

Village of Kohler
Planning Commission
December 10, 2009

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, Tom Gast and Mike Wandschneider were present. Staff members present: Bruce Neerhof and Laurie Lindow.

Public Comment – none.

Approve Meeting Minutes from October 8, 2009 – Motion by John Pethan, second by Tom Gast to approve the meeting minutes from October 8, 2009. Motion carried.

Business

1. Discuss Village of Kohler ordinances and plan review in regard to accessory buildings – Tom Luke, 138 East Park Lane, addressed the commission regarding a fort that Mr. Luke's son built behind the garage and has since been dismantled and removed. Mr. Luke understands why the ordinances are in place and doesn't expect changes to allow the fort but wants to express his displeasure to how the guidelines were enforced. A discussion regarding the guidelines covering accessory buildings took place in August between Mr. Luke and Bruce Neerhof. At that time, Mr. Luke was given the checklist of items to be presented to the Plan Commission and ordinances applied to accessory buildings. The guidelines for residential structure modifications for Kohler Co. plan review were also supplied. In response to a letter to Kohler Co. from Mr. Luke, Scott Anderson suggested working with Bruce for a mutually workable solution. On October 1, Mr. Luke sent a letter to Bruce Neerhof as a follow-up to the Kohler Co. letter to discuss a mutually workable solution regarding the fort. On the same day, Bruce Neerhof sent a letter to Mr. Luke directing the fort be removed by Nov. 15 and notification that a meeting would be held Nov. 12 where Mr. Luke could present his case. The meeting scheduled for Nov. 12 was not held as there were no agenda items. Mr. Luke then read a letter to the commission dated Oct. 6, a copy is attached. Tom Gast explained why the accessory building ordinances are in place, that Kohler Co. has deed restrictions on most properties and that exceptions cannot be made to be fair to everyone. Jan Homiston stated that Bruce was only doing his job to enforce the ordinances in place.
2. Consider request from Cellcom, Verizon and U.S. Cellular to co-locate antennas on the Kohler Co. Brass Building – A proposed multi-carrier antenna installation application has been submitted to Wayne Youngblood of 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

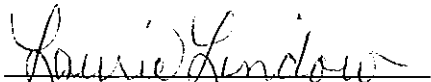
project for Kohler Co. The antennas will be located on the Brass Building rooftop at the Kohler Co. and will provide coverage needs of service providers while minimizing aesthetic impacts to the Brass Building. A revised design has been sent to the Wisconsin Historical Society for approval after rejection of the first submission. An on-site inspection of the proposed location took place on Tuesday, November 10 by Municipal Solutions, representatives from the three providers, Bruce Neerhof, Laurie Lindow and Tracy Rae Leftwich. A final application will be submitted in January pending written approval of Kohler Co., Municipal Solutions and the Wisconsin Historical Society.

Communications

Jan Homiston discussed an open enrollment open house planned for January 15 at Kohler School. At the present time, there are forty homes and one building lot for sale in the Village. Jan thinks school choice options are hurting home sales and decreasing the tax base in the Village and that we need to sell the Village by advertising positive attributes of living in the Village and to work together to attract new residents at the open house.

As of 1/1/2010, Village Board meetings will be held on the second Monday of the month. The commission discussed possibilities of scheduling future Plan Commission meetings. It was decided to hold a meeting on Thursday, January 7 and then change the regular scheduled meeting to the fourth Thursday of the month, which would be Thursday, January 28.

Motion by Tom Gast, second by John Pethan to adjourn the meeting at 5:20 p.m.
Motion carried.


Laurie Lindow, Clerk-Treasurer