

Tuesday, October 17, 2023 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, OCTOBER 17, 2023
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:30 p.m.

ROLL CALL

Present: Robert Sekora, Joan Roberts, Mary Jo Bielinski, Susan Selner, Dale Schlies

Other staff present: Clerk-Treasurer Sherri Konkol, Deputy Clerk Treasurer Charles Wanish, Zoning Administrator Jeffrey Sanders

APPROVAL OF MINUTES FROM AUGUST 15, 2023 AND SEPTEMBER 19, 2023

Schlies/Bielinski moved to approve the minutes from August 15, 2023 and September 19, 2023 as presented. Motion carried.

DISCUSSION/ACTION ON REQUESTED AMENDMENT TO THE VILLAGE OF DENMARK COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR TAX PARCEL NUMBER VD-138 LOCATED ON HAGER ROAD IN THE VILLAGE OF DENMARK REQUESTING TO ADD MULTI-FAMILY AS AN ALLOWABLE LAND USE CLASSIFICATION FOR VD-138

Attorney Randy Nesbitt here representing Margaret Lucas, owner of the parcel. Attorney Nesbitt feels the matter should move forward to a public hearing.

- Inconsistent with the housing element
- The comprehensive plan was amended for the Stradale development
- With the housing demand, the type of housing is changing – less ownership and more rentals
- There is a generational shift that needs to be considered – is there a demand for rentals now
- Plan is to construct the buildings as needed
- TID is 2 years into its life span, and life envisions having construction
- Is building at the front end of the TID advantageous
- Developer would like to share the preliminary plans and move forward with development

Sanders went through his report:

Sanders started off by sharing that when Lexington Homes requested an amendment to the comprehensive plan, the request was to change the zoning classification from exclusively Gateway Commercial to Multi-family. The request for zoning reclassification for VD-138 is from Gateway Commercial and Mixed Residential to Multi-family.

Sanders shared the Gateway is described in the Comprehensive Plan as “This is the gateway to Denmark and as such, it should continue to be developed to create a positive first impression of the village and uses should generally be commercial focusing on transient traffic from I-43”. The desired uses are new commercial uses including retail, hotel, and flexible commercial/industrial space and continued commercial/industrial development in the Viking Business Park. The housing goal is to provide a range of quality housing opportunities for all segments of the village’s population.

Sanders stated the proposed amendment is inconsistent with the comprehensive plan’s housing goal.

Sanders shared the proposed development is 159 units with 257 rental units and shared with the Plan Commission they need to decide if multi-family is the highest and best use of the property.

Discussion

- Not comfortable with it
- Commercial will bring a lot more tax
- Would like to see commercial in that area
- Would also like to see more commercial development in there – will all those units be rented
- Don’t know if the need is that great, and having them all together takes a lot of land
- They are coming in with a big load – 14 buildings means a lot of people in a small area-it might be too soon on the tail end of the Lexington development
- When the TID was first established, it was stated increased tax values come with commercial and industrial
- The comprehensive plan has residential development to the east, but they need a lift station
- There are several properties in the village that are targeted for residential development such as the Kramer property and the property at County R and North Avenue
- This land should be dedicated to commercial/industrial development

Schlies/Sekora moved to not hold a public hearing on a requested amendment to the Village of Denmark comprehensive Plan future land use map for tax parcel number VD-138 located on Hager Road in the Village of Denmark requesting to add multi-family as an allowable land use classification for VD-138. Motion carried.

DISCUSSION/ACTION ON AN APPLICATION FOR SITE PLAN REVIEW – NON-RESIDENTIAL, FOR VD-97-22 LOCATED AT 649 DE PERE ROAD PROPOSING TO CONSTRUCT A PRINCIPAL STRUCTURE AND OPERATE AN AUTO PARTS STORE

Joseph Varvina, architect for O’Reilly stated the plan is to construct a 7700 square foot retail auto parts store. Varvina explained the plan includes appropriate parking, attractive landscaping screen, bicycle parking and pedestrian access from DePere Road.

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Sanders went through his report and stated the application is compliant and recommends approval of the proposed site plan contingent on the 14 bullet points in his report.

Roberts/Bielinski moved to approve the application with contingencies in Sander's report and the recommendations from Director of Public Works, Thronson, for Site Plan-Non-residential, for tax parcel VD-97-22 located at 649 DePere Road proposing to build a principal structure and operate an auto parts store. Motion carried.

DISCUSSION/ACTION ON AN APPLICATION FOR SITE PLAN REVIEW FOR VD-900 LOCATED A THE NORTHEAST CORNER OF MORNING STAR LANE AND COUNTY HIGHWAY R IN THE VILLAGE OF DENMARK PROPOSING A CONDOMINIUM DEVELOPMENT ON LOT 104 IN DAYBREAK ESTATES

John Maas of JMM Consulting, LLC Consulting Engineers presented the details of the project

- The development is located at the corner of County Highway R and Morning Star Lane
- It is a complicated site
- Submitted initial site plan on June 7, 2022
- Needed approval to cross ANR Pipeline, and caused a delay, of a month or so late of the 1 year start after approval
- Submitted new site plan due to being over the 1 year limit of starting a development after submittal of initial site plan application under new zoning code
- The development includes duplex condominiums, left unit, right unit
- Landscaping includes native species all subject to change
- Plantings cannot be within 10 feet of the pipeline
- There will be 185 plantings
- Parking spaces will be 10 ft X 20ft
- Added 5 parking spaces in front of development, but can be eliminated

Sanders went through his report stating there is no outdoor lighting, there are parking issues and there is a footprint issue, as two designs are proposed. Also need to include on the landscaping plan, layout and spacing, and variety of and number of species. Sanders recommends tabling the decision until the next scheduled Plan Commission meeting so that applicant can meet the Zoning Administrator's requirements as listed in the report, or the Plan Commission can approve it as is and give the Zoning Administrator the authority to review and approve the requirements once revised.

Discussion

- With the street lighting, could we request a streetlight on County Highway R near the development
- Will there be lights on homes – or will they be required to have a light on in their yard
- Seems like it will be dark if there is no lighting

Schlies/Roberts moved to approve the application for Site Plan Review as is with the condition of a landscaping plan with Zoning Administrator review and approval and requirements in the technical memorandum from the Public Works Director for VD-900 located at the northeast corner of Morning Star Lane and County Highway R, proposing a condominium development on lot 104 in Daybreak Estates. Motion carried.

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DISCUSSION ON DRAFT UPDATES TO CHAPTER 265 SUBDIVISION OF LAND ORDINANCE OF THE VILAGE
CODE OF ORDINANCES

Due to time this item will be discussed at the November meeting

ADJOURN

Schlies/Sekora moved to adjourn at 6:26 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer