

VILLAGE OF PLOVER
PLAN COMMISSION
February 18, 2020
5:30 p.m.

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

Members Excused: Josh Winter

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

1. Mr. Davies called the meeting to order at 5:40 p.m.
2. Ms. Galle-Teske moved, Mr. Freund seconded approval of the minutes of February 3, 2020. Motion carried.
3. There were no persons wishing to address the Commission.
- 4. 5:30 p.m. – Go to Public Hearing – Robert Cieslewicz request for a Conditional Use to allow for the construction of an accessory building within a front yard and with sidewalls exceeding nine feet in height at 261 Crossbow Dr.**

Mr. Kunst reviewed the request. The applicant is willing to move the structure back to 40' which is 13' back from the original proposal as well as remove the stairway from the plan.

Gary Grzesiak, 271 Crossbow Drive, stated he is opposed to the request. He expressed his concern with the impact the proposed garage would have to his view from his family room window as well as the neighborhood aesthetically. At 40' back the garage would still be even with his house. Additionally, he is concerned about the impact it could have on his property value. He does not want this garage to set a precedent in the neighborhood. Mr. Kunst stated to be at code the building would have to be 52' back. Mr. Cieslewicz stated that is a possibility. He would not be able to go back further than that due to electric service coming in on the southwest corner into the house. Jim Anderson, 270 Crossbow Drive, would prefer the garage be moved back from the street for aesthetic reasons. He also thinks the garage is quite large. Mr. Cieslewicz stated he requested the building be taller to have the ability to use the upper portion for additional storage since the cost of construction would be similar to the lower height. There was discussion on what is allowed. Mr. Kunst stated if the building is 52' back and not exceeding the standard sidewall height of 9' and total height of 15 feet then the request could be permitted by-right. Mr. Cieslewicz would just need to get a building permit. Mr. Cieslewicz stated he is not able to place the garage on the north side of his property because of setbacks to a right of way that is unused. Discussion followed on the option of abandoning the right of way to allow the garage to be built on the north side of the property. Mr. Mahoney stated the Village could take a look into this option. It may take a while. Mr. Cieslewicz is willing to waiting to see if this could be an option.

Mr. Haga motioned and Mr. Tessmann seconded to close the hearing. Motion carried.

5. Reconvene for possible discussion and possible consideration of the Robert Cieslewicz request for a Conditional Use to allow for the construction of an accessory building within a front yard and with sidewalls exceeding nine feet in height at 261 Crossbow Dr.

Mr. Mahoney suggested a motion to request that staff look at possibly abandoning the western most right of way as an alternative to the proposal.

Mr. Freund motioned and Mr. Tessmann seconded to request that staff look at possibly abandoning the western most right of way as an alternative to the proposal.

Mr. Kunst stated if the option to abandon the right of way does not go through and the request needs to come back to the Plan Commission, it would not need to be a public hearing provided the application does not change when it appears on the agenda. Mr. Freund confirmed going behind the house is the owners preferred first option. The maximum size of shed allowed was discussed as well as confirming what the owner is allowed to with just a permit. If the right of way is to be vacated or abandoned, there are certain state procedures that would need to be followed. Mr. Mahoney stated that west of Crossbow Drive is the only piece that they are looking to abandon. Mr. Cieslewicz asked if that right of way is abandoned would he have the option to purchase it. Mr. Mahoney stated we would need to go through the legal process. It typically goes back to the property owner from whence it came.

Motion Carried.

6. Reports

a. Community Development Manager

Mr. Kunst reviewed the report. Mr. Mahoney noted the Lokre apartment building is not included in this report but will be included in the next one.

Mr. Freund moved and Ms. Galle-Teske seconded to approve the report. Motion Carried.

7. Mr. Freund motioned and Mr. Worzella seconded to adjourn. Motion carried.

Submitted by Tammy Wojtalewicz