

Village of Kohler  
Planning Commission  
February 25, 2010

Chairperson Jan Homiston called the Planning Commission meeting to order at 4:34 pm. Roll call was taken: Jan Homiston, Jay Hoekstra, Lee Gumm, John Pethan, Kevin Struck, Tom Gast and Mike Wandschneider were present. Attorney Paul Dirkse was also in attendance. Staff members present: Bruce Neerhof and Laurie Lindow.

Public Comment – none.

Approve Meeting Minutes from January 28, 2010 – Motion by John Pethan, second by Mike Wandschneider to approve the meeting minutes from January 28, 2010 as corrected. Motion carried.

Business

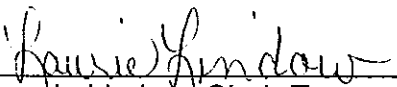
1. Consider approval and recommendation to the Village Board of a Special Use Permit to Chris Orr, Director of Facility Development for a ATI Physical Therapy clinic to be located in Deer Trace at the southwest corner of the intersection of State Highway 28 and County A, directly to the west of Interstate 43 – Bruce informed the commission that a signage plan has not been submitted to Kohler Co. for review yet but the owners are aware of this requirement. Motion by John Pethan, second by Lee Gumm to recommend the Village Board approve a Special Use Permit to Chris Orr, Director of Facility Development for an 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. Motion by Lee Gumm, second by John Pethan to amend the original motion to approve the Special Use Permit subject to signage plan approval by Kohler Co. The amended motion was carried.
2. Consider request from Michael and JulieAnn Jarentowski for a building permit for a new home at 545 Sir Howard Circle – At the last meeting, the commission requested that a drainage plan be submitted showing the elevations after build and the site plan showing direction of water flow and grading. Drainage for the driveway surface also needed to be addressed in the site plan. Bruce indicated that he has reviewed the revised site and drainage plans and has recommended three changes for the new site plan to be acceptable. Michael Jarentowski stated that he will have the changes made to the plans to be compliant. Lee Gumm asked if foundation elevations could be verified prior to building, Bruce indicated that a certified survey could be requested by the owner. Motion by Tom Gast, second by Lee Gumm to approve issuing a building permit to Michael and JulieAnn Jarentowski for a new home at 545 Sir Howard Circle. Motion carried.

3. Consider request from St. John Evangelist Catholic Church, 600 Green Tree Road, for a building permit for an addition - The church has been considering an expansion project for the last three years. The proposal to add an addition on the north side of the church was not approved by the Diocese. By code, the new maximum seating capacity of 534 would require 107 parking stalls. Parking congestion around the green space to the north of the church and adjacent streets should be looked at. The new west entrance near the parking lot may increase utilization of the parking lot, the existing east side entrance will also be used. A variance was granted to allow the current number of 64 parking stalls even though the maximum capacity seating of 534 (permanent and temporary) would require 107 parking stalls. Building will start on April 5 with an estimated completion date before Thanksgiving. Motion by Jay Hoekstra, second by John Pethan to recommend Village Board approve the request from St. John Evangelist Catholic Church, 600 Green Tree Road, for a building permit for an addition. Motion carried.
4. Consider request from Verizon Wireless for a special use permit for a wireless communications facility to be located on the Brass Building at Kohler Co. – A proposed multi-carrier antenna installation application was submitted late last year to the Center for Municipal Solutions for review. The design is the result of a multi-year effort between three companies and the Kohler Co. Peter Schau, representing Verizon, is serving as the contact person for the carriers and Tracy Rae Leftwich is managing the project for Kohler Co. The antennas will be located on the façade of the Brass Building near the roofline and will provide coverage needs of service providers while minimizing aesthetic impacts to the Brass Building. Each company submitted separate applications, however Cellcom's application may not be completed until next month. Four to five carriers would be able to co-locate antennas on the Brass Building. A revenue agreement has been negotiated between the carriers and Kohler Co. Motion by Mike Wandschneider, second by Lee Gumm to recommend Village Board approve a special use permit to Verizon Wireless for a wireless communications facility to be located on the façade of the Brass Building at Kohler Co. Motion carried.
5. Consider request from US Cellular for a special use permit for a wireless communications facility to be located on the Brass Building at Kohler Co. – Motion by Tom Gast, second by John Pethan to recommend Village Board approve a special use permit for a wireless communications facility to be located on the Brass Building at Kohler Co. Motion carried.
6. 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 – This ordinance was referred to the Village Board for input last month. The Village Board sent it back to the Plan Commission recommending that residents be responsible to maintain and replace mail kiosks if the resident is

currently having mail delivered to a kiosk. Tom Gast feels that the residents should have the option to have a mailbox (type approved by the Village) and not be charged a portion of the cost to replace a kiosk. The kiosks are located in the Village right-of-way and are not addressed in Kohler Co. deeds. Jay Hoekstra thinks the lack of mailboxes at the street and no overhead electrical wires helps to give the Village a clean, neat look. Attorney Dirkse asked if the Village only allows replacement kiosks and not mailboxes, what regulations should be in place? Lee Gumm questioned the phrase in the ordinance stating that a resident could request a variance for good cause. Motion by Jay Hoekstra, second by John Pethan to recommend Village Board approve 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 as revised. The revision on page 2 specifies that residents would be charged for the replacement of kiosks for those residents receiving mail at that kiosk. Motion carried.

### Communications

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

  
Laurie Lindow, Clerk-Treasurer