

**MINUTES OF THE VILLAGE PLANNING COMMISSION MEETING  
November 20, 2019**

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 November 20, 2019 in accordance with the Notice of Meeting delivered to the members on Friday, November 15, 2019.

**1. Roll Call & Notice of Meeting:**

**Plan Commission Members**

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

**Also Present:** Village Administrator Margaret Wilber, Village Planner Marty Marchek, Village Engineer Jim Haggerty and Village Deputy Clerk Dawn Smith

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 10-16-2019**

Motion Lehn/Behrend to approve the Planning Commission minutes of 10-16-2019 as presented. Motion passed.

**3. Public Hearing & Action Thereon:**

**A. Consider requests from Wangard Partners Inc. and Dittmar Realty, Inc. as joint applicants related to Lot 3 of CSM No. 6773 which is a vacant 9.56-acre property fronting along the north side of American Eagle Drive and fronting along the easterly side of Stoney Lane.**

**1. Public Hearings to amend two elements of the Village's Comprehensive Plan:**

**A. Public Hearing to amend the Land Use Plan element to reclassify the recommended land use of the subject property from commercial use to multi-family residential use and resolution related thereto.**

**B. Public Hearing to amend the Transportation Plan element to reclassify that portion of Stoney Lane adjacent to the subject property from an urban 2-lane cross-section to a rural 2-lane cross-section and resolution related thereto.**

**2. Public Hearing – Request to rezone the subject 9.56-acre property from the B-2 Commercial District to the Rm-1 Multiple-Family District.**

Administrator Wilber read the public hearing and stated that no comments for or against this matter were received.

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Kevin Dittmar from Dittmar Realty, Inc stated that the proposed project would be a joint venture with Siepmann Realty/John Siepmann and gave a brief overview of their many projects throughout Washington and Waukesha County. Mr. Dittmar then gave a brief history on the creation of the parcel which started back in 2003-2005 and the lack of development of any kind in that area over the past 15 years. He explained why he felt his proposed multi-family project would be a good fit for the site and the Village by creating tax base and bringing more people to the area which could help attract businesses to the Village. He continued by stating that this proposal will be very similar in size, internal floor plans, and exterior materials to his project that was built just east of CTH C and which has been very successful.

President Brandt opened the Public Hearing at 6:45pm. There were no public comments and the hearing was closed at 6:46pm.

Planner Marchek stated that there were several steps that could happen at the meeting but reminded the Commission that is just the start of the project. He explained that should the Commission choose to approve the project the PUD zoning would also be needed. He stated tonight's actions would need to be referred to the Village Board for their consideration.

He explained that similar to Mr. Dittmar's Hillside Terrace Apartments to the east, this project would be done in phases and with each phase a Conditional Use Permit, detailed site plans, landscaping plans and Development Agreements would be needed. He also explained that this proposal is a total package with sequential actions including the need for a street plan for Stoney Lane. He explained that Phase 1 of the plan would begin on American Eagle Drive, the next phase would be the middle section of the property, and the last section would be along the Stoney Lane frontage of the property, however, the Commission should discuss what needs to happen on Stoney Lane now. He stated the question is if a rural road or urban road is needed, or some combination of the two.

Discussion took place on the history of the property, lack of development for the site, the proposed use, and the remaining area still available for business use along American Eagle Drive.

Chairman Brandt read proposed Resolution No. P11-01-2019 and asked the Commissioners for their comments. Chairman Brandt suggested adding the wording "highly unlikely to be developed commercially" to paragraph 6 of the Resolution, and the Commission members agreed.

Engineer Haggerty began the discussion on urban roads versus rural roads and the pros and cons of each type from the Village's perspective. It was noted that urban roads are preferred by the plow drivers, and have been found by staff to last longer.

Extended discussion took place on how to best serve the land along Stoney Lane with sanitary sewer and the pros and cons of each position. Engineer Haggerty stated that he originally planned to provide sanitary sewer service to the proposed development with an internal sanitary sewer from American Eagle Drive to the proposed property but the construction of the storage facility also owned by Mr. Dittmar made this a moot point. He stated the developer is aware that serving the proposed site with sanitary sewer from the existing sanitary sewer along Stoney Lane becomes challenging because the slope of the existing ground limits the length of the sewer extension.

Commissioner Fredericks commented that maybe the storage sheds should have been placed on the triangle area to the northwest rather than where they ended up because they don't need the sewer and water service and getting it to that parcel, if annexed into the Village, could be problematic. He stated that it is important that the Village get this right for future development in the area.

It was also noted that several areas that do not have curb and gutter have deteriorating roads, especially along the edges, that plow drivers have a hard time finding the edge of the road, culverts have been damaged, and Village staff hears many complaints about disturbed gravel in yards, or grassy areas that have been plowed and damaged.

Planner Marchek stated that Mr. Dittmar would like to proceed with his building plan and is expected to make a submittal for the December meeting. He stated he felt that the future Stoney Lane roadway improvements and the sanitary sewer should be tabled so the engineers could work out what needs to happen on these items to make them work for the Village and developer. He stated possibly items 1A & 2 could move on and item 1B could be brought back to the Commission for further review at the next meeting.

Engineer Haggerty stated that after tonight's meeting he felt that the gravity sewer proposal as requested by the developer may be ok, and agreed that improvements on Stoney Lane need further review.

Motion Stuetgen/Erovick to table the transportation plan element for Stoney Lane. Motion passed.

Motion Fredericks/Lehn to send to the Village Board Resolution P11-01-19, a resolution approving Amendment No. 5 to the Land Use Element of the Village's Comprehensive Plan for the vacant property known as Lot 3 in CSM No. 6773 which is 9.56 acres in area with the wording "highly unlikely to be developed commercially" added. Motion passed.

Chairman Brandt opened Public Hearing item 3. A. 2. for public comment at 7:44pm. There were no comments, and the hearing was closed at 7:45pm.

Chairman Brandt asked if there was any additional comments or discussion needed on this matter. There was no additional comments or discussion.

Motion Erovick/Stuetgen to recommend to the Village Board the rezoning of a vacant 9.56-acre parcel from the B-2 Commercial District to the Rm-1 Multiple-Family District. Motion passed.

**4. Unfinished Business & Action Thereon: None**

**5. New Business & Action Thereon:**

**A. Consider two referrals from the Village Board to vacate the following areas to accommodate expansion of Weld Fab Facilities:**

- 1. Vacate a portion of Oak Street right-of-way extending northeasterly from Hartford Rd/James St. about 285 feet in length.**

**2. Vacate a public alley right-of-way extending northeasterly from Hartford Road about 114 ft. in length.**

Planner Marchek stated that the vacation of a portion of Oak Street is being done to provide additional land to Weld Fab to accommodate expansion of their plant. He also stated a portion of a platted but unbuilt public alley is being vacated to consolidate the unused land area into adjacent lots.

Administrator Wilber stated that there was a lot of research done to sort out the needed street and alley vacations. She stated that the Public Hearing to vacate and discontinue a portion of Oak Street will happen at the Village Board meeting on December 2, 2019. Resolution 10-02-2019 went to the Board on 10/22/2019 and a motion was made to send the Resolution to the Planning Commission for their review. She stated the proposed street vacations will get added to neighboring properties, and the Village will eventually quit claim deed their portion to Weld Fab. She continued, stating that the need for the alley way vacation was discovered while preparing the street vacation and due to State Statute requirements will have its own Public Hearing on January 6, 2020.

Discussion took place on the street and alley vacations and the two CSM's presented and it was agreed that better labeling and technical corrections may be needed.

Motion Fredericks/Stuettgen to recommend to the Village Board the vacation of the Oak Street right-of-way extending northeasterly from Hartford Road/James St. about 285 feet in length. Motion passed.

Motion Erovick/Behrend to recommend to the Village Board the vacation of a public alley extending northeasterly from Hartford Road about 114 ft. in length. Motion passed.

**B. Consider CSM submitted by property owner ADH Enterprises, LLC to create Lot 1 to integrate a portion of vacated Oak St. right-of-way to accommodate expansion of Weld Fab facilities.**

**C. Consider CSM submitted by property owners DAH Enterprises, LLC to create Lots 2 and 3 to integrate a vacated public alley right-of-way and a portion of vacated Oak Street right-of-way as described above.**

Planner Marchek stated the purpose of the first CSM is to consolidate the vacated westerly portion of Oak Street into recreated Lot 1 on this CSM and also to incorporate Lot 19 in an Assessor's Plat which is a triangular-shaped area in the northeast corner of Lot 1. He explained the second CSM is to incorporate the vacated easterly portion of Oak Street right-of-way and the vacated alley right-of-way into Lot 2 and Lot 3. He stated both will clean up the street and alley vacations that are needed to properly re-configure the Weld Fab site.

Discussion took place on the two CSM's and again it was agreed that better labeling and technical corrections are needed.

Motion Stuettgen/Fredericks to refer to the Village Board the CSM submitted by property owner ADH Enterprises, LLC (Item 5 B) to create Lot 1 to integrate a portion of vacated Oak Street

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right-of-way to accommodate expansion of the Weld Fab facilities as presented with technical corrections. Motion passed.

Motion Behrend/Lehn to refer to the Village Board the CSM submitted by DAH Enterprises, LLC (Item 5 C) to create Lots 2 & 3 to integrate a vacated public alley right-of-way and a portion of vacated Oak Street right-of-way as described in Item 5.b. with technical corrections. Motion passed.

**D. Consider staff's recommendation to hold public hearings to amend the text of the Village's Zoning Ordinance as follows:**

- 1. Amend the M-1 Limited Manufacturing District to add Public Museums as a Conditional Use.**
- 2. Amend the A-1 Agricultural/Transition District to add Indoor Commercial Storage as a Conditional Use.**

Planner Marchek stated that Village Staff is recommending that the Commission hold a Public Hearing in December to amend the text of the M-1 Manufacturing District to add public museums as a Conditional Use in conjunction with the EH Wolf Depot becoming the Village's new historical museum.

Planner Marchek stated that Village Staff is also recommending the Commission hold a Public Hearing to amend the A-1 Agricultural/Transition District to add indoor commercial storage as a Conditional Use in conjunction with the annexation of the Nehm property in the near future.

Motion Stuetgen/Fredericks to proceed with the recommended public hearings as described above. Motion passed.

**6. Adjourn Meeting**

Motion Erovick/Lehn to adjourn at 8:08pm. Motion passed

Approved By:

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Russell Brandt, Chairperson

Drafted by: Dawn Smith, Village Deputy Clerk