

**CITY OF MUSKEGO
PLAN COMMISSION MINUTES**

unapproved

6:00 PM Tuesday January 5, 2010

Muskego City Hall, Muskego Room, W182 S8200 Racine Avenue

Mayor Johnson called the meeting to order at 6:00 PM.

Those present recited the Pledge of Allegiance.

PRESENT

Mayor Johnson, Commissioners Hulbert, Burke, Stinebaugh, Director Muenkel, and Recording Secretary McMullen.

ABSENT

Ald. Fiedler and Commissioners Noah and Jacques.

Recording Secretary McMullen noted that the meeting was properly noticed on December 30, 2009 in accordance with the Open Meeting Law.

APPROVAL OF THE MINUTES OF THE NOVEMBER 3, 2009 MEETING Commissioner Hulbert made a motion to approve the minutes of the November 3, 2009 meeting. Commissioner Burke seconded. Upon a voice vote, motion to approve the minutes was ADOPTED unanimously.

PUBLIC HEARING For a Conditional Use in accordance with Section 14 of the City of Muskego Zoning Ordinance for purpose of sales and repair of boats and boating equipment for Dolenshek Marine located in the SW ¼ of Section 16 (Tax Key No 2223.001 / S83 W18360 Saturn Drive). Director Muenkel explained the public hearing is for a conditional use grant for the sale and repair of boats in the Muskego Business Park on Saturn Drive and along Racine Avenue. The hours of operation are Monday – Saturday 9:00 AM – 6:00 PM and closed on Sundays. There will be about 2 employees. The multi tenant site has ample parking in front of the building for employees and customers. The petitioner has stated that the operations will be internal to the structure but they would like to store 4-6 pieces of equipment/boats unscreened behind the building. The petitioners have also stated other than the 4-6 pieces there will be no additional outdoor storage or display. Director Muenkel explained that with the adoption of Redevelopment District #3 all outdoor storage must be screened, and the Resolution is drafted to not allow any unscreened outdoor storage, display, or overnight parking. If any is needed, it must be within an enclosure and first approved by the Community Development Department.

With no questions or comments, Mayor Johnson closed the public hearing at 6:12 PM.

OLD BUSINESS FOR CONSIDERATION

None.

OLD BUSINESS SCHEDULED FOR DEFERRAL

None.

CONSENT BUSINESS

Commissioner Burke made a motion to ADOPT Resolutions #P.C. 001-2010 and 002-2010 engross. Commissioner Hulbert seconded. Upon a roll call vote, the motion passed unanimously.

RESOLUTION #P.C. 001-2010 – Recommendation to Common Council to amend Chapter 12 License and Permits Section 12.16, Chapter 14 Floodplain Zoning Ordinance Sections 1.5, 3.1, 4.1, 5.0, 5.1, 5.2, 5.3, 5.4, 6.4, 7.4, & 8.2, and the Chapter 17 Zoning Ordinance Sections 5.02,

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5.03, 5.07, 5.10, 6.02, 8.32, 15.02, 15.05, 16.05, 16.08, 16.10, 17.01, 18.02, 20.06, & 20.07). Resolution #P.C. 001-2010 was ADOPTED unanimously.

RESOLUTION #P.C. 002-2010 - Approval of a Two Lot Extraterritorial Certified Survey Map for the Joseph & Joyce Kuzmic property located in the NW ¼ of Section 8 in the Town of Norway. Resolution #P.C. 002-2010 was ADOPTED unanimously.

NEW BUSINESS FOR CONSIDERATION

RESOLUTION #P.C. 003-2010 - Approval of an amended Building, Site, and Operation Plan for Olson's Outdoor Power Equipment located in the NE ¼ of Section 2 (Tax Key No 2165.998.005 / S63 W14323 College Avenue). Commissioner Stinebaugh made a motion to ADOPT Resolution #P.C. 003-2010. Commissioner Burke seconded. Director Muenkel explained Olson's Outdoor Power Equipment is located along College Avenue, just east of College Court. This property currently operates as a sales and repair facility for outdoor power equipment. The petitioner is proposing to add a structure in the rear of the property for the storage of repair work and crated equipment. The structure is proposed to be 63' x 40' in size, with white metal walls and white metal roofing. The colors and materials will match the existing main building on the site. The proposal also includes the addition of an asphalt driveway from the outdoor storage area to the new building. Staff completed an inspection of the site and found the following items that need to be corrected as a condition of approval:

- No outdoor storage of any type can be stored above the top of the fence.
- The dumpster needs to be relocated to the fenced area or within its own enclosure approved by the Planning Division.

In 2006 there was an approval for an outdoor display area and a plan was required to be submitted to the City, which was not done. As part of this submittal there is now a landscape plan submitted for the outdoor sales and it must be fully implemented before any outdoor display/sales can occur. Staff is recommending approval with the above stated contingencies.

Commissioner Burke questioned why the issues were not followed up on from previous approvals. Director Muenkel explained the original approvals were met and over time the condition of the property changed and no complaints were made to staff. Director Muenkel further explained as part of the occupancy a follow up inspection will be made in spring before outdoor sales will be allowed. Upon a roll call vote, Resolution #001-2010 is ADOPTED unanimously.

RESOLUTION #P.C. 004-2010 - Approval of an amended Building, Site, and Operation Plan for Mary Llanas DDS located in the SE ¼ of Section 9 (Tax Key No 2196.962 / S76 W17587 Janesville Road). Director Muenkel explained the submittal is for miscellaneous site and structure improvements, which include 530 square feet of additions to the existing dental office. New architecture is being proposed to replace the existing materials and roof. The changes include the following:

- Replace flat roof with a 6:12 pitch gable roof with dimensional shingles
- Replace all existing windows with new vinyl windows
- New exterior cladding of 4' high minimum Bella Stone base with 6" fiber cement siding
- New decorative beams under the gables and tapered columns at the new entryway vestibule
- New lower level entrance door with concrete stair at south of building
- New 20'x24' addition to the southeast corner of the existing building
- New entry vestibule along with a new ADA accessible ramp

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Director Muenkel noted one potential issue being the east façade requiring more architectural elements. The east, west, and north facades are the most viewed along Janesville Road, and the east façade lacks the gables and decorative beams the other sides have.

The new layout of the parking lot will still share access to the east but shared access to the west will be eliminated. The new parking lot will have curbing throughout and 20 parking stalls per the City's requirement. A landscape plan will need to be submitted and approved by the City Forester before building permits can be issued and will need to include new foundation plantings. Any new signage or lighting will need to be approved by the Community Development Department. A new refuse enclosure is proposed on the site plan and will be made out of a 6-foot high cedar board on board fence. Staff feels this is a great development and recommends approval.

Commissioner Hulbert agreed that the east side of the building needs upgrading especially because the building angles towards the road. A gable should be added on the east side to match the rest of the building and will create 3-sided architecture. Commissioner Burke agreed with adding a gable and landscaping on the east side. Mayor Johnson stated the plans are nice and appreciates the effort to improve the building, but agrees the east side needs the addition of a gable. Director Muenkel questioned Art Pope, the petitioner's representative, if the arborvitaes along the east side will remain. Mr. Pope stated they will not be keeping the arborvitaes but could dress the area up with more landscaping. Commissioner Hulbert made a motion to AMEND Resolution #P.C. 004-2010 to read; **BE IT FURTHER RESOLVED, That increased landscaping and a gable be added to the east elevation, similar to the north elevation, and approved by staff.** Upon a roll call vote, Resolution #P.C. 004-2010 is AMENDED unanimously. Upon a roll call vote, AMENDED Resolution #P.C. 004-2010 is ADOPTED unanimously.

RESOLUTION #P.C. 005-2010 - Approval of a Building, Site, and Operation Plan and Conditional Use Grant for Dolenshek Marine located in the SW ¼ of Section 16 (Tax Key No 2223.001 / S83 W18360 Saturn Drive). Commissioner Stinebaugh made a motion to ADOPT Resolution #P.C. 005-2010. Commissioner Burke seconded. Discussion took place with concerns of outdoor storage. Director Muenkel clarified that no outdoor storage will be allowed and that the requested 4-6 pieces of equipment/boats must be enclosed.

Commissioner Hulbert questioned if there will be any displays out during the day. Director Muenkel stated per the submittal they are mainly going to do boat repairs and that boats sales will be based on special order and trade in. The submittal also stated that all displays will be indoor. Commissioner Hulbert also questioned where the holding area will be for boats needing repair. Director Muenkel noted a site plan is needed to determine where this fenced in area will be located. Because the petitioner was not present to answer questions Commissioner Hulbert made a motion to defer. Commissioner Stinebaugh seconded. Commissioner Burke expressed concern with the type of commercial business this would be and the lack of signage. Would also like to know to at what scale the business will be selling boats. Upon a voice vote, Resolution #P.C. 005-2010 was deferred 4-0.

RESOLUTION #P.C. 006-2010 - Approval of an Amended Building, Site, and Operation Plan for Veolia located in the NE ¼ of Section 2 (Tax Key No 2165.998.001 / W145 S6514 Tess Corners Drive). Commissioner Burke made a motion to adopt Resolution #P.C. 006-2010. Commissioner Hulbert seconded. Director Muenkel explained Veolia is proposing to lease a portion of the property for office/warehouse use and for the storage and repair of waste containers. The lease includes the use of an existing 9,150 sq ft office/warehouse building and about 1 acre of fenced outdoor storage. The warehouse portion will be used to paint and repair the containers used by Veolia, and the enclosed outdoor storage area will house the containers.

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Access to the leased outdoor storage area will be gained via a new driveway between the two properties. Studies will need to be completed for approval to install the driveway and new culvert due to the location being close to an existing FEMA mapped floodplain. Also, the driveway will need to be 3 feet away from the lot line and closed off from the west with fencing.

There is an existing fenced in area with older privacy slating in the central portion of the site that will be used to store the containers. Veolia is proposing to replace the chain link fence with board on board fencing. Also, the fence along the south side will be replaced with newer and denser slating to limit the view into the storage area.

There may be up to 14 employees at one time. The parking requirement is one stall per employee. A parking plan must be submitted and approved to ensure there is enough paved parking on site before new use occurs. Due to the snowy weather an inspection will need to be completed in spring for the pavement markings and the condition of the asphalt and gravel.

All outdoor storage must be screened at all times within an approved enclosure. The hours of operation for the container repair will be Monday – Friday from 6:00 AM until 9:00 PM and Saturday from 7:00 AM until 5:00 PM.

Commissioner Hulbert questioned if there will be a paint booth installed. The petitioner stated all painting will be done inside and a permitted paint booth will be installed after occupancy. Upon a roll call vote, Resolution #P.C. 006-2010 is ADOPTED unanimously.

NEW BUSINESS PLACED ON FILE.

DOCKET #P.C. 006-2010 - Recommendation to Common Council to rezone a property from EA (Exclusive Agricultural) to A-1 (Agricultural) located in the NE ¼ of Section 30 (Tax Key No. 2277.996.003 & 2277.996.004 / S98 W21184 Parker Drive & Adjoining Vacant Lot to the East).

MISCELLANEOUS BUSINESS

Mayor Johnson stated he will not be able to attend the February meeting and if there is anyone else who cannot make it to let Director Muenkel know ahead of time.

ADJOURNMENT

Commissioner Hulbert made a motion to adjourn at 6:48 PM. Commissioner Stinebaugh seconded. Upon a voice vote, motion carried. With no further business to come before the Commission, the meeting was adjourned.

Respectfully submitted,

Kellie McMullen
Recording Secretary