

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

DATE: Monday, April 25, 2016

TIME: 5:30 PM

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

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

Agenda

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

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

a. Approve Planning Commission Meeting Minutes from March 28, 2016.

The agenda was properly posted, Leanne Meidam-Wincentsen made a motion to approve the agenda, Greg Kippenhan seconded and the motion carried 7-0. Jack Anderson made a motion to approve the minutes from March 28, 2016, Jim Cotter seconded and the motion carried 7-0.

3. NEW BUSINESS

a. Public Hearing and possible approval of the Certified Survey Map Application for Meister Imports, W6954 Wisconsin Ave.

The public hearing was opened at 5:34 pm, no one chose to speak regarding this CSM. Leanne Meidam-Wincentsen made a motion to close the public hearing, Ken Zilisch seconded and the motion was approved 7-0.

Dave pointed out that the parking lots and septic are in a good place, there are no problems and everything fits within the zoning code. Ken Zilisch made a motion to approve the Meister Imports CSM, Jim Cotter seconded and the motion was approved 7-0.

b. Review and possible approval of the Final Plat Application for Jennerjohn Field of Dreams, Municipal Dr.

The public hearing for this project was completed during the preliminary plat process. Dave Tebo wanted to note that we will be requiring the developer to take responsibility of any well and septic abandonment. Lot 19, at the Southern end of the plat, will be used to make sure there is good water movement out of the subdivision. There are restrictions on driveway placement, allowing for adequate plowing and vehicle traffic flow. Resolution 02-16, adopted April 11, 2016, regarding maintenance of ponds and waterfowl management, will be a requirement for these ponds as they are in the airport zone. Development of the ponds are the responsibility of the developer, as stated in the Resolution. David and Betsy Hesse, W6832 Wisconsin Ave, have been taking care of the area being changed to Lot 19 in the Jennerjohn Field of Dreams plat. They have been trying to get a hold of the developer to possibly purchase Lot 19 so they can continue to take care of it, they are also concerned there might be something built there in the future. Right now a water main is planned to be going through it. Jim Ecker is wondering if Lot 19 is better labeled as an outlot. Dave Tebo will be getting the developers contact information to the Hesse's so they can discuss purchase of the

lot. Mark Strobel noted that the wetlands and buffers on many of the lots might affect future building on these properties. John Julius clarified with Chris Pagels, Stormwater Superintendent, that the ponds in this subdivision will be able to handle 100 year storms, which they will. Rod Taylor, N977 Family Circle, is located to the North of the Charlene Lane dead end. He is worried that there will be an increase in the amount of water to be running in the drainage easement starting at Charlene Lane and going North, which will be a constructed ditch. Chris Pagels stated this ditch and the amount of water will not change due to the development. Taylor is also wondering what happens to the road extension at the end of Charlene Lane, which is currently gravel. The Town, at this time, has no plans to change that area and as stated in the plat, there is a trail that runs along the wetlands West to East to this area on Charlene Lane. Jennifer Fabian, W6844 Wisconsin Ave, is wondering if the fiber optic easement, which shows to run through her lot, Lot 12, can be moved to Lot 19. The commission believes this easement is already in place, as there is a document number associated with it, however the owner says it was not disclosed upon purchase.

Jack Anderson made a motion to approve the final plat with the conditions that the developer amend Lot 19 to an outlot or sell, the Commission will need clarification on the possibility of reconfiguring lots 3, 4, 17, 45, and 46 to avoid problems with building around the wetlands and consideration in moving the fiber optic easement at W6844 Wisconsin Ave to the East onto Lot 19, adjacent to water main easement if no fiber optic is currently installed. Leanne Meidam-Wincentsen seconded the motion with the conditions and the motion was approved 7-0. The Planning Commission recommends the Jennerjohn Field of Dreams plat for Town Board approval.

- c. Review and possible approval of the Final Plat Application for Towering Pines West, Municipal Dr.

The setbacks adjacent to Highway 76 have been updated to our specifications.

The lots on the South side of Glennview Dr. will be staying Single Family as they are not large enough to be duplex. The plat will also be required to follow Resolution 02-16 regarding pond development and waterfowl management. It will be the developer's responsibility to improve the road connections to Highway 76. The right of way on Glennview Dr. has been expanded to accommodate the expected increase in traffic due to the commercial lots.

Jim Ecker made a motion to approve the Towering Pines West final plat, Jim Cotter seconded and the motion was approved 7-0.

- d. Public Hearing and possible approval of the Rezoning Application for Jennerjohn Field of Dreams and Towering Pines West, Municipal Dr.

Lot 12 on the Jennerjohn Field of Dreams plat, is currently planning on becoming a community-based residential facility (CBRF), which in that case, Commercial might not be the right zoning. By zoning it Single Family, they would be able to proceed with a special use permit for a CBRF. The driveway access is on Fallon Lane, which would be a problem if it were to be rezoned Commercial.

The public hearing for the rezoning of Jennerjohn Field of Dreams and Towering Pines West was opened at 6:23pm. Dean Culbertson stated that Lot 12 in Jennerjohn Field of Dreams should be zoned Single Family for the proposed CBRF, not Commercial. Outlot 2, North of Lot 12 will be turned into a pond with

managed natural landscaping, requiring no mowing. Public waterways chapter 30 says we cannot move the water flow of the karst water shed, the water will continue to flow as it currently does, according to Scott Koenke.

If Lot 7 and 8 are zoned Commercial, Mark Strobel wants to make sure that Melony Lane, is built to withstand truck traffic. Dave will talk to Dean Schiller and report to the Town Board. Greg Kippenhan made a motion to close the public hearing, Leanne Meidam-Wincentsen seconded and the motion carried 7-0 and the public hearing was closed at 6:34pm.

Jack Anderson made a motion to approve the rezoning of Jennerjohn Field of Dreams and Towering Pines West with Lot 16 in Towering Pines West remaining AG, Lot 12 in Jennerjohn Field of Dreams rezoned to Single Family instead of Commercial, and all other rezoning as stated on the map, Greg Kippenhan seconded the motion and it was approved 7-0.

e. Review and possible approval of YMCA parking lot proposal.

There are two areas proposed, the currently planned expansion and two other areas for future parking. There are two biofilters on site, which are planned rain garden that will be used for education. They will also add shade trees and landscaping along School Rd. YMCA would like to be completed with the construction of the parking lot by the end of June 2016, including resurfacing of the current parking lot. The future planned parking lot to the West of the current lot would be approximately 75 spots but runs into stormwater issues. The future planned parking lot to the South of the currently proposed lot adds 34 spots, but there is electrical in the way. This makes both of these plans more expensive, which is why they are planning them for the future and not this current plan. The Commission would like the YMCA to plan for these parking lot expansions sooner, as the remodel, expansion and new homes in the area will increase the use of the YMCA. Dave feels that more of a commitment needs to be given to the landscape as much of the previous plants have died, especially since we are trading internal landscaping for a denser external border. Leanne and Jack would like to see some shade trees added to the NE corner of the building by the parking lot. Chris gave the YMCA ideas on which plants should be used in the rain gardens to make them look more managed.

Jack Anderson made a motion to approve the parking lot expansion with the addition of shade trees to the South side of the parking lot, by the NE side of building, and recommendation for the rain gardens to satisfy the previous biofilter requirement including educational signage. Jim Ecker seconded the motion and it was approved 7-0.

f. Summary of Everglade Swamp visioning results and next steps – East Central WI Regional Planners (ECWRPC).

Eric Fowle and Todd Verboomen from ECWRPC gave a presentation on their workshop and research for the area North of the Everglade Swamp. The participants at the workshop gave many ideas as to what they would like to see happen with this area. ECWRPC published a report stating the key areas in moving forward would be; green infrastructure; protecting the Bear Creek corridor; protect any and all natural features or systems that provide a function for managing stormwater; identify and restore the functionality of lost natural systems; develop and implement other broad design practices; connect important

areas with greenways, parkland and trails to provide public access and to strategically control amount and location of new development; integrate existing land uses; reduce impervious surfaces by using less/narrower roadways and reduced driveway and building footprints; implement municipal best practices for stormwater; implement site-level stormwater practices. Eric feels we could make a very interesting, unique development in this area that works with the Everglade Swamp. East Central is looking to know whether or not we want to proceed with building a concept plan for the area.

See Everglade Swamp Neighborhood Visioning Workshop Summary on the website for full report.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

Allied Mechanical came up with a landscape/planting plan as required by the Planning Commission. The neighbors have seen this plan and agree with it.

Randy's Auto service will be moving to Reedfield, which should solve the problem of vehicle storage on the current property.

The billboard on Greenville Dr. that was denied by Planning Commission and Town Board is being appealed and going to the Board of Appeals on May 11, 2016 at 5:00 pm.

Land Stewardship Committee will meet next on Tuesday, April 26, 2016 at 5:00 pm.

Facilities Committee will meet next on Wednesday, May 4, 2016 at 5:30 pm.

5. ADJOURNMENT

Jim Cotter made a motion to adjourn, Ken Zilisch seconded the motion, it was approved 7-0 and the meeting was adjourned at 7:41pm.

Kelly Mischler, Deputy Town Clerk