

July 27, 2009

Planning Commission

The meeting was called to order at 5:33 p.m.

Present: Randy Leiker, Tom Becher, Ken Zilisch, Jim Ecker, Jim Cotter and Leanne Meidam-Wincentsen. Greg Kippenhan was excused.

The agenda was properly posted.

Jim Ecker made a motion to approve the May meeting minutes. Tom Becher seconded the motion and it was carried.

Public hearing for an amendment to the Greenville Comprehensive Plan for the removal of the quarry designation from the Obermeier property on the corner of Everglade Road and Greenwood Road.

The hearing was called to order at 5:35 p.m.

No one spoke for or against.

This is to change our Comp Plan. We have to have a Public Hearing and the Planning Commission will recommend to the Town Board approval or denial.

The CSM has already been approved for this area. Dave Tebo is recommending that we eliminate the quarry designation for a future land use. It is not our intention for this to remain a quarry. Up until this point it has been a working quarry. The future planned use is residential. This could have been done as part of the Comp Plan planning process.

Tom Becher made a motion to close the public hearing. Jim Cotter seconded the motion and it was carried and closed at 5:38 p.m.

Jim Ecker stated this is not a zoning change. Correct? This is a model how things will be handled in the future. Tebo stated yes it is. This map is very general. It is not specific like the other map. It is a mixed use. The county will not do the rezoning until we change the quarry use. Jim Ecker questioned if there should be a sunset clause such as in five years the quarry operation will cease. Dave Tebo does not feel we will include that in this request. Covenants are in place with the first three lots that they become part of the overall plan when done. There is enough background planning to move forward. Dave's understanding is that Obermeier is working with East Central to close the quarry. Jim Ecker questioned what will happen in about say 7 years down the road and he wants to re-open that quarry. We could say we will not grant the license.

Jim Cotter made a motion to approve and pass this on to the Town Board. Leanne Meidam-Wincentsen seconded the motion and it was carried.

Public hearing – CSM for Dominic Ehm – Northeast corner of Spring Road and North Road.

The hearing was called to order at 5:47 p.m.

No one spoke for or against.

Dave Tebo stated this is a simple lot division. A few things need to be added to the CSM. The lot goes to the center of the road. That needs to be changed. We need an extra 7' right-of-way. A letter was sent out and a public hearing sign put out. The lot being created meets code as to terms of size. There are no wetland areas to be concerned about.

Tom Becher made a motion to close the public hearing. Jim Cotter seconded the motion and it was carried and closed at 5:50 p.m.

Ken Zilisch made a motion to approve with the staff review conditions. Leanne Meidam-Wincentsen seconded the motion and it was carried.

CSM for Jim and Mary Lynn Boegh – Spring Valley Drive.

We have seen this a number of times before. We talked about our concerns about wetlands, flood plain, showing cluster mailboxes, and culvert sizes. Each lot will need an engineer approved plan. The drain tile easement is being dealt with by the neighbors. The driveway will come off the court for lot 1. They will need a Developer's Agreement. They will need a conditional use permit from the County. The Town Board has to consider the CSM because of the road dedication along with the recommending approval to the County for a conditional use permit for filling and grading within 300' of a stream. Brian Olson from Martenson & Eisele stated a 6,000 sq. ft house could be put on lot 1. Bob Givens said they met all the stormwater requirements for quality and quantity. They just have to finalize the agreements.

Jim Ecker made a motion to approve with conditions and the conditional use permit. Tom Becher seconded the motion and it was carried.

Conditional use fence permit for Jesse and Lindsay Larsen for the height and location of a fence on a corner lot at W6492 Brandon Ct.

Jesse Larson wants a higher fence for privacy but cannot because of the setbacks. He is trying for privacy because their lot borders three streets. He wants the fence to look uniform. He is staying off the road and the vision corner. He wants to go to six feet high and not the required 42". Jim Ecker looked at it and can see why he is requesting this. Randy Leiker stated this is very similar to the one we did on Rickey lane. Tom Becher feels it makes a lot of sense.

Tom Becher made a motion to approve. Jim Cotter seconded the motion and it was carried.

Minor change to a special use permit for Twin City Rod and Gun Club.

Mark Swanson from the Club stated they are planning to move the current garage up to archery to use for target storage. They will then build a bigger garage down by sporting clays. They can't use the Club House for a few months because they store things in there because they do not have anywhere else to store things. It will also help to keep the grounds looking cleaner.

Jim Cotter made a motion to approve the change. Tom Becher seconded the motion and it was carried.

Concept revision for Hawks Landing.

Joe Nemecek stated that only two lots are built on. The lots have been selling for duplex or condos. The have been told the lots are two big for a renter. A renter does not want that much space. Mr. Nemecek wants to take two lots and put a six or eight unit condo there instead. He showed some examples from some in Appleton. They are around 1100 to 1440 sq. ft. and are sold. It appears to be an attractive market at around \$150,000. The builder is #3 largest builder in Wisconsin. He felt it would be a good concept. It would be lots 7,8,9,10,11 and 12 and lot 1. The units are built so there is an upper and lower type unit. Some have a single car garage and some have a two car garage. The east side butts up against Club Scrap. They would want to group them more and have a conservancy area. These would be owner occupied. They could be rented out. They cannot stop that. It would be a PUD. They would have to have a new drainage plan. For every two lots there would be 6-8 units. It would have to be rezoned. There could be close to 40 units. Mr. Nemecek would need to draw up a concept plan and talk to the neighbors.

Andy Peters feels this is a way to make the developer more money. Andy feels it is not a unique situation for a PUD. Dave Tebo stated a PUD allows for design and different setbacks. Andy feels it may be too much denser. It is 4X more than what was originally planned.

The consensus of the Planning Commission is that it is worth looking at. Jim Cotter is holding comments for now. What starts out as eight units gets to be more.

Adjourn Planning Commission meeting.

Tom Becher made a motion to adjourn the Planning Commission meeting. Ken Zilisch seconded the motion and it was carried and adjourned at 6: 35 p.m.

Deborah Wagner,
Town Clerk