

**VILLAGE OF PLOVER
PLAN COMMISSION
OCTOBER 3, 2016
5:30 PM**

Members Present: Tom Davies, Al Tessmann, Sherri Galle-Teske, Patrick Freund, Gary Wolf, Royce Rossier

Members Excused: Al Haga

Others Present: Dan Mahoney

1. Mr. Davies called the Plan Commission to order on Monday, October 3, 2016, 5:30pm.
2. Approval of the minutes of the meeting of September 19, 2016.

Mr. Rossier moved to approve the minutes of September 19, 2016 as printed. Ms. Galle-Teske seconded and the motion carried.

3. Persons wishing to address the Commission.
None.
4. Certified Survey Map – Thompson Thrift Development, Inc. – Crossroads Drive/Meridian Drive. Mr. Holden's report states that a Certified Survey Map has been submitted by Thompson Thrift Development, Inc. for 2 Lots located by Crossroads Drive and Meridian Drive. The layout complies with the master concept plan for the Crossroads Commons Development. The land is located south of the Charcoal Grill in Crossroads Commons Development. The Certified Survey Map complies with the Minor Subdivision requirements of Municipal Code Chapter 545. Upon recording the Certified Survey Map the developer will be required to provide a paper copy and an electronic copy to the Village of Plover GIS Department. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map as submitted by Thompson Thrift Development, Inc. located by Crossroads Drive and Meridian Drive. Developer is required to provide a paper copy and an electronic copy to the Village of Plover GIS Department upon recording of the Certified Survey Map.

Mr. Mahoney stated that curb and gutter runs along Crossroads Drive and is shared between the two developments as well as a large easement that runs between this property and the Lowe's parking lot.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map as submitted by Thompson Thrift Development, Inc. Developer is required to provide a paper copy and an electronic copy to the Village of Plover GIS Department upon recording of the Certified Survey Map. Mr. Wolf seconded and the motion carried.**

5. Certified Survey Map – Classic Development Corporation, Plover, WI. Mr. Holden's report states that a Certified Survey Map has been submitted by Classic Development Corporation of Plover for 2 Lots and a parcel for a public street. The layout complies with the master concept plan for this area. The Certified Survey Map complies with the Minor Subdivision requirements of Municipal Code Chapter 545. Upon recording the Certified Survey Map the developer will be required to provide a paper copy and an electronic copy to the Village of Plover GIS Department. Mr. Holden recommends that the Plan Commission recommend to the Village board approval of the Certified Survey Map as submitted by Classic Development Corporation located at Cleveland Avenue and Kensington Place. In addition, the

developer is required to provide a paper copy and an electronic copy to the Village of Plover GIS Department upon recording of the Certified Survey Map.

Mr. Mahoney stated that Lot 2 will be for future use for development of additional lots .

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Tessmann moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map as submitted by Classic Development Corporation located at Cleveland Avenue and Kensington Place with the developer to provide a paper copy and an electronic copy to the Village of Plover GIS Department upon recording of the Certified Survey Map. Ms. Galle-Teske seconded and the motion carried.**

6. Site Plan review – Shane Ruesch – Duplex at 3815/3817 Kensington Place. Mr. Holden’s report states that Shane Ruesch has submitted a Site Plan for a duplex to be located at 3815/3817 Kensington Place. The Plan shows a water and sewer lateral from the Kensington Place side of the property. If the laterals should be under the driveway they shall be provided with insulation cover. The Plan also shows the retention areas and calculations that exceed the minimum requirements. The Plan shows a number of trees meeting the landscaped area requirements. A yard sprinkler system will be required and the green space shall be maintained. The building meets the required setbacks for this District. The plan shows the exterior with cedar shakes on the front to meet the minimum accent material. The south side of the building also faces a street (unnamed) with show no accent material. This side of the building will need 20% accent material unless the Plan Commission waves this requirement. The Site Plan approval shall be subject to the Village Board approve the Certified Survey Map for this property including the recording of the Certified Survey Map. Mr. Holden recommends that the Plan Commission approve the Shane Ruesch duplex at 3815/3817 Kensington Place as submitted subject to the following:
- 1) That the Certified Survey Map for this property is approved and recorded;
 - 2) Should the water or sewer laterals go under the driveway/sidewalk they shall be insulated;
 - 3) That a yard sprinkler system will be installed for all landscaped areas and the green space shall be maintained;
 - 4) That the property is subject to Water, Sewer, and Park Impact Fees with the issuance of the building permit; and
 - 5) That the south side of the building be provided with 20% accent material unless waved by the Plan Commission.

Mr. Mahoney stated that additional planting of trees will occur along the detention area and although this is not a requirements Village staff feels this is a good idea. Mr. Mahoney also stated that laterals will be located inside the building in a utility room. Developer has stated that he will be providing 20% accent material on the south side of the building.

Mr. Freund moved that the Plan Commission approve the Shane Ruesch duplex at 3815/3817 Kensington Place as submitted with conditions 1-5 noted above being met. Mr. Rossier seconded and the motion carried.

7. Mr. Freund moved to adjourn the meeting at 5:40pm. Mr. Rossier seconded and the motion carried.

Submitted by Bonnie Wiczek