

**PLAN COMMISSION
MEETING MINUTES
Monday, February 7, 2022**

Meeting was called to order at 6:04 P.M. by President Palmer

1. Roll Call.

Present:

President Palmer
Mr. Michalski
Ms. Schneider
Mr. Cashin
Mr. Kujawa
Mr. Reineke
Thomas Harrigan, Zoning and Planning Administrator/Assistant to the Village Manager
David De Angelis, Village Manager
Hector de la Mora, Village Attorney

Absent:

Mrs. Wynia-Smith

2. Review and act on meeting minutes dated 12/6/21.

Mr. Michalski motioned to approve the minutes as submitted. Mr. Cashin seconded. Motion carried 6-0.

3. Review and act on a request for a Conditional Use Permit for Elm Grove Esthetics LLC pursuant to §335-86 and §335-23C(41) for an unspecified use which is found to be similar in character to those principal uses found within the B-2 Office Business District.

Joy Manske, owner operator of Elm Grove Esthetics, was present before the Commission.

President Palmer asked if anything within the application materials has been modified since submittal.

Ms. Manske stated that nothing has changed.

Mr. Michalski asked what specifically cosmetic shading is.

Ms. Manske explained it is a temporary semi-permanent pigment that is placed just beneath the skin. Not to the depth under the skin of regular tattooing.

MR. MICHALSKI MOTIONED, MR. CASHIN SECONDED TO APPROVE A CONDITIONAL USE PERMIT FOR ELM GROVE ESTHETICS LLC PURSUANT TO §335-86 AND §335-23C(41) FOR AN UNSPECIFIED USE WHICH IS FOUND TO BE SIMILAR IN CHARACTER TO THOSE PRINCIPAL USES FOUND WITHIN THE B-2 OFFICE BUSINESS DISTRICT.

MOTION CARRIED 6-0.

4. Update on a request by Curt Waddell, 13906 Watertown Plank Road, for a road reservation vacation request pursuant to Wis. Stat. §66.1003(4).

Mr. Harrigan provided the Commissioners with an update on this item, indicating the Public Hearing notice for the road vacation has been posted and the Official Notice of proposed vacation exhibit has been recorded at the Register of Deeds. This item will go back to the Public Works Committee for informational purposes and the Board of Trustee may take action on March 28th, 2022.

5. Public hearing, review and act on a request for a special exception at 800 Park Lane pursuant to §335-51B(2) to allow an addition to an existing legal nonconforming structure.

Russell LaFrombois, project architect, was present before the Commission.

Mr. Kujawa noted that it appears the driveway which services 800 Park Lane appears to have a small portion of the driveway on the property to the north.

Mr. Michalski asked what happens in this scenario.

Mr. De Angelis explained this is not an uncommon occurrence within the Village. At this point, the neighbor to the north could take action and require the property owner of 800 Park Lane remove the driveway from their property and create the required three foot separation buffer per Village Ordinance.

President Palmer advised the neighbors should consider memorializing their agreement for the driveway to be located where is currently is.

Mr. Cashin noted this is a risk for the property owner of 800 Park Lane to move forward with the plans as presented in the event a future neighbor to the north would require the driveway to be removed.

President Palmer opened the Public Hearing.

Seeing nobody in attendance to comment, President Palmer closed the Public Hearing.

MR. MICHALSKI MOTIONED, AND MRS. SCHNEIDER SECONDED TO APPROVE THE SPECIAL EXCEPTION AT 800 PARK LANE PURSUANT TO §335-51B(2) TO ALLOW AN ADDITION TO AN EXISTING LEGAL NONCONFORMING STRUCTURE.

MOTION CARRIED 6-0.

6. Review and act on a request for a Plan of Operation, Conditional Use Permit and Site and Building Plan Approval for the University of Wisconsin Credit Union pursuant to §335-85 for a Drive-in Bank pursuant to §335-22C(3), §335-86 and §335-88 located in the B-1 Local Business District at 15300 W. Bluemound Road.

Dave Ewanowski, of Kee Architecture, was present before the commission.

President Palmer noted that revised plans and an updated engineering review letter has been distributed to the Commission. President Palmer asked for staff to provide an update.

Mr. Harrigan stated the two outstanding items as identified at the previous Plan Commission meeting have been addressed and satisfied in the updated project plans. KL Engineering has completed a Traffic Engineering Memorandum which identifies the traffic impact caused by the new use of the drive-in bank will not be significant enough to cause major disruptions on Bluemound Road, or the access drive. Also, the vision triangles have been modified on the site plan to comply with the Village's requirements.

MR. MICHALSKI MOTIONED AND MR. CASHIN SECONDED TO APPROVE THE PLAN OF OPERATION, CONDITIONAL USE PERMIT AND SITE AND BUILDING PLAN APPROVAL FOR THE UNIVERSITY OF WISCONSIN CREDIT UNION PURSUANT TO §335-85 FOR A DRIVE-IN BANK PURSUANT TO §335-22C(3), §335-86 AND §335-88 LOCATED IN THE B-1 LOCAL BUSINESS DISTRICT AT 15300 W. BLUEMOUND ROAD.

MOTION CARRIED 6-0.

Mr. Harrigan noted the Conditional Use Permit will be taken up at the Board of Trustee meeting at the end of the month for final action.

7. Other Business

None.

8. Adjournment

MR. CASHIN MOTIONED TO ADJOURN, SECONDED BY MR. MICHALSKI.

MOTION CARRIED 6-0.

Meeting adjourned at 6:48 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/Assistant to the Village Manager