

**VILLAGE OF PLOVER
PLAN COMMISSION
February 15, 2016
5:00 PM**

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

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, February 15, 2016, 5:00pm.
2. Approval of the minutes of the meeting of December 14, 2015.

Mr. Freund moved to approve the minutes of December 14, 2015 as printed. Ms. Galle-Teske seconded and the motion carried.

3. Persons wishing to address the Committee.
None.
4. 5:00p.m. – Go to Public Hearing – Daniel Lobner request for a Conditional Use to allow a single-family dwelling (existing) in the B-2 (General business) District at 2910 Plover Road, Plover, WI. The Secretary read the Public Hearing notice. Mr. Davies stated that he received a phone call from Michael Wimme, adjacent property owner, asking if the new owners understand that if the home would be damaged more than 50% or would be razed they would have to come back to the Plan Commission for approval to rebuild since the property in this district is zoned nonconforming use. Mr. Holden stated that is correct, but the Plan Commission would give approval to a request to rebuild to the owner who purchased the property. Mr. Holden went over his report. Daniel Lobner has submitted a Conditional Use request to allow a single-family dwelling (existing) in the B-2 General Business District at 2910 Plover Road. The Village of Plover Zoning Code at one time allowed residential uses as a permitted use within the District; however that was changed from permitted use to a conditional use. At that time the existing single-family dwelling became a legal nonconforming use in this District.

§ 550-11. Nonconforming uses and structures.

A. Nonconforming uses of land. Where, on the effective date of adoption or amendment of this chapter, lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of this chapter.
- (2) No such nonconforming use shall be moved in whole or part to any other portion of the lot or parcel occupied by such use on the effective date of adoption or amendment of this chapter.
- (3) If any such nonconforming use is discontinued for a period of 12 months, any future use of the premises shall conform to this chapter.

B. Nonconforming structures. Where a lawful structure exists on the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No structure may be enlarged or altered in a way which increases its nonconformity.
- (2) The total structural repairs or alterations in a nonconforming structure shall not during its life exceed 50% of the fair market value of the structure unless permanently changed to a conforming use.

Mr. Lobner is in the process of selling his home and he and the potential buyer want to make sure that the single-family dwelling could be rebuilt in the event that it was damaged more than 50% or was razed. The approval of the Conditional Use will allow the single-family use on the property. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Daniel Lobner Conditional Use for a Single-Family Dwelling in the B-2 General Business District at 2910 Plover Road, Plover, WI

Mr. Rossier moved to close the public hearing. Mr. Freund seconded and the motion carried.

5. 5:02p.m. Reconvened for possible discussion and possible consideration of the Daniel Lobner request for a Conditional Use to allow a single-family dwelling (existing) in the B-2 (General Business) District at 2910 Plover Road, Plover, WI. Mr. Mahoney stated that there are a lot of single family residents along Plover Road on this side of the street with a zoning classification of Commercial use. From this standpoint this is a unique unusual situation. Mr. Haga asked what this parcel it is classified in the Long Range Plan. Mr. Davies stated Commercial Use. Mr. Wolf asked how we know the homeowner understands the present situation. Mr. Mahoney stated that the seller/developer will need to let the buyer on specifics of what can happen. He also stated that the Comprehensive Plan spells it out clearly as to what is legal non-conforming use.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Rossier moved that the Plan Commission, subject to the Public Hearing, recommend to the Village Board approval of the Daniel Lobner Conditional Use request for a Single-Family Dwelling in the B-2 General Business District at 2910 Plover Road, Plover, WI with the condition that should the property be developed for a commercial use than the conditional use for a residential dwelling is no longer valid. Mr. Patrick seconded and the motion carried.**

Discussion with possible action on the following:

6. Certified Survey Map – Lance Stampfli – Forest Drive. Lance Stampfli has submitted a Certified Survey Map on Forest Drive to create two lots. The property is zoned M-1 Light Manufacturing. The Certified Survey Map complies with the Minor Subdivision requirements. The owner at the time of development of either lot shall be responsible for installation and cost of water and sewer laterals to the property. Mr. Holden recommends that the Plan commission recommend to the Village Board approval of the Certified survey Map for Lance Stampfli, Forest Drive, Village of Plover, Plover, WI.

*****RECOMMENDAT TO THE VILLAGE BOARD*** Mr. Haga recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map for Lance Stampfli, Forest Drive, Plover, WI. Mr. Wolf seconded and the motion carried.**

7. Certified Survey Map – Okray Enterprises, Inc. – Precision Drive/Tall Pine Drive. Okray Enterprises, Inc. has submitted a Certified Survey Map located at Precision Drive and Tall Pine Drive in the Pines Corporate Centre. The Certified Survey Map meets the Minor Subdivision requirements. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map, Okray Enterprises, Inc., Precision Drive/Tall Pine Drive, Plover, WI.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Ms. Galle-Teske moved that the Plan commission recommend to the Village Board approval of the Certified Survey Map, Okray Enterprises, Inc., Precision Drive/Tall Pine Drive, Plover, WI. Mr. Haga seconded and the motion carried.**

8. Site Plan Review – Interfaith Food Pantry – Landscape/Sprinkler Plan at 2810 Post Road. Shulfer's has submitted on behalf of Interfaith Food Pantry a landscape/sprinkler plan for 2810 Post Road. The submittal is to meet on the approval conditions. The plan provides for foundation planting along the front of the building with river rock around the other sides. It provided several trees on the north side and rear of the property. The plan shows the sprinkler plan for the landscaped areas. The plan shows a stone/rig-rap along the west edge of the landscaping in this area as due to the road reconstruction. This project is associated with the Village of Plover as the ownership to the property which will be transferred to the Village and if we determine that after the road reconstruction additional landscaping is needed the Village will be responsible. Mr. Holden

recommends that the Plan Commission approve the Landscape/Sprinkler Plan for Interfaith Food Pantry as submitted.

Mr. Wolf moved that the Plan Commission approve the Landscape/Sprinkler Plan for Interfaith food Pantry as submitted. Mr. Tessmann seconded and the motion carried.

9. Site Plan Revision – Village Park Apartments – Exterior Elevation – Park Avenue. Lokre Development has submitted two alternatives to the approved exterior for Village Park Apartments on Park Avenue. Representatives will present the different views. The Planned Development District requires the following: “Multifamily development shall be subject to the requirements of Section 550-39 Site Plan Review with the following exceptions:

1) Exterior Building Materials.

The exterior wall or elevation of a building facing a street shall be provided with at least forty-five percent (45%) accent materials such as architectural precast concrete, architectural concrete block, stone aggregates, brick, stone, wood or other appropriate accent material as approved by the Plan Commission. The Plan commission may determine that additional accent material is necessary on other wall surfaces based on the visual exposure of the structure.”

Mr. Holden will point out the differences from the original approval at the meeting. Mr. Holden prefers the concept plan that provides a brick or stone band around the building to the middle of the windows, two different tones of vinyl siding with a composite trim around the base, windows, and between the bands of vinyl siding. This also extends the roof over the door to include window. Mr. Holden recommends that the Plan Commission approve the revised exterior concept that provides a brick or stone band around the building to the middle of the windows, two different tones of vinyl siding with a composite trim around the base, windows, and between the bands of vinyl siding and also extends the roof over the door to include the window. Mr. Mahoney stated that the brick on all four sides enhances the overall style of the building.

Mr. Tessmann moved that the Plan Commission approve the Site Plan Revision (Option 2 – see attached copy) for Village Park Apartments – Exterior Elevation – Park Avenue, which provides a brick or stone band around all four sides of all the building to the middle of the windows, two different tones of vinyl siding with a composite trim around the base, windows, and between the bands of vinyl siding and also extends the roof over the door to include the window. Mr. Freund seconded. Mr. Mahoney suggested that the colors for the vinyl siding be given to Richard Holden for approval. Motion carried.

10. Reports.

- a) Community Development Manager. Mr. Holden stated that 2015 was a very good year. Although 2016 is starting off slow there are plenty of projects out there that look promising for the remainder of the year. Mr. Holden went over new construction costs from 2006-2015. Stating that the last 10 years have not changed overall. He asked the committee to keep this in mind as we go into our Comprehensive Plan in the future.

Mr. Mahoney stated that there are many things going on within the Village so it is going to be a busy start for 2016. Some of the issues are:

- a) O’so Brewing is looking for 20 acres in which to expand in the Village;
- b) There is a resident developer looking for 40 acres in the Village;
- c) Village Park at Plover is seeing additional development to include retail use;
- d) Vacant property next to Shopko has a tenant that signed a lease on the property;
- e) Town Centre – second floor has been rented out;
- f) Pines Corporate – Share Ride Taxi will be moving in;
- g) Warner and Warner will be expanding;
- h) (2) Residential subdivision expansions;
- i) Apache Stainless is being taken over by Falkor Brothers (who will be hiring previous employees back). Discussion to be held addressing outside storage.
- j) Interest on Business 51 vacant properties.

Mr. Mahoney stated that there will be a Business 51 Preconstruction meeting (Green Drive to Springville Drive) on February 25th in the Board Room from 1:00-3:00pm followed by a Business 51 Public Informational meeting from 3:00 to 5:00pm in the Activity Room.

Ms. Galle-Teske moved to accept the Community Development Manager report as written. Mr. Rossier seconded and the motion carried.

11. Mr. Haga moved to adjourn the meeting at 5:45pm. Mr. Freund seconded and the motion carried.

Submitted by Bonnie Wiczek