

President Wagner called the Plan Commission meeting to order on January 19, 2009 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
Dale Fennel
Jaime Vega
Tom Loew
James Wagner

Member Excused: John Bronk

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

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Moved by Fickau and seconded by Hankovich to approve the minutes of the November 17, 2008 meeting as presented. Motion carried without a negative vote.

NEW BUSINESS

Update on New Business in Industrial Park – C.I. Bank Wire & Iron Works – Hankovich notified the Commission that C.I. Bank Wire & Iron Works has purchased and is in the process of renovating the old Triad building in the industrial park.

Request from Black Bear to Not Construct Lift Station – Atty Reilly notified the Commission that the developers for the Black Bear development has requested that the Letter of Credit for the lift station be returned. The Village Board will act on the letter of credit at the next meeting.

PLANNER'S REPORT

Comprehensive Smart Growth Plan – Update Proposed Review, Adoption of Schedule, and Formation of Ad-Hoc Review Committee – Planner Kaniewski gave the outline of the schedule for the adoption of the Smart Growth Plan. An Ad Hoc Committee should be formed to review the draft of the plan in February, March, and April. An open house will then be held for the public to be involved. At the July meeting, the Plan Commission will recommend to the Village Board to hold a public hearing in September. Kaniewski recommended that the neighboring Towns be invited to the meetings early on to garner their input. The Commission decided that they will be the reviewing body, with extra meetings as needed, and each Town will be invited to a meeting.

CORRESPONDENCE

Town of Mukwonago December 3, 2008 Planning Commission Minutes – On file in the Clerk's Office.

Moved by Hankovich, seconded by Fickau, and carried to adjourn at 7:31 p.m.

Steven A. Braatz, Jr.
Clerk

President Wagner called the Plan Commission meeting to order on February 16, 2009 at 7:00 p.m.

Members present: Joe Hankovich
John Bronk
Dale Fennel
Jaime Vega
Tom Loew
James Wagner

Member Excused: Arnie Fickau

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

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Motion by Hankovich/Fennel to approve the minutes of the January 19, 2009 meeting as presented was carried unanimously.

NEW BUSINESS

Recommendation to Board of Building and Zoning Appeals Regarding Conditional Use Permit for a Tool/Equipment Rental Business – The Rental Store & More – The Rental Store & More will be occupying the south half of the building located at 414 S. Rochester St. The business is a listed use, but the outside uses are conditional uses. Motion by Loew/Fennel to recommend to the Board of Building and Zoning Appeals the approval of the conditional use for outside uses for The Rental Store & More at the property located at 414 S. Rochester St. was carried unanimously.

SIGN REVIEW

Request for Tenant Signage on Monument Sign – Pro Health Care – Motion by Hankovich/Fennel to allow two business signs on the existing monument sign on the property located at 400 Bay View Rd. to list the businesses on the inside of the building was carried unanimously upon the following reasons: 1) The existing sign meets the specifications listed in the zoning code in regards to location, size, or style, 2) It conforms to the long range planning of the area, 3) The sign is similar in architectural or building material featured on the principle structure, and 4) The sign would not be out of harmony with the area or contribute to the depreciation of property value in the area.

PLANNER'S REPORT

Comprehensive Smart Growth Plan – Kaniewski provided a draft of the Comprehensive Smart Growth Plan for the Village of Mukwonago to the Commissioners. He asked that they review and think about the format and the 14 planning goals that he also provided. The Commissioners should provide comments by the next regular meeting.

Motion by Hankovich/Fennel to adjourn at 7:35 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Village Clerk

President Wagner called the Plan Commission meeting to order on March 16, 2009 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
Dale Fennel
Jaime Vega
Tom Loew
James Wagner

Member Excused: John Bronk

Also present: Paul Moderacki, Administrator/Clerk-Treasurer
Bruce Kaniewski, Planner
Aaron Fahl, Planner

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Motion by Hankovich/Fennel to approve the minutes of the February 16, 2009 meeting as presented was carried unanimously.

NEW BUSINESS

Extraterritorial CSM – N9188 Humphrey Lane, Town of East Troy – Thomas & Nancy Porter – Motion by Fickau/Loew to recommend to the Village Board the approval of the extraterritorial CSM for Thomas & Nancy Porter for the property located at N9188 Humphrey Lane, Town of East Troy, was carried unanimously.

Conceptual Site Plan – STH 83 and Arrowhead Dr. – Dale Hittman, Hittman Realty – Aldi Food Store – Marcia Sperber, Aldi's Inc., and Derek Johnson, Manhart Consulting Ltd., gave a presentation on the proposed Aldi's development on a three-acre parcel located at STH 83 and Arrowhead Dr. The presentation was limited to review and conceptual agreement on the site plan; not for official approval. Hankovich explained the property owner wants to develop a second building on the site, but setback standards would limit the building footprints too severely for an Aldi's building. He said the property owner would be able to attain his objective by recombining the subject parcel with the 3-acre parcel occupied by Continental Bank (now Westbury Bank) site. He said creating a six acre site with condominium ownership would eliminate the interior rear setback requirement, permit shared parking and provide sufficient space for storm water controls. The Plan Commission agreed by consensus that if the lots were combined, the proposed development would be viable on the six acre site.

Potential Grant Funding for Multi-Use Trail – Moderacki reported Mr. Bronk had approached him about potential State grant funding for multi-use trails. Moderacki noted for the Village to be considered, a Park and Open Space Plan must be implemented. Kaniewski said the current park plan lapsed as of January 1, 2009, but simple updates may only be required. Wagner encouraged Kaniewski and Moderacki to complete the updates so the Plan Commission and Village Board can approve it before the May 1, 2009 filing deadline for the grant application. Fahl stated that the Wis. DNR may accept the application if we notify them that the Village is working on the plan and has a target date for approval.

SIGN REVIEW

Monument Sign – Banker Wire – 600 Perkins Dr. – Banker Wire would like to keep the existing monument sign, but take down the top portion and put a new face on it. Motion by Hankovich/Fickau to allow the monument sign on the property located at 600 Perkins Dr. as presented was carried unanimously.

CORRESPONDENCE

Town of Mukwonago January 7, 2009 Planning Commission Minutes – On file in the Clerk's Office.

COMPREHENSIVE SMART GROWTH PLAN

Kaniewski provided a draft of the Comprehensive Smart Growth Plan for the Village of Mukwonago to the Commissioners. The Commission discussed various changes to the first three chapters. The remaining chapters will be reviewed during the April Plan Commission meeting.

Motion by Fickau/Hankovich to adjourn at 8:53 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Village Clerk

President Wagner called the Plan Commission meeting to order on April 20, 2009 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
John Bronk
Dale Fennel
Tom Loew
James Wagner

Member Excused: Jaime Vega

Also present: Paul Moderacki, Administrator/Clerk-Treasurer
Bruce Kaniewski, Planner
Aaron Fahl, Planner

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Motion by Hankovich/Fickau to approve the minutes of the March 16, 2009 meeting as presented was carried unanimously.

NEW BUSINESS

Extraterritorial CSM – W299S10620 Phantom Woods Rd., Town of Mukwonago – Estate of Ruth Vollmer, Marni S. Lynn, and Rebecca L. Young – For the record, Village Attorney Shawn Reilly represented Ruth Vollmer on this matter, but did not have input in the review of the extraterritorial CSM. Motion by Hankovich/Fickau to recommend to the Village Board the approval of the extraterritorial CSM for the estate of Ruth Vollmer, Marni S. Lynn, and Rebecca L. Young for the property located at W299S10620 Phantom Woods Rd. in the Town of Mukwonago subject to the following conditions:

1. Prior to the Village signing the Certified Survey Map dated August 27, 2007, all technical revisions required by the Town of Mukwonago and Waukesha County review be completed.
2. Prior to recording the Certified Survey Map dated August 27, 2007, approval shall be obtained by the Town of Mukwonago and Waukesha County.

was carried unanimously.

CORRESPONDENCE

Town of Mukwonago March 4, 2009 Planning Commission Minutes – On file in the Clerk's Office.

Waukesha County Comprehensive Development Plan – 2035 and 2009 Comprehensive Development Plan Amendments – On file in the Clerk's Office.

COMMENTS FROM THE FLOOR

Moderacki handed out flyers for a Conservation Subdivision Design Workshop and Tours on May 7 and 8 and invited the Commission members to attend.

COMPREHENSIVE SMART GROWTH PLAN

The Commission continued discussion of various changes to Chapter 4 (Housing Element), Chapter 5 (Agricultural, Natural, and Cultural Resources), Chapter 6 (Transportation Element), Chapter 7 (Utilities and Community Facilities Element), and Chapter 8 (Economic Development Element). Chapters 9 (Land Use Element) and 10 (Implementation Element) as well as a proposed new chapter regarding the downtown will be reviewed during the May Plan Commission meeting.

Motion by Fickau/Hankovich to adjourn at 8:39 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Village Clerk

Chairperson Jim Wagner called the Plan Commission to order on May 18, 2009 at 7 p.m.

Commissioners present: Arnie Fickau
Joe Hankovich
John Bronk
Dale Fennel
Jamie Vega
Tom Loew
James Wagner

Also present: Paul Moderacki, Administrator/Clerk-Treasurer
Bruce Kaniewski, Village Planner
Aaron Fahl, Village Planner
Dave Jungen, Chamber Economic Development Commissioner

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Approval of the April 20, 2009 Minutes – Motion by Fickau/Fennel to approve the minutes of April 20, 2009 as presented carried unanimously.

NEW BUSINESS

Painting of Mukwonago Braves Building in Miniwaukan Park – Motion by Fennel/Fickau to approve the proposed painting of the Mukwonago Braves building at Miniwaukan Park carried unanimously. Motion by Loew to permit the signs on the building to remain “as is” failed for lack of a second. Motion by Fennel/Bronk to permit the Braves to keep the center sign, but to remove the other signs carried, 5-1-1, with Loew opposed and Hankovich abstaining.

Sign Change and Construction of a Garbage Enclosure – 801 Main St. – Schreiber Financial Services – Motion by Hankovich/Fennel to approve sign change and garbage enclosure as proposed was withdrawn by Hankovich/Fennel in favor of the following motion. Motion by Bronk/Fennel to approve the sign and garbage enclosure as proposed providing the slats on the garbage enclosure match the style and color of the principle building carried unanimously.

Update on Status of Aldi’s – Commissioner Hankovich reported he and Moderacki had a meeting scheduled with Dan Hittman later in the week to discuss the proposed Aldi’s store project.

CORRESPONDENCE

Town of Mukwonago April 1, 2009 Planning Commission Minutes – Chairperson Wagner noted receipt of the Town of Mukwonago Plan Commission minutes of April 1, 2009.

Letter from WDNR re: Revised Flood Insurance Rate Maps – Chairperson Wagner noted receipt of a letter from the Wisconsin Department of Natural Resources (WDNR) related to publication requirements of the Village’s revised Floodplain Ordinance and requested Moderacki ensure the Village was in compliance with the publication requirements.

COMMENTS FROM THE FLOOR – none.

Convene into Roundtable Session to Discuss the Comprehensive Smart Growth Plan

The Commission discussed Chapters 9 and 10 of the draft Comprehensive Plan and reviewed additional material submitted by Kaniewski and Fahl related to the Village's historical growth, the historic downtown and other market data and information.

Following the discussion, Kaniewski and Fahl said the Plan would be revised and sent to the Commission for review prior to its next meeting on June 15th. A public information meeting about the proposed Plan was scheduled for June 18th. The Commission will review and include comments made at the public information meeting in the plan on July 20th, prior to adopting the plan and forwarding it to the Village Board for approval and adoption following a public hearing projected for Sept. 21, 2009.

Adjournment – There being no further matters to come before the Plan Commission, Fennel/Loew moved the meeting be adjourned at 8:29 p.m.

Paul J. Moderacki
Village Clerk

Village of Mukwonago
Plan Commission
Meeting Minutes
June 15, 2009

1. Call to Order

Chairperson Jim Wagner called the Plan Commission to order at 7:12 p.m. Commissioners present: Arnie Fickau, Joe Hankovich, John Bronk, Jamie Vega and Tom Loew. Commissioner Dale Fennel was absent and excused. Also present: Paul Moderacki, Administrator/Clerk-Treasurer, Village Planner Aaron Fahl and Village Attorney Shawn Reilly.

2. Statement of Public Notice

The meeting was posted and noticed according to law.

3. Approval of the May 18, 2009 Minutes

Motion by Loew/Hankovich to approve the minutes of May 18, 2009 as revised to show the vote on the Mukwonago Braves building was 5-1-1, with Loew opposed and Hankovich abstaining, carried unanimously.

4. New Business

A. Consideration of Planned Developments for B-2, B-3 and B-5 Zoning Districts

Hankovich suggested the Plan Commission consider developing Planned Development standards for the B-2, B-3 and B-5 zoning districts to complement the standards already adopted for the B-4 Zone.

He said the recommendation would be useful for the expected site review of the proposed Aldi's building, but Planned Development standards would provide the Village with greater flexibility on future projects to achieve the intent of the Village's ordinances while permitting some flexibility in such specific instances, e.g. with cross easements on properties, permitting shared parking for complementary businesses, achieving overall greenspace, etc.

Following some discussion about the merits of the standards generally and how they could be used to move the Aldi's development forward, the Commission directed staff to prepare proposed Planned Development standards for its consideration by consensus.

B. Extraterritorial Review – Town of Mukwonago – Request to install cul-de-sac for properties located on StH 83 north of the Village due to 2011 StH 83 Improvement Project

Motion by Loew/Hankovich to table consideration of the Town of Mukwonago's proposal to turn the cul-de-sac over to the Village pending receipt of revised, more informative diagrams and a rationale from the Town why the Village should accept responsibility for the cul-de-sac passed unanimously.

5. Correspondence

A. Town of Mukwonago May 6, 2009 Planning Commission Minutes

Chairperson Wagner noted receipt of the Town of Mukwonago Plan Commission minutes of May 6, 2009.

6. Convene into Roundtable Session to Discuss the Comprehensive Smart Growth Plan

Fahl presented the compiled, revised and edited final draft of the proposed Comprehensive Plan to the Commission.

The Commission discussed the Village's informal single family to multi-family ratio objectives and revised the current 80/20 objective to a more realistic 70/30 ratio, based on historic trends and projected development. The housing data is presented in Table 9-6, on page 9-17, demonstrates single family homes have historically composed 63% of the Village's housing stock, while 5% have been duplexes and 32% have been multi-family developments. Approved developments since 2000 modified the percentages slightly to 67.5% single family, 3.6% duplexes and 29% multi-family, and future developments, based on current zoning, anticipates the proportions will be 62%, 5.3% and 32.7%, respectively.

Following the discussion, the Commission scheduled a public information meeting on the proposed Plan for Thursday, July 16, so comments could be gathered before the next Commission meeting when the Commission will consider finalizing the report and recommending its adoption by the Village Board following a public hearing projected for Sept. 21, 2009.

7. Adjournment

There being no further matters to come before the Plan Commission, Fennel/Loew moved the meeting be adjourned at 8:07 p.m.

Paul J. Moderacki
Village Clerk

Chairman James Wagner called the Plan Commission meeting to order on July 20, 2009 at 7:00 p.m.

Members present: Arnie Fickau
John Bronk
Dale Fennel
Jaime Vega
Tom Loew
James Wagner

Member Excused: Joe Hankovich

Also present: Paul Moderacki, Administrator/Clerk-Treasurer
Bruce Kaniewski, Planner

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Motion by Fickau/Fennel to approve the minutes of the June 16, 2009 meeting as presented was carried unanimously.

NEW BUSINESS

Consideration of Architectural Review – Construction of Addition – 624 Perkins Dr. – Engineered Pump Services – Engineered Pump Manufacturing is requesting an addition of 8,320 square feet on the rear of the existing building located at 624 Perkins Dr. in the Mukwonago industrial Park. Motion was made by Fennel/Vega to recommend to the Village Board the approval of the architectural review for Engineered Pump Manufacturing LLC for the construction of an addition to the existing building located at 624 Perkins Dr. The approval is subject to the following conditions:

- 1) There shall not be any outside storage located between the proposed addition and the existing secondary building.
- 2) If the Village Plan Commission determines additional parking stalls are necessary, the Village shall be able to notify Engineered Pump Manufacturing to install additional parking spaces.
- 3) The sprinkler FDC shall be upgraded to a 5" Stortz fitting with a 30 degree down angle.
- 4) The sprinkler system outside warning bell shall be upgraded to a strobe light.
- 5) The building lockbox shall be upgraded to the Knox Box brand.
- 6) All exterior exit doors shall be lettered and numbered.
- 7) The 10' green space between the proposed addition and the existing building shall be kept clear of any materials, equipment, or rubbish at all times.
- 8) The proposed dumpster enclosure location shall be moved to a location against the existing building, the two parking spaces shall be placed in the proposed fenced in area, and the remainder of the fenced area near the walkway be turned into green space as shown on the Supervisor of Inspection's drawings.

Motion carried unanimously.

Consideration of Correction to CSM #3951 – Michael Greeson – The property located on Miramar Rd. and I-43 in the Town of East Troy was rezoned to P-2, and the offset needs to be changed to reflect the new zoning. Motion by Fennel/Bronk to recommend to the Village Board the approval of the Town of East Troy, Walworth County, extraterritorial review of the Correction to CSM #3951 was carried unanimously.

CORRESPONDENCE

Town of Mukwonago June 3, 2009 Planning Commission Minutes – On file in the Clerk's Office.

COMPREHENSIVE SMART GROWTH PLAN

Review Comments from Public Information Meeting – The Commission went through the various comments from the July 16, 2009 Comprehensive Plan public information meeting, comments from Richard Jenks, Phantom Lakes Management District (PLMD), and the comments sent on July 20, 2009 from the Nancy Gloe, Friends of Mukwonago River. Mr. Jenks requested that the PLMD plan be referenced in the Village Comprehensive Plan. Ms. Gloe requested that the SEWRPC Mukwonago River Watershed Protection Plan be referenced in the Village Comprehensive Plan.

Recommendation to Village Board the Acceptance of Comprehensive Plan 2035 – Motion by Fennel/Fickau to adopt Plan Commission Resolution 2009-01: *Recommend Comprehensive Plan to Village Board* and to forward the approved Resolution to the Village Board was carried unanimously.

Discussion and Recommendation to Village Board Regarding the Installation of Sidewalks within the Village Including the Field Park Subdivision – Moderacki expressed concerns about the decision by the Public Works Committee to not install sidewalks, citing references to the Comprehensive Plan that sidewalks be installed in all areas of the Village and the Police Department report that sidewalks be installed for safety purposes for the high school students and the elderly. He stated that sidewalks should, at a minimum, be installed on one side of certain roads in the subdivision as well as CTH NN. Many residents attended two Public Works Committee meetings and the last regular Village Board meeting stating that they do not want sidewalks because they do not want to pay for them or shovel them. Fennel objected to the issue being on the Plan Commission agenda since it was discussed with the Village Public Works Committee. Wagner supports Fennel. Fennel also stated that that kids are not going to walk on the sidewalks. Loew stated that the arguments by the Police Department and by Moderacki in his memo outweigh the concerns of the citizens in the Field Park Subdivision. Vega stated that the minimum installation would seem legitimate. Bronk noted that the Village Board should think about the entire Village rather than just 90 people from one area, and he hopes that they install sidewalks. Fickau abstained from discussion and will be abstaining from any decision, but reminded the Commission of what happened in the Jefferson St. issue more than 20 years ago when many of the Board members were recalled.

Motion by Fickau/Vega to adjourn at 8:09 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Deputy Clerk

Village of Mukwonago
Plan Commission
Meeting Minutes
August 17, 2009

1. Call to Order

Chairperson Jim Wagner called the Plan Commission to order at 7:12 p.m. Commissioners present: Arnie Fickau, Joe Hankovich, John Bronk, Jamie Vega and Tom Loew. Also present: Paul Moderacki, Administrator/Clerk-Treasurer, Shawn Reilly, Attorney, Bruce Kaniewski, Planner, Nick Weber, Library Director, Rodell L. Singert, Mukwonago School Board member, Paul V. Wysocki, Mukwonago School Board President, Nicole Hohnstein, a realtor with NAI/MLG Commercial, Marty Rozeski, Town of East Troy, and James Soneberg. Commissioner Dale Fennel was absent.

2. Statement of Public Notice

The meeting was posted and noticed according to law.

3. Approval of July 20, 2009 Minutes

Motion by Fickau/Loew to approve the minutes as presented was adopted unanimously.

4. New Business

A. Change of Zoning from M-4 to P-1, 807 Swan Drive, Mukwonago Area School District

Kaniewski recommended the Plan Commission recommend denial of the proposed zoning change. He said the Village's industrial park was not intended or suitable for a school administrative office and such a change could be challenged as spot zoning. He said the current zoning requires a ratio of 80% production and 20% office use.

Reilly said the subject location could serve as a workshop location, but not for the intended office use.

Fickau said he appreciated the need the District had for office space, but he said the considered the proposed use in the industrial park as inappropriate.

Bronk said he was concerned that granting the District's request would set a precedent.

Motion by Hankovich/Fickau to recommend denial of the proposed Zoning Change from M-4 to P-1 at 807 Swan Drive by the Mukwonago School District passed unanimously.

B. Extraterritorial Review – Town of East Troy – Stone School Road – Martin Rozeski

Hankovich called the Commission's attention to the fact that the preliminary Certified Survey Map (CSM) contained 97.36 feet of street frontage and the Village's standard was 100 feet. He said the Village's standard cannot be enforced in the Town, but he felt it should be pointed out.

Reilly noted the CSM lacked dedication of the road right-of-way to the public for the width of the entire parent parcel.

Kaniewski noted a list of conditions was submitted in his memo dated Aug. 13, 2009.

Motion by Hankovich/Vega to recommend approval of the proposed CSM subject to the conditions noted by Kaniewski and dedication of the road right-of-way on the final CSM passed unanimously.

A. Change of Zoning from M-4 to P-1, 807 Swan Drive, Mukwonago Area School District

Chairman Wagner returned to the first item on the agenda to permit representatives of the Mukwonago School District address the Commission. He apologized for not realizing they had intended to address the Commission during its consideration of the proposed zoning change.

Singert asked the Commission to reverse its previous action. He said the proposed move of the District's Administrative Offices was supported by the District's Buildings and Grounds and Finance Committees. He said the District put off finding proper space for the administrative offices to improve the District's schools first. He said other options were studied, but this was the best opportunity for the District and that it merited a lot of review. He said he wasn't sure all the current tenants in the industrial park were producers and said many seemed to be suppliers and distributors. He said the proposed site would be a good addition to the District. He said public meetings would continue to be held at the High School and the new building would be used of office space, conferences and humane space for the administrative staff (some of whom now must work in basement offices).

Wysocki said he would prefer to have the Administrative Offices closer to the High School and on currently owned District property, but this solution would save District taxpayers between \$300,000-500,000 (the difference between renovating and building new). He said he was concerned P-1 zoning would be a problem no matter where the District chose to locate its Administrative Offices.

Ms. Hohnstein said the current owner is concerned, given the poor economy, another potential buyer might not come by for a long time. She reasoned the District's use would enhance the Industrial Park and asked the Commission to reconsider its motion.

After hearing the comments, Chairman Wagner asked the Commission whether it wanted to reconsider its earlier action.

When no motion was forthcoming, Wagner stated the first motion stood and would be reported to the Village Board as the Commission's recommendation.

C. Historic Preservation Review, 200 Grand Ave., New siding, paint and doors, James Soneberg

Soneberg said he wanted to repair the home he owned at 200 Grand Ave. by replacing rotting siding, priming and painting the home, replacing the aluminum storm windows with wooden

storm windows as the original house would have had and replacing the existing storm door. He said he also planned to replace the existing garage door in the future.

Motion by Hankovich/Fickau to permit replacing the rotted siding, priming and painting, installing wooden storm window and working with Hankovich to find an appropriate new storm door more in keeping with the original home passed unanimously.

5. Correspondence

A. Town of Mukwonago July 1, 2009 Plan Commission Minutes

Received and noted.

6. Comments from the Floor – none

7. Convene into Closed Session pursuant to §§19.85(1)(e), Wis. Stats., to deliberate the potential purchase of public property, which, due to bargaining reasons, require a closed session – proposed acquisition of land for Library Purposes

Motion by Lowe/Fickau to adjourn into closed session at 7:50 p.m. passed unanimously.

8. Adjourn Closed Session and reconvene into Open Session

A. Proposed Acquisition of land for Library purposes

There was no motion offered for consideration by the Commission in open session.

9. Adjournment

There being no further matters to come before the Plan Commission, Fickau/Hankovich moved the meeting be adjourned at 8:14 p.m.

Paul J. Moderacki
Village Clerk-Treasurer

Chairman James Wagner called the Plan Commission meeting to order on September 14, 2009 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
John Bronk
Dale Fennel
Jaime Vega
James Wagner

Member Excused: Tom Loew

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Motion by Fickau/Fennel to approve the minutes of the June 16, 2009 meeting as presented was carried unanimously.

NEW BUSINESS

Site Plan Review – Part of 857 S. Rochester St. – Slumberland – Anthony Garza, TGAR Group Inc., and Robert Kuhn, Slumberland, presented plans to take over the remaining space at the old Wal-Mart building located at 857 S. Rochester St. The current occupants in the other parts of the building are Tractor Supply and Peebles. Hankovich had concerns about the dumpster enclosure. Slumberland needs a bigger dumpster area with easy accessibility, so the area would need to be screened rather than enclosed. The sign as presented is 134 square feet. The Municipal Code only allows a maximum of 100 square feet. The size of the building and the distance from STH 83 could allow for a larger sign than the code allows. Motion by Hankovich/Fickau to recommend to the Village Board the approval of the architectural design and redevelopment by Slumberland Furniture for a portion of 857 S. Rochester St. was carried unanimously. Motion by Hankovich/Vega to recommend to the Village Board the allowance of the Zoning Administrator to work with Slumberland Furniture to come up with an appropriate dumpster area was carried unanimously. Motion was made by Hankovich/Vega to recommend to the Village Board the approval of the sign for Slumberland Furniture as presented, with color study #2, if the sign is under 100 square feet. If the sign is over 100 square feet, the Plan Commission recommends to the Board of Appeals the approval of the sign as presented due to the size of the building and the far distance from STH 83 allowing for a larger size than the code allows. Motion was carried unanimously.

Extraterritorial Review – Certified Survey Map – Town of East Troy – W570 Bell School Rd. – East Troy Sod Farm – Motion was made by Hankovich/Fickau to recommend to the Village Board the approval of the Town of East Troy, Walworth County, extraterritorial review of the Certified Survey Map for the property owned by East Troy Sod Farms, Inc. and located at W570 Bell School Rd. The approval is subject to the following conditions:

- 9) Prior to the Village signing the Certified Survey Map dated August 20, 2009, all technical revisions required by the Town of East Troy and Walworth County review be completed.
- 10) Prior to recording the Certified Survey Map dated August 20, 2009, approval shall be obtained by the Town of East Troy and Walworth County.

Motion carried unanimously.

Extraterritorial Review – Revised Certified Survey Map – Town of East Troy – Stone School Road – Martin Rozeski – Motion was made by Hankovich/Fickau to recommend to the Village Board the approval of the Town of East Troy, Walworth County, extraterritorial review of the Certified Survey Map for the property owned by Martin J. Rozeski and located on Stone School Rd. The approval is subject to the following conditions:

- 1) Prior to the Village signing the Certified Survey Map, all technical revisions required by the Town of East Troy and Walworth County review be completed.
- 2) Prior to the Village signing the Certified Survey Map, written confirmation of Town of East Troy and Walworth County approval shall be provided to the Village Clerk.

Motion carried unanimously.

Request to Modify Sign Ordinance Pertaining to Off-Site Signage – Rumina Slazas – Rumina Slazas lost her business and has tried other business ideas that have not worked out. She would like take advantage of her building being located in the heart of downtown Mukwonago and use the south side of her vacant building to allow other businesses to advertise. Currently, it is against the Municipal Code to allow off-site signage, and would like the Plan Commission to consider changing the rule to allow this plan. Hankovich stated that Sec. 100-511(c) restricts off-site signage, but he interprets the Code to state that the Plan Commission can make an exception. Plan Commission agreed to have the Zoning Administrator take a look at criteria to allow certain off-site signage in the Village.

Resolution 2009-11: A Preliminary Resolution Declaring the Village’s Intent to Levy Special Assessments Pursuant to §66.0703(1)(a), Stats. and Village Ordinance Section 70-4(b) for Street & Utility Reconstruction – Motion by Hankovich/Fickau to recommend to the Village Board the approval of Resolution 2009-11: A Preliminary Resolution Declaring the Village’s Intent to Levy Special Assessments Pursuant to §66.0703(1)(a), Stats. and Village Ordinance Section 70-4(b) for Street & Utility Reconstruction was carried unanimously (Fickau abstained).

Historic Preservation Review – 306 N. Rochester St. – Sign Face Change – Citizens Bank of Mukwonago – Citizens Bank of Mukwonago is proposing to change the sign face on the box sign on the Citizens Bank Insurance Services building located at 306 N. Rochester St. They are also looking to replace the free standing pole sign at the same location with another sign that is the same size as the existing sign. Motion by Hankovich/Fickau to approve the box sign and free standing pole sign for Citizens Bank Insurance Services, 306 N. Rochester St. as presented was carried unanimously.

Historic Preservation Review – 204-206 S. Rochester St. – Window Replacement, Re-roof – Roger Walsh – Roger Walsh is proposing to replace the roof and windows on the upper level of the building located at 204-206 S. Rochester St. Motion by Hankovich/Fickau to approve the re-shingling of the building located at 204-206 S. Rochester St. with the colors as presented was carried unanimously. Motion by Hankovich/Fickau to approve the replacement of windows with new double-hung vinyl windows for the building located at 204-206 S. Rochester St. as presented was carried unanimously.

CORRESPONDENCE

Town of Mukwonago August 5, 2009 Planning Commission Minutes – On file in the Clerk’s Office.

COMMENTS FROM THE PUBLIC

Hankovich notified the Board that a person came into his office with a plan of operation for a heating contractor business to go into the old Horn Hardware building. He also stated that he has had conversations with people about using various industrial park space.

Motion by Fennel/Fickau to adjourn at 7:42 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Deputy Clerk

Village of Mukwonago
Plan Commission
Meeting Minutes
October 19, 2009

1. Call to Order

Chairperson Jim Wagner called the Plan Commission to order at 7:00 p.m. Commissioners present: Arnie Fickau, Joe Hankovich, John Bronk, Dale Fennel and Tom Loew. Also present: Paul Moderacki, Administrator/Clerk-Treasurer, Shawn Reilly, Attorney, Nick Weber, Library Director, and Jay Campbell. Commissioner Jamie Vega was absent and excused

2. Statement of Public Notice

The meeting was posted and noticed according to law.

3. Approval of September 14, 2009 Minutes

Motion by Fickau/Fennel to approve the Sept. 14, 2009 minutes as revised to show Resolution 2009-11 was seconded by Bronk, not Fickau, and that the motion to adopt passed 5-0-1, with Fickau abstaining, was adopted unanimously.

4. New Business

A. Resolution 2009-19: Resolution of Necessity for the Taking of Property for Library Purposes

A motion by Fickau/Loew to recommend adoption of Resolution 2009-19, a Resolution of Necessity for the Taking of Property for Library Purposes, passed unanimously.

B. Ordinance No. 825: An Ordinance amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning

A motion by Fickau/Loew to recommend adoption of Ordinance No. 825, an Ordinance amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning, passed unanimously.

5. Historic Preservation Reviews

A. Wall Sign – 111 N. Rochester St. – Mukwonago Publications

A motion by Hankovich/Bronk moved to approve the sign for Mukwonago Publications at 111 N. Rochester St., as proposed passed unanimously.

B. Wall sign – 105 Fix St. – Wireless Concepts of Wisconsin Corp./Verizon Wireless

Hankovich said the sign as proposed was too large proportionately for the space proposed for lease and it was only supposed to show the name of the business, not include the phrase "Wireless Concepts/Premium Retailer."

Bronk suggested the phrase be painted on the store window, where it would be equally visible.

Wagner said the sign needed to be reduced in size to meet the Village's sign ordinance.

The Commission agreed by consensus to authorize Hankovich to issue a sign permit once the sign was reduced to the appropriate size.

5. Correspondence

A. Town of Mukwonago September 21, 2009 Plan Commission Minutes

Received and noted.

6. Comments from the Floor – none

7. Adjournment

There being no further matters to come before the Plan Commission, Hankovich/Fickau moved the meeting be adjourned at 7:27 p.m.

Paul J. Moderacki
Village Clerk-Treasurer

Chairman James Wagner called the Plan Commission meeting to order on November 16, 2009 at 7:00 p.m.

Members present: Arnie Fickau
Joe Hankovich
John Bronk
Jaime Vega
Tom Loew
James Wagner

Member Absent: Dale Fennel

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

STATEMENT OF PUBLIC NOTICE

The meeting was posted and noticed according to law.

Motion by Fickau/Hankovich to approve the minutes of the October 19, 2009 meeting with the correction to remove Vega's name from a motion made under Item B – New Business (Moderacki later stated that the last three sentences from that section should be removed) was carried unanimously.

NEW BUSINESS

(Taken out of Order) Sign Review – Wall Sign – 201 S. Rochester St. – Andrews Heating & Cooling – Motion by Hankovich/Loew to accept the wall sign for Andrews Heating & Cooling located at 201 S. Rochester St. as presented was carried unanimously.

(Taken out of Order) Sign Review – Wall Sign – 801 Main St. – Mukwonago Area Chamber of Commerce – The wall sign at 801 Main St. was already installed when the Chamber of Commerce moved into their new location on September 1, 2009. Motion by Hankovich/Fickau to accept the wall sign for Mukwonago Area Chamber of Commerce located at 801 Main St. as presented and already installed was carried unanimously. Hankovich noted that a temporary cover was placed around the ground mounted sign when the Chamber moved in. He can issue a 60-day temporary sign permit, but that permit would be from the day the cover was put on (September 1, 2009) until November 30, 2009. Motion by Hankovich/Fickau to keep the ground mounted cover sign as is for 60 days from November 16, 2009 was carried unanimously.

Presentation by Mukwonago Improvement Committee on Downtown Improvement – Bill Kasch introduced the Mukwonago Improvement Committee, which is a subcommittee of the Mukwonago Chamber of Commerce Economic Development Committee. The Committee consists of himself, Katie Pearce from Espresso Love Café, and Dave Hazenfield from Dickman Realty. He also invited Moderacki to be on the Committee. Commissioner Vega noted that he would be willing to help with the Committee. The focus of the committee is to help improvement of the downtown environment, offer design ideas, and bring more shoppers to the downtown. The Committee will be bringing in Christine Scott-Thompson from UWM to help with design ideas.

CORRESPONDENCE

Town of Mukwonago October 7, 2009 Planning Commission Minutes – On file in the Clerk's Office.

COMMENTS FROM THE PUBLIC

None

Motion by Fickau/Hankovich to adjourn at 7:25 p.m. was carried unanimously.

Steven A. Braatz, Jr.
Deputy Clerk