tree lined streets, and pathways. Moved by Rush, seconded by Hurm, to recommend to the Village Board the approval of the change of zoning as requested. Motion carried without a negative vote.

FRITZ-MINOR REZONING FROM A-1 TO R-7 – The R-7 zoning allows for rural type development that will have open ditch construction. The development will have 60-70 lots, construction of multi use trails through subdivision. Moved by Townsend, seconded by Hurm, to recommend to the Village Board to hold approval of the change of zoning as requested until next month for review of the R-7 requirements. Motion carried without a negative vote. Next agenda will have the R-7 requirements.

BUTTERWICK PONDS-EXTRATERRITORIAL REVIEW-TOWN OF MUKWONAGO – Moved by Hurm, seconded by Wilm, that the Village has no objection. Planner will correspond that to Waukesha County Plan Department. Motion carried without a negative vote.

VEHICLE REPAIR & BODY SHOP-JOHN PETERSON – Building will be sprinkled. Business will be located in what was previously 'Our Own Hardware Store'. Moved by Wilm, seconded by Hurm to accept the site plan and architecture review as submitted and recommend to the Board of Building and Zoning Appeals the approval of the requested variance. Motion carried without a negative vote.

VEHICLE SALES AT 111 ATKINSON STREET – No one appeared representing the proposed business. With the planned closing of Atkinson Street as it intersects with Highway 83 and the fact that the site is in the historic district, does not lend to good planning to have a business like this located here. Moved by Townsend, seconded by Rush that we recommend to the Board of

Building and Zoning Appeals that we disapprove of the request for Vehicle Sales at 111 Atkinson Street. Motion carried without a negative vote.

PLANNER'S REPORT: Impact fee study is being done for Park, Police, Fire, and Library. Parking on Highway 83 is being reviewed as to four lanes versus three lanes. Highway 83 plans are at 60% as it relates to review process.

Ruth Townsend gave an update on the Historic Preservation Committee.

Moved by Rush, seconded by Wilm and carried to adjourn the meeting at 8:23 p.m.

Bernard W. Kahl, MMC
Village Clerk

The October 16, 2000 meeting of the Plan Commission was called to order by Chairman Wagner at 7:10 pm. Members present: WAGNER, RUSH, TOWNSEND, WILM, HANKOVICH. Excused: MEEHAN, HURM. Also present: Atty. Reilly, Planner Heinig.

OLD BUSINESS

RIVER CREST COURT – Moved by Hankovich, seconded by Rush to recommend to the Village the acceptance of River Crest Court with the clarification of everything east of Highway ES.

Motion carried without a negative vote.

FRITZ-MINOR REZONING FROM A-1 TO R-7 – Heinig said R-7 needs a significant rewrite that would be in the best interest of both the property owner and the Village. Recommends that Plan Commission table the issue. Moved by Townsend, seconded by Rush for issue to remain in Planning Department. Motion carried without a negative vote.

STREET LIGHTING – TWO RIVERS SUBDIVISION – Rush spoke to Police Chief Winchowky and Fire Chief Rolfe to check and determine where lights are necessary and make recommendation. Hankovich said there is not enough lighting for intersections and at fire hydrants; you can't see people. Discussion of residents' lights not being on when they are supposed to according to developer's agreement. Developer Jim Burg explained that he has not refused to put lights in, rather cost issues and current lighting. Ten people have responded to him, only 1 was for the lights.

Heidi Lloyd, 1238 Fox River Ct. – has first grader, there are 15 children, 9 houses, 12 of the children are 6 & under, need lights to see the children

James Bendlin, 1105 Mallard Ct.– area is well developed, plenty of light, has blackout curtains and fabric covered wood in windows to sleep, has 3 children, will be watching them when they play outside, doesn't want to pay for more lights

Bob Haney, 417 Eastern Tr. – agrees that there is enough light, street was made for automobiles, it is very bright with current lighting, mailboxes are to see addresses, can see fire hydrants, plowers should be able to see, *Who will pay taxes?* Wisconsin Electric is always looking to conserve energy, there is plenty of lighting

Bernard Witkowski, 725 Eastern Tr. – area needs lighting, can't see in fog, lights will illuminate it

Ronald Hawthorne, 412 Eastern Tr. – have sufficient light

Ralph Bock, 416 Eastern Tr. – too early to put in light, with more homes being built, there will be more lighting

Scott Conrad, 1123 Drake Ct. – *If...we get street lights in our subdivision, will we be allowed to turn off our own lightposts?*

Wagner – lights at intersections and hydrants will not allow turning off of lights

Joyce Witkowski, 725 Eastern Tr. – need lights, almost hit jogger, could not see

Bock – *Can committee be formed to ensure people keep there lights on?*

Hankovich – Burg has done that with letters and other means

Burg – lights are part of developers agreement, trying to weigh both sides

No action was made. Item will appear on November's agenda, with reports from Planning Department, Fire Chief and Police Chief.

NEW BUSINESS

111 ATKINSON STREET – VEHICLE SALES – Gregg Paucek looked for ruling on the allowance of his business (retail of 5 or 10 cars per month). Moved by Rush, seconded by Townsend to not

allow the business, based on study of downtown area, work on 83, and that it is a historic district not suited for a car dealership. Motion carried with 3 ayes and 1 nay.

ASSOCIATED BANK SITE PLAN/ARCHITECTURE REVIEW – Moved by Hankovich, seconded by Wilm, to accept site plan and architecture review as submitted. Motion carried without a negative vote. Board of Appeals member Debe brought to attention ruling of right turn lanes by Board of Appeals. Reilly explained that an ordinance can be made to make it enforceable.

BOHL & RACE SITE SITE PLAN/ARCHITECTURE REVIEW – *Heinig said Judicial Committee should wait for Planning Departments recommendation based on parking study. Study will be finished by end of November.*

U-STOR SITE PLAN/ARCHITECTURE REVIEW – Moved by Wilm, seconded by Townsend to accept site plan and architecture review as submitted. Motion carried without a negative vote.

ST JOHN'S SITE PLAN/ARCHITECTURE REVIEW – *Heinig expressed his satisfaction toward this project and made recommendation to accept and make favorable recommendation to Board of Zoning Appeals. Moved by Townsend, seconded by Rush to accept site plan and architecture review as submitted. Motion carried without a negative vote, with Wilm abstaining.*

PLANNER'S REPORT

PLAN COMMISSION APA MEMBERSHIP – Heinig asked if any member would like to join the American Planning Association. Would cost \$50 for membership, but would have to pay on their own. Planning Department had no money left.

Wagner announced Joint Plan/Historic Preservation/Village Board public information meeting Monday, October 23, 2000 at 7:00 pm.

Moved by Rush, seconded by Wilm and carried to adjourn the meeting at 8:00 pm.

Steve Braatz
Deputy Clerk

President Wagner called the Planning Commission to order on November 20, 2000 at 7:00 p.m. Members present: WAGNER, MEEHAN, HANKOVICH, TOWNSEND, and HURM. Excused: RUSH & WILM. Also present: Planner Heinig, Attorney Reilly, and Fire Chief Rolfe.

Moved by Townsend, seconded by Meehan, to approve the minutes of the October 16, 2000 meeting as presented. Motion carried without a negative vote.

OLD BUSINESS:

STREET LIGHTING IN TWO RIVERS SUBDIVISION – Departments support street lighting at all intersections and hydrants in the subdivision. Hankovich moved to install streetlights per developer's agreement. Seconded by Townsend. Petition was submitted from residents of Two Rivers Subdivision. 132 residents signed the petition: 5 were in favor of streetlights; 4 were undecided; 2 had other opinions; and 121 were opposed to streetlights. Residents who spoke that night were: Debra Conrad, 1123 Drake Court; John Petersen, 642 Two Rivers Dr; Harry Lohr, 605 Two Rivers Dr; Diane Carter, 645 Two Rivers Dr; Beth Moen, 646 Two Rivers Dr; Jim Zielinski, 1232 Fox River Ct; Scott Conrad, 1123 Drake Court; Derek Watkins, 1122 Williams Dr; Kathy Heim 646 Heron Drive; Robert Putterman, 626 Two Rivers Dr; Bob Haney, 417 Eastern Trail; Karen Borhardt; 603 Heron Dr; Jim Burg, Two Rivers Developer; Mike Matuszak, 603 Eastern Trail; Heidi Ruedinger, 717 Eastern Trail; Jim Ewert [has property]; Joyce Witkowski, 725 Eastern Trail; Scott Dunning, 506 Two Rivers; Bernard Witkowski, 725 Eastern Trail. At this time, Townsend withdrew her second to the motion. No other second was made, the motion died for a lack of a second. Moved by Meehan to table the issue until the subdivision is completed and then review this again in September of 2001. Motion carried without a negative vote. 35 lots remain unsold.

NEW BUSINESS:

SIDEWALK WIDTHS – Sidewalks in the Village are currently at 4-foot width, Building Inspector and Planner would like to have them at 5-foot width. Townsend moved to recommend to the Village Board the 5-foot width for all future construction. Seconded by Meehan. Motion carried on a vote of 4 ayes and 1 nay [Hurm voting 'no'].

REZONING OF TOWN ISLANDS – Item was tabled until next meeting.

BIELINSKI SUBDIVISION LAYOUT – This is a 95-acre site with 148 lots, currently referred to as 'Meadow Land'. Plan shows a 2-½ acre neighborhood area, 11 acres of open space, and 2 area of storm water detention. Homes will have 2,500 to 3,500 square feet at a cost of about \$225,000 and up. Lot size is estimated starting at 17,000 square feet.

EDC REQUEST FOR INDUSTRIAL DISTRICT SETBACKS – To be discussed at the next meeting.

HIGHWAY 83 PARKING STUDIES – To be discussed at the next meeting.

JOHNSON BANK SIGN – Moved by Townsend to accept as stated in the Planners report the option 'B' sign design. Seconded by Meehan. Motion carried without a negative vote.

HOME DEPOT PRESENTATION – Home Depot will occupy 11-½ acres out of a proposed 30-50 development. Home Depot would develop the 11-½ acre site and the rest would be developed over the next 20 years, as clients would come forward. The other buildings on the proposed layout are what they suppose that they would look like. They currently have no tenants for the other sites. The building size would be 116,000 square feet. Lumber would be stored inside. They would have two signs that would be located off the building, another sign would be

on the building and would be the main sign, and two minor signs would be located on the front and back of the building.

Wagner – 11-½ acre placed in the middle of a 50-acre business site. I don't like that, what guarantee would we have that the development would occur as you have shown. I also noticed that you did not use what our Planner has suggested.

Townsend – I think it is premature for us to say, I think they should come back to us in month. Maybe they should wait until the bypass is complete in about 2002. You should continue working with the Planner.

Hurm – Where do we start with getting this project off the ground?

Hankovich – Shouldn't road be done as one project instead of two [Wolf Run and Highway 83].

Meehan – Agree with other commissioners and that you continue working with our Planner.

Question was asked about how much traffic would be generated? [Response] 6-8 trucks per day and they would be coming in and going out between 7:00 a.m. and 5:00 p.m.

Joe Sperstad – Need to look at this as an entrance to our Village, the Village should look at the whole area. Village should look at what other effect this would have within the Village. Don't create a TIF District for this.

Dennis Behling – This project is lacking in reality. Look at I-94 and Highway 83 and then drive down to Barker Road and Highway 18.

Daryl Craig – I am against Maple Road being redeveloped.

PLANNER'S REPORT – The DeBeck annexation will be on the December agenda. Bay View Road Extension Bridge Design was presented to the Commission for review.

Moved by Townsend, seconded by Meehan and carried to adjourn the meeting at 9:22 p.m.

Bernard W. Kahl, MMC
Village Clerk