

VILLAGE OF PLOVER

PLAN COMMISSION

April 4, 2016

5:00 PM

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

Excused Members: Gary Wolf

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, April 4, 2016, 5:00pm.
2. Approval of the minutes of the meeting of March 14, 2016.

Ms. Galle-Teske moved to approve the minutes of March 14, 2016 as printed. Mr. Tessmann seconded and the motion carried.

3. Persons wishing to address the Committee.
None.
4. 5:00pm Go to Public Hearing – Mark Van Dreel request for a Conditional Use to allow a 28'x32' detached garage in the front yard in the R-2 (Single-Family Residential) District at 3800 River Drive, Plover, WI. The Secretary read the Public Hearing Notice.

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

5. 5:02pm Reconvene for possible discussion and possible consideration of the mark Van Dreel request for a Conditional use to allow a 28'x32' detached garage in the front yard in the R-2 (Single-Family Residential) District at 3800 River Drive, Plover, WI. Mr. Mark Van Dreel has submitted a Conditional Use request for a 28' x 32' detached garage in the front yard in the R-2 District at 3800 River Drive. This is a very deep lot with the house set to the rear to be closer to the Wisconsin River. The garage will be located more than 200 feet from the front property and will be well screened by existing trees on the property. The properties to the east and west have existing accessory buildings in the front yard. I see no issues with the detached garage as proposed. Mr. Holden recommends that the Plan Commission recommend to the Village Board, subject to the public hearing, approval of the Mark Van Dreel Conditional Use request for a 28'x32' detached garage in the front yard in the R-2 District at 3800 River Drive as submitted.

****RECOMMENDATION TO THE VILLAGE BOARD** Mr. Tessmann moved that the Plan Commission recommend to the Village Board approval of the Mark Van Dreel Conditional Use request for a 28'x32' detached garage in the front yard in the R-2 district at 3800 River Drive as submitted. Mr. Rossier seconded and the motion carried.**

6. Site Plan Review – Erbes Construction – Zero Lot Line (ZERO LOT LINE) Duplex at 4265/4267 Windsong Place. Erbes Construction has submitted a Site Plan for a duplex at 4265/4257 Windsong Place. This is the last vacant lot on this street. The property has two water and sewer laterals in anticipation of this being a zero lot line duplex. The site plan meets all the required setbacks, landscaping, yard sprinkler, and on-site drainage requirements. The building meets the accent material requirement. Water and sewer laterals under any paved area shall be insulated. To complete the zero lot line development a CSM splitting the property and referencing the ZERO LOT LINE requirements on it will be required to be submitted to the Plan Commission for review and Village Board approval. All construction materials and debris shall be maintained on the property. This property is subject to Water, Sewer, and Park Impact fees with the issuance of the building permit. Mr. Holden recommends that the Plan Commission approve the Site Plan for Erbes Construction at 4265/4267 Windsong Place as submitted with the following conditions:

1. That water and sewer laterals under any paved area shall be insulated;
2. That all construction materials and debris shall be maintained on the property;
3. That the property is subject to Water, Sewer, and Park Impact fees with the issuance of the building permit; and
4. To complete the zero lot line development a Certified Survey Map splitting the property and referencing the ZERO LOT LINE requirements on it will be required to be submitted to the Plan Commission for review and Village Board approval.

Mr. Haga moved that the Plan Commission approve the Site Plan for Erbes Construction at 4265/4267 Windsong Place as submitted with conditions 1-4 noted above being met. Mr. Rossier seconded and the motion carried.

7. Site Plan review – Warner & Warner, Inc. – Addition at 4020 Corporate Avenue. Warner & Warner Inc. have submitted a Site Plan for a 24,980 square foot addition to their existing building at 4020 Corporate Drive in the Pines Corporate Centre. This is a warehouse expansion and will be fully sprinklered. The addition will be setback 199’6” from the Corporate Avenue property line, 189’9” from River’s Edge Drive property line, and a minimum of 30 feet from the north property line to maintain the green space requirement of the covenants. The existing detention area will be modified and a new area provided on the east side of the property to accommodate the expansion and to be sized for a future addition. The storm water calculations are to be submitted to the Community Development Manager for approval. As noted on the plan the trees along the northern property line are to remain as a barrier to the adjoining properties. The exterior of the building as proposed matches the existing building but does not provide any accent on the side facing Corporate Avenue or River’s Edge Drive. Municipal Code Section 550-39 D. (1) requires a minimum of 20% of the finished front wall surface to have appropriate accent material as approved by the Plan Commission. This would be a 440 square foot area on the east side of the building and a 1,000 square foot area on the south side of the building. Municipal Code Section 550-39 D. (2) allows the Plan Commission to modify specific site plan requirements such as accent material. The owner is requesting a modification as follows:
 1. That the east end of the building which is 189’9” from the property line not be required to have accent material based on future expansion plans; and
 2. That the front (south side) of the building which is 199’6” from the front property line not be required to have accent material and as an alternative that they provide landscaping as depicted on the color elevation. Mr. Holden has reviewed the modifications requested and believe that they are both reasonable. All landscaped areas are required to be provided with yard sprinklers. The site plan shows adding two additional driveways to allow for the truck traffic on the property. The new driveways are shown with curbed radius as now required by the Village. We are also requesting that the existing driveway also be provided with curbed radius.

Mr. Holden recommends that the Plan Commission approve the site plan as submitted by Warner & Warner for a 24,980 square foot addition at 4020 Corporate Avenue subject to the following:

1. That the storm water calculations are to be submitted to the Community Development Manager for approval;
2. That as noted on the plan the trees along the northern property line are to remain as a barrier to the adjoining properties;
3. That all landscaped areas are provided with yard sprinklers;
4. That the existing driveway be provided with curbed radius;
5. That all construction material and debris be maintained on the property; and
6. That the east end of the building and the south side (front) of the building be provided with 20% accent material as required to be approved by the Community Development Manager.

Alternative 6. That the east end of the building which is 189’9” from the property line not be required to have accent material based on future expansion plans; and that the front (south side) of the building which is 199’6” from the front property line not be required to have accent material provided landscaping as depicted on the color elevation is installed.

Mr. Freund asked if Automatan had to add accent material to the side of their building facing Plover Road. Mr. Holden stated no they were not required. Joseph Wanserski, 4021 River Drive, had multiple questions that he wanted to have addressed:

- 1) The placement of the addition on the north side of the property. He read from the covenants that that development is prohibited due to the buffer on the property. COVENANT: "Use of Green Space Buffer Areas and Drainage Easements. The "green space buffer" areas and drainage easements are created for the benefit of all parcel owners in the Park and are reserved for providing: screening from neighboring uses; passive, open space recreation area; and common drainage. Development or construction on such easements is strictly prohibited. These easements are strictly private in nature, unless the open space area is converted to public ownership to provide a permanent buffer and public spaces for neighboring uses.
- 2) Trees. Most of the trees on his property remain, but the balance within the 30' buffer have already been cut down
- 3) Existing fire lane. Will the fire lane be maintained? There is no mention on the fire lane. In addition will there be a fire wall required to separate the buildings? Mr. Mahoney stated that staff has met with the fire chief and he is in full support of the addition.
- 4) West area existing storm water detention pond. This detention pond has never been maintained. Warner and Warner will check out and make sure that the area is cut and weeds removed. Also will site work be performed in the 30' permanent green space "buffer area" and will a buffer be provided in this area? Mr. Holden noted that a buffer will not have to be provided for the entire 30' area. Mr. Holden stated that the addition based on the Zoning Code would only require a 20' setback for a rear yard.

Mr. Mahoney stated that the Fire Department did review the plans and the fire lane is not required. Mr. Wanserski asked if there will be overnight parking or trucks running all night. Mr. Holden stated that the truck dock relocation from its current site is a positive and will handle the problem regarding noise. Mr. Fritz asked if the two ponds will have an overflow plate or a natural flow. Mr. Davies stated that they will not connect and that the flow will be natural. Marie Rossier, 4031 River Drive, stated that the weeds/bushes are 6-7' tall. She asked how the parking lot will be lit. Lighting will be on the building facing the parking lot and will be blocked by the building.

Mr. Wanserski has no problem with the addition and it will benefit him except it is right on his property. Warner and Warner stated that they will make sure it look nice.

Mr. Haga asked if they would be willing to go from 30' to a 40' setback to accommodate the neighbors. Mr. Rossier felt that rather than changing the setback that it would be a better alternative if Warner and Warner would add more trees and clean up the pond. Warner and Warner agreed that they will clean up the existing pond and plant a few evergreens. Mr. Holden will add an additional condition #7 above to include that drainage ponds will be maintained annually.

Mr. Haga moved that the Plan Commission approve the Site Plan as submitted by Warner & Warner for a 24,980 square foot addition at 4020 corporate Avenue subject to conditions 1-6 (using #6 alternative) noted above being met in addition that a #7 will be added that Drainage Ponds will be maintained annually. Mr. Freund seconded.

Ms. Rossier asked if there were an ordinance regarding outside storage. Mr. Holden stated that outside storage was not permitted. **Motion carried.**

8. Site Plan Review – McCain/Infinity Foods – Addition at 3975 Tall Pine Drive. Infinity Foods a division of McCain Foods USA, Inc. has submitted a Site Plan for additions to the facility at 3975 Tall Pine Drive. They are relocating the truck docking from the northeast corner of the building to the southeast corner which includes an addition of 2,560 square feet for the new truck docking and adding a new freezer addition of 3,430 square feet on the east side of the building. The site plan also shows 74 new parking stalls on the

property and relocation of the compactors to the southwest corner of the building. A lighting plan has been submitted and meets our requirements. A storm water management plan has been submitted which includes relocation and resizing of existing on-site storm water management facilities in compliance with the requirements of the Village of Plover and the Pines Corporate Centre covenants. Mr. Holden recommends that the Plan Commission approve the Site Plan as submitted by McCain/Infinity Foods for the expansion of the building and parking facilities at 3975 Tall Pine Drive subject to maintaining all the construction materials and debris on site.

Mr. Haga asked what material will be used on the parking lot. It is to be concrete.

Mr. Haga moved that the Plan Commission approve the Site Plan, as submitted, for McCain/Infinity Foods for the expansion of the building and parking facilities at 3975 Tall Pine Drive subject to maintaining all the construction materials and debris on site. Mr. Freund seconded and the motion carried.

9. Certified Survey Map – Village of Plover – 4797 Hoover Avenue. The Village of Plover has requested this CSM located at 4797 Hoover Avenue. The property is located in the Town of Plover and within our extraterritorial review area. The property is located directly south of Lake Pacawa Park. The CSM consists of Lot 1 which has a house on it and Out Lot 1 which the Village of Plover is acquiring to add to the Lake Pacawa Park. The CSM meets our Minor Subdivision requirements. The review fee is being waived. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Village of Plover – 4797 Hoover Avenue. Mr. Mahoney stated that the Village Board on Wednesday will go into closed session to approve a purchase price and give staff approval to purchase Outlot 1 which will be added to the Lake Pacawa Park.

Mr. Haga moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Village of Plover – 4797 Hoover Avenue. Mr. Freund seconded and the motion carried.

10. Mr. Freund moved to adjourn the meeting at 5:32pm. Ms. Galle-Teske seconded and the motion carried.

Submitted by Bonnie Wiczek