

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

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

Excused Members: Gary Wolf, Royce Rossier

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, July 18, 2016, 6:10pm.
2. Approval of the minutes of the meeting of June 13, 2016.

Mr. Haga moved to approve the minutes of June 13, 2016 as printed. Ms. Galle-Teske seconded and the motion carried.

3. Persons wishing to address the Commission.
None.

4. 6:10pm – Go to Public Hearing – Jeff & Kelly Feist request for a Conditional Use to allow a self-storage facility as a second principal building in the M-1 (Light Manufacturing) District at 1441 Contractor’s Blvd, Plover, WI. The Secretary read the Public Hearing Notice.

Mr. Haga moved to close the public hearing. Mr. Freund seconded and the motion carrier.

5. 6:12pm Reconvene for possible discussion and possible consideration of the Jeff & Kelly Feist request for a Conditional Use to allow a self-storage facility as a second principal building in the M-1 (Light Manufacturing) District at 1441 Contractor’s Blvd, Plover, WI. Jeff & Kelly Feist request for a Conditional Use to allow a self-storage facility as a second principal building in the M-1 (Light Manufacturing) District at 1441 Contractor’s Blvd, Plover, WI. The Zoning Code allows a warehouse as a permitted use in this District but specifically lists self-storage units as a conditional Use. This provides the Plan Commission and Village Board control as to where these types of facilities are located. Contractor’s Subdivision is ideal for this type of use. The property has an existing warehouse building on the property so that this would be a second principal building. I propose that the conditions and restrictions for this conditional use include: That the proposed building is used only as a self-storage facility unless otherwise approved by the Village of Plover; that no outside storage is allowed; and that the Plan Commission approves the site plan for this property. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Jeff & Kelly Feist Conditional use request to allow a self-storage facility as a second principal building in the M-1 (Light manufacturing) District at 1441 Contractor’s Blvd, Plover, WI subject to the following: That the building is used only as a self-storage facility unless otherwise approved by the Village of Plover; 2) That no outside storage is allowed; and 3) That the Plan Commission approves the site plan for this property.

Mr. Haga asked what the 22’ noted on the drawing means. Mr. Holden stated that it is the distance from the side of the building. Mr. Haga asked if the brick work will be nailed on. Mr. Holden stated that it is cultured stone by the entrance doors and on the west end of the building facing Okray Drive. Mr. Haga stated that he would not be in approval of the request if the stone work will be nailed on in sheets.

Mr. Tessmann asked about the makeup of the driveway off Okray Drive. Mr. Holden stated that the new driveway will include an 8”-10” culvert that will run under the driveway in the swale area; there will also be concrete curb radii approached with 4’ offsets tapering at the street; and the approach to be black top or concrete.

****RECOMMENDATION TO THE VILLAGE BOARD** Mr. Haga moved that the Plan Commission recommend to the Village Board approval of the Jeff & Kelly Feist Conditional Use request to allow a self-storage facility as a second principal building in the M-1 (Light Manufacturing) District at 1441 Contractor's Blvd, Plover, WI subject to the following: 1) That the building is used only as a self-storage facility unless otherwise approved by the Village of Plover; 2) That no outside storage is allowed; 3) That the Plan Commission approves the site plan for this property and 4) That the cultured stone be 3-dimensional not sheets. Mr. Freund seconded and the motion carried.**

6. Site Plan Review – Jeff & Kelly Feist – Second principal building/self-storage at 1441 contractor's Blvd. Jeff & Kelly Feist have submitted a Site Plan to add a self-storage building on the property located at 1441 Contractor's Blvd. The approval of the Site Plan shall be subject to the Village Board approving the Conditional Use request for the self-storage building as a second principal building on the lot. The proposed building is 22' by 90' located on the north side of the property. The exterior of the building will be vinyl siding with cultured stone as the accent material on the front of the building and on the side facing Okray Drive. The driveway and parking area is shown to be recycled concrete. Typically the Plan Commission has required this area to be hard surfaced with concrete or asphalt but has made some exceptions. The driveway approach will need to be hard surfaced and the Public Works Manager is requiring that the new driveway connecting to the Village Street be provided with concrete curb radii with 4-foot offsets with tapers to the street. The Village requires this for all new driveways except single and two-family development. The plan shows an 8" or 10" culvert to be installed under the driveway in the swale area. Typically landscaping would be required however to be consistent with Plan Commission action taken 3/3/2004 for the property located at 1331 Contractor' Blvd. no landscaping will be required. This building is to be used only as a self-storage facility unless otherwise approved by the Village of Plover. No connection to water and sewer is provided. No outside storage is allowed. Signage shall comply with Chapter 447 SIGNS. If lighting is provided it shall be directed downward and contained within the property. Mr. Holden recommends that the Plan Commission approve the site plan for Jeff & Kelly Feist – Second principal building/self-storage at 1441 Contractor's Blvd. as submitted subject to the following:
- 1) That the Village Board approves the Conditional Use for the Self-Storage facility;
 - 2) That an 8" or 10" culvert be placed in the swale area under the new driveway to not impede drainage in the swales;
 - 3) That the driveway connecting to the Village Street be hard surfaced and provided with concrete curb radii with 4-foot offsets with tapers to the street;
 - 4) That the requirement for landscaping will be waived to be consistent with previous Plan Commission action taken in this area;
 - 5) That if lighting is provided it shall be directed downward and contained within the property;
 - 6) That this proposed building is to be used only as a self-storage facility unless otherwise approved by the Village of Plover; and
 - 7) That the driveway & parking area be blacktop or concrete surfaced.

Mr. Haga moved that the Plan Commission approve the Site Plan for Jeff & Kelly Feist for a second principal building/self-storage at 1441 Contractor's Blvd as submitted subject to conditions 1-7 noted above being met. Mr. Tessmann seconded and the motion carried.

7. Final Plat – Lexington Place VIII. Classic Development has submitted the Final Plat of Lexington Place VIII Subdivision for review. The Final Plat complies with our subdivision requirements. Water main, sewer main, and street plans have already been approved by the Village Board. The Final Plat has been submitted to the Wisconsin Department of Administration but we have not received the approval. Mr. Holden recommends that the Plan Commission recommend approval to the Village Board of the Final Plat of Lexington Place VIII Subdivision subject to the WI Department of Administration approval.

****RECOMMENDATION TO THE VILLAGE BOARD** Mr. Tessmann moved that the Plan Commission recommend to the Village Board approval of the Final Plat of Lexington Place VIII Subdivision subject to the WI Department of Administration approval. Mr. Freund seconded and the motion carried.**

8. Final Plat – Village Wood Point Subdivision. Village Wood Pointe, LLC (William Bayba & Joseph Stuczyski, owners) has submitted the Final Plat for the first phase of Village Wood Pointe Subdivision for review. The final plat complies with our subdivision requirements. It is a single-family development. Water main, sewer main, and street plans have already been approved by the Village Board. The Final Plat has been submitted to the Wisconsin Department of Administration but we have not received the approval. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Final Plat of Village Wood Pointe Subdivision subject to the Wisconsin Department of Administration approval.

****RECOMMENDATION TO THE VILLAGE BOARD** Mr. Haga moved that the Plan Commission recommend to the Village Board approval of the Final Plat of Village Wood Pointe Subdivision subject to the Wisconsin Department of Administration approval. Ms. Galle-Teske seconded and the motion carried.**

9. Sign Variance – Jack Stoskopf – Free Standing Sign at 2411-19 Post Road. Baily Voigt, Bushman Electric Crane and Sign, has submitted a Sign Variance request on behalf of Jack Stoskopf for 2411-19 Post Road. The existing sign had to be removed due to reconstruction of Post Road. He is requesting that the sign be installed back to the original location on the property, but moved closer to the building with the leading edge to not go beyond the new right-of-way which will require a 10 foot setback variance. If the sign is placed 10 feet off of the new r-o-w it would be in the middle of the driveway. In order to be 10 feet off of the property line and not in the way of traffic or parking, he would need to move the sign to the south edge of the parking lot, which will make visibility difficult because of the trees on the adjacent property and the curve of the road. They have submitted the attachments showing the original sign location, the proposed location, and if required to comply with the 10-foot setback. The Plan Commission has reviewed several sign variance requests due to the additional r-o-w purchased to reconstruct Post Road and has approved the variance provided the request has been reasonable. In reviewing the site it is my opinion that this is a reasonable request for a variance. I anticipate that we will have other sign variance requests in this corridor in the future. Mr. Holden recommends that the Plan Commission approved the Sign Variance request for Jack Stoskopf at 2411-19 Post Road.

Mr. Haga moved that the Plan Commission approve the Sign Variance request for Jack Stoskopf at 2411-19 Post Road. Mr. Tessmann seconded.

Mr. Haga asked if Jack Stoskopf owned the land to the south. Mr. Mahoney stated that no he does not. Mr. Haga stated that it would be nice if the branches could be trimmed up and feels this is a reasonable request as part of the road reconstruction. Mr. Mahoney stated that the DOT will not go on private property to do work.
Motion carried.

10. Comprehensive Plan Discussion. Table to another meeting date.

11. Reports.

- a. Community Development Manager. Mr. Holden stated that we a little behind last year's figures but are making great strides. There are a number of items waiting for approval and staff is looking forward to new developments coming forward throughout the year.

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

12. Mr. Tessmann moved to adjourn the meeting 6:32pm. Mr. Freund seconded and the motion carried.

Submitted by Bonnie Wiczek