

**DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION
ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE COMMISSION**

**PLAN COMMISSION
MEETING MINUTES
Monday, August 1, 2022**

Meeting was called to order at 6:00 P.M. by President Palmer

1. Roll Call.

President Palmer
Mr. Michalski
Mrs. Schneider
Mr. Cashin
Mr. Reineke (via Zoom)
Mrs. Wynia-Smith
Mr. Kujawa
Thomas Harrigan, Assistant Village Manager/Zoning Administrator
David De Angelis, Village Manager
Hector de la Mora, Village Attorney

2. Review and act on meeting minutes dated 6/6/2022.

MR. CASHIN MOTIONED TO APPROVE, MR. REINEKE SECONDED. MOTION CARRIED 7-0.

3. Review and act on a request by Curt Nancy Waddell, 13906 Watertown Plank Road, for approval of a Certified Survey Map pursuant to §305-8.

Mr. and Mrs. Waddell were present before the Commission.

President Palmer acknowledge the proposed Certified Survey Map is the final step in the Waddell's recent journey of completing a road vacation request and removal of a single family home on the southern lot.

MR. MICHALSKI MOTIONED TO APPROVE THE CERTIFIED SURVEY MAP AS REVISED CONTINGENT UPON ALL OUTSTANDING ITEMS WITHIN THE RUEKERT & MIELKE ENGINEERING REVIEW BEING COMPLETED, SUBJECT TO TECHNICAL CORRECTION, MR. CASHIN SECONDED. MOTION CARRIED 7-0.

4. Review and act on a request for a plan of operation for Elements Massage Studio pursuant to §335-85 and a conditional use permit for a massage studio pursuant to §335-22C(10) located in the B-1 Local Business District at 12920 W. Bluemound Road.

President Palmer noted this Conditional Use Permit application is being filed due to a transfer of business owner.

MR. MICHALSKI MOTIONED TO APPROVE, MR. KUJAWA SECONDED. MOTION CARRIED 7-0.

5. Review and act on a request for a Plan of Operation and Conditional Use Permit for Tiny Green Trees Nature Based Childcare, 14625 Watertown Plank Road, pursuant to §335-85 and §335-26C(11).

President Palmer recognized many residents in the audience who would like to speak to this topic.

President Palmer noted the proposed daycare would be located directly adjacent to single-family homes. However, any objections and concerns that are raised should be done from an operational perspective.

President Palmer opened the floor for public comment.

Jeremy Arn, 14635 Wisconsin Ave - Lives with wife and two young daughters, one and three years old. Lives directly across from the proposed daycare. Noted there appears to be a bible study held in the facility on Monday evenings. Even the traffic the bible study creates is noticeable. Wisconsin Ave is a sleepy narrow street without sidewalks and traffic lines. Many young families with children live within this area. The proposed daycare will be a large business operation. The owner and many of the patrons will not be Elm Grove residents, and that may influence how they drive to and drive from the daycare. There are already numerous daycares in EG, do we need another? Suspects there would be over 100 vehicles pulling in each morning, all to be repeated in the evening. Any tax revenue this would generate would be offset by the decrease in home values. This would be one of the largest businesses operating in the Village. Urges the Commission to deny the Conditional Use Permit application.

President Palmer stated that he has never found the sound of children playing to be offensive.

Mrs. Wynia-Smith agreed.

President Palmer noted that many more families are relying upon daycares than years prior. The main question becomes, how do you allow the daycare to operate?

Mr. Kujawa commented that the property is currently zoned I-1, and there historically was a daycare and a church operating on the property.

Megan Lane, 14550 Wisconsin Ave - Just moved to the neighborhood. Oldest child is six, if you are talking operationally, we need to know how the safety will be maintained. This daycare promotes being outside. How will the kids be safe?

Neu Arn, 14635 Wisconsin Ave - Shares same concerns as her husband. The question for the Commission is to determine if this is the appropriate location for the propose daycare, this is what the Commission is tasked with. The application before the Commission states the existing daycare serves over 17 different zip codes. There are 40 kids combined with the other locations. The plan is to have up to 80 pupils. That means 150 cars zipping throughout the streets. Residents will not be able to walk down the street safely anymore if this happens. Thinks it is great they want to open the business in Elm Grove, but do it in a commercial setting. Asking the Commission and the Board of Trustees to take into consideration the interests of the residents in the area.

Mr. Kujawa asked if there is anyway to determine if the daycare would truly effect property values.

Mr. De Angelis stated the previous daycare had 80 pupils in attendance as well. The older property assessments could be reviewed to determine if there was any effect.

Mrs. Schneider indicated that she did utilize the services of the previous daycare when it operated out of 14625 Watertown Plank Road in the past. She lived outside of Elm Grove and found this location to be the most convenient. Wonders if there were traffic issues in the past.

President Palmer indicated that he supports the proposed use of a daycare at this facility. However, he would like to impose conditions on the operations that would allow for the business to be reviewed. If the conditions are not met, the Commission may remove the permit and stop the operation of the business. This is a very effective tool to ensure the business is operating as it was approved to.

Mr. Cashin agrees it would be helpful to have a protection in place which would allow the Commission to revisit the conditions identified within the Conditional Use Permit.

Susan Jablonski, 645 Crystal Lane – Has lived in Elm Grove for 44 years. Visited the two existing tiny Green Tree Daycare operations to review the set-up. Distributed photographs of what she saw regarding the exterior appearance of these facilities. Debris, tarps. Need to do a traffic study. If they purchase the property, will they also repair the Church? The amount of exterior light that will be needed is also a concern.

Attorney Steven Schmuki, representing the applicants, was present before the Commission. Mr. Schmuki apologized for being late to the meeting, as he was under the impression it began at 7:00 P.M. Mr. Schmuki recommended the community members continue to voice their concerns and then the applicants may address them.

President Palmer indicated the applicants have not presented their application, there needs to be clarification.

Kathryn Teuscher, 14680 Wisconsin Ave - Already submitted a statement for consideration. Both her and husband work from home. Concerns with safety, has called the police in the past regarding a car parked at 10:00 P.M. in the parking lot of the Church. Working from home, the excessive noise will be extremely loud. Loves kids, does not have any kids of her own, just do not want this next to my house. This will be in my yard. Traffic is extremely high, cars are already going 40 mph. If the playground is not locked at night, you could have other children accessing the playground. Echo the outdoor lighting issue, rather concerned there is not enough light.

Adriane Pederson, 640 Crystal Lane - My son goes to Bright Horizon daycare since he could not get into an Elm Grove daycare. Works in Racine, it is quite a commute. Sounds like the Commission is indicating there might be a compromise. Feels as though Watertown Plank Road pick-up and drop-off might be a compromise.

[Joe Kujawa left the meeting at 7:08 P.M.]

Juergen Hartter, 14225 Wisconsin Ave – Has lived in Elm Grove for 25 years. The biggest changes that he has observed over the years is the number of families and young children growing within the community. Wisconsin Ave has no sidewalks. Uses the street all the time. People assume this is a slow paced neighborhood, not the case. Young families need daycare, but they also need safety. If they really want this, why do they not consider the Watertown Plank Road access point?

Francis Jablonski, 645 Crystal Lane – Has observed rude behavior from patrons of the previous daycare. This will happen again, undoubtedly. Does not believe this should be allowed here. Bought the house when it was St. Edmonds daycare. Parents are in hurry to get to work and home. Attitude of the rush is imposed on me.

Victoria Emmons, 640 Hi-View Ct - The previous daycare center was a complete eye sore, they left toys outside. Completely against this proposal.

President Palmer stated he would be supportive of the Commission delaying action, and would urge the applicants to work with their counsel to identify the aspects they are willing to modify to address these issues. Changing the traffic pattern for pick-up and drop-off to Watertown Plank Road for example.

Mrs. Schneider suggested the Village host a Special Plan Commission meeting, or a Neighborhood Information Meeting to continue this conversation.

MR. MICHALSKI MOTIONED TO TABLE THIS ITEM TO A FUTURE MEETING, MR. CASHOIN SECONDED. MOTION CARRIED 6-0.

6. Other Business

None.

5. Adjournment

MRS. SCHNEIDER MOTIONED TO ADJOURN, SECONDED BY MR. MICHALSKI. MOTION CARRIED 6-0.

Meeting adjourned at 7:49 P.M.

Respectfully Submitted,

Thomas Harrigan
Assistant Village Manager /
Zoning Administrator