

**VILLAGE OF PLOVER**  
**PLAN COMMISSION**  
**February 29, 2016**  
**5:30 PM**

Members Present: Tom Davies, Al Haga, Al Tessmann, Gary Wolf, Patrick Freund, Royce Rossier

Excused Members: Sherri Galle-Teske

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, February 29, 2016, 5:30pm.
2. Approval of the minutes of the meeting of February 15, 2016.

**Mr. Freund moved to approve the minutes of February 15, 2016 as printed. Mr. Tessmann seconded and the motion carried.**

3. Persons wishing to address the Committee.  
None.
4. 5:30p.m. – Go to Public Hearing – Gary Benaszkeski, Agent Classic Development Corporation request to rezone part of Government Lot 4, part of Lot 1 & Lot 2 of CSM #3421-12-79 and part of vacated River Drive from A (Agricultural District) to R-3 (Single-Family Residential District) to allow for residential development. The Secretary read the Public Hearing notice. Mr. Holden read an email from Rick & Marie Rossier with issues/concerns with the rezoning request for 4600 River Drive (copy attached). Gary Benaszkeski, 2465 Granger Road, Medina, OH 44256, Agent Classic Development Corporation, 1811 Brookridge Drive, Plover, WI has submitted a request to amend the Zoning Map per Municipal Code 550-48 to rezone land described as being part of Government Lot 4, part of Lot 1 and Lot 2 of CSM #3421-12-79 and part of vacated River Drive in the NE¼ of the SW¼ of Section 20, Township 23 North, Range 8 East, Village of Plover, Portage County, Wisconsin, also known as 4600 River Drive, Plover, WI, from A (Agricultural District) to R-3 (Single-Family district) to allow for residential development. Properties adjacent to this property are zoned R-2 (Single-family District) including a Village park and R-3 (Single-family District). If the property is subdivided the lots within the R-3 (Single-Family District) are required to be a minimum of 15,000 square feet each.

Mr. Holden addressed the attached email received from Rick & Marie Rossier which was entered as part of the Public Hearing. Properties in the River Drive area have experienced substantial residential growth as we have had limited vacant lots available in other areas of the Village and the River Drive area has been considered a desirable location for residential development in the Village. The developed lots have been consistent with the Comprehensive Plan for the Village. River Drive is a collector street and is expected to have higher volumes of traffic. The property being considered for rezoning is 11.692 acres, not 60 acres. This is the last property to potentially be developed as a subdivision along River Drive and the Wisconsin River corridor in the Village of Plover. The rezoning request is consistent with the Village of Plover Comprehensive Plan which shows single family residential use for this property. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Gary Benaszkeski, Agent Classic Development Corporation, request to rezone part of Government Lot 4, part of Lot 1 & Lot 2 of Certified Survey Map #3421-12-79 and part of vacated River Drive from A (Agricultural District) to R-3 (Single-Family Residential District) to allow for residential development.

Keith Helmrick, Agent Classic Development Corporation, presented a concept plan for the property. He stated that there will be a total of 17 lots available on the site. The proposed single street extension will include nine lots on one side of the street and eight on the other. This development area is for the top of the bluff only.

Dick Okray, 2241 OK Bluff Circle, expressed the following concerns with the proposed rezoning:

- 1) Will any costs associated with the development come back to current area residents?
- 2) Will area residents still have access to the trail located below by the creek?
- 3) Will the development look like the Auburn Ridge project?
- 4) What is the plan for the creek?

Mr. Helmrick responded that all costs associated with the development will be incurred by the developer and that water and sewer have already been stubbed in.

Mr. Helmrick referred to the wetland/floodplain area by stating that as of today, the lower area is zoned conversancy and at the present time there is no plan for development by the creek as it is in the floodplain. He stated that the low ground does have walking trails along the east side. Future plans could involve improved access to the trail, but at this time no improvements are planned in the area.

Mr. Okray stated that there is a 60' wide easement along the Benaszkeski property and asked if there is a plan for development along the river. Mr. Helmrick stated that tonight's meeting is for rezoning only with no preliminary plat being approved. Mr. Mahoney added that this is the first time anyone in the room, including staff, has seen the concept plan for the property.

Tim Durigan, 2210 OK Bluff Circle, expressed a concern where the proposed street would come out onto OK Bluff Circle in a direct line to his home. Mr. Mahoney re-emphasized that we are only looking at rezoning tonight and that staff will be working with the developer at a later date on lot layout, street access and other subdivision design issues.

Anton Anday (Ward 2 Trustee) asked if anyone building on the lots would be subject to harm due to the pipe line and what would be the environmental impact in this area. Mr. Mahoney stated that the DNR required that the contamination on the site be cleaned up years ago and has certified that the site is clean and safe according to DNR standards and requirements. Mr. Mahoney added that testing was performed over a number of years and the site was certified clean by the DNR. Mr. Mahoney stated that it is up to the developer interested in purchasing the property to be responsible for ensuring that any environmental concerns they have are addressed to their satisfaction. Mr. Helmrick added that they, as the developer, are required by State law to notify potential buyers of lots of prior history on the property. Mr. Helmrick reminded everyone that due to environmental concerns, Village water was extended to this area (and paid for by Koch Industries) and that most developments over the last 20 years have used well water in this area for outside watering only.

Mr. Okray stated that the DNR did have a building on site for almost 10 years as air sparging was being conducted to remove volatile compounds. He has a high degree to believe that the DNR did clean up the site and that the DNR signed off about 10 years ago.

Fritz Schierl, 2221 OK Bluff Circle, asked about the timeframe in developing the property. Mr. Helmrick stated that their main concern is the rezoning request at this time. From here they will need to evaluate the market, therefore no firm start date has been established. If he were to guess, Mr. Helmrick suggested that development could maybe start in 2017. Mr. Helmrick stated that we will have to wait until interest in the property is expressed and go from there.

Mr. Haga asked if a preliminary plat would expire after a certain timeframe. Mr. Holden stated that there is a time frame depending on the request, but individuals can come back for additional extensions.

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

5. 5:55p.m. Reconvene for possible discussion and possible consideration of the Gary Benaszkeski, Agent Classic Development Corporation request to rezone part of Government Lot 4, part of Lot 1 & Lot 2 of CWM #3421-12-79 and part of vacated River Drive from A (Agricultural District) to R-3 (Single-Family Residential District) to allow for residential development.

**\*\*\*RECOMMENDATION TO THE VILLAGE BOARD\*\*\* Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Gary Benaszkeski, Agent Classic Development Corporation request to rezone part of Government Lot 4, part of Lot 1 & Lot 2 of Certified Survey Map #3421-12-79 and part of vacated River Drive from A (Agricultural District) to R-3 (Single-Family Residential District) to allow for residential development. Mr. Tessmann seconded.**

Mr. Mahoney stated that when the Preliminary Plat or Certified Survey Map comes back before the Plan Commission for approval, notifications will be sent out to the neighborhood residents who expressed concerns at the meeting (including Fritz Schierl, Dick Okray and Tim Durigan, and Marie Rossier) regarding the date and time of the meeting. **Motion carried.**

6. Certified Survey Map – William Bayba – Pleasant Drive/CTH R. William Bayba has submitted Certified Survey Map located at CTH R and Pleasant Drive. This CSM creates one lot and dedicates the Pleasant Drive Right-of-Way all of which is currently under the ownership of Portage County. Mr. Bayba has an approved offer to purchase Lot 1 from Portage County subject to the approval of this CSM as one of the conditions. The CSM meets our Minor Subdivision requirements. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – William Bayba – Pleasant Drive/CTH R as submitted.

NOTE: Certified Survey Map will have a name correction.

Mr. Rossier asked if Pleasant Drive is closed. Mr. Mahoney stated that yes it was closed and vacated years ago. Pleasant Drive would now need to be rededicated as a street except for the 33.03' owned by Marlene Duda, 5619 Pleasant Drive. Mr. Mahoney stated that staff has been working with Ms. Duda on a way to handle the 33.03' so that it can become part of the street.

**\*\*\*RECOMMENDAT TO THE VILLAGE BOARD\*\*\* Mr. Haga recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map for William Bayba – Pleasant Drive/CTH R as submitted. Mr. Tessmann seconded and the motion carried.**

7. Mr. Tessmann moved to adjourn the meeting at 6:00pm. Mr. Freund seconded and the motion carried.

Submitted by Bonnie Wiczek