

The meeting was called to order at 6:30 p.m. by Chair R. Ruesch.

1.0 Roll Call – Present: Chair R. Ruesch; Commissioners T. Accetta, W. Banach, A. Fritz, S. Hale, M. Stahl and C. Stipe; Village Administrator M. Weber. Audience (3).

2.0 Minutes – Nov.16 and Dec. 2, 2015 minutes deferred to January meeting.

3.0 Conditional Use Permit – Amendment to Allow Vehicle Sales - Pillar’s Auto Repair – 11510 W. Janesville Road - Mr. Weber read the notice and Mr. Ruesch opened the public hearing. Petitioner Steve Pillar (5300 Raynor Ave, Franksville, WI) explained he would like to sell some cars at his auto repair business. Mr. Weber indicated the State requires a car retail dealer license to sell more than five vehicles a year. The license includes a local statement that zoning allows sales; therefore, a conditional use permit amendment is required. Staff recommends denial of the request.

Mr. Accetta asked how many cars would be sold. Mr. Pillar indicated there was no limit on the state license, but only a few would be sold at a time. Mr. Banach asked how the vehicles would be displayed. Mr. Pillar indicated a few vehicles would be parked in the lot facing Janesville Road. Only the state-required sticker would be applied to side windows. No additional signs, banners or flags would be used. Mr. Ruesch noted a lack of compliance with original (2007-8) conditional use permit conditions such as the number of cars on the lot, dead bushes in the landscape screen, and the gravel surface of the rear lot. Mr. Pillar indicated some bushes were replaced three times and he was frustrated with re-planting. He wants to eventually seal the rear parking lot and stripe it. Mr. Weber noted there were over 25 cars stored on the lot in 2013, as identified by aerial photography, which exceeds the capacity of the site. Mr. Pillar indicated he has a towing business and some vehicles might be on the lot for 1-4 days, but are not being “stored”. Ms. Stahl asked if the towing business is still on site. Mr. Pillar indicated it was not.

Mr. Accetta asked how many employees were on site. Mr. Pillar indicated three. Mr. Ruesch asked about his credit union business. Mr. Pillar indicated he evaluates cars re-possessed by a credit union, for possible repair/reconditioning and resale. Mr. Pillar stated sometimes people abandon cars on his property, and is looking to file the paperwork with the state to have them removed. Ms. Stahl noted that there is an expectation some vehicles will be on site when operating a repair business. She asked if complaints have been received. Mr. Weber indicated there have been complaints. Mr. Pillar requested he be informed of any complaints so that he might address them. He was unaware of any complaints. Mr. Banach expressed reluctance to act on this request with several non-compliant items such as the dead bushes and the Pace Electric bucket truck parked on site. Mr. Pillar indicated he was allowing Pace Electric to park the vehicle at his business. Mr. Ruesch closed the hearing. The Commission discussed when the bushes could be re-planted with Mr. Pillar.

Motion (Banach, Stahl) to defer action on the vehicle sales request until April, or sooner if re-planting is feasible, to review compliance with landscape and other conditions of the original approval. Motion unanimously approved.

4.0 Conditional Use Permit - Site Monument Sign - Sendik’s – 5101 S. 108th Street - Mr. Weber described two options for the Sendik’s monument sign. The first option is the originally proposed

sign at 60 square feet. A second option was a sign at 44 square feet, the maximum size per the sign code. Mr. Weber confirmed that there is no electronic message center (EMC), only electronic gas prices. Therefore the prohibition of an EMC within 300 feet of a traffic signal will not apply. The Commission discussed the two sign alternatives. It was felt the original design was more aesthetic with better proportions. While the size exceeds 44 square feet overall, there is an approximate area of 16 square feet that has no letters or logos, but simply helps to “balance” the sign.

Motion (Banach, Stipe) to approve 60 square foot sign under the provision of Sec. 8-9-13 of the Zoning Code, with the condition that there shall not be an electronic message center and that illumination will be governed by the requirements of the Sec 8-9-6 and 8-9-15 of the sign code.

5.0 Adjournment – Motion (Stahl, Stipe) to adjourn at 7:15pm, unanimously approved.

Michael F. Weber, Village Administrator