

**VILLAGE OF PLOVER**  
**PLAN COMMISSION**  
**April 18, 2016**  
**5:30 PM**

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

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, April 18, 2016, 5:30pm.
2. Approval of the minutes of the meeting of April 4, 2016.

**Mr. Rossier moved to approve the minutes of April 4, 2016 as printed. Ms. Galle-Teske seconded and the motion carried.**

3. Persons wishing to address the Committee.

Joe Wanserski, 4021 River Drive was present and asked that this be recorded into the records “since the Warner/Warner project was approved by the Plan Commission on April 4, 2016 and some of the things didn’t work out and he was reassured by Mr. Holden that there would be an upcoming landscape plan that would be submitted since the trees were all site cleared (clear cut). Just wants to make sure that adjacent landowners will get to have a look at and have a final say before the occupancy permit is given for the building.” Mr. Mahoney stated that is correct.

4. 5:30pm Go to Public Hearing – Eric Grajkowski request for a Conditional Use to allow a roof mounted solar electric system in the R-3 (Single-Family Residential) District at 1860 Whitewater Cove, Plover, WI. The Secretary read the Public Hearing Notice.

**Mr. Rossier moved to close the public hearing. Ms. Galle-Teske seconded and the motion carried.**

5. 5:pm Reconvene for possible discussion and possible consideration of the Eric Grajkowski request for a Conditional Use to allow a roof mounted solar electric system in the R-3 (Single-Family Residential) District at 1860 Whitewater Cove, Plover, WI. Eric Grajkowski has submitted a Conditional Use request to allow a roof mounted solar energy system on the residential building in the R-2 (Single Family) District at 1860 Whitewater Cove. The Wisconsin State Statutes limits the restrictions that local governments can have on the installation of solar energy systems unless the restriction: (1) serves to preserve or protect public health or safety; (2) does not significantly increase system cost or inefficiently; (3) allows for an alternative system of comparable cost and efficiently. Wisconsin law also states that the owner has a right to retain unobstructed access to the sun which could effectively freeze the permitted building envelope of properties adjacent to a solar system to whatever it was at the time the system was constructed. The solar electric system as a conditional use allows notice to be sent to adjacent property owners prior to being approved.

In this case the system will be placed on the roof as shown in the submittal and does not have an effect on other properties. Mr. Holden recommends that the Plan Commission recommend, subject to the Public Hearing, to the Village Board approval of the Eric Grajkowski request for a Conditional Use to allow a roof mounted solar electric system in the R-3 (Single-Family Residential) District at 1860 Whitewater Cove as submitted.

**\*\*RECOMMENDATION TO THE VILLAGE BOARD\*\* Mr. Haga moved that the Plan Commission recommend to the Village Board approval of the Eric Grajkowski Conditional Use request to allow a roof mounted solar electric system in the R-3 (Single-Family Residential) District at 1860 Whitewater Cove as submitted. Mr. Tessmann seconded.**

Wayne Johnson, 1840 Whitewater Cove, asked the type of mount. Mr. Mahoney stated that it will be a flat mounted system. Mr. Holden stated that the reason for the Conditional Use on this request is that it allows staff to inform adjacent property owners of the request. Mr. Mahoney stated that the state sets the requirements and will not give us guidance; we are on our own. Mr. Haga stated that with a request of this nature he would look to see if it is esthetically pleasing and not a hindrance to adjacent property owners. Mr. Mahoney stated that unfortunately we cannot look at esthetic issues although it will look very well within the neighborhood. Mr. Johnson asked about the effect on property values. Mr. Mahoney stated that we cannot look at property values although he stated that Mr. Grajkowski is very sensitive to esthetic issues.

**Motion carried.**

6. Certified Survey Map – Okray Enterprises, Inc.-3955/3965 Tall Pine Drive. Okray Enterprises, Inc. has submitted a 2 Lot Certified Survey Map located at 3955/3965 Tall Pine Drive in Pines Corporate Centre. This property is located to the east of McCain/Infinity Foods. The Certified Survey Map meets the Minor Subdivision requirements. It is our understanding that Lot 1 will be sold to Infinity Foods. In approving the Certified Survey Map the Village of Plover is also approving the sale of the land in Pines Corporate Centre. Mr. Holden noted that the following are the addresses of the properties: Lot 1, 3965 Tall Pine Drive; Lot 2, 3955 Tall Pine Drive. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Okray Enterprises, Inc.-3955/3965 Tall Pine Drive.

**\*\*\*RECOMMENDAT 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.-3955/3965 Tall Pine Drive. Mr. Freund seconded and the motion carried.**

7. Comprehensive Plan Update Discussion. Jeff Schuler, Director Portage County Planning and Zoning stated that Chapter 2 Housing Element was modified about 1 year ago. Emphasis on single family is reflected in the numbers. Mr. Mahoney gave an over view back to 1971 when the Village was incorporated through 2015. He noted that the base is single family residential and stated that the building community has asked for new areas for single family residential building. He also noted that there will be a lot of single family lots available in the Tree Acres area for development. He noted that since the mid 2000's the larger influx has been towards multi-family development. This could have occurred as a means of being more cost effective for single family parents. Mr. Haga stated that multi-family is around a lot more due to devaluation of homes when the market went south and now new young couples are not interested in buying homes; therefore driving up the construction to multi-family. Mr. Mahoney stated that the banking industry has had a big challenge in the impact on multi-family. Mr. Mahoney stated that we need to be careful where we are putting the multi-family. We need to consider buffered areas to get the best mix we can. Ms. Galle-Teske stated that a diverse mix is needed. Mr. Mahoney agreed that we need to be open to the needs of the community. Mr. Haga feels that the Village is low on two family residences. Mr. Holden stated that there is a demand of people waiting to develop two family.

Mr. Mahoney stated that new census sample data makes it difficult to look at percentages rather than numbers; therefore making it a real challenge to use the census data regarding housing values. Mr. Holden handed out a revised Table 2.4 (page 25) with Housing Values provided by the assessor with Actual figures and percentages for 2016. Mr. Haga stated that Village staff is very accommodating and knowledgeable with developers that come into the village; therefore he feels the reason for the increase in building within the village. Mr. Tessmann stated that the Business 51 redevelopment is really a support to commerce. Mr. Tessmann feels that cul-de-sacs are a big plus within the village and we need to make them as comfortable for the residents as possible. Mr. Mahoney stated that cul-de-sacs are okay, but the village would need to balance as much as possible. Staff needs to look at maintenance involved in these areas and the cost to maintain the cul-de-sacs i.e., where do we go with the snow. We need to provide a balance, but be very careful of cost increases that come with cul-de-sacs. Mr. Tessmann stated that residents within cul-de-sacs also like the comfort of lower traffic volume and the comfort of moving around the cul-de-sacs for driving or walking.

Mr. Haga questioned if it would be possible to obtain figures from the building permits over the years. Mr. Schuler stated that he thought he could help out with this, at least get it started, and will forward onto Mr. Holden.

Mr. Tessmann asked if there are grant monies out there for low income housing. Mr. Mahoney stated yes there are, but the Village of Plover is above the income level requirement and therefore not eligible for grants. There are block grants that are not based on income levels, but they are a little bit of a challenge. He will keep his eye open to funds as they become available. Mr. Schuler noted that in Chapter 8 we need to address the land we have in place and the need to be developed. Mr. Schuler stated that the Transportation will be our next chapter of review.

8. Reports.

a. Community Development Manager. As you can see we are down this year at \$1,853,551 compared to last year at \$5,427,964. There have been a number of Site Plan Reviews, but building permits have not been issued yet. Staff still projects a big year.

**Mr. Haga moved to accept the Community Development Manager Report as written. Ms. Galle-Teske seconded and the motion carried.**

9. Mr. Haga moved to adjourn the meeting at 6:57pm. Mr. Tessmann seconded and the motion carried.

Submitted by Bonnie Wiczek