

VILLAGE OF PLOVER

PLAN COMMISSION

June 13, 2016

5:30 PM

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

Excused Members: Al Haga, Gary Wolf, Patrick Freund

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, May 31, 2016, 6:00pm.
2. Approval of the minutes of the meeting of May 31, 2016.

**Ms. Galle-Teske moved to approve the minutes of May 31, 2016 as printed. Mr. Tessmann seconded and the motion carried.**

3. Persons wishing to address the Commission.  
None.

4. Discussion with possible action on the following:

5:30pm – Go to Public Hearing – Lyle Rundhaug & Elizabeth Heimlich request for a Conditional Use to allow a 20'x30' accessory building in the street yard (along Oakleaf Lane) with a 16' setback from the street property line in the R-2 (Single-Family Residential) District at 2040 Madison Avenue, Plover, WI. The Secretary read the Public Hearing notice. Mr. Holden noted that Mr. Haga requested that the Conditional Use not be issued as the irrigation could be moved as well as the trees removed. The justification just is not there. Mr. Rundhaug stated that the biggest issue is the removal of trees and shrubs that are in place. Mr. Damrau stated that he didn't see any issues with the request and asked if there would be a driveway onto Oakleaf Lane. Mr. Rundhaug stated that there would not be a driveway onto Oakleaf Lane. Mr. Rossier questioned the footage of 14' setback from the rear property line. Mr. Mahoney asked Mr. Rundhaug if he would be comfortable going to 15' which is the setback requirement for rear property lines. Mr. Rundhaug stated that he would be willing to go the 15' vs 14' request from the rear property line. Mr. Davies asked if this would be a shed. Mr. Rundhaug stated that it would be a workshop. Mr. Tessmann requested that screening of vegetation be maintained on this property as part of the recommendation.

**Mr. Rossier moved to close the public hearing. Mr. Tessmann seconded and the motion carrier.**

5. 6:08 pm Reconvene for possible discussion and possible consideration of the Lyle Rundhaug & Elizabeth Heimlich request for a Conditional Use to allow a 20'x'30' accessory building in the street yard (along Oakleaf Lane) with a 16' setback from the street property line and 14' setback from the rear property line in the R-2 (Single-Family Residential) District at 2040 Madison Avenue, Plover, WI. Lyle Rundhaug & Elizabeth Heimlich are requesting a Conditional Use to allow a 20' x 30' accessory building in the street yard (along Oakleaf Lane) with a 16' setback from the street property line and 14' setback from the rear property line in the R-2 (Single-Family Residential) District at 2040 Madison Ave., Plover, WI. They are requesting this location in order to preserve the existing Birch, Pine, and Hedgerow trees along with not disturbing the existing lawn irrigation system on the property as shown on the site plan. The building will be designed to match the existing dwelling. The Zoning Code for this District would require a 25 foot setback from Oakleaf Lane and a 15 foot setback from the rear property line unless the Conditional Use is approved. At the time that this report was prepared I have not had anyone contact me concerning the Conditional Use. I support the Conditional Use request based on the existing screening for the proposed building and saving a number of trees that would need to be removed in order to comply with the requirements. Mr. Holden recommends subject to the Public Hearing that the Plan Commission recommend

to the Village Board approval of the Lyle Rundhaug & Elizabeth Heimlich request for a Conditional Use to allow a 20' x 30' accessory building in the street yard (along Oakleaf Lane) with a 16' setback from the street property line and 15' setback from the rear property line in the R-2 (Single-Family Residential) District at 2040 Madison Ave., Plover, WI subject that the building match the existing dwelling and that screening of vegetation be maintained on the property.

**\*\*RECOMMENDATION TO THE VILLAGE BOARD \*\* Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Lyle Rundhaug & Elizabeth Heimlich request for a Conditional Use to allow a 20' x 30' accessory building in the street yard (along Oakleaf Lane) with a 16' setback from the street property line and 15' setback from the rear property line in the R-2 (Single-Family Residential) District at 2040 Madison Ave., Plover, WI subject that the building match the existing dwelling and that the adjacent screening of vegetation be maintained on this property. Ms. Galle-Teske seconded and the motion carried.**

6. Certified Survey Map – Kohl's – Crossroads Drive. Kohl's Value Services, Inc. has submitted a 2 Lot CSM located on Crossroads Circle in the Crossroads Commons Development. This CSM splits off a lot from the Kohl's parcel to allow for additional development. The development of this property is subject to the Conditions and Restrictions of the Crossroads Commons Planned Development District. In addition to the PDD Conditions and Restriction the 3 main anchors Kohl's, Lowe's, and Walmart have recorded EASEMENTS WITH COVENANTS AFFECTING LAND (ECR) with Meridian Plover, LLC (Developer of Crossroads Commons). The ECR is not enforceable by the Village of Plover. Lot 1 does not have direct access to Commons Circle (Private Drive) but has shared easement access to Commons Circle as provided for in the ECR. Creation of Lot 1 does not affect the minimum required parking for the Kohl's Department Store. The CSM meets the Minor Subdivision requirements of the Village of Plover Municipal Code. The Developer shall be responsible for all the costs to install sewer and water laterals to the property. Connection to the water main shall be by the Village of Plover Water Department and the Developer will need to contact the Village of Plover Water Systems Manager to coordinate the tapping of the water main for Lot 1. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Kohl's – Crossroads Dr.

**Please Note:** Based on the ECR, Kohl's, Lowe's, Walmart, and Meridian LLC must approve this CSM prior to it being recorded. It is my understanding that this process has started. This does not affect the approval of the CSM by the Village Board but would affect the recording of it.

**\*\*RECOMMENDATION TO THE VILLAGE BOARD \*\* Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Kohl's – Crossroads Drive. Ms. Galle-Teske seconded and the motion carried.**

7. Site Plan Review – Cellcom, 152 Crossroads Drive. A site plan has been submitted for Cellcom located at 152 Crossroads Drive. This Site Plan is subject to the approval of the CSM to create the parcel and complying with the Crossroads Commons PDD Conditions and Restrictions. The site plans shows connections to the storm sewer, sanitary sewer, and to the water main. Connection to the water main shall be by the Village of Plover Water Department and the Developer will need to contact the Village of Plover Water Systems Manager to coordinate the tapping of the water main with all costs paid by the Developer. Approval of the hard surfaced (blacktop or concrete) areas of the plan are subject to insulating water and sewer laterals under such surfaces due excessive levels of frost previously experienced in the Village of Plover. A landscaping plan has been provided showing landscaping on the west and north sides of the building and landscaping for the dumpster/recycling enclosure. All landscaped areas shall be irrigated. A detail of the dumpster/recycling enclosure shall be submitted to the Community Development Manager for review and approval. The enclosure shall be constructed with a durable non-wood type material. The building exterior complies with Conditions and Restrictions of the PDD. The building plans will require State approval in addition to local review for issuance of the building construction permits. The development is be subject to water and sewer impact fees with the issuance of the building permit. Mr.

Holden recommends that the Plan Commission approve the Site Plan Review for Cellcom at 152 Crossroads Drive subject to the following:

1. That the site plan is subject to the approval of the CSM to create the parcel;
2. That all construction material and debris are maintained on site;
3. That the connection to the water main shall be by the Village of Plover Water Department and the Developer will need to contact the Village of Plover Water Systems Manager to coordinate the tapping of the water main with all costs paid by the Developer;
4. That the approval of the hard surfaced (blacktop or concrete) areas of the plan are subject to insulating water and sewer laterals under such surfaces due excessive levels of frost previously experienced in the Village of Plover;
5. All landscaped areas shall be irrigated; and
6. A detail of the dumpster/recycling enclosure shall be submitted to the Community Development Manager for review and approval. The enclosure shall be constructed with a durable non-wood type material.

Please Note: Based on the ECR, Kohl's, Lowe's, Walmart, and Meridian LLC must approve this site plan. It is my understanding that this process has started. This does not affect the approval of the Site Plan by the Village of Plover Plan Commission. After occupancy this property will be subject to a prorated share of the cost to provide Stevens Point Bus service to the Crossroads Commons development.

Mr. Fritz asked which way the pitch runs in regards to water runoff. Mr. Holden stated that the water will run to the storm sewer or away from the building.

**Mr. Rossier moved to approve the Site Plan Review for Cellcom at 152 Crossroads Drive subject to conditions 1-6 noted above being met. Mr. Tessmann seconded and the motion carried.**

8. Site Plan Review Revision – Papa Murphy's pickup window lane at 1813 Park Drive. Papa Murphy's is proposing a commercial alteration to the space located at 1813 Park Drive in the Village Park at Plover Development. The interior remodeling does not require Plan Commission approval however they are proposing a pick-up window which requires the installation of a drive lane. The overall concept plan that provided was prior to the final site plan approval of the Culver's which was constructed somewhat different then shown. It does show the 30-foot access easement that provides access to this building, Culver's, and Arby's. The Developer is proposing to remove a raised concrete pad from the north side of the building to create the window pick-up lane and in doing so will eliminate two parking stalls. We are requesting that a 6" monolithic curb be provided between the pick-up lane and the 30-foot access easement on the north side to show separation of the lane. In addition they are providing 5 parking spaces on Lot 3 to be designated for the building located at 1813-1819 Park Ave. Only delivery vehicles will be allowed to park short term in the 30' access easement at the back of the building in order allow for traffic to exiting. The dumpster/recycling enclosure will be relocated to the southeast corner of Lot 3 to be shared by the tenants of 1813-1819 Park Ave. and the future development on Lot 3. Mr. Holden recommends that the Plan Commission approve the Site Plan Revision for Papa Murphy's pick-up window lane subject to the following:
  1. That a 6" monolithic curb be provided between the pick-up lane and the 30-foot access easement on the north side to show the separation of the lane;
  2. That 5 parking spaces are provided on Lot 3 to be designated for the building located at 1813-1819 Park Ave.;
  3. That only delivery vehicles will be allowed to park short term in the 30' access easement at the back of the building in order allow for traffic to exiting.;
  4. That the dumpster/recycling enclosure will be relocated to the southeast corner of Lot 3 to be shared by the tenants of 1813-1819 Park Ave. and the future development on Lot 3.;
  5. That the Plan Commission may require additional measures be taken in the future to resolve any traffic issues caused by the pick-up window lane.

Please Note: It has been brought to our attention by the Police Chief and the Public Works Manager that significant traffic conflicts are occurring at the driveway that serves as an entrance to Culver's and Arby's. Conflicts are occurring when customers attempt to use the driveway as an exit. Some drivers are turning left into oncoming traffic. Other drivers are turning right, but then perform a U Turn movement at the Village Park Drive/Park Avenue intersection, which has created an unsafe situation. The Village of Plover has developed a proposed solution to that would improve safety for those who are using this driveway as an exit. The solution would be to construct a curb cut in the median that would allow left hand turns for those leaving the Arby's/Culver's driveway. The Village would require the owners of the two parcels (Arby's and Culvers) share in the construction cost, if the left hand turn exit is to be constructed. We are waiting for a response from the property owners.

**Ms. Galle-Teske moved that the Plan Commission approve the Site Plan revision for Papa Murphy's pick-up window lane subject to condition 1-5 noted above being met. Mr. Tessmann seconded and the motion carried.**

Mr. Mahoney referred to the note above regarding traffic conflicts at the driveways that serve Culver's and Arby's. Problems are happening when customers attempt to use the driveway as an exit and are turning left into oncoming traffic. By providing a curb cut this would allow left hand turns out of the Arby's/Culver's driveways. American Asphalt will do the work and costs will be shared 50% by Lokre and Culver's. Mr. Anday questioned why Lokre is not paying the full amount. Mr. Mahoney stated that Lokre paid for the original costs of the road and now the costs will be shared.

9. Reports.

- a. Community Development Manager. Mr. Holden stated that at the end of May we are now at \$11,500,000 compared to \$14,100,000 last year. He stated that this is going to be a good year.

**Mr. Rossier moved to accept the Community Development Manager report as written. Mr. Tessmann seconded and the motion carried.**

10. Mr. Tessmann moved, Ms. Galle-Teske seconded to adjourn 6:39pm. Motion carried.

Submitted by Bonnie Wiczek