

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, January 8, 2013**

Call to Order

Chairperson Fred Winchowky called the meeting to order at 7:00 p.m.

Roll Call

Commissioners present: Joe Hankovich
John Hogan
Mike Sellenheim
Mark Penzkover
Joseph Abruzzo
Fred Winchowky

Commissioners excused: Jamie Vega

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Judith A. Taubert, Village Deputy Clerk

Minutes

Motion by Abruzzo/Sellenheim to approve December 18, 2012 regular meeting minutes as presented carried unanimously (Hankovich abstained).

New Business

Change of Zoning Request

In attendance was Todd Hutchison, Project Manager, Impact Seven, Inc. There will be a public hearing to consider the rezoning of the property on Tuesday, January 15, 2013 during the Village Board meeting. Motion by Penzkover/Hankovich to recommend the Village Board approve the change of zoning from A-1 to R-3 for property located at CTH ES and Phantom Woods Road, Tax Key MUKV2011984, owned by Waukesha State Bank, as the best use of the land carried unanimously.

Possible Time Change for Future Meetings

Motion by Hankovich/Hogan to change the meeting time from 7:00 p.m. to 6:30 p.m. for 6 months contingent upon review of the Village Ordinances carried unanimously.

Stakeholder Advisory Committee STH 83 Update

Sellenheim gave a brief slide presentation of the how the Public Open House on January 16th will be set up.

The Stakeholder Advisory Committee for the future plans of State Highway 83 will be hosting an open house showing the history and future improvement options for the STH 83 routing through the Village of Mukwonago.

When: Wednesday, January 16, 2013 - 6:00 p.m. to 8:00 p.m.

Where: Mukwonago Municipal Building, 440 River Crest Court, Mukwonago in the Board Room

The purpose of the open house is:

- To obtain input and concerns from the community about the future development and routing of STH 83.
- To share with the public the planning work that has been done to date by the Village on the existing STH Hwy 83 corridor;
- To share information about a current study being conducted by the Village and the State DOT regarding the County Hwy NN / Holz Parkway Corridor;

The Stakeholder's Advisory Committee consists of representative residents, business owners, and village officials established by the Village Board in 2011 to work with the State of Wisconsin Department of Transportation on future planning alternatives. The group has been meeting since April 2011.

Adjournment

Motion by Penzkover/Hankovich to adjourn the meeting at 7:50 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Village Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, February 12, 2013**

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Joe Hankovich
John Hogan
Mike Sellenheim
Mark Penzkover
Jamie Vega
Fred Winchowky

Commissioners excused: Joseph Abruzzo

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Judith A. Taubert, Village Deputy Clerk

Minutes

Motion by Penzkover/Hankovich to approve January 8, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Item tabled until later in the meeting.

New Business

Empire Industries Certified Survey Map

Motion by Penzkover/Hogan to recommend the Village Board approve the Certified Survey Map for the Property Located at 911-929 Empire Drive, Tax Key #MUKV1969988003, Owned by Empire Industries, LLC with the following conditions carried unanimously:

1. Prior to the Village signing and recording of the CSM the connection between the buildings located on proposed Lots 1 and 2 shall be removed to the satisfaction of the Building Inspector. A permit shall be required from the Village Inspection Department for demolition.
2. Prior to the Village signing and recording of the CSM, the following shall occur.
 - a. The CSM shall provide a "Storm Water Management Easement" over the entire 82.02 width of land extending from the main part of Lot 3 to Perkins Drive. The easement shall be to the benefit of the Village of Mukwonago. Easement wording shall be approved by the Village Attorney and Zoning Administrator.
 - b. All necessary ingress/egress easements shall be shown on the CSM with wording as approved by the Village Attorney and the Zoning Administrator.
3. Prior to the Village signing and recording of the CSM, all conditions of approval as recommended by the Village Engineer in the report dated February 6, 2013 shall be satisfied.

4. All conditions of approval shall be satisfied to allow recording of the CSM within 180 days of conditional approval of the CSM by the Village Board. Applicant may request one (1) 90 day extension from the Village Board for good cause.

Recommendation to Village Board Regarding Request for Approval of Conceptual Land Division and Conceptual Site Plan/Architectural Reviews for the Property Located at 1140 N. Rochester St., Tax Key #s MUKV1962990002 and MUKV1963999049, for a Proposed Aldi Foods

Applicant asked to be removed from the agenda.

Request by Hank Mehzic, Orchard Meadows Development, for Extension of Conditional Use Permit.

In attendance was Dave Hazenfield, Dickman Real Estate, representing Hank Mehzic, Orchard Meadows Development, for Extension of Conditional Use Permit. Motion by Sellenheim/Penzkover to recommend the Village Board approve the extension of the conditional use permit for the Orchard Meadows Development. The Village Attorney will draft a resolution for Village Board approval. Motion carried unanimously.

Village Official Map

Motion by Sellenheim/Hogan to recommend the Village Board review the draft of official map ordinance and schedule a public informational meeting and a public hearing to consider adoption of the ordinance carried unanimously.

National Trust Forum for Historic Preservation

Motion by Hankovich/Hogan to recommend the Village Board not renew the membership to National Trust Forum for Historic Preservation carried unanimously.

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Item brought back from the table. Kaniewski stated that it is a work in progress. He will prepare a draft ordinance for the next meeting.

Adjournment

Motion by Penzkover/Hogan to adjourn the meeting at 6:58 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Village Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING Tuesday, March 12, 2013

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: John Hogan
Mike Sellenheim
Mark Penzkover
Jamie Vega
Joseph Abruzzo
Fred Winchowky

Commissioners excused: Joe Hankovich

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Steven A. Braatz, Jr., Village Clerk-Treasurer

Minutes

Motion by Penzkover/Sellenheim to approve February 12, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Kaniewski presented updates to proposed zoning code amendments to parking standards. He will provide a draft ordinance at the next meeting.

Recommendation to Village Board Regarding Approval of Village Official Map

The Village Board held the issue for more review of the Village Official Map. Kaniewski will work with the Clerk's Office to schedule a public hearing.

New Business

Recommendation to Village Board Regarding Conceptual Site Plan/Architectural Review for the Property Located at Black Bear Drive and Marsh View Drive, Tax Key # MUKV1962989007, for the Proposed Glen of Mukwonago Condominium Development

Applicant asked to be removed from the agenda.

Adjournment

Motion by Penzkover/Sellenheim to adjourn the meeting at 7:20 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.
Village Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, April 9, 2013**

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Joe Hankovich
Mike Sellenheim
Mark Penzkover
Jamie Vega
Joseph Abruzzo
Fred Winchowky

Commissioner excused: John Hogan

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Steven A. Braatz, Jr., Village Clerk-Treasurer

Approval of the Minutes for the March 12, 2013 Regular Meeting

Motion by Abruzzo/Vega to approve March 12, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Item tabled for later in the meeting.

New Business

Recommendation to Village Board Regarding Conceptual Site Plan/Architectural Review for the Property Located at Black Bear Drive and Marsh View Drive, Tax Key #MUKV1962989007, for the Proposed Glen of Mukwonago Condominium Development

Item tabled for later in the meeting.

Historic Preservation Commission Review

Motion by Winchowky/Sellenheim to approve the Historic Preservation request to renovate the exterior of the property located at 114 Main St. according to the plans submitted and subject to the property owner securing the ability to encroach in the Village right-of-way carried unanimously.

114 Main Street Variance

Motion by Abruzzo/Penzkover to recommend the Board of Building and Zoning Appeals approve the variance for additional square footage for signage on the property located at 114 Main St. for the reason it makes sense for the logistical reasons and they would take care of the matter if the address were changed carried unanimously. The applicant will work the Village Attorney and Public Works Committee to determine the best solution to allow the encroachment into the Village's right-of-way.

Proposed Glen of Mukwonago Condominium Development

Item brought back from the table. Mike Schultz, Cornerstone Development, presented plans to construct 38 new condominium units and a 2,000+ sq. ft. clubhouse on the former Black Bear Residential Development on Black Bear Drive and Marsh View Drive. The project was re-branded to be called The Glen of Mukwonago. There will be several with walk-out basements to enjoy the views, some with full, regular basements, and four duplexes with slab-on-grade buildings. Plan Commission conceptually approves the plans and has consensus to allow applicant to proceed with full approval application.

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Item brought back from the table. Item remains on agenda.

Adjournment

Motion by Penzkover/Sellenheim to adjourn the meeting at 7:45 p.m. was carried unanimously.

Respectfully Submitted,

Steven A. Braatz, Jr.
Village Clerk-Treasurer

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, May 14, 2013**

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Joe Hankovich
Mike Sellenheim
Mark Penzkover
John Hogan
Fred Winchowky

Commissioner excused: Jamie Vega
Joseph Abruzzo

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Judith Taubert, Deputy Clerk

Approval of the Minutes for the April 9, 2013 Regular Meeting

Motion by Winchowky/Penzkover to approve April 9, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Item tabled for later in the meeting.

New Business

Discussion of General Policy Direction Regarding Requirement and/or Waiver of Parking Spaces for Large Capacity Restaurants and other Uses within the Village Center

Recommend Kaniewski/Hankovich to continue to review and research a direction and policy regarding the requirements and responsibility for parking spaces for large capacity restaurants and other uses within the Village Center.

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards.

Item brought back from the table. After discussion it was recommended that Kaniewski/Hankovich continue to review and make necessary changes/recommendations to clarify the parking standards. Item remains on the agenda.

Review and Recommendation to Village Board Regarding Amending the Zoning Map for Dam Failure Shadow and 2008 Federal Emergency Management Agency Floodplain

Motion by Hankovich/Sellenheim to recommend the Village Board adopt the ordinance amending the zoning map for the dam failure shadow and 2008 Federal Emergency Management Agency Floodplain. There is a public hearing Tuesday, May 21st. Kaniewski recommended removing the TID area from the public hearing. Motion carried unanimously.

Review and Recommendation to Amend Chapter 64 (Sign Code) of the Municipal Code for Wall Signs Facing Multiple Streets and Box Signs within the Industrial Park
Motion by Winchowky/Sellenheim to support the ordinance to amend Chapter 64 (Sign Code) of the Municipal Code for wall signs facing multiple streets and box signs within the Industrial Park, also to give the Zoning Administrator additional responsibility and authority to review and approve signage with the option of going to the Board of Appeals. Motion carried unanimously.

Adjournment

Motion by Winchowky/Sellenheim to adjourn the meeting at 7:43 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, June 11, 2013**

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Joe Hankovich
Mike Sellenheim
Mark Penzkover
Joseph Abruzzo
Fred Winchowky

Commissioner excused: John Hogan
Jaime Vega

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Judith Taubert, Deputy Clerk

Public Hearing

Public hearing to consider an application for conditional use permit requested by Carl Goede, Rivers Edge Car Wash, for the operation of an oil change center at the property located at 809 S. Rochester St. opened at 6:30 p.m.

Carl Goede, Rivers Edge Car Wash and Oil and Tire would like to expand the Oil and Tire building to four oil bays and an additional space for tire service. This property has two principal structures – one being the car wash and the other the oil change – and both have a conditional use permits as required under section 100-157. Mr. Goede is requesting a new conditional use permit for this additional vehicle service.

No one appeared for or against.

Public hearing closed at 6.35 p.m.

Motion made by Winchowky/Sellenheim to approve the Conditional Use Permit for the following reasons:

1. Does not affect the stormwater.
2. No additional signage requested.
3. No objections to public and enhances business operations to value and service to Community.

The permit shall be subject to the following condition:

1. The same conditions given in past conditional use approvals for this address shall apply.

Motion carried unanimously.

Minutes

Motion by Winchowky/Abruzzo to approve May 14, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Village Planner asked to continue the review until the next regular meeting.

New Business

Recommendation to Village Board Regarding Site Plan/Architectural Review, Landscape and Sign Plans, and Developer’s Agreement for the Property Located at Black Bear Drive and Marsh View Drive, Tax Key # MUKV1962989007, for the Proposed Glen of Mukwonago Condominium Development

Item postponed to the next regular meeting. Email regarding postponement acknowledged.

Annexed/Attached Properties Zoning Classifications

Motion to direct the Zoning Administrator and the Village Planner to review and assess the seven listed properties and recommend the change in zoning and come back to the commission for possible action at the August regular meeting.

Land Transfer

Motion by Hankovich/Abruzzo to recommend to the Village Board to authorize transfer of lands between the Village and the Mukwonago Area School District was carried unanimously.

Adjournment

Motion by Penzkover/Abruzzo to adjourn the meeting at 7:04 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING Tuesday, July 9, 2013

UNAPPROVED

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Joe Hankovich
Mike Sellenheim
Mark Penzkover
Jaime Vega
Joseph Abruzzo
Fred Winchowky

Commissioner excused: John Hogan

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
John Weidl, Village Administrator
Judith Taubert, Deputy Clerk

Public Hearing

Public hearing to consider an application for conditional use permit requested by St James Congregation to enclose the front entry(east entry) to the Church located at 830 CTH NN E opened at 6:31 p.m.

St. James Congregation would like to enclose the front entry (east entry) to the church located at 8:30 CTH NN E. This entry currently has a roof area above the entry into the narthex. The enclosed area being requested is directly under the roof; no additional roofing is being requested. The property is zoned R-2 (Single-family Residential District). Section 100-102 allows Churches under subsection (3) e. as a conditional use. St. James Congregation is requesting an expansion of their conditional use to add this additional enclosed space to their building area.

No one appeared against. Public hearing closed at 6.35 p.m.

Motion made by Winchowky/Sellenheim to approve the Conditional Use Permit for the following reasons:

1. No one appeared against enclosing the front entry(east entry)
2. Doesn't increase the footprint of the building

The permit shall be subject to the following conditions:

1. The same conditions given in past conditional use approvals for this address shall apply.
2. Construction commencing within one year of approval.

Motion carried unanimously.

New Business (item taken out of order)

Proposed Glen of Mukwonago Condominium Development

Mike Schiltz from Cornerstone Development gave a brief presentation of the site and architectural plans and Dave Heller from Heller & Associates, LLC gave a presentation on the landscaping plans.

Motion by Penzkover/Sellenheim to recommend to the Village Board to approve the Site Plan, Architectural Plans and Landscape Plans for the proposed 40-unit Glen of Mukwonago condominium development by Cornerstone Development of SE Wisconsin, Inc., carried unanimously subject to the following conditions:

- A. The development shall be constructed in accordance with the following plans:
 1. The Glen of Mukwonago "Site Development Plans" dated May 13, 2013 prepared by Trio Civil Engineering containing:
 - a. T1: Cover Sheet
 - b. C1.0: Overall Site Development Plan
 - c. C1.1: Master Grading & Drainage Plan—North
 - d. C1.2: Master Grading & Drainage Plan—North
 - e. C1.3: Overall Site Utilities Plan
 2. The Glen of Mukwonago Building Floor Plans and Elevations for the Condominium Units, dated January 7, 2013, prepared by Patera LLC, containing Sheets A-1 through A-18.
 3. The Glen of Mukwonago landscape plans and development identification sign, prepared by Heller and Associates, LLC, containing Sheets L 1.0 through L 6.0, with last revised date of June 11, 2013.
 4. The Glen of Mukwonago Community Building Floor Plan and Elevations, dated January 7, 2013, prepared by Patera LLC, containing Sheets A-1 and A-2.
- B. An amended Developer's Agreement approved by the Village Board, signed by the applicant, and recorded with the Waukesha County Register of Deeds.
- C. An amended Storm Water Maintenance Agreement approved by the Village Board, signed by the applicant, and recorded with the Waukesha County Register of Deeds.
- D. Amend the above documents and provide the required information requested in the Village Engineer's letter dated June 6th, 2013.
- E. Obtain applicable approvals from Federal and/or State agencies.

Village Attorney Reilly and the Developer are still fine tuning the Developer's Agreement to be looked at again at the Village Board meeting on Tuesday, July 16, 2013 at 6:30p.m.

Motion by Winchowky/Penzkover to recommend approval of the Developers Agreement carried unanimously with the understanding that:

- A. The sidewalks will be in by October 2015
- B. Trees & driveway approaches go in when building is constructed with language added to Restrictions or Condo Documents.
- C. Subject to Engineering approval.
- D. Modifications of the Developers Agreement approved by the Village Board.

There was discussion regarding the lateral issue to define which lots need exception to the 10 feet setback from driveways and who/how the driveways get repaired after a curb stop failure.

Minutes

Motion by Penzkover/Abruzzo to approve June 11, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Village Planner Kaniewski reviewed the proposed changes in the ordinance to amend Article V Chapter 100 of the Village of Mukwonago Municipal Code, known as the Zoning Ordinance pertaining to the regulation of off-street parking, driveways, access loading and vehicle visibility. The Planner asked to keep the parking on the agenda for next time. The Village Planner also asked to wait with the ordinance pertaining to the Village Center until the Hwy 83 plan is decided.

New Business

STH 83 Alternative Routing Project

Sellenheim gave a brief update and outline of the planning and economic development of the State Hwy 83 Alternative routing project time-line/planning steps.

Adjournment

Motion by Penzkover/Sellenheim to adjourn the meeting at 8:24 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING
Tuesday, September 10, 2013

UNAPPROVED

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:32 p.m.

Roll Call

Commissioners present: Joe Hankovich
John Hogan
Mike Sellenheim
Mark Penzkover
Jaime Vega
Fred Winchowky
Commissioner absent: Joseph Abruzzo

Also present: Shawn Reilly, Village Attorney
Bruce Kaniewski, Village Planner
Judith Taubert, Deputy Clerk

Minutes

Motion by Sellenheim/Hankovich to approve the July 9, 2013 regular meeting minutes as presented carried unanimously (Hogan abstained).

New Business (item taken out of order)

Schmidt and Bartelt Funeral Home Parking Lot Expansion

Motion by Hankovich/Sellenheim to recommend the Village Board approve the Certified Survey Map for the property located at 930 Main Street and 440 Bay View Road, Tax Key #MUKV2009968 and MUKV2009988 carried unanimously. Motion by Hankovich/Hogan to recommend the Village Board approve the Site Plan for the property located at 930 Main Street and 440 Bay View Road, Tax Key #MUKV2009968 and MUKV2009988 subject to the engineer's recommendation for the storm water approval carried unanimously.

Future routing of STH 83 through the Village of Mukwonago

Motion by Penzkover/Hogan to recommend the Village Board enter into negotiations with Wisconsin DOT and Waukesha County regarding jurisdictional transfer of STH 83, CTH NN and Holz Parkway carried unanimously.

Unfinished Business

Continued Review of a Proposed Village Center Overlay Zoning District and Amendment to Required Parking Standards

Items will remain on the agenda.

Discussion of policy direction regarding requirement of recently annexed/attached properties receiving proper zoning classifications

No action taken. Hankovich and Kaniewski will contact the property owners with regards to a change in zoning.

Adjournment

Motion by Penzkover/Sellenheim to adjourn the meeting at 8:23 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, October 8, 2013**

Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:31 p.m.

Roll Call

Commissioners present: Joe Hankovich
Mark Penzkover
Jaime Vega
Joseph Abruzzo
Fred Winchowky

Commissioners excused: John Hogan
Mike Sellenheim

Also present: Bruce Kaniewski, Village Planner
Ken Pileggi, Police Lieutenant
Judith Taubert, Deputy Clerk

Minutes

Motion by Hankovich/Penzkover to approve the September 10, 2013 regular meeting minutes as presented carried unanimously.

New Business (item taken out of order)

200 S. Rochester St. Architectural Review

Motion by Penzkover/Abruzzo to recommend to the Village Board approval of the architectural review for the proposed Half-Time Sports Grille renovations to the property located at 200 S. Rochester St. subject to approval of colors and signage carried unanimously.

Historic Preservation Approval

The approval is a non issue because previous renovations didn't follow the Historic Preservations guidelines.

Recommendation to the Board of Building and Zoning Appeals

Motion by Penzkover/Vega to recommend the Board of Zoning Appeals grant a variance for the parking regulations for the property located at 200 S. Rochester St. subject to a written agreement with Jay Campbell for 29 parking spots carried unanimously. Handicap parking will be addressed through the Public Works and Protective Services Committees.

Unfinished Business

Proposed Village Center Overlay Zoning District

Item will stay on the agenda until the Village Planner can make use and size modifications.

Proposed amendments to required parking standards

Item will stay on the agenda as unfinished business.

Adjournment

Motion by Hankovich/Abruzzo to adjourn the meeting at 7:47 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING

Tuesday, November 12, 2013

Call to Order

Deputy Clerk Judith Taubert called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Joe Hankovich
Mike Sellenheim
John Hogan
Mark Penzkover
Jaime Vega
Joseph Abruzzo

Commissioners excused: Fred Winchowky

Also present: Bruce Kaniewski, Village Planner
Shawn Reilly, Village Attorney
Judith Taubert, Deputy Clerk

Minutes

Motion by Hankovich/Hogan to approve the October 8, 2013 regular meeting minutes as presented carried unanimously.

Motion by Sellenheim/Hogan to appoint Mark Penzkover as the acting Chairperson carried unanimously.

Unfinished Business

Proposed Village Center Overlay Zoning District

Item will be brought back for review at the January meeting.

Proposed amendments to required parking standards

The amendment needs to be an objective standard plan. Item will be brought back for review in January.

200 S. Rochester St. Historic Preservation Review

Motion made by Hankovich/Abruzzo to approve the Historic Preservation review accepting the exterior architectural design as presented due to the siding not being altered. Signage shall come back to the Planning Commission for a separate review. Motion carried unanimously.

New Business

Proposed DN Greenwald Center expansion

Ken Price from Pro Healthcare, TJ Morley and Renee Kubesh, Architects for the DN Greenwald expansion, gave an update on their preliminary planning for the expansion. The Planning Commission agreed to recommend to the Village Board to accept the preliminary site plan/architectural review the proposed DN Greenwald Center expansion on the property located at 240 Maple Avenue and concepts as presented regarding the parking, outside lighting and Helipad location so they can continue with their planning for the December meeting.

311 Blood St. Certified Survey Map

Motion by Sellenheim/Hankovich to recommend to the Village Board approval of the CSM for the property located at 311 Blood Street, Tax Key #MUKV1976196 subject to the Village Attorney reviewing the Village Ordinance for any issues carried unanimously.

201 S. Rochester St. Historic Preservation Review

Motion by Hankovich/Hogan to approve the Historic Preservation review accepting the wall sign and glass sign for the property located at 201 S. Rochester Street as presented carried unanimously.

105 B N. Rochester St. Historic Preservation Review

Motion by Sellenheim/Hogan to approve the Historic Preservation review accepting the wall sign and glass sign for the property located at 105 B N. Rochester Street as presented carried unanimously.

Adjournment

Motion by Hankovich/Abruzzo to adjourn the meeting at 8:02 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk

MINUTES OF THE REGULAR PLAN COMMISSION MEETING **Tuesday, December 10, 2013**

Call to Order

Deputy Clerk Judith Taubert called the meeting to order at 6:30 p.m.

Roll Call

Commissioners present: Mike Sellenheim
Mark Penzkover
Joseph Abruzzo
Fred Winchowky

Commissioners excused: Joe Hankovich
John Hogan
Jaime Vega

Also present: Bruce Kaniewski, Village Planner
Shawn Reilly, Village Attorney
Judith Taubert, Deputy Clerk

Public Hearings

Public hearing to consider an application for conditional use permit requested by Mark Schmidt, ProHealth Care for the construction of a free standing emergency department at the property located at 240 Maple Ave. opened at 6:31 p.m.

Mark Schmidt and Ken Price from Pro Healthcare, Renee Kubesh and TJ Morley, Architects from Eppstein Uhen Architects spoke regarding their preliminary planning for the expansion and showed revisions to the site plans.

Andy Kowalkowski, S107W28485 Maple Ct., Town of Mukwonago, spoke regarding his concerns of the noise of the helicopters and the increased lighting in the parking and building.

Public hearing closed at 6:46 p.m.

Public hearing to consider an application for conditional use permit requested by Mark Schmidt, ProHealth Care for the construction of a helipad at the property located at 240 Maple Ave. opened at 6:46 p.m.

No one spoke for or against the conditional use permit.

Public hearing closed at 6:50 p.m.

Public hearing to consider an application for conditional use permit requested by Mark Schmidt, ProHealth Care for an expansion to the original conditional use permit to include a free standing emergency department and a helipad at the property located at 240 Maple Ave. opened at 6:58 p.m.

No one spoke for or against the conditional use permit.

Public hearing closed at 7:00 p.m.

Motion made by Winchowky/Sellenheim to recommend the Village Board approve the Conditional Use Permit to Waukesha Memorial Hospital for the construction of a free standing emergency department at the property located at 240 Maple Ave.

The permit shall be subject to the following conditions:

1. The same conditions given in past conditional use approvals for this address shall apply.

Motion carried unanimously.

Motion made by Penzkover/Sellenheim to recommend the Village Board approve the Conditional Use Permit to Waukesha Memorial Hospital for the construction of a helipad at the property located at 240 Maple Ave.

The permit shall be subject to the following conditions:

1. The Village receiving written approval from FAA regarding the helipad at the property located at 240 Maple Ave.
2. If the FAA doesn't approve the helipad, all improvements to the helipad will be removed.

Motion carried unanimously.

Motion made by Winchowky/Sellenheim to recommend the Village Board approve the Conditional Use Permit to Waukesha Memorial Hospital for an expansion to the original conditional use permit to include a free standing emergency department and a helipad at the property located at 240 Maple Ave.

Motion carried unanimously.

Minutes

Motion by Abruzzo/Penzkover to approve the November 12, 2013 regular meeting minutes as presented carried unanimously.

Unfinished Business

311 Blood St. Certified Survey Map

Motion by Abruzzo/Penzkover to recommend the Village Board approve the certified survey map for the property located at 311 Blood St., Tax Key # MUKV1976196 carried unanimously.

DN Greenwald Center Expansion

Motion by Sellenheim/Penzkover to recommend the Village Board approve the site plan/architectural review for the property located at 240 Maple Avenue, Tax Key #s MUKV2016993 and MUKV2016993001, for the proposed DN Greenwald Center expansion subject to any modification of the Developers Agreement carried unanimously.

New Business

Review of Proposed Developers Agreement with Waukesha Memorial Hospital

Item will remain on the agenda.

Adjournment

Motion by Penzkover/Abruzzo to adjourn the meeting at 7:30 p.m. was carried unanimously.

Respectfully Submitted,

Judith A. Taubert
Deputy Clerk