

MINUTES OF THE VILLAGE PLANNING COMMISSION MEETING
May 11, 2016

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairman Brandt at 300 Slinger Road, Slinger, WI, at 6:30 p.m. on Wednesday, May 11, 2016 in accordance with the Notice of Meeting delivered to the members on Friday, May 6, 2016.

1. Roll Call & Notice of Meeting:

Planning Commission Members	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Craig Bolt	x	
Chris Cagle	x	
Elida Erovick	x	
Lee Fredericks	x	
Bryant Moritz	x	
Robert Stuetgen	x	
	7	0

Also Present: Jessi Balcom, Village Administrator
Marty Marchek, Village Planner
Jim Haggerty, Village Engineer
Tammy Tennes, Clerk

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all that requested same and posted in three public locations.

2. Approval or Correction of Minutes:
A. Planning Commission Minutes From 4-13-2016

Motion Stuetgen/Fredericks to approve Planning Commission minutes from 4-13-2016 as presented. Motion passed.

3. Unfinished Business, Review & Action Thereon: None

4. New Business, Review & Action Thereon:
A. Consider Lighting Plan for Slinger High School Baseball Field (Property Owner Slinger School Dist.; Lighting Consultant is Musco Lighting Represented by Greg Smidt)

Planner Marchek stated that the Planning Commission previously discussed the proposed baseball field lighting project at their meeting on October 15, 2014 and the minutes related to the discussion of the lighting plan at that time were given to the Commission members. He noted that as discussed at the October 15, 2014 meeting, the Village has no specific requirements in the Zoning Code or in the Municipal Code that relate to the type of lighting to be installed at the baseball field. It was also noted that the Commission agreed at the October 15th meeting that no new requirements would be created to regulate the high school baseball field lighting project.

Planner Marchek stated that the lighting plans for the project consists of 6 poles, four of which are 70 ft. high and two are 80 ft. high. He stated that orientation of the light fixtures should not produce glare to drivers along Slinger Road. Planner Marchek stated that there is no adverse effect to anyone from putting the light up in this location.

Mr. Mike Karius, representing the Slinger School District, was present for the meeting. He stated that the plan does not include the hours the lights may be in operation, but he thought 5:00pm-8:30pm depending on if the games went into extra innings. Mr. Karius also stated that in regards to the lights causing a glare, adjustments could be done after the lights are installed to fix any issues. He stated that the plan is to start construction before July 1, 2016 and have the project complete by the end of summer.

Motion Erovick/Fredericks to approve the lighting plan for Slinger High School baseball field as presented. Motion passed.

Commission Brandt suggested that in the absence of the applicants, Jacob & Tracey Kuglitsch, for item 4B, that item 4C be discussed first to give the applicants time to arrive.

C. Review the Concept of Expanding the Dairyland Commercial Condominium at 120-128 Commerce Blvd (STH 60) by Adding 3 parcels Totaling About 7.37 Acres in Area (Representative is Julian Laufer)

Planner Marchek reviewed the maps and written description of the proposal with the Commission members. He stated that the concept being proposed is to combine the three (3) lots into one (1) lot. Planner Marchek stated that the expansion of the area is intended to provide additional sites for development of new mixed-use 2-story buildings and those buildings would contain lower level B-2 commercial space and the upper levels would contain accessory residential dwellings in accord with the B-2 District. He stated that access would be provided along the private driveway connecting to Commerce Blvd. (STH 60) and public sanitary sewer and water service would be provided by existing facilities. Planner Marchek stated that since the construction of the existing buildings on the Dairyland property, the Village's site and architectural requirements have changed. He stated that the B-2 zoning district requires 25% open space, which was not in the code when the existing buildings were constructed.

Planner Marchek stated that the following actions would be required to implement this proposal:

1. Amending the Village's Comprehensive Land Use Plan to change the use of the 4.34 acre parcel from medium density single-family use and environmental corridor use to commercial use.
2. Rezoning the 4.34 acre parcel from R-1 Single-Family Residential District to the B-2 Commercial District, with a PUD Overlay.
3. Rezoning the 2.85 acre Outlot 1 from Rm-1 Multi-Family Residential District to the C-1 Conservancy District with a PUD Overlay.
4. Consolidating all parcels by a new CSM and creating a new amended Condo Plat and condo documents for the Dairyland Commercial Center to incorporate and regulate the additional area.

Mr. Julian Laufer, owner of the properties being discussed, was present at the meeting. He provided background on the projects he has done in the Village for those Commissioners that do not know him. Mr. Laufer stated that he has been before the Commission a few times many years ago to develop the property in question for residential use and had been turned down. Mr. Laufer stated that he would like to combine the 3 lots and then attach that one lot to the front lot and design the property to look more residential.

Mr. Laufer stated that there are four (4) owners of the current Dairyland Commercial Condominium area including himself. He has approval from the other three (3) owners to proceed with the expansion. Mr. Laufer stated that he is before the Commission this evening to see if the concept of attaching the vacant property to the existing commercial lot has some merit and is the best use for this property. Mr. Laufer stated that he is proposing mixed-use, commercial lower level/residential upper level buildings, with a residential look.

Administrator Balcom asked Mr. Laufer for clarification on the combining of the properties into one development parcel. She asked Mr. Laufer how he plans to transition from the commercial buildings currently in the front of the property to the proposed mixed-use buildings in the expansion area. She stated that they should be tied together to look uniform, stating that the current buildings do not have a residential look.

Mr. Laufer stated that he has no plans to transition the front of the property to the back of the property because he has no objection to driving through the area of the current buildings to get to the expansion area where he proposes building the new mixed-use buildings.

Planner Marchek stated that he had met several times with Mr. Laufer and discussed how the proposed mixed-use commercial lower level/residential upper level buildings would fit the area. He noted that he had discussed with Mr. Laufer that there are higher standards that developers need to follow now, compared to when Mr. Laufer developed the front buildings. He stated that this would substantially increase the development costs for the project. Planner Marchek stated that Mr. Laufer asked if he had to follow the standards of the Village. Planner Marchek stated that the Commission makes the decisions regarding what Mr. Laufer is allowed to do. Planner Marchek stated that Mr. Laufer is aware of the standards regarding paving parking areas and driveways and other site improvements which would be required in the new expansion area verses the unpaved conditions at the current Dairyland Commercial Condominium area. Also, that the 2.85 acre wetland parcel could be counted toward the 25% open space requirement for the expanded Dairyland Condominium site.

Mr. Laufer noted that he is having a new field delineation of wetlands done in the near future because the last time it was done was in 1996 as shown on the certified survey map of the wetland parcel.

More discussion was held on the effect of the expanding wetlands on the subject property, the need for stormwater management facilities to serve the proposed expansion area and how the environmental corridor areas within Outlot 2 would be preserved.

Commissioner Brandt stated that the entry approach to the property from STH 60 needs to be improved. He reiterated that codes have changed on a State and local level since Mr. Laufer

built the current buildings and Mr. Laufer would need to comply with those codes for any buildings he wants to build.

Planner Marchek informed Mr. Laufer that he needs to present a plan for the proposed expansion area.

Mr. Laufer stated that he has been doing business in Slinger for several years and he will paint and improve the existing buildings, but he does not think that there is an issue with the current buildings as is. He stated that he does not see a problem driving past the current buildings to get to the new buildings he would like to build in the expansion area.

It was discussed that it would be best to define the entry to the area, possibly with new rolled curbs, new asphalt and markings to define a road to the expansion area. It was also noted that the Commissioners are looking for new quality buildings.

Mr. Laufer asked if he has to adhere to the current codes, because he wants a rural setting. He stated that he does not think curb and gutter are necessary. Mr. Laufer asked why everything in Slinger has to be built to high standards. He thinks the Village's codes are too controlling and prohibit developers.

Commissioner Brandt stated that the current buildings and parking lot need something, such as planting islands to enhance its appearance.

Mr. Laufer stated that he currently has planting islands and does not like them at all. He stated that he does not see a problem with the current buildings as they are now. Mr. Laufer stated that he has small business owners interested in the concept he is proposing and does not see a need to change the current buildings.

Mr. Laufer invited the Commission members to come to the property for a site inspection.

Planner Marchek stated that the next step for Mr. Laufer is for him to prepare a concept plan for the expansion area which should also specifically address the entrance design.

B. Review the Concept to Develop a Facility to Sell & Service Boats and Personal Watercraft on a Vacant 7 Acre Site Along the West Side of Addison Road South of Freedom RV and Amend the B-2 Zoning District to Allow Such Use (Applicants are Jacob & Tracey Kuglitsch d/b/a Kuglitsch Investments, LLC; Property owner Paul Propst)

Planner Marchek stated that the Kuglitsch's planned on being at the meeting and suggested tabling the item due to their absence.

A telephone call was placed to the Kuglitsch's cellular phone during the meeting and Planner Marchek left a message indicating they should contact the Village Administrator regarding the concept to develop.

Motion Fredericks/ Stuetgen to approve tabling the item to review the concept to develop a facility to sell & service boats and personal watercraft on a vacant 7 acre site along the west side

of Addison Road south of Freedom RV and amend the B-2 Zoning District to allow such use. Motion passed.

5. Status Reports: None

6. Adjourn Meeting:

Motion Fredericks/Erovick to adjourn at 7:41pm. Motion passed.

Approved By:

Russell E. Brandt, Chairperson

Drafted by: Tammy Tennes, Village Clerk

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