

Village of Kohler  
Planning Commission  
January 28, 2010

Chairperson Jan Homiston called the Planning Commission meeting to order at 4:30 pm. Roll call was taken: Jan Homiston, Jay Hoekstra, Lee Gumm, John Pethan, Kevin Struck and Tom Gast were present. Mike Wandschneider was absent. Attorney Paul Dirkse was also in attendance. Staff members present: Bruce Neerhof and Laurie Lindow.

Public Comment – none.

Approve Meeting Minutes from December 10, 2009 – Motion by Tom Gast, second by John Pethan to approve the meeting minutes from December 10, 2009 as corrected. Motion carried.

Business

1. Accept a Special Use permit application from Chris Orr, Director of Facility Development for a ATI Physical Therapy clinic to be located in Deer Trace at the Southwest corner of the intersection of State Highway 28 and County A, directly to the west of Interstate 43 – Kohler Co. is reviewing proposed signage. Motion by Tom Gast, second by Lee Gumm to accept the special use permit application from Chris Orr, Director of Facility Development for a ATI Physical Therapy clinic to be located in Deer Trace and schedule a public hearing for Thursday, February 25 at 4:30. Motion carried.
2. Consider request from Michael and JulieAnn Jarentowski for a building permit for a new home at 545 Sir Howard Circle – Building plans for a new residence were reviewed and discussed by the commission. The site plan doesn't include a drainage plan. The commission needs to ensure that new construction doesn't create potential surface drainage issues. The master site drainage plan for the Woodland II subdivision from 1988 would show grades to the lot prior to building. In the past, Kohler Co. approved house plans for the subdivision that included drainage plans. After discussion, the commission requested that a drainage plan be submitted showing the elevations after build, site plan showing direction of water flow and grading. Drainage for the driveway surface also needs to be addressed in the site plan. Motion by Jay Hoekstra, second by John Pethan to table the request for a building permit until a satisfactory drainage plan is submitted. Motion carried.
3. Review and take action on Ordinance No. 2010-1, An Ordinance Repealing and Recreating Chapter 12.22 and Creating Section 19.16.330 of the Municipal Code of the Village of Kohler, Wisconsin, Regulating Residential Mail and Newspaper Receptacles – On October 20, 2009 a temporary moratorium was enacted on the installation of mail receptacles until April 20, 2010. The Property Committee

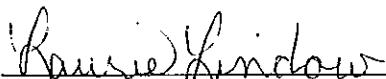
recommended staying with the current kiosk mailboxes and having Mike Bauer draft an ordinance to regulate. Tom Gast thinks the Village shouldn't mandate kiosks just regulate residential mailboxes as to location and limiting to two or three different styles. The current kiosks are located on village right-of-way except one by Tall Oaks Park which is on village property. The commission agreed that uniformity in replacement of mailboxes and consistency between neighborhoods is desired. Discussion included how to regulate the replacement of kiosks, there is no consistency in the assignment of property owners to each kiosk by neighborhood. An option may include having neighborhoods petition for approval for a proposed change from an existing kiosk to mailboxes. Motion by Tom Gast, second by Jay Hoekstra to have Village Board review and provide input on the following issues before revising the proposed ordinance:

- a. Should the Village mandate the use of kiosks when the replacement of existing kiosks is necessary?
- b. If the Village allows replacement of kiosks with mailboxes, how should the mailboxes be regulated?
- c. Should replacement mailboxes be limited to two or three choices for consistency?

Motion carried. The Village Board will review the proposed ordinance on Monday, February 8 and provide input to assist in developing a proposed ordinance drafted by the Plan Commission.

#### Communications – Board of Adjustment/Appeals Workshop

Motion by Tom Gast, second by John Pethan to adjourn the meeting at 5:25 p.m.  
Motion carried.

  
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Laurie Lindow, Clerk-Treasurer