

Tuesday, September 19, 2023 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 19, 2023
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:45 p.m. after Public Hearing closed

ROLL CALL

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

Excused: Dale Schlies

Other staff present: Clerk-Treasurer Sherri Konkol, Deputy Clerk Treasurer Charles Wanish, Public Works Director Erika Thronson, Zoning Administrator Jeffrey Sanders

DISCUSSION/ACTION ON AMENDING A PROPOSED ZONING CHANGE FOR TAX PARCEL NUMBER VD-138, LOCATED ON HAGER ROAD IN THE VILLAGE OF DENMARK, FROM RD-1 RURAL DEVELOPMENT DISTRICT TO R-4 MULTI-FAMILY DISTRICT, TO ACCOMMODATE A PROPOSED MULTI-FAMILY DEVELOPMENT

Sanders stated a zoning change is required to proceed with the proposed Multifamily development, VD-138 is currently classified as a Gateway Commercial and Mixed Residential on the Comprehensive Plan Future Land Use Map with desired uses being new commercial uses including retail, hotel, and flexible commercial industrial space and continued commercial/industrial development in the Viking Business Park. Wisconsin Statute 66-1001(3)(k) requires cities and villages administering zoning ordinances to do so "consistent with" an adopted comprehensive plan. Sanders explained the proposed multi-family development would be inconsistent with the comprehensive plan, and an amendment to the comprehensive plan is required in order to proceed.

Sanders recommends denial of the proposed zoning change due to inconsistency with the comprehensive plan.

Dennis Hecker, of Dennisons Investments LLC, developer for proposed zoning change stated there would be 450-500 units in the development, using one parcel in the Village and one parcel in the Town of New Denmark.

- Would like laterals to each parcel
- Sewer would have to be extended
- Annexation would be preferred

Discussion

- Village does not provide water/sewer services to parcels not in the Village
- Village has designated the former Land O Lakes property for residential development

**Sekora/Roberts moved to suspend the regular rules of the meeting for the public to speak.
Motion carried.**

Discussion

- If approved, it would be setting a precedence
- This would be a tax advantage to the TID
- Does the Village have a percentage set for multi-family housing compared to single-family housing
- Concerned about quick growth and having to build schools
- What is the time frame for 450 units? Only would build as fast as the community could absorb them
- Revenue from the state or schools is based on number of students
- How many bedrooms are there in the units? There will be 1, 2 and 3 bedroom units and 2 stall garages
- How big are the units? 1000-1,500 square feet

Roberts/Sekora moved to return to the regular rules of the meeting. Motion carried.

Selner shared there was a Plan Commission member that was excused from the meeting this evening that called her and shared with her that he was against the rezoning.

Discussion

- We need single family homes more than multi-family homes

No motion made – Item dies due to lack of motion. The item will be on the next Village Board agenda due to the Plan Commission's lack of motion.

DISCUSSION/ACTION ON DRAFT UPDATES TO CHAPTER 265 SUBDIVISION OF LAND ORDINANCE OF THE VILLAGE CODE OF ORDINANCES

Sanders shared Chapter 265 Subdivision of Land Ordinance is 40 plus years old.

- Sanders started the review of the proposed updates to Chapter 265 Subdivision of Land Ordinance
- Will continue with the review at the October meeting

ADJOURN

Roberts/Bielinski moved to adjourn at 6:15 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer