

PLAN COMMISSION MINUTE
December 9, 2013

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

ROLL CALL: Chairman Wolter, Trustee Representative David Baum, Commissioners Warren, Stauffacher and Yokes. Commissioner Peck was absent and excused and Commissioner Gray arrived at 6:34 p.m. Also present were Village Planner Jeff Retzlaff, Village Engineer Brionne Bischke, Village Administrator Dave Schornack and Planning Assistant Lori Johnson.

PUBLIC INPUT: The following residents spoke in support of resurfacing Donges Bay Road and against widening the pedestrian path to 8 feet and creating a 2-sided bike path: Holly Basting, Bridget Poetzl, Bernie Wood, Martha Stewart, Clark Schreiner, Kathryn Goede, Jeff Tyvoll, John Penkal and Lynnae Langmann.

PREVIOUS MINUTES: ***MOTION Baum second Warren to Approve the Minutes from November 11, 2013.***

MOTION carried unanimously.

Hillside View – Lot 9 – Fond du Lac Avenue. Scott Bence, owner/developer is requesting a consultation with the Plan Commission regarding a multi-family development. Planner Retzlaff summarized the proposal. Scott Bence explained his proposal is for new higher end multi-family rentals. He said the property had been marketed as a commercial site since 2006 but the location was not desirable. He said there is a demand for apartments and feels they would be a good fit for this area.

Plan Commissioners had the following comments and concerns:

- The detached garages detract visually and are an eyesore to residents to the west
- Multi family is not appropriate zoning
- Lot is not desirable for single family
- High density doesn't tie in with neighborhood, medium density possibly
- Buffer along residential is not dense enough
- Garages need to be integral to buildings
- Buildings look like boxes
- Business use preferred/industrial type
- Owner is not able to attract business proposal
- What other use could be seen for this lot
- Lower density needed
- Rental/townhouse units ok
- Proposal is good transition for area
- 24 units too high – 16 units possibly
- Lower density, decent layout and garages attached
- Landscaping berm along existing residential should be beefed up

- Good location for proposal

Planner Retzlaff said a Land Use Plan Amendment and Rezoning would be needed. Chairman Wolter thought the proposal was a good transition for the area. He said 24 units are too high but he would possibly accept 16 units. Trustee Baum said he would consider a proposal with a lower density, decent layout, with garages attached.

Scott Bence said he would consider the Plan Commission's recommendations.

Donges Bay Road Sidewalk Improvement Discussion. The Village's Public Works & Highway Committee requested input from the Plan Commission regarding the type, design and location of pedestrian and bicycle ways (e.g. off-street trails and/or sidewalks) within the Donges Bay Road corridor (from Division Road to Fond du Lac Avenue). Planner Retzlaff summarized the proposal for discussion. Engineer Bischke gave details regarding the project.

A lengthy discussion ensued regarding the size and location of a path, if the path should be on both sides of Donges Bay Road, width of the paved shoulder and if a bike lane is needed.

MOTION Stauffacher second Gray to recommend the Donges Bay reconstruction be for two 12 foot driving lanes with shoulders that are at a minimum to meet the required safety concerns with 2 feet of the shoulder being paved and a 6 foot path/sidewalk on the North side. With the condition if after the Village Engineer reviews the consultants analysis and it shows that the path is configured better on the north side than the south side then bring it back to the Commission; if it shows the south side would be more impacted than the north side then it should go back to the Commission or – if its not going to change what side the path goes on it does not need to come back. If it does change what side the path goes on then it will come back to Commission. Either way Engineer Bischke can report back to the Commission.

Residents Regina Wood, John Penkal and Bernie Wood spoke against the 8 foot path. Chairman Wolter explained there would be other meetings regarding the Donges Bay Road project and that Plan Commission was just asked to give a recommendation to the Public Works Committee on what they would like to see regarding the pedestrian path. He said the heavy lifting would be done by the Pubic Works Committee and that residents should bring their comments and concerns to the Village Board meeting.

MOTION to Amend Baum second Stauffacher to make a recommendation to have the Public Safety Committee evaluate changing the speed limit on Donges Bay Road to 35 mph.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried 4-2 (Warren,Yokes).

Chairman Wolter called a recess at 9:10 p.m.
Meeting reconvened at 9:26 p.m.

41/45 Corridor & North Village/Rural Area Community Survey Discussion. Planner Retzlaff said he revised the draft questionnaire to include minor revisions suggested by some of the Commissioners. He said information regarding the survey was included in the 2013 tax bills. He asked for clarification on revisions from the previous meeting. Discussion followed with Commissioners giving more revisions to be included in a revised questionnaire. Administrator Schornack asked for clarification on some questions. Chairman Wolter said one more meeting was needed to review the final questionnaire and make any additional revisions. Planner Retzlaff said he hoped to get the survey out by the end of the month. A special Plan Commission meeting was scheduled for December 16th at 6:00 p.m.

ANNOUNCEMENTS: Chairman Wolter said a Public Information Meeting is scheduled for Wednesday, December 11th between 6:00 p.m. and 7:30 p.m. in the Village Hall Board Room in regards to discussions and presenting information on the Village considering purchasing of the Blackstone Creek Golf Course for park purposes and presenting information on what that land is, what the possibility the land use is and what the possibility of development could be in conjunction with that purchase.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant