

Tuesday, April 18, 2023 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, APRIL 18, 2023
4:30 P.M., BMO BUILDING
100 WISCONSIN STREET, DENMARK, WI 54208**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:33 p.m.

ROLL CALL

Present: Dale Schlies, MaryJo Bielinski, Joan Roberts, Susan Selner

Excused Robert Sekora

Other staff present: Clerk-Treasurer Sherri Konkol, Department of Public Works Erika Thronson, Deputy Clerk-Treasurer Roxanne Olson, Zoning Administrator Jeffrey Sanders

APPROVAL OF MINUTES FROM FEBRUARY 7, 2023, AND MARCH 1, 2023

Schlies/Roberts moved to approve the minutes from February 7, 2023, and March 1, 2023, as presented. Motion carried.

DISCUSSION/ACTION ON IF THE PROPOSED CHANGE IN COLOR OF THE STEEL SIDING IS ACCEPTABLE, ON THE ADDITION TO THE BUILDING LOCATED AT 550 WOODROW STREET (PROFESSIONAL FABRICATIONS)

Discussion

- The site plan approved by the Plan Commission included LP Siding
- Zoning allows for "Attractive aluminum siding which has the appearance of wood siding, a "brushed" surface, or other compatible attractive material may, however, be permitted".
- The proposed change does not comply with zoning ordinance.

Roberts/Bielinski moved to deny the proposed change in façade. Motion carried.

DISCUSSION OF RECOMMENDED CHANGES TO SUBDIVISION ORDINANCE

Discussion

- Village needs arterial roads for Fire Department to have better connectivity.
- Require more parks/open spaces in subdivisions.
- Possible Park impact fees

Sanders will prepare a draft for the May or June meeting.

DISCUSSION/RECOMMENDED TO THE BOARD REGARDING PROPOSED ADOPTION OF A FILL, GRADING, AND LAND DISTURBANCE ORDINANCE

Discussion

- Fill permits can be used to fill in low spots.
- Storm water ponds would aid in the control of erosion.

Tuesday, April 18, 2023 (Plan Commission Meeting)

Schlies/Bielinski moved to have Sanders create an ordinance for fill, grading, and land disturbance and recommend to the Village Board. Motion carried.

DISCUSSION/ACTION ON EXTRATERRITORIAL CSM FOR TAX PARCEL NUMBER ND-634-3, LOCATED AT 4878 STH 96 (SHIRLEY ROAD) IN THE TOWN OF NEW DENMARK

Sanders explained what a Flagpole Lot design looks like and reported that the parcel is compliant with the current ordinance.

Roberts/Schlies moved to approve Preliminary Extraterritorial CSM for Tax Parcel Number ND-634-3, located at 4878 STH 96 (Shirley Road) in the Town of New Denmark. Motion carried.

DISCUSSION/ACTION ON CHANGES TO PLAN SET FOR STRADALE MULTI-FAMILY DEVELOPMENT

Discussion

- Decreased buildings from nine to seven buildings.
- Changed some single bedroom units into 2-bedroom units due to higher demand for sharing rent costs.
- Southern access was removed on Phase I Plan

Roberts/Bielinski moved to have Lexington submit a new application with amended site plan to the Plan Commission for review and approval. Motion carried.

ADJOURN

Schlies/Roberts moved to adjourn at 6:20 p.m. Motion carried.

Minutes submitted by Roxanne Olson, Village Deputy Clerk-Treasurer