

**TOWN OF GREENVILLE  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

DATE: Monday, February 27, 2017

TIME: 5:30 PM

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

**Agenda**

1. CALL TO ORDER

The meeting was called to order at 5:30pm.

Present: Jack Anderson, Ken Zilisch, Greg Kippenhan, Jim Ecker, Andy Peters, Leanne Meidam-Wincentsen, Jim Cotter

2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES

a. Approve Planning Commission Meeting Minutes from January 23, 2017.

Jim Cotter made a motion to approve the agenda, Leanne Meidam-Wincentsen second. The motion was approved, 7-0. Greg Kippenhan made a motion to approve the minutes for January 23, 2017, Andy Peters second. The motion was approved, 7-0.

3. NEW BUSINESS

a. Public Hearing and possible approval of Savannah Heights Preliminary Plat.

Tim Wittmann, from Davel Engineering was present at the staff review, the Town requested changes as noted on the staff review form. Such items include the addition of a swale running along the rear yards of Lots 118, 38-45 so the water is directed into the Towering Pines West regional pond to the South. John Davel will be working with the DNR on the options for the small wetlands on their plat as well as the large wetland to the North of Savannah Heights. They will need time to work with the DNR and may have to move roads and lots to facilitate the wetlands. All lots in Savannah Heights are currently single family, however, phase 3 may be changed in the future. John Julius W7070 Wisconsin Ave. is wondering if there is enough solid information in which to proceed with approving this preliminary plat. He feels that Terry Kent, the land owner in phase 3 may not be willing to participate in this plat. He also feels there will be litigation surrounding this area in regards to the karst water feature and surrounding navigable streams and wants the Planning Commission to complete more research of the area. Jack Anderson made a motion to close the public hearing, Leanne Meidam-Wincentsen second. The motion was approved and the public hearing was closed at 5:58pm, 7-0. All of the stormwater from this plat goes into the Towering Pines West regional pond. There are only so many more acres that can be added to that pond and a wetland cannot be used as a treatment device. John Davel wanted to remind the Planning Commission that when the pond was built, it was oversized to hold the stormwater from this plat. Jack Anderson made a motion to approve the Preliminary Savannah Heights Plat with the conditions that the items listed on the staff review be met, with the staff review being amended in which the tree conservation would list Lots 9-14 instead of 6-10, Jim Cotter second. Ken Zilisch wants Design Dr. to be completed prior to phase 2 being started. The wetland delineation for this area will not be completed

until approximately May. John Davel mentioned lots 115-122 and OL3 is currently not owned by the Breyers and may be impacted if the owner does not want to sell. Jack Anderson amended the motion to approve phase 1, 2 & 3 preliminary plat with the extra conditions that Design Dr. be constructed prior to phase 2 final approval. Also, phase 2 final approval cannot be approved until the land to the North has a plan and agreement with the DNR on how the wetlands will be handled in the future. The motion with amendment was approved, 7-0.

- b. Public hearing and possible approval of Bruce Bennett Certified Survey Map, N2081 Bennett Circle, Parcel 110 0133 00, 110 0144 00 and 110 0155 01. As noted on the CSM, prior to building on Lot 2 and 3, there will have to be a wetland delineation. The submitted roadway agreement will need to be revised and approved by the Town's lawyer prior to Town Board approval. Chris Pagels would like a drainage plan for the lots and the roadway. The shed on Lot 2 will need to have an agreement as to whose responsibility it is to move as it will not meet the required setbacks. Jack Anderson made a motion to close the public hearing, Andy Peters second. The motion was approved 7-0 and the public hearing was closed at 6:25pm. Jack Anderson made a motion to approve the certified survey map with the conditions that are stated on the staff review, Ken Zilisch second. The motion was approved, 7-0.
- c. Review and possible approval of Quantum Electric Site Plan, N2152 North Rd. Parcel # 110 0142 01. Dan Krupka, owner of Quantum Electric was in attendance. He noted that the stone on the outside of the building will be magenta, the vertical metal panels, a dark grey and the roof, a dark grey/black. He will need to add stone to run the full length of the North side of the building to equal 1/3 of the fascia, as required in the gateway ordinance, §320-177 C (6). The dumpsters will need to be screened on the West side where the landscaping doesn't cover them. Greg Kippenhan made a motion to approve the site plan with the conditions that a color elevation is sent to the Town within 30 days, the screen on the dumpster be added and the 1/3 of the West and North fascia be stone, Jim Ecker second. The motion was approved 7-0.
- d. Review and possible approval of Kallibrated Metals Site Plan, N1039 Tower View Dr. Parcel # 110 2057 00. They were approved at the Board of Appeals for a setback variance in order to be in line with the existing buildings. Jack Anderson made a motion to approve with the conditions stated on the staff review, Jim Cotter second. The motion was approved, 7-0. Jack Anderson made an amendment to add the condition that a landscaping plan be approved within 30 days by Town staff.
- e. Review and possible recommendation for approval to Town Board of amended §320-25 Fences, Hedges and Berms Ordinance. Jim Cotter made a motion to approve the ordinance, Jack Anderson second. The motion was approved, 7-0.

#### 4. REVIEW OF SPECIAL USE PERMITS

The special use permits on Ellen Lane and the letters that came back answering they are no longer using the permit will be rescinded. More research will be needed on the permits in which the letters were not returned as well as the permits highlighted in red and yellow du to issues.

5. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

- The Town staff has noticed more time is needed in getting amendments from Planning Commission applicants. We will now be completing the staff review 4 days earlier in order to get requested items in time for the Planning Commission meeting.
- Monday March 6<sup>th</sup> at 5:00pm Land Stewardship meeting
- Tuesday March 7<sup>th</sup> at 5:30pm Field of Dreams Sports Complex Planning meeting
- Wed. March 8<sup>th</sup> Facilities Committee
- At the next Planning Commission meeting on March 27<sup>th</sup> East Central Planning will be here to report on the Hwy 15 bypass.
- An ordinance change regarding gas stations in residential areas will be coming next month. Jack Anderson wants the word “automobile” changed to “motor vehicle” in the draft ordinance.
- We will now be having two Town Board meetings per month, only emergencies will be met outside of these regular meetings.
- All items on an agenda must be submitted 48 hours prior to the meeting or they will be pulled from the agenda.

6. ADJOURNMENT

Jim Cotter made a motion to adjourn, Leanne Meidam-Wincentsen second. The motion was approved and the meeting was adjourned at 7:07pm.