

**MINUTES OF THE VILLAGE PLANNING COMMISSION MEETING
January 15, 2020**

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 pm on Wednesday January 15, 2020 in accordance with the Notice of Meeting delivered to the members on Friday, January 10, 2020.

1. Roll Call & Notice of Meeting:

Plan Commission Members

Present - Russell Brandt, Chairman, Diana Behrend, Monica Ammerman, Robert Stuetgen, Tom Lehn, Elida Erovick and Lee Fredericks

Also Present: Village Administrator Margaret Wilber, Village Planner Marty Marchek, Village Engineer Jim Haggerty and Village Clerk Tammy Tennes

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 12-16-2019

The minutes inadvertently are missing from the packet and will be added to the February agenda for approval.

3. Public Hearing & Action Thereon: None

4. Unfinished Business & Action Thereon:

A. Consider tabled request to amend the Transportation Plan element of the Village's Comprehensive Plan to reclassify that portion of Stoney Lane adjacent to Lot 3 of CSM No. 6773 from an urban 2-lane cross-section to a rural 2-lane cross-section and resolution related thereto.

Planner Marchek noted that a public hearing was held on this request at the November 20, 2019 Commission meeting. The request by Mr. Dittmar is to amend the Village's Transportation Plan for the 473-foot-long segment of Stoney Lane adjacent to his recently-approved apartment development. The Plan currently would require an "urban cross-section" which would include a 32 ft. wide pavement with curb and gutter along both sides of the street and a 5-foot wide sidewalk and sewer and water to the furthest limits of the parcel. His request is to construct an urban cross-section with a sidewalk from the Stoney Lane intersection with Woodland Way to the entrance driveway to the apartment units fronting Stoney Lane. They propose a 5-foot wide sidewalk along the east side only ending at the driveway entrance. This segment would be about 260 feet long extending northward from Woodland Way and about 160 feet of the 260-foot segment is frontage along the Pavilion property.

Planner Marchek reminded the Commission that this matter was tabled in November and December until Mr. Dittmar's engineer, Chris Hitch, could prepare a more detailed proposed

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design/cross-section for that portion of Stoney Lane adjacent to the recently-approved apartment development. Mr. Hitch's proposal is described in his email dated 1-9-2020 which was provided to the Commission with a note that his firm has computer system issues which impeded his ability to provide more detailed plans.

It was noted that this segment of Stoney Lane was previously discussed by the Commission at meetings on 09-12-2012 & 07-12-2017.

Planner Marchek noted that the Commission members need to review the excerpt from the Land Division Ordinance regarding the findings that they must make to modify requirements related to this request.

The Commission had a discussion which concluded that widening the roadway would cause higher vehicular traffic speed; the urban cross-section does not fit the rural character of the area; constructing a sidewalk north of the driveway would not connect to anything, and the developer would construct a soft trail around the pond in lieu of a sidewalk.

In the discussion about the driveway, it was noted that a street light needs to be at the driveway entrance.

Planner Marchek made note of these comments and stated that the resolution would be amended to reflect the above-mentioned reasons for modifying the urban cross-section.

Motion Fredericks/Erovick to forward Resolution P01-05-2020 to the Village Board for their consideration. Motion passed.

B. Consider tabled request from Torey Bringa to discuss the concept of amending the B-2 Commercial District to add self-storage as a Conditional Use, and to apply that use to a vacant 7.0-acre lot along the west side of Addison Road owned by Paul Propst.

Planner Marchek reminded the Commissioners that at the December Planning Commission meeting, this conceptual request was tabled to allow staff to provide information on how much B-2 zoned land would be affected by this request, and also to locate the unsewered B-2 areas in the Village.

Staff provided the Commissioners with maps showing the B-2 zoned areas and the unsewered areas which are highlighted. Planner Marchek noted that the subject area does not have plans for sewer and water and probably never will because it is not cost effective.

Planner Marchek stated that if a code amendment to allow storage units in a B-2 district is made, it would have to be very precise and state that it would only be allowed in areas where there are no existing or planned sanitary sewer system available. He noted that only the B-2 district text would need to be amended.

Planner Marchek informed Mr. Bringa that if he plans to move forward with this concept, he would need to meet with staff to discuss all the costs related to putting up self-storage units.

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Commissioner Fredericks expressed his concerns that there are already too many storage units in the area.

Mr. Bringa stated that he has some research to do on this matter before requesting a formal zoning text change and requesting a conditional use permit with all the plans required for these requests.

Motion Stuetgen/Lehn to table this matter until further action by Mr. Bringa. Motion passed.

5. New Business & Action Thereon:

- A. Consider extraterritorial CSM submitted by property owners Kevin and Amy Zimmer d/b/a GCAM LLC to create 2 lots, one fronting along STH 60 and one fronting along Scenic Drive in the SE ¼ of Section 15 in the Town of Polk.**

The applicants have not submitted paperwork for the Village to review, so this matter will not be considered at this time.

- B. Status report on withdrawal of the annexation request for the Nehm Property in the Town of Polk.**

Administrator Wilber informed the Commission that the Nehms had withdrawn their request for annexation. The Town of Polk communicated to the Nehms that the Town agreed to the zoning changes needed, along with covering the costs for the annexation process that the Nehm's had incurred. She also informed the Commission that the Village Attorney and the Department of Administration had stated that annexation requests can not be withdrawn and the Village decided that it would be best to allow the withdrawal since continuing the process could incur unnecessary legal fees. Administrator Wilber noted that the property will eventually be annexed into the Village when utilities are needed.

6. Adjourn Meeting:

Motion Lehn/Behrend to adjourn at 7:29pm. Motion passed.

Approved By:

Russell Brandt, Chairperson

Drafted by: Tammy Tennes, Village Clerk