

VILLAGE OF PLOVER  
PLAN COMMISSION  
October 5, 2020  
5:30 p.m.

Members Present: Tom Davies, Steve Worzella, Sherri Galle-Teske, Pat Freund, Josh Winter, Al Haga, Al Tessmann

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Gary Wolf, Dan Mahoney

1. Mr. Davies called the meeting to order at 5:30 p.m.

2. Mr. Freund moved, and Ms. Galle-Teske seconded approval of the minutes of September 14 and September 22, 2020 as printed. Motion carried.

3. Persons wishing to address the commission.

Joe Wanserski inquired about the Ruesch Storage Facility and when it will be completed. He also expressed safety concerns about the sidewalk being damaged due to this project. He stated the facility is being used for purposes other than storage, such as people working on vehicles. Mr. Kunst explained that the building permit is good for two years. It is anticipated the driveway and sidewalk repairs will be completed this fall. If someone sees things such as vehicles being worked on, which is not an allowed use, they need to notify the Village when it happens so it can be addressed.

**4. 5:30 p.m. – Go to Public Hearing – Joe Fischer, Fisher’s Attic Treasures, request for a Conditional Use to allow for an Outdoor Display Use at 1901 Post Rd.**

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request indicating the Village has allowed 30% of building frontage in the past for outdoor displays. Mr. Fischer expressed the importance of outdoor displays for his unique business. He stated many of his customers referred to the outdoor displays.

**Mr. Freund motioned and Ms. Galle-Teske seconded to close the public hearing. Motion carried.**

**5. Reconvene for possible discussion and possible consideration of the Joe Fischer, Fischer’s Attic Treasures, request for a Conditional Use to allow for an Outdoor Display Use at 1901 Post Rd.**

Mr. Fischer is working on getting a sign for his store. He is having problems with sign contractors following through. Commission members discussed concern that big or unusual pieces of equipment would sit outside for an extended period of time as well as the distressed look of the displayed items. Mr. Fischer stated they don’t want pieces staying long, so if necessary, they are repriced or moved around. The distressed look ads to the value of the items. Mr. Kunst acknowledged receiving an email from Jim Guzman, at a neighboring business, stating the product being sold is not appealing and objected to a large outdoor display at Mr. Fischer’s business; while also indicating he is agreeable to a small outdoor display. Copy attached. The Village has received numerous complaints about the outdoor display. Mr. Kunst indicated staff is recommending approval of a limited area for outdoor display and is not recommending the Commission get into limiting the types of merchandise for display. Further, Kunst recommended the display not to be by the road or in parking stalls. Mr. Tessmann inquired if Mr. Fischer

would be allowed a temporary outdoor display by the road for special events. In case of special events, Mr. Fischer can contact Mr. Kunst to discuss. Mr. Fischer is willing to make adjustments to his displays, but would like as much space as possible.

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\***Mr. Haga motioned and Mr. Freund seconded to allow an outdoor display not to exceed 30% of the entire building frontage. The display may shall not be within the parking lot. Motion carried.

**6. WI DOT correction of CSM#8069-31-498A&B&C - Removal of Trans 233 highway setback – 3611 Post Rd.**

Mr. Kunst reviewed the request to remove the restriction of 110-foot setback as the Courts have deemed it improper. Staff recommends approval of the request as presented.

**Mr. Haga motioned and Ms. Galle-Teske seconded to approve the request, as presented. Motion carried.**

**7. Site Plan Review – Bergman Gilman Drive Duplex project**

Mr. Kunst reviewed the request for construction of seven duplex buildings indicating the subject property was previously rezoned with duplexes being a permitted use. Staff recommends approval of the site plan with the following conditions:

- Submittal of a revised landscape plan incorporating the required tree count and buffer plantings.
- Incorporation of 20 percent accent material on the front façade of each structure.
- Final stormwater management approval by the Village Engineer.

**Mr. Haga motioned and Ms. Galle-Teske seconded to approve the Site Plan conditioned on submittal of a revised landscape plan, incorporation of 20 percent accent materials on the front of each duplex, and final stormwater management plan approval by the Village Engineer. Motion carried.**

**8. Site Plan Review – Intellirent Self Storage Facility – 2560 Forest Dr.**

Mr. Kunst reviewed the request for the construction of two self-storage facilities. This is a follow-up to a 2016 conditional use approval. Staff recommends approval of the request with the following conditions:

- Sewer and water laterals shall be required to serve any office use.
- Final stormwater management approval by the Village Engineer.
- Concrete curb returns with offsets shall be installed at the street, per Public Works Department standards.
- Any exterior lighting shall be approved by the Community Development Manager.

**Mr. Haga motioned and Mr. Freund seconded to approve the Site Plan conditioned on sewer and water laterals being required to serve any office use, final stormwater management plan approval**

**by the Village Engineer, concrete curb returns being installed at the street, and any lighting shall be approved by the Community Development Manager. Motion carried.**

#### **9. Short-Term Rental Ordinance Discussion**

Mr. Kunst discussed the changes made to the draft for the short-term rental ordinance. Residents stated issues with the short-term rental in the River Bend Road area are still occurring. Mr. Kunst stated he would like to add language for clarifying a Portage County Health Department license would be required and fines for violations.

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\*Mr. Haga motioned and Ms. Galle-Teske seconded to approve the short-term rental ordinance conditioned on the added recommendations of Mr. Kunst and final Village Attorney review. Motion Carried.**

Residents were advised the new ordinance needs to go to the Village Board for approval and then posted for a required amount of time before it goes into effect. If residents see short-term rental violations once the ordinance goes into effect, they can call Mr. Kunst during business hours or the police if outside of business hours. Mr. Kunst will have a cleaned up copy of the proposed ordinance on the website for viewing prior to approval.

**10. Mr. Tessmann motioned and Ms. Galle-Teske seconded to adjourn at 6:19 p.m.**

Submitted by Tammy Wojtalewicz