

**Minutes of the Plan Commission Meeting  
January 17, 2011 at 6:30 p.m.  
Village Hall Board Room**

**Call to Order** Village President Burt R. McIntyre called the meeting to order at 6:30 p.m.

**Roll Call** Present: Plan Commission members Burt R. McIntyre, Village President; Ray Suennen, Trustee Wards 11 & 12; Jim Priewe, Jay Faikel, Bob Strazishar, Nathan Prodell

Mike Berg was absent and no longer will be serving on the Plan Commission.

Also (staff): Bob Bartelt, Dave Wiese, Leigh Ann Wagner Kroening

**The Commission recited the Pledge of Allegiance.**

**Approve Agenda** R. Suennen moved to approve the agenda. J. Faikel seconded the motion. **The motion carried unanimously.**

**Communications** There were no communications.

**#7 Public Hearing** Concerning a request for a conditional use permit from Schroeder's Flowers Inc. and Maplewood Shell to permit a temporary structure and the sale of plants and flowers over a period of 110 days at the Maplewood Shell, located at 4720 Milltown Road VH-37-4.

D. Wiese reported on the conditional use application. B. McIntyre opened the public hearing. Brian Schroeder of Schroeder's Greenhouse spoke about the benefits of the Schroeder's seasonal plant sale. B. McIntyre closed the public hearing.

**#8 Action** R. Suennen motioned to approve a two-year conditional use permit that follows these staff recommendations:

1. No additional lighting is added.
2. No additional signs are added (only the name on the cover of the greenhouse).
3. If electricity is needed, proper measures are in place to protect the public.
4. Hours of operation are from 8 a.m. to 8 p.m. seven days a week.
5. All development is done consistent with the application as submitted.

J. Faikel seconded the motion. **The motion carried unanimously.**

**#9 Public Hearing** Concerning a request for a conditional use permit from Schroeder's Flowers Inc. and Woodman's Food Market to permit two temporary structures and the sale of plants and flowers over a period of 110 days at Woodman's Food Market, located at 2400 Dousman St. VH-2047.

D. Wiese reported on the conditional use application. B. McIntyre opened the public hearing. Laura Berceau of Schroeder's Greenhouse requested a two-year conditional use permit for the annual plant sale. B. McIntyre closed the public hearing.

**#10 Action** N. Prodehl motioned to approve a two-year conditional use permit that follows these staff recommendations:

1. No additional lighting is added.
2. No additional signs are added (only the name on the cover of the greenhouse).
3. If electricity is needed, proper measures are in place to protect the public.

J. Priewe seconded the motion. **The motion carried unanimously.**

**#11 Public Hearing** Concerning a proposed amendment to the Village Zoning Ordinance regarding the permitted number, size, height, use and design of residential accessory buildings.

D. Wiese reported on the proposed amendment. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

**#12 Action** After discussion, J. Faikel motioned to recommend the Village Board adopt the amendment to the Village Zoning Ordinance with the following changes: Section 5 (1) wording to read, "The exterior building, including the roof, shall substantially complement the principal dwelling on the property or be an enhancement to the neighborhood." Section 5 (2) is deleted completely.

R. Suennen seconded the motion. **The motion carried unanimously.**

**#13 Site Plan**  
**For Nicolet Bank**

J. Faikel motioned to approve the site plan for Nicolet Bank, 2380 Dousman St. B. Strazishar seconded the motion. **The motion carried unanimously.**

**#14 Director's  
Report**

i. D. Wiese reviewed the 2010 Building Activity Report. There were 80 new single-family homes and total construction of nearly \$26 million.

ii. The Comprehensive Plan Ad Hoc Steering Committee will meet Jan. 27 at 7 p.m. A three-day design studio will be held at the end of March.

**Future Agenda  
Items**

Staff has arranged a special Plan Commission meeting for Jan. 31 to discuss a request from KRAM properties to rezone the north 341.9 feet of frontage (depth of 1,275.86 feet) of parcel VH-316 (Brookfield Avenue) approximately 10 acres from I-3 Industrial Park Light Industry to I-1 General Industrial.

**Adjournment**

J. Faikel moved to adjourn. R. Suennen seconded the motion. **The motion carried unanimously and the meeting was adjourned at 7:45 p.m.**

Respectfully Submitted,

Bob Bartelt  
Interim Village Administrator