

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

DATE: Monday, May23, 2016

TIME: 5:30 PM

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

1. CALL TO ORDER

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

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

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

The agenda has been properly posted.

- a. Approve Planning Commission Meeting Minutes from April 25, 2016.

Leanne Meidam-Wincentsen made a motion to approve the agenda, Jim Cotter seconded. Agenda was approved 7-0. Jack Anderson made a motion to approve the minutes from April 25, 2016, Jim Ecker seconded and the minutes were approved 7-0.

3. NEW BUSINESS

- a. Public Hearing and possible approval of the Preliminary Plat Application for Green Ridge Estates at School Rd and Municipal Dr.

The representatives from Forward Development Group, LLC (FDG) presented their new Green Ridge Estates preliminary plat which increased the lot sizes, therefore reducing the number of lots to 77 from 98. They also detailed the stormwater retention and management plan for the new plat. They feel they answered many of the issues that came to light during their citizen participation meeting.

Open public hearing; every resident that spoke mentioned the problems with the traffic in the subdivision, especially during school start and end times. They feel the safety concerns over the intersections of Hwy 76 and School Rd. and Hwy 76 and Greenridge Dr. are something that needs to be addressed immediately as they are already a problem and adding more homes to the area will only make things worse.

Joyce Geske, N1496 Meadowpark Dr., doesn't envision 5 homes per acre for Greenville, she wants larger lots.

Brad Mullins, W7076 Rockdale Lane, he wants to see the updated plans before the Board approves the preliminary plat.

Kathleen Laird, W7050 Forest Glen Ct., she would like to see the quality lots over quantity.

Jeff Nelessen, N1423 Stone Bluff Lane, moved to Greenville for the large lots, would like to see the number of lots reduced. He was involved in an accident leaving Green Ridge Terrace and feels that by waiting to address the traffic, we are putting people at risk. Requests a no vote.

Karen Fredericksen, N1405 Forest Glen Dr., traffic is a problem.

Sue Running, W6977 Rockdale Lane, traffic and the speed on Hwy 76 is a problem.

Roberta Bosetti, W7071 School Rd, she has horses on a 6 acre lot and she feels she is being pushed out of the area. She is worried people will be offended by the things that come along with horses, such as flies and the tractors.

Dan Oberschlake, N1490 Forest Glen Dr., traffic needs to be addressed now.  
Jim Farrell, N1433 Forest Glen Dr., would like more consideration on the walking trails and would like the commission to hold the project.  
Danielle Nurchterlein, N1460 Stone Bluff Lane, she is a real estate agent that sees a lot of people looking for large lot sizes.  
A motion to close the public hearing was made by Andy Peters, seconded by Jim Cotter, and the hearing was closed at 6:13pm.

Ken Zilisch feels that the traffic needs to be addressed on all subdivisions adjacent to Hwy 76. In 2004 we worked with the DOT on this location, at that time, the statistics did not warrant action. The Town has contacted them recently and they will be doing another study using the last 1.5yr data. Dave suggests that we find other ideas to help with traffic flow as it takes a long time to get work done through the DOT.

Leanne Meidam-Wincentsen would like to have the drainage map included in the preliminary maps.

Leanne Meidam-Wincentsen made a motion to **table the preliminary plat** based on the need for the new preliminary plat layout, Greg Kippenhan seconded that motion.  
Roll Call Vote; Jim Cotter, Aye; Andy Peters, Aye; Leanne Meidam-Wincentsen, Aye; Jack Anderson, Aye; Ken Zilisch, Nay; Greg Kippenhan, Aye; Jim Ecker, Aye; 6 Aye-1 Nay.

- b. Public Hearing and possible approval of the Rezoning Application for Green Ridge Estates at School Rd and Municipal Dr.

Jack Anderson made a motion to **table the rezoning of Green Ridge Estates**, Jim Cotter seconded the motion and the rezoning application was tabled 7-0.

- c. Public Hearing and possible approval of the Rezoning Application for Towering Pines West, Municipal Dr.

The public hearing was opened at 6:32pm. Tracy Jennerjohn, 3303B West College Ave, Appleton, reported that the assisted living facility that was interested in Lot 12 of Jennerjohn Field of Dreams is now interested in Lot 16 of Towering Pines West. They would like to change their rezoning application for Towering Pines West to all single family zoning.

Jim Cotter made a motion to close the public hearing, Leanne Meidam\_Wincentsen seconded the motion and the hearing was closed at 6:40pm 7-0.

Andy Peters made a motion to approve Lots 1-16 to single family rezoning as proposed, the motion was seconded by Jack Anderson and the rezoning was approved 7-0.

- d. Review and possible approval of the Site Plan Application for DeArteaga, N982 Craftsmen Dr.

Rob with Harris and Associates, reported on the DeArteaga site plan project. In 2002 the site plans included a dry pond that will now be installed. Dave stated that a landscape plan should be brought back to the Planning Commission next month. The proposed building is for storing a lot of the items that are now sitting outdoors. Chris Pagels, Stormwater Superintendent, met with Valley Bakers, the neighbors to the East (rear), they will be contacting DeArteaga to come up with a solution to get the water moving out to the Town owned drainage ditch.

Jack Anderson made a motion to approve the site plan contingent on a

landscaping plan being submitted to Planning Commission, Leanne Meidam-Wincentsen seconded the motion and the site plan was conditionally approved 7-0.

- e. Review and possible approval of a minor change to the special use permit for the Hortonville Area Transportation Facility, W6679 County Rd JJ.  
The North side of the sign will be approximately 60' from the right of way, 7' from South edge of driveway and 23' from the building. The sign will be on a timer that will turn off at night. This sign can be programmed to say anything and will most likely be scrolling information. Dale Waala, Building Inspector, approved the sign. The board would like the sign to shut off at 9pm.  
Jim Ecker made a motion to approve the sign contingent on a 9:00pm shut off time, Andy Peters seconded and the sign was approved 7-0.
4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE  
June 20<sup>th</sup> there will be an AEA meeting.  
Jack Anderson, Town Chairman and Dave Tebo, Town Administrator will continue to work on the Hwy 76 concerns.  
Leanne Meidam-Wincentsen requests that the Planning Commission gets updates on Lot 19 Jennerjohn Field of Dreams.
5. ADJOURNMENT  
Jim Cotter made a motion to adjourn the meeting, Jim Ecker seconded and the meeting was adjourned at 7:02pm 7-0.

Kelly Mischler, Deputy Clerk/Treasurer