

**CITY OF MUSKEGO
PLAN COMMISSION MINUTES**

APPROVED

**6:00 PM Wednesday February 17, 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, Ald. Fiedler, Commissioners Hulbert, Noah, Stinebaugh, Jacques, Director Muenkel, and Recording Secretary McMullen.

ABSENT

Commissioner Burke

Recording Secretary McMullen noted that the meeting was properly noticed on February 12, 2010 in accordance with the Open Meeting Law.

APPROVAL OF THE MINUTES OF THE JANUARY 5, 2010 MEETING Commissioner Jacques made a motion to approve the minutes of the January 5, 2010 meeting. Commissioner Noah seconded. Commissioner Stinebaugh questioned under Resolution #P.C. 006-2010 what type of fence will be installed. Director Muenkel explained a board on board fence will be in the front and the existing fence on the other sides will be reslatted. Upon a voice vote, motion to approve the minutes was ADOPTED unanimously.

OLD BUSINESS FOR CONSIDERATION

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). Director Muenkel explained since the last meeting the petitioner's plans have changed and they have withdrawn their request. Commissioner Hulbert made a motion to deny without prejudice. Commissioner Jacques seconded. Upon a voice vote, Resolution #P.C. 005-2010 is DENIED WITHOUT PREJUDICE unanimously.

OLD BUSINESS SCHEDULED FOR DEFERRAL

None.

CONSENT BUSINESS

None.

NEW BUSINESS FOR CONSIDERATION

RESOLUTION #P.C. 007-2010 - Recommendation to Common Council to rezone a property from EA (Exclusive Agricultural) to A-1 (Agricultural) and Approval of a Certified Survey Map for the Haita property 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). Commissioner Stinebaugh made a motion to ADOPT Resolution #P.C. 007-2010. Ald. Fiedler seconded. Director Muenkel explained the petitioner is requesting a two lot land division and to convert from EA-Exclusive Agricultural District to A-1 Agricultural District. The A-1 district allows parcels of 120,000 square feet in area and at least 300 feet in width. The proposed plan meets these requirements. The A-1 zoning allows single-family residential uses. The 2020 Plan depicts the area for rural density residential uses and the proposal is consistent with the Plan. The CSM meets the bulk requirements of the code. Any comments will need to be addressed before the CSM can be signed and recorded. A public hearing was held and no one spoke. Staff recommends approval.

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Ald. Fiedler explained he spoke to Ald. Schaumberg, Alderman of this district, and she is in favor of this request.

Commissioner Jacques questioned if a driveway could be accessed by lot 2 due to the wetlands. Director Muenkel explained there is room to the west of the wetlands for a driveway or an easement for a shared driveway is encouraged.

Upon a roll call vote, Resolution 007-2010 is ADOPTED unanimously.

RESOLUTION #P.C. 008-2010 – Approval of a Building, Site, and Operation Plan for A.W. Greenhouse located in the SW ¼ of Section 16 (Tax Key No. 2223.994.015 / S83 W18787 Saturn Drive). Ald. Fiedler made a motion to ADOPT Resolution #P.C. 008-2010. Commissioner Noah seconded. Director Muenkel explained the petitioner, Andrew Werner, is requesting to operate a wholesale greenhouse business in a fenced in area next to the existing business of C.W.I. The fenced area is proposed to be approximately 100' x 120'. There will be three 60' x 20' greenhouses. A 75' x 55' open space area will be in front of the greenhouses as working space. There will be a 16' wide gravel approach leading from the existing asphalt parking lot to the new fenced area. The petitioner stated there will be no retail from this site and the only traffic will be from a semi truck delivering two pallet loads of soil and constant deliveries of plugs (flowers) by FedEx or UPS. The business will be seasonal and will operate between February and September with 3 employees at most. No signage or lighting is proposed. No storage is allowed outside the fenced area and anything stored within the fenced in area cannot be stacked higher than the height of the fence. An annual review will be required on this site to ensure that the greenhouses and the general site are maintained in perpetuity. Staff recommends approval.

Commissioner Stinebaugh questioned Mr. Werner how the product will be removed from the site. Mr. Werner explained a 10-12 foot snowmobile type trailer will be used. Mr. Werner further explained that most of his operations will be done during the day but occasionally he may need to go in at night and do some work with the flowers. Mr. Werner stated the greenhouses will be made of a heavy polyurethane plastic and galvanized metal. The structure will be 2 feet in the ground and will be 10 feet tall.

Commissioner Noah questioned what type of lighting will be used. Mr. Werner stated he is planning to use 6 florescent lights.

Mayor Johnson explained the business park is going through an upgrade and asked for Mr. Werner's help by paying attention to the details. Upon a roll call vote, Resolution 008-2010 is ADOPTED unanimously.

RESOLUTION #P.C. 009-2010 – Approval of a Conditional Use Grant for The Villages at Muskego Lakes Partnership located in the E ½ of Section 26 (Tax Key Nos. 2261.978, 2261.979.009, 2261.978.002, 2264.997.002, & 2264.999 / S100 W14020 Loomis Road). Commissioner Stinebaugh made a motion to ADOPT Resolution #P.C. 009-2010. Ald. Fiedler seconded. Director Muenkel explained the Villages at Muskego Lakes Partnership (residential developer) and Muskego Lakes Corporation (operator of Muskego Lakes County Club) are requesting to do a property exchange of vacant land for golf course land. There is an existing CUG on the golf course property, which typically requires a public hearing to make any changes. If Plan Commission feels that the proposed boundary amendments of the CUG is a non-substantial change, than the public hearing requirement can be waived. This approval does not guarantee any future development approvals. Any future development will require separate approvals. The attorney for the Villages at Muskego Lakes Partnership will have to prepare the proper documents for the City to record in order to modify the existing CUG.

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Ald. Fiedler stated he forwarded this request to the Champions Village Subdivision group and has not heard anything back from them. Upon a roll call vote, Resolution #009-2010 is ADOPTED unanimously.

#P.C. 010-2010 – Review of a Conceptual Plan to “Bring Back The Lake” to Muskego located in the SW 1/4 and the SE 1/4 of Section 9 (Janesville Road). Director Muenkel explained one of the main recommendations of the 2020 Comprehensive Plan was to try and encourage “Bringing Back the Lake” to the community. Since the adoption of the plan, Ald. Werner has been attempting to pursue this goal by having discussions with area residents along Janesville Road and Pioneer Drive. Discussions have taken place with a local lake landowner, Mike Dilworth, who owns 4.7 acres north of Pioneer Drive along Janesville Road. Two lots combined incorporate approximately 410 feet of lake frontage and were part of the original Muskego Beach. Mr. Dilworth is open to working with the City to create a new lakefront park with the mixed use development along the Janesville Road frontage. Ald. Werner’s vision would be to maximize park and open space along the lake frontage with limited amount of commercial development along the Janesville Road frontage. The overall site would have a consistent theme and architecture and would be large enough to hold community events overlooking the lake. Timing for a project like this couldn’t be better with the reconstruction of Janesville Road slated to take place in 2013.

This idea is being introduced to Plan Commission for discussion. Upon a positive recommendation would go forward to Council for the necessary funds to hire a consultant to draft a site plan that meets the needs off all stakeholders including: associations, boards, committees, and the public via a future public hearing. The site plan for this concept will likely include a larger area than noted as other possibilities exist for expansion including the Hewitt and Lemke properties. The Council would meet to determine financing and if they want to pursue agreements with Mr. Dillworth and other area landowners.

Director Muenkel further explained that this is an opportunity that is limited and only comes around once. This lakefront space could be utilized for community gatherings and events in order to have a destination for residents and visitors to enjoy the lake. Staff encourages the Planning Commission to ask any questions of Ald. Werner, but ultimately give the blessing to continue discussion with area landowners.

Ald. Werner added that he will personally talk to all stakeholders, groups, and committees. This is the first step towards determining if this is an opportunity the City wants to take advantage of. With the use of consultants and community input, together we can come up with a plan for a downtown space. Ald. Werner explained he has heard rumors of a marina or large condo project, but these types of developments wouldn’t fit and wouldn’t be approved. The character of the development needs to fit with the community. Pioneer Drive and Janesville Road was the downtown a long time ago and now there is an opportunity to build a new downtown space in this area.

Mayor Johnson opened the meeting for public comment.

Brian Volkman, S72 W17483 Schubring Drive

- Moved to Muskego 3 years ago and hearing the lake described as the crown jewel of Muskego he finds interesting and worth pursuing.
- Any type of development should be done while taking into consideration all the requirements of protecting the water shed and beauty of the setting.
- Enthusiastic with the idea of moving forward with a plan for development

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Jim and Heidi Lindhorst, S75 W18094 Boszhardt Lane

- Property owner between the Lemke property and the land being discussed
- House has been in the family for several generations
- Concerned with how the land will be developed
- Would like his family to stay on the property
- Concerned with City's ability to make the area livable for them
- Questioned why the economic opportunity of the other parks along the lake have been neglected and now starting from scratch on a new development
- Make it a beautiful attractive space and give the lake owners the quality of life they bought into
- Thanked Mayor and Ald. Werner for keeping them informed

Tom Ralston, S81 W19386 Highland Park Drive

- Resident of 35 years
- Feels this is an opportunity
- Go forward with the planning stages
- Would like to see an equal amount added to the tax roll to what is taken off (equal revenue)
- If planning is started, then it needs to be finished
- May need to consider eminent domain or condemnation

Suzi Link, W172 S7297 Lannon Drive

- Unless this is exclusively going to be a park, it should have gone through CDA first. It is included in a redevelopment district, which has a redevelopment plan. The plan may need to be updated.
- The CDA could take land for redevelopment purposes
- There is only a 10 foot strip of land that connects the Lemke property to the Dillworth property
- 5 million dollars will be removed from the tax roll, and parks do not pay taxes
- Park will be located near a high hazard dam

Rob Glazier, W186 S7588 Kingston Drive

- Member of the CDA, but not representing the CDA
- This area is technically not in the redevelopment district #2, but the CDA is working to redefine the plan to include these properties, which may give more incentives for development
- Feels the CDA should finish the adoption of the boundaries first to give a better chance for success

Gerald Boisits, W174 S6815 East Drive

- With the Janesville Road project it is time to get a stronger sense of community
- A park along a lake that made Muskego to begin with, is going back to where Muskego used to be as a community and gives a sense of identity and destination for our families
- The approach is the right one with feasibility and advising stakeholders and the community
- In the long run this is a very good opportunity for the City that we will never have again
- There is no other area in Muskego that will give this type of opportunity for development
- This will be the crown jewel of Muskego and the County
- Wonderful idea and opportunity

Larry Lefebvre, W186 S6782 Jewel Crest

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- Only a dream when the 2020 Comp Plan was created but now seems like a realistic possibility
- As someone who lives along the lake, all for moving ahead to find out the possibilities
- Is a commissioner with the lake district and at some point would like a public hearing for the residents along the lake

Kathy Chiaverotti, S77 W19857 Holly Patch Court

- In 1983 a referendum passed by overwhelming majority to purchase the property being looked at now. For whatever reason, Council decided not to and this came as a real disappointment to the community. Glad that the City is taking a look at this second opportunity.
- Mayor's Task Force Study Groups have received input from the community and other communities to see what makes them thrive and the ones with lakes took advantage of them with views and parks for gathering.
- Understands this is just conceptual and will come before CDA.

Mayor Johnson stated this is the start of the process. The next step will be meeting with the Lake District and the condo association and then the general public through public hearings. The goal is to let everyone in the community know about the plan and speak; specifically the residents along the lake.

Commissioner Stinebaugh stated he is heartened to hear all the positive comments. As a member of the 2020 Comprehensive Plan Committee, he felt this was a dream a year ago and something they would like to see. It was an exciting surprise when this possibility appeared. The City carefully, but intentionally, needs to move ahead.

Commissioner Hulbert explained in the past the community voted to buy Dandelion Park and Council turned it down. The entire area could have been purchased for \$850,000. Never thought there would be another chance at this and heartened to see this happen. Concerned with trade offs and what would it take to make this work. Thanked Ald. Werner for going through this process.

The consensus of the Plan Commission was unanimously in favor of moving forward with the concept to "bring back the lake".

NEW BUSINESS PLACED ON FILE

None.

MISCELLANEOUS BUSINESS

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