

**MINUTES OF THE VILLAGE PLANNING COMMISSION MEETING
February 19, 2020**

The meeting of the Planning Commission of the Village of Slinger was called to order by Commissioner Fredericks at 300 Slinger Road, Slinger, WI, at 6:30 pm on Wednesday February 19, 2020 in accordance with the Notice of Meeting delivered to the members on Friday, February 14, 2020.

1. Roll Call & Notice of Meeting:

Plan Commission Members

Present - Robert Stuetgen, Tom Lehn, Elida Erovick and Lee Fredericks

Absent excused - Russell Brandt, Diana Behrend and Monica Ammerman

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

Commissioner Fredericks 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 12-18-2019 and 1-15-2020

Motion Lehn/Stuetgen to approve the minutes from 12-18-2019 as presented. Motion passed.

Motion Stuetgen/Erovick to approve the minutes from 1-15-2020 as presented. Motion passed.

3. Public Hearing & Action Thereon:

A. Consider request from Tom Lehn and Tim Roskopf, agents for the Schleisingerville to Slinger Historical Museum and property owner Craig Wolf, d/b/a Wolf tracks, LLC for a conditional use permit to allow the operation of a public museum at 414 Kettle Moraine Drive South

Commissioner Lehn recused himself from the Commission, due to his involvement with the proposed project.

Clerk Tennes read the notice of public hearing and Administrator Wilber noted that staff had received an email in favor of the use being proposed.

Commissioner Fredericks opened the public hearing at 6:34pm.

Mr. Robert Wolf, 111 Storck St. Slinger, WI was present and expressed his support for the request.

There being no further comments, Commissioner Fredericks closed the hearing at 6:35pm.

Administrator Wilber clarified that the Village of Slinger is a financial partner on this project, but this is not a Village operation.

2-19-2020

Mr. Tom Lehn, agent for the Schleisingerville to Slinger Historical Museum, stated that currently the plan is to be open 4 times a month, 15 hours a month and he is open to suggestions for hours of operation. He also confirmed that they would be open for school tours upon request.

Commissioners discussed the hours of operation. They suggested that the C.U.P. list hours of operation as 7am. to 10pm. Monday – Sunday to allow the museum the flexibility to be open for private showings and school tours.

Commissioners used the decision matrix to work through the decision-making process to determine if there is substantial evidence to grant the condition use permit. They all agreed that there was substantial evidence to grant the conditional use permit.

Motion Stuetzgen/Erovick to approve the conditional use permit to allow the operation of a public museum at 414 Kettle Moraine Drive South with hours of operation 7 days a week from 7am – 10pm. Motion passed.

4. Unfinished Business & Action Thereon:

A. Consider request from Dittmar Realty related to granting waivers for certain infrastructure requirements along Stoney Lane in conjunction with the development of Phase 3 of the Stonefield Terrace Apartments and revised master plan for the entire development.

Planner Marchek stated that Mr. Kevin Dittmar is asking the Planning Commission to consider waiving the requirements for the extension of sewer lines, water lines and sidewalks along a portion of Stoney Lane. Mr. Dittmar is also requesting approval of a revised Master Plan for the development which shows the proposed improvements in Stoney Lane and also includes a private trail around the stormwater pond along with 24ft wide connecting driveways.

Commissioners reviewed the requirements in the Land Division Code to allow granting waivers for infrastructure requirements. They determined that there are exceptional circumstances; that there are preservation of property rights and that there isn't a detriment to adjacent properties.

Engineer Haggerty commented that the revised cross-section for Stoney Lane was acceptable and that there are other alternative routes to provide sanitary sewer and potable water service to areas north of the subject site should they ever be annexed into the Village.

Motion Stuetzgen/Lehn to grant the exceptions and modifications as requested and approve the revised Master Plan for the entire development. Motion passed.

5. New Business & Action Thereon:

A. Hear request from Edward Bergmann, d/b/a Bergmann Appliance, for a concept review of amending the text of the B-1 District to add “warehouse accessory to an existing retail operation” as a conditional use.

Mr. Bergmann discussed his proposed concept to the Commission. He explained that business is going very well and that he is in need of additional storage. He discussed that his original plan was to add on to the existing building, but additional costs make that financially unfeasible. He is proposing an accessory building that would be a warehouse.

Planner Marchek noted that the proposed concept would require a public hearing if Mr. Bergmann proceeded with the required code text amendment.

No action was taken by the Commission. Administrator Wilber commented that allowing expansion of an existing business is important as part of the Village's economic development efforts.

B. Consider request from Dittmar Realty for approval of architectural and lighting plans at American Eagle Storage including: 1) Revised architectural plans for previously approved building "A" and 2) Plans for proposed building "E"

Ms. Carla Dunn, representing Dittmar Realty presented the revised architectural plans for building "A". She noted that Building "A" is now being proposed to match Building "B" that was built in the Fall of 2019.

Discussion was held about not having the elevated portion on the previously approved Building "A". Ms. Dunn stated that this building would not be seen from the street and that is the reason for changing the plan.

The other changes to Building "A" besides elevation and matching colors with Building "B" are that the building will no longer be climate controlled, so the overhead doors will be on the outside of the building, instead of the inside and the east (internal faced) and the west (driveway façade) will no longer have entrance doors and the east elevation will no longer have a window but the west elevation will.

Motion Stuetgen/Erovick to approve revised architectural and lighting plans for Building "A" at American Eagle Storage as presented. Motion passed.

Ms. Dunn presented the architectural plans for Building "E" which is in Phase 2 of the American Eagle Storage plan. She stated that they have found that there is a need for large storage units, so this building will allow for larger vehicles such as RV's and boats. It was noted that there would be 6 units, all 14ft. x 48ft. with 12ft. overhead doors.

Motion Lehn/Stuetgen to approve the architectural and lighting plans for Building "E" of Phase 2 as presented. Motion passed.

C. Consider CSM submitted by St. Paul's Church to create a 0.287 acre/12,500 sq. ft. Outlot for future sale to a nearby property owner (Anderson)

Planner Marchek stated that the Andersons have been communicating with St. Paul's Church about purchasing a portion of the church's property. He noted that the proposed outlet is not buildable and the proposed usage by the Andersons would be only for green space. Planner Marchek also noted that the Village Engineer has reviewed the many easements on this property and that the new survey map would now provide a current record of those easements.

Motion Erovick/Lehn to recommend to the Village Board a certified survey map submitted by St. Paul's Church to create a 0.287 acre/12,500 sq. ft. outlot. Motion passed.

D. Consider extraterritorial CSM submitted by GCAM, LLC (Surveyor Eric Schmitz) to create 2 lots in the SE ¼ of Section 15 in the Town of Polk

Planner Marchek stated that the CSM divides a parcel which is located about 3,000ft east of the Village's easterly limit along STH 60. He noted that the 10-acre parcel would be divided into 2 lots: Lot 2 fronting along Scenic Dr. containing an existing industrial building at 3767 Scenic Dr. and Lot 1, a vacant lot with 255ft. of frontage along STH 60. Planner Marchek noted that the Town of Polk has conditionally approved the CSM.

The Commissioners discussed conditions in the Land Division Ordinance They found that all conditions were met and that this CSM should be recommended to the Village Board for approval subject to the conditions of the Town of Polk.

Motion Stuetgen/Erovick to recommend to the Village Board an extraterritorial CSM submitted by GCAM, LLC (Surveyor Eric Schmitz) to create 2 lots in the SE ¼ of Section 15 in the Town of Polk, subject to the Town of Polk conditions. Motion passed.

6. Adjourn Meeting:

Motion Lehn/Fredericks to adjourn at 7:34pm. Motion passed.

Approved By:

Lee Fredericks, Commissioner

Drafted by: Tammy Tennes, Village Clerk