

PLAN COMMISSION MINUTES
July 11, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Tony Laszewski and Bill Shadid were present. Commissioners Peter Nilles and Bob Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane, presented several comments, questions and changes with the 2050 Plan.
- Scott Hefle, W159 N10514 Old Farm Road, had concerns with the 2050 Plan and the pace of development.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from June 13th and June 27, 2022.

MOTION carried unanimously.

Fiduciary Real Estate Development and the Dickman Company, agents for Carrie Ramos and Kristie Leswing – 89 Acres located in the northeast quadrant of the Lannon Road and County Line intersection. Land Use Plan Amendment and Rezoning Applications. Chairman Wolter announced that the Public Hearing scheduled for this item has been tentatively postponed to the August 8th Plan Commission meeting as requested by the developer in order to make additional changes to the plan. He said no comments would be heard tonight.

Public Hearing opened 6:48 pm.

MOTION Baum second Shadid to postpone until August 8, 2022.

MOTION carried unanimously.

Chairman Wolter stated an additional Public Hearing notice would not be published or sent to property owners.

Milwaukee Appliance-Thomas Ottow – N114 W18845 Clinton Drive, is requesting an amendment to Conditional Use Permit No. 04-09 in order to continue operation of the retail showroom. Director Retzlaff summarized the proposal.

Public hearing opened at 6:48 pm.

- Greg Carter, former owner of Milwaukee Appliance, said he feels the new owner will do a good job.

Public hearing closed at 6:55 pm.

MOTION Baum second Laszewski to Approve the proposed amendment to eliminate Conditions #3 and #4 in CUP No. 04-09 and re-issue the CUP in the new ownership name for Milwaukee Appliance LLC located at N114 W18845 Clinton Drive subject to one condition to be added:

- 1. All signage, permanent and temporary, requires a permit from Planning & Zoning Services in the Community Development Department.***

MOTION carried unanimously.

Paul Markiewicz – W124 N13025 Wasaukee Road. The property owner is requesting approval of a rezoning application and 2-lot certified survey map (CSM) to divide 35.102 acres of land. Associate Planner Zandt summarized the proposal.

Public hearing opened at 7:02 pm.
Public hearing closed at 7:04 pm.

MOTION Baum second Shadid to Approve the rezoning from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

Commissioner Laszewski commented that all three structures on this property are located in the right-of-way. Director Retzlaff stated the ultimate right-of-way is variable based on jurisdiction and the buildings are grandfathered.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the proposed 2-lot Certified Survey Map (CSM) for the Markiewicz property at W124 N13025 Wasaukee Road with the following conditions:

- 1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.***
- 2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.***
- 3. All requirements and notes related to access and structures in the road right-of-way provided by Washington County Highway Department shall be incorporated into the final CSM and approved by County Highway Department Staff prior to recording.***
- 4. The property owner shall work with Washington County Highway Department staff to draft and record a Revocable Occupancy Permit for the existing structures within the road right-of-way prior to recording the CSM.***
- 5. A driveway permit shall be applied for and issued by Washington County prior to installation of a driveway to Lot 1. This includes the removal of one of the existing driveways/access points to Lot 2.***

MOTION carried unanimously.

Jason Gosse – W140 N14350 Country Aire Drive. The property owner is seeking a variance from Section 17.49(2a) of the Zoning Code to construct a 2,226 sqft detached residential accessory storage building with metal siding and a metal roof on a 5-acre parcel. Associate Planner Zandt summarized the proposal.

Jason Gosse explained he chose the brown color because it matches the garage doors and cedar shake on the house. The blues don't seem to match the house and the black metal matches the same architecture as other buildings in the area.

MOTION Baum second Shadid to Approve the outbuilding as presented.

Trustee Baum said he would approve the request because there are other pole barns around the property.

MOTION carried unanimously.

Parish Survey & Engineering for Buzdum's Pub & Grill – W188 N10515 Maple Road.

The property owner is seeking feedback on a proposal to divide 4.1-acres from the existing 4.7-acre Buzdum's Pub & Grill parcel and develop a 182-unit commercial warehouse and indoor storage facility. Director Retzlaff summarized the proposal. Evan Nicodem, Parish Survey & Engineering, said the owner is seeking comments on the proposal and if the project is something that would be considered or is off the table. Discussion followed and included the following comments:

- Does it meet the parking requirements; will parking lot be improved to define the property lines
- The existing building should be improved, not just the back; what will the storage units look like, height of units, will they take away or enhance the view.
- What type of lighting will be used; the property is off the beaten path

Nicodem explained there would be landscaping between the bar and storage units and include a locked entry. He said there would be different opportunities for up or down lighting. Comments continued:

- Concerned with 5-foot setback to the interstate, 8-foot fence, pond areas, hours of operation, fully gated, no access after dark
- Architecture needs to be upgraded.
- Concerned about not doing anything to lot 1, can see the entire parking area, needs landscaping island, single access to Fawn Lane.
- Site needs to be cleaned up; several vehicles parked there
- Would like to see existing building upgraded
- Bring buildings in line with the bar instead of in a line
- Will to stormwater ponds be sufficient

Nicodem asked using B-3 zoning over M-1 zoning. Director Retzlaff stated rezoning to M-1 is not contemplated on the 2020 or 2050 Plan.

This item was for discussion only. No action was taken.

2050 Comprehensive Plan – Director Retzlaff presented a status report. He stated the meeting on July 25 is a Joint Public Hearing with the Plan Commission and Village Board. The intention of the meeting is to receive public comments both verbal and written as part of the official public hearing for the Plan. Additional public hearings could be requested. This is the official public hearing on the staff and consultant recommended document that has been presented at the last meeting and is out there for inspection. Plan Commission will get together at the August 8th Plan Commission meeting to discuss the Plan, public feedback from the public hearing, other feedback received, 2050 workshops and meetings. Staff will provide a list of pertinent information from the workshops and interactive map to give to Plan Commission members for their consideration. Plan Commission will need to make a recommendation to the Village Board to approve a Plan to adopt by formal action through a Resolution. It is conceivable Plan Commission could make a recommendation to approve the Plan at the August 8th meeting with a list of changes. It could then go to the Village Board for their consideration at the August 15th meeting. The Village Board will review the Plan Commission recommendation and whatever changes they propose and could adopt the plan with additional revisions. A final document will be prepared with all the changes the Village Board wants to see before the final document is produced. It all depends on what the Village Board and Plan Commission want to do as far as additional public meetings or feedback. Director Retzlaff stated we striving to meet the goal at the Village Board's direction to have the Plan adopted by the end of July. It is conceivable but is not reasonable or appropriate because of comments and other feedback to consider.

Director Retzlaff explained a more detailed concept plan for each of the neighborhoods, districts and corridors.

ANNOUNCEMENTS: Trustee Jan Miller announced there will be a 4th of July Committee meeting to discuss rescheduling the 4th of July celebration. Director Retzlaff asked if the celebration would be held before the July 25th 2050 Plan Public Hearing. Trustee Miller said it would be held after the public hearing but they haven't picked a date yet. Director Retzlaff said it wouldn't make sense to have a 2050 table at the event if it is scheduled after the Public Hearing on the 25th. Trustee Miller indicated we could have other public hearings or it could be extended.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:11 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant