Community Development Information Meeting
November 27, 2017

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ATTENDANCE: President Wolter, Plan Commission Members Bob Williams, Peter Nilles, Tony Laszewski and Mary Ellen Gray, Trustee's David Baum, Bob Warren, Jeff Hughes, Rick Miller and Art Zabel, Staff Members included Village Administrator Steve Kreklow, Public Works Director Larry Ratayczak, Clerk Deanna Boldrey, Fire Chief Gary Weiss, Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson, also Economic Development Rep. Deb Reinbold and approximately 18 Village residents in attendance.

NEW BUSINESS:
Community Development Director Jeff Retzlaff and Jamie Speaker, Co-President, J.W. Speaker Corporation spoke on the J.W. Speaker expansion proposal to create an M-1: Limited Industrial Planned Development District (PDD) and a proposal to create a Tax Increment District (TID) for approximately 144 acres of land east of Goldendale Road and north of Freistadt Road.

PUBLIC COMMENT & QUESTIONS:

Paul Gequillana, N124 W20181 Isabelle Farms Drive – What does the Whitney Drive facility currently produce?

James Krueger, W202 N12164 Patricia Lane – Will semi's or cars be using the proposed road and at what time of day? Mr. Speaker said both will use the road mostly from 6 am to 6 pm. Mr. Krueger, the road is approximately 300 feet from my house, what are the specifications for the undulating earth forms, 2 feet or 16 feet? Mr. Speaker said that hasn't been determined yet but he wants it to be more natural without just creating a big dirt wall with trees. Mr. Krueger hopes it will blend in with the natural surroundings and create a park like setting, plant something educational and include walking paths. He suggested using native plants that won't require any maintenance with minimal cost. Mr. Speaker agreed to possibly using a no mow type grass and seed mixtures creating a natural setting but creating pathways he's not sure yet. Mr. Krueger offered to work with Mr. Speaker on creating a plan.

Anna Ruzinski, N124 W19979 Isabelle Farms Drive – Thanked Mr. speaker for listening to their concerns and adjusting his plans. Asked if some type of natural barrier will be put behind the retreat center and if there were plans to put in a railroad spur for loading and unloading in the future. Mr. Speaker said they are taking advantage of the wooded areas by the retreat center, so it will be very private. They have no future plans for a railroad spur.

Adam Stein, W204 N12532 Goldendale Road – How much plant noise will this create, what about air quality, air pollution. Mr. Speaker explained phase 1 will have none and explained they have a very quiet, high tech electronic manufacturing, clean operation with no emissions.

Jim Stout, W204 N12079 Goldendale Road – Thanked Mr. Speaker for listening to the concerns of the neighbors, the current proposal has a lot of good ideas and he supports it.

Ryan Haines, W200 N12554 Meadow Brook Court – How does a PDD work, does it have a limited life to it or is it in perpetuity? If sold off will PDD apply to whoever purchases property? Planner Retzlaff explained the PDD will be in perpetuity but there is a process to seek changes or modifications to that district but needs to go back through the process. Mr. Haines asked if the tree line is specified at some point in the PDD, how much and type of trees? Planner Retzlaff explained

there could be a narrative description in the conditions and restrictions resolution or a specific landscape plan could be included. The PDD could include a requirement that before any development takes place a detailed landscape plan needs to be approved.

James Krueger – How can residents provide input on the landscape plan? Planner Retzlaff said the Village Board could make that requirement. All site plans require Plan Commission approval, but if Board feels feed back from residents is important they could make that a requirement. He will make note of that to maybe include in PDD.

Matt Kimmler, N125 W20314 Isabelle Farms Drive – Asked if the road off Goldendale will be public or private, where will the sewer end and if sewer is extended to the Holy Hill intersection where will it extend, and will those properties be assessed for having sewer and water even if they don't have sewer and water. President Wolter said sewer will end at the railroad spur. Planner Retzlaff explained sewer could be extended along the railroad tracks or along Goldendale Road, but that hasn't been determined at this point. He explained homes may not necessarily be assessed for sewer expansion but may be possible if the Village does a special assessment in the future for those types of improvements. This expansion of sewer is being paid for by the TIF and future expansion may be handled in a similar manner. President Wolter explained the cost expansion of sewer will be paid for by the TIF. It is unknown where future development will occur, but development at the Holy Hill interchange is a prime point. The cost to extend sewer is being covered by the TIF and the interest of Jamie Speaker and further development of his company.

Tom Roskopf, W200 N12107 Josephine Drive – Where will the run off from the retention go? Planner Retzlaff said detailed storm water plans haven't been submitted yet. Mr. Roskopf said people in that subdivision already have problems with water. He said there is a water easement along the 2 vacant lots and a creek would help drain the water. Planner Retzlaff said the village would be interested in pursuing ways to solve any water issues.

Trustee David Baum – Asked what uses are allowed in the M-1 District. Planner Retzlaff explained the current proposal is to create a special zoning district and pull out specific uses and leave out those that don't fit their proposal. Trustee Baum told the residents that Plan Commission needs to hear what you want and what offends you.

James Krueger – Doesn't want any noise from new road and wants to know more about the berm. Planner Retzlaff said the berm location could be discussed and asked what their preference is. Mrs. Krueger said she doesn't want to see the road and see semi's driving past.

Joshua Lightig, W197 N12556 Prairie Ridge Court – went over list of concerns from Public Hearing. He asked if the PDD could say "Neuland Subdivision has no mandatory connection to sewer and water". President Wolter said that cannot be done. Don't know in future if septic or mound fails or there is contamination and the County may choose to not approve a license then there is the possibility of water hook up. The plan now is to not go into either subdivision. Increased traffic is a huge concern and property values and it would be nice to get something from a third-party person to say how this proposal will affect property values. There is concern for the farmland north of Isabelle Farms and what will happen there in the future. If the TIF is not approved, with the development still take place? Mr. Speaker is progressing with designs, but this is important piece and a big enabler to complete this project. Can language be added to the PDD to make the property un-dividable? Planner Retzlaff did not have a definitive answer and will ask the Village Attorney.

Matt Kimmler – Could Village look into making Goldendale a no trucking zone? Planner Retzlaff said Goldendale Road is a County Highway and doesn't know how successful the Village would be to

try and eliminate trucking on that particular stretch of highway. Mr. Kimmler asked if shades could be put on the windows at night to help with light issues.

Trustee Bob Warren – Commented that the lower the speed the quieter the vehicle will be. Mr. Speaker said the entrance road has curves and naturally slows traffic. Trustee Warren said the new road looks flat and maybe a serpentine alignment would force traffic to slow down reduce noise. Mr. Speaker said he would explore that, but it would need to be practical. Trustee Warren said a berm closer to the road would be more effective and keep more of the view of the natural area.

ANNOUNCEMENTS: President Wolter said a meeting of the Joint Review Board is scheduled for Wednesday, November 29th at 5:30 with a Plan Commission meeting to follow at 6:30 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant