

VILLAGE OF PLOVER
PLAN COMMISSION
September 19, 2016
5:30 PM

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

Others Present: Dan Mahoney

1. Mr. Davies called the Plan Commission to order on Monday, September 19, 2016, 5:30pm.
2. Approval of the minutes of the meeting of September 6, 2016.

Ms. Galle-Teske moved to approve the minutes of September 6, 2016 as printed. Mr. Freund seconded and the motion carried.

3. Persons wishing to address the Commission.
None.

4. 5:30pm – Go to Public Hearing Douglas Brill request for a Conditional Use to allow a 28’x40’ detached garage exceeding 900 sq. ft. with a sidewall of 10’ and a building height of 19’2” in the R-2 (Single Family Residential) District at 2600 Roosevelt Drive, Plover, WI. The Secretary read the Public Hearing Notice. Mr. Mahoney stated that Mr. Holden recently had surgery and will be out for an extended length of time; therefore he will be handling the meetings until Mr. Holden’s return. Mr. Mahoney stated that he received an anonymous letter regarding this request. Mr. Mahoney stated that it is the Village’s policy to not accept or act of any anonymous letters and they will not be referred to in the minutes. This particular letter included incorrect information and that it was impossible to follow up with the sender to correct it. Mr. Mahoney referred to Mr. Holden’s Staff Report and explained the request of Douglas Brill. Mr. Mahoney noted that a request by the same owner of two contiguous lots within the Village may be treated as one zoning lot per Village Ordinance.

Sandra Orgish, 2131 Madison Avenue, asked what the garage will be used for. Mr. Brill stated the garage will be used for storage of a plow truck and miscellaneous items. Ms. Orgish stated that there are a lot of items throughout the lot and asked if those items would be moved into the new structure. Mr. Brill stated that yes a lot of the stuff will go into the garage. Mr. Davies asked if this will clean up the lot in general. Mr. Brill stated that most should go into the garage and the rest will be gone.

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

5. 5:32pm - Reconvene for possible discussion and possible consideration of the Douglas Brill request for a Conditional Use to allow a 28’x40’ detached garage exceeding 900 square feet with a sidewall of 10’ and a building height of 19’2” in the R-2 (Single Family Residential) District at 2600 Roosevelt Drive, Plover, WI. Mr. Holden’s report states that Douglas Brill has submitted a Conditional Use request to allow a 28’x40’ detached garage exceeding 900 square feet in the R-2 Single Family Residential District, with a sidewall of 10’ and a building height of 19’2” on property described as Lot 9 & 10, Shannon Subdivision, Village of Plover, known as 2600 Roosevelt Drive/2141 Madison Avenue, Plover, WI. Mr. Brill owns the lot at 2600 Roosevelt Drive which has his house on it as well as the vacant lot adjacent to it at 2141 Madison Avenue. The proposed detached garage would be built on the vacant lot. The Zoning Code allows two adjacent lots to be considered one zoning lot if the two adjacent lots have the same owner. Mr. Brill owns both lots, so the proposed garage meets Village Ordinance requirements. The

Zoning Code restricts the property to two accessory buildings not exceed 900 square feet unless a Conditional Use is approved. The vacant lot has one 8'x10' shed plus the proposed 28'x40' garage for a total of 1200 square feet. The Code allows a 9' sidewall height. Mr. Brill is requesting a sidewall height of 10' and an overall height of 19'2" in order to accommodate a plow truck with roof lights. The plan also calls for a second story area which is for unheated storage. In addition, Mr. Brill proposes to provide a landscaped area on the corner of the building. Mr. Mahoney stated that it is Mr. Holden's opinion that the request is reasonable based on the land area involved.

Mr. Mahoney stated that Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Douglas Brill – Conditional Use to allow a 28'x40' detached garage exceeding 900 square feet in the R-2 Single Family Residential District with a sidewall of 10' and a building height of 19'2" on property described as Lot 9 & 10, Shannon Subdivision, Village of Plover, known as 2600 Roosevelt Drive/2141 Madison Avenue, Plover, WI. Mr. Holden's recommendation for approval is also subject to the condition that a second story area of the structure is restricted to unheated storage only; therefore eliminating the area to be used for living quarters.

Mr. Mahoney noted that there was no color specified on the drawing, but the materials should be required to match as closely as possible to the house.

Mr. Haga asked Mr. Brill what type of driveway material would be used. Mr. Brill stated that he was going to use road mat. Mr. Mahoney stated that staff would like to see asphalt or grass for the driveway.

Mr. Davies stated that he would like to see added to the motion that the lot is to be cleaned up and materials moved inside the building with the balance removed, that the exterior color match as closely as possible to the house, and that the driveway be grass (as agreed to by Mr. Brill).

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Freund moved that the Plan Commission recommend to the Village Board approval of the Douglas Brill Conditional Use to allow a 28'x40' detached garage exceeding 900 square feet in the R-2 Single Family Residential District with a sidewall of 10' and a building height of 19'2" on property described as Lot 9 & 10, Shannon Subdivision, Village of Plover, known as 2600 Roosevelt Drive/2141 Madison Avenue, Plover, WI. subject to conditions: 1) that a second story area of the structure is restricted to unheated storage only; 2) that the lot is to be cleaned up and the materials moved inside the building or removed from the site; 3) that the exterior color is to match as closely as possible to the house; and 4) that the driveway be grass. Mr. Rossier seconded and the motion carried.**

6. 5:43pm – Go to Public Hearing – Wayne Peplinski request for a Conditional Use to allow a 24'x36' detached garage in the front yard with a sidewall of 10' and a building height of 16' in the R-2 (Single Family Residential) District at 2420 Magnolia Drive, Plover, WI. The Secretary read the Public Hearing Notice. Mr. Mahoney stated that there are three reasons for the Conditional Use request 1) the proposed garage is 40' from the front property line exceeding the 30' requirement, but due to its location is in the front yard because it is closer to the front property line than the existing residential structure; 2) sidewall height of 10' is 1' higher than allowed; and 3) overall height of 16' is 1' higher than allowed; therefore Conditional Use approval is required for the request. No persons wished to address the Plan Commission on this item.

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

7. 5:46pm - Reconvene for possible discussion and possible consideration of the Wayne Peplinski request for a Conditional Use to allow a 24'x36' detached garage in the front yard with a sidewall of 10' and a building height of 16' in the R-2 (Single Family Residential) District at 2420 Magnolia Drive, Plover, WI. Mr. Holden's report states that Wayne Peplinski has submitted a Conditional Use Request to allow a 24'x36' detached garage in the front yard in the R-2 Single Family Residential District with a sidewall of 10' and a building height of 16' on property described as Lot 5 Box 1, Plover Springs Subdivision, Village of Plover, known at 2420 Magnolia Drive, Plover, WI. The proposed garage will be setback 40' from the front property line and is not in the front yard setback, but is in the front yard because it is closer than the existing residential structure. As such, conditional use approval is required. Mr. Peplinski is also requesting that the sidewall be 10' which is 1' higher than allowed, and that the overall height be increased to 16', which is 1' higher than allowed. Conditional Use approval is required for the sidewall and overall exceptions as well. Mr. Peplinski is requesting the 1' additional height to install a higher garage door. The garage does not exceed the square footage requirements. The garage will be set back further from the front property line than the house to the west and exceeds the side yard setback. Mr. Holden believes it will not have a negative effect on surrounding properties.

Mr. Mahoney reported that Mr. Holden recommends (subject to input at the Public Hearing) that the Plan Commission recommend to the Village Board approval of the Wayne Peplinski Conditional Use Request to allow a 24'x36' detached garage in the front yard (40' setback from property line) in the R-2 single Family Residential District with a sidewall of 10' and a building height of 16' on property known as 2420 Magnolia Drive, Plover, WI.

Mr. Haga asked what the driveway material will be. Mr. Peplinski stated that the existing driveway will be used and that a paved or asphalt driveway will tee off to the accessory building and that the building materials will match the vertical siding that is on the house.

Mr. Mahoney asked if Mr. Peplinski talked to his neighbors about the request. Mr. Peplinski stated that he talked to his neighbor to the west and they did not object.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Freund moved that the Plan Commission recommend to the Village Board approval of the Wayne Peplinski Conditional Use request to allow a 24'x36' detached garage in the front yard in the R-2 Single Family Residential District with a sidewall of 10' and a building height of 16' on property known at 2420 Magnolia Drive, Plover, WI. Ms. Galle-Teske seconded and the motion carried.**

Discussion with possible action on the following:

8. Site Plan Review – Jon Marty – Zero Lot Line Duplex at 2411/2413 Don's Drive. Mr. Holden's report states that Jon Marty has submitted a Site Plan for a zero lot line duplex to be located at 2411/2413 Don's Drive. The plan shows separate water and sewer laterals for each unit. If the laterals should be under the driveway they will be required to be insulated. The plan also shows the retention areas, which exceed the minimum requirements. The plan shows a landscaped area in front of each unit. The developer will be required to maintain or provide a minimum of two trees for each unit. A yard sprinkler system will be required and the green space must be maintained. The building meets the required setbacks for this Zoning District. The plan shows the exterior with brown cultured stone as the accent material, blue siding and white trim. In order to complete the zero line duplex requirements, the developer will be required to submit a certified survey map for review and approve to split the property into minimum 10,000 square foot lots with the Certified Survey Map referencing ZERO LOT LINE DEVELOPMENT Document #366626, Volume 438, Page 641, Register of Deeds, Portage County, WI.

Mr. Mahoney reported that Mr. Holden recommends that the Plan Commission approve the Jon Marty zero lot line duplex located at 2411/2413 Don's Drive subject to the following:

- 1) That the developer will be required to maintain or provide a minimum of two trees for each unit;
- 2) That if sewer and water laterals are to be located under the driveway, they shall be insulated according to Village of Plover specifications;
- 3) That a yard sprinkler system be installed and the green space shall be maintained;
- 4) That in order to complete the zero lot line duplex requirements the developer will be required to submit a Certified Survey Map for review and approval to split the property into minimum 10,000 square foot lots with the CSM referencing ZERO LOT LINE DEVELOPMENT #366626, VOLUME 438, Page 641, Register of Deeds, Portage County, WI; and
- 5) That the property is subject to Water, Sewer, and park Impact Fees with the issuance of the building permit.

Ms. Galle-Teske moved that the Plan Commission approve the Jon Marty zero lot line duplex, 2411/2413 Don's Drive subject to conditions 1-5 noted above being met. Mr. Freund seconded and the motion carried.

9. Sign Variance – Associated Bank–2727 Post Road. Mr. Holden's report states that Mike Johnson, Graphic House, Inc., on behalf of Associated Bank, has submitted a Sign Variance request to put up the same signage that was taken down due to the additional right-of-way purchase by the DOT for the reconstruction of Post Road. The signs will be placed in different locations with a requested setback of 5 feet from the property line instead of the normally required 10 feet. The locations are reasonable based on the circumstances and will not conflict with traffic vision.

Mr. Mahoney reported that Holden recommends that the Plan Commission recommend approval of the Sign Variance request for Associated Bank, 2727 Post Road as submitted.

Mr. Tessmann moved that the Plan Commission approve the Sign Variance request for Associated Bank, 2727 Post Road as submitted. Mr. Freund seconded and the motion carried.

10. Comprehensive Plan Discussion. At the August 15th Plan Commission meeting it was the consensus of the Plan Commission that we use tonight's meeting to review Chapters 1-4 before moving on to Chapter 5 in October. Jeff Shulfer, Portage County Planning & Zoning Director, went over various changes that were incorporated into Chapters 1-4 per Portage County Planning & Zoning Department and the Village of Plover.

Mr. Schuler stated that the CodRED Emergency Notification System has been replaced by the Community Alert Emergency Notification System.

Mr. Wolf asked about the progress of the Curling Club and it was not mentioned in the Plan. After discussion, the Plan Commission requested that language stating that a privately owned Curling Facility is proposed for construction in Worzella Pines Park and that the group is currently fundraising for construction of the facility.

CHAPTER 4:

Page 70 (D) Other Community Facilities and Services:

2. Senior Care Facilities – language to be amended to state that there are several facilities within the Village that offer services to seniors. Mr. Schuler will contact Village staff so that a description of the types of services provided can be included (i.e. memory care, special needs care, rehab services).

Page 71 (4) Library:

Language will be added to this section stating that the Library Committee, in conjunction with the Village Board, will assess current/future needs of the Village's Library system.

Page 74 – Add new F.

Language will be added stating that the Village supports both public and private recreational opportunities to meet the needs of Village residents, as well as the surrounding area where appropriate.

Page 76 (d):

Language will be added to this section stating that Village staff should establish and maintain an ongoing dialogue with the Stevens Point Area Public School District regarding education needs, based on Village development.

Page 76 (e):

Language will be added to this section stating that Village staff should devise a method for monitoring or tracking the social and medical services needs of the Village residents and make recommendations to the Village Board.

CHAPTER 3:

Okay

CHAPTER 2:

Okay

CHAPTER 1:

Okay

11. Community Development Manager.

a) No report.

12. Mr. Haga moved to adjourn the meeting at 6:58pm. Ms. Galle-Teske seconded and the motion carried.

Submitted by Bonnie Wiczek