

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

DATE: Monday, October 24, 2016

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.

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

Excused: Jim Ecker

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

a. Approve Planning Commission Meeting Minutes from September 26, 2016.

Andy Peters made a motion to approve the agenda, Leanne Meidam-Wincentsen second. Approved 6-0. Jim Cotter made a motion to approve the minutes from September 26, 2016, Greg Kippenhan second. Approved 6-0.

3. NEW BUSINESS

a. Public Hearing and possible approval of Special Use Permit for the Condos of Fox Highlands, lot 27 Fox Highlands, parcel# 110 0641 00 as a Planned Unit Development in the R-1 District.

Public Hearing – Robert Borell spoke on behalf of JSD Professional Services, Inc. regarding different options available for the designs of the structures as well as design of the lot. Andy Peters made a motion to close the public hearing at 5:36pm, Leanne Meidam-Wincentsen second. Approved 6-0.

#3 noted on the site plan, regarding condo expansion will need to be taken off, it is not an expanding condo area.

Andy Peters made a motion to approve the special use permit, Jim Cotter second. Approved 6-0.

b. Review and possible approval of Site Plan/Preliminary Condo Plat for the Condos of Fox Highlands, lot 27 Fox Highlands, parcel # 110 0641 00.

Water is projected to flow West off the property, Chris Pagels would like to change this before problems arise. He would like to have more of the water drain to the North and then to the West to be able to have more surface area for filtration. This would also put the water into Bear Creek, a navigable stream that runs North and can handle the extra water. The SW management plan will also need to be corrected from 90% to 43% impervious surface. Greg Kippenhan made a motion to approve with the conditions listed above, Leanne Meidam-Wincentsen second. Approved 6-0.

c. Review and possible approval of Revised Waterlefe Estates Final Plat.

The lots in areas around Parkview Dr. had to be enlarged to deal with the wetland area that the DNR found. Leanne Meidam-Wincentsen made a motion to approve the revised final plat, Jack Anderson second. Approved 6-0.

d. Review of Feasibility Report for proposed Tax Incremental Financing District in Greenville.

Research is being conducted to try and figure out how large to make the area. We are allowed 4 boundary changes after the original initialization. It is usually a 20 year length and building has to happen in the first 15 years. Leanne Meidam-Wincentsen is worried this will keep out Not for Profit businesses or Churches. We are looking into this option as it has been requested by businesses looking to build in this area. Jim Cotter feels we should ease into this to get a feel of how it will work for Greenville. He has seen them do great things for a community but have also seen some fail.

4. REVIEW OF SPECIAL USE PERMITS

A letter will be sent to the approved Special Use Permit holders asking them to give the Town an update on their permit. This will then be used to update our Special Use Permits list, which can then be reviewed starting in January.

5. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

The Fence Committee has completed work on a fence ordinance for residential use; commercial, industrial and airport will still need to be discussed.

6. ADJOURNMENT

Jim Cotter made a motion to adjourn, Jack Anderson second, meeting was adjourned at 6:20pm.

Kelly Mischler, Deputy Clerk