

**CITY OF MUSKEGO
PLAN COMMISSION MINUTES**

Approved

**6:00 PM Tuesday September 7, 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. Borgman, Commissioners Hulbert, Stinebaugh, Jacques, and Noah and Director Muenkel and Recording Secretary McMullen.

ABSENT

Commissioner Burke

Recording Secretary McMullen noted that the meeting was properly noticed on September 3, 2010 in accordance with the Open Meeting Law.

APPROVAL OF THE MINUTES OF THE AUGUST 3, 2010 MEETING Commissioner Jacques made a motion to approve the minutes of the August 3, 2010 meeting. Commissioner Stinebaugh seconded. Upon a voice vote, motion to approve the minutes was ADOPTED unanimously.

OLD BUSINESS FOR CONSIDERATION

None.

OLD BUSINESS SCHEDULED FOR DEFERRAL

None.

CONSENT BUSINESS

NEW BUSINESS FOR CONSIDERATION

RESOLUTION #P.C. 067-2010 – Approval of an amended Building, Site and Operation Plan for Bauer Sign Company located in the SW ¼ of Section 16 (Tax Key No. 2223.994.009 / W184 S8408 Challenger Drive). Commissioner Stinebaugh made a motion to ADOPT Resolution #P.C. 067-2010. Commissioner Noah seconded. Director Muenkel explained this is a BSO for Bauer Sign Company located off of Enterprise Drive. As part of the Redevelopment District #3 and the property maintenance ordinance Bauer needed to clean up and screen the outdoor storage needed to operate their business. Bauer is proposing to refurbish two large storage containers as barriers with fencing and gates. One large storage container will be located to the east and one storage container will be located on the west with a 14-foot fence to the north and a gate on the south side. Open trailers will be parked along the west side. Director Muenkel noted that the Resolution discusses employee and truck parking also, which has been an issue in the past.

Commissioner Noah explained his only issue is if each tenant in the building would want to use a different type of screening and suggested there should be one standard type of screening around the entire area.

Mayor Johnson noted this is the most visible problem in the Business Park and agreed there should be a standard for fencing. Mayor Johnson explained this screening plan is fine as a temporary solution, but there should be a more permanent plan. Commissioner Hulbert agreed and suggested not more than two years for permanent screening. Ald. Borgman stated he wouldn't want to put a definite date on the tenant and drive them away because of financial restraints. Mayor Johnson understood, but also feels there should be some standards. Director Muenkel explained he would make Bauer Sign Co. aware of this requirement because there will be an expense to refurbish the containers and the CDA has a \$500 grant to help with property

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maintenance. Commissioner Hulbert added there needs to be a level of quality in the Business Park. Commissioner Hulbert made a motion to AMEND Resolution #P.C. 067-2010 to read:

BE IT FURTHER RESOLVED, That the Plan Commission approves of an amended Building, Site, and Operation Plan submitted by Bauer Sign as **temporary screening** for the outdoor storage area located at S83 W18622 Challenger Drive (Tax Key No. 2223.994.009).

BE IT FURTHER RESOLVED, That within two (2) years Bauer Sign must submit a permanent screening plan for the outdoor storage area.

Upon a roll call vote, Resolution #P.C. 067-2010 was AMENDED unanimously. Upon a roll call vote, AMENDED Resolution #P.C. 067-2010 was ADOPTED unanimously.

RESOLUTION #P.C. 068-2010 – Approval of an amended Building, Site and Operation Plan for Veolia Environmental Services located in the NE ¼ of Section 2 (Tax Key No. 2165.998.009 / W144 S6350 College Ct). Commissioner Noah made a motion to ADOPT Resolution #P.C. 068-2010. Commissioner Stinebaugh seconded. Director Muenkel explained that Veolia, located at the end of College Court in the Tess Corners Industrial Park, is requesting to remove an existing vehicle maintenance facility and build a new one. The new building will be similar to the administration building located on this property. The new building will be 100% masonry with split face decorative block and painted standard concrete block. The new building proposed is located closer to the front lot line and to side lot line than the requirements allow. Veolia has agreed to combine this lot and their adjacently owned lot into one to alleviate the side offset concern. The front setback requirement is 50-feet and Veolia is proposing 32.5-feet. Plan Commission approval is based on Zoning Board of Appeals approval or Veolia must vacate the right of way at the end of College Court and reconstruct the cul-de-sac to give them more room.

Commissioner Hulbert and Stinebaugh both stated the building plans look good. Mayor Johnson noted that the company is under financial restraints to get this project done this year and changing the cul-de-sac would take more time. It was the consensus that this project would be a welcomed addition to this area and a variance would be looked on favorably by the Planning Commission to help get this project completed. Commissioner Noah added that this project would clean up the area considerably.

Tim Knepprath, a representative of MSI General, was present and requested that the two lots be adjoined prior to occupancy instead of building permits being issued. Director Muenkel agreed. Upon a roll call vote, Resolution #P.C. 068-2010 was ADOPTED unanimously.

RESOLUTION #P.C. 069-2010 – Approval of a Building, Site and Operation Plan for an in-law suite for Marcelo and Regina Santos located in the NW ¼ of Section 21 (Tax Key No. 2242.016 / S90 W18724 Acorn Drive). Commissioner Hulbert made a motion to ADOPT Resolution #P.C. 069-2010. Commissioner Noah seconded. Director Muenkel explained the request is for an in-law unit within the basement of the dwelling at S90 W18724 Acorn Drive. The proposed in-law unit meets all the City's requirements being; 683 square feet, occupied by relatives, has an independent wing that is self supporting in livable needs, and is dependent on the utilities from the primary residence. Neighbors within 100-feet were notified and there were no questions or complaints received.

Commissioner Hulbert questioned if this should be reviewed every 5 years to see if the situation has changed. Director Muenkel explained the Assessor has brought forward any listings for other than an in-law suite if the house goes on the market.

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Deb Olson, representative for Kingsway, was present and explained the plans are for a full kitchen, full bath, and full den. The only requirement to make it an in-law unit is the full range as opposed to just a microwave. Ms. Olson added the homeowners have relatives from out of the country that would be staying for an extended amount of time. Upon a roll call vote, Resolution #P.C. 069-2010 was ADOPTED 5-0, with Commissioner Stinebaugh having to leave the meeting at 6:30 PM.

NEW BUSINESS PLACED ON FILE

MISCELLANEOUS BUSINESS

ADJOURNMENT

Commissioner Hulbert made a motion to adjourn at 6:42 PM. Commissioner Jacques 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