

Tuesday, April 16, 2024 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, APRIL 16, 2024
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:49 p.m. due to having 3 Public Hearings the meeting was called to order later than 4:30

ROLL CALL

Present: Tim Schroeder, Mary Jo Bielinski, Joan Roberts, Bob Sekora, Dale Schlies, Susan Selner

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

APPROVAL OF MINUTES FROM MARCH 6, 2024

Schlies/Roberts moved to approve the minutes from March 6, 2024 as presented. Motion carried.

DISCUSSION/ACTION ON A RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE, APPROVE WITH CHANGES OR DENY A REQUEST FOR A CONDITIONAL USE PERMIT FOR VD-97-22, LOCATED AT 649 DE PERE ROAD PROPOSING TO OPERATE A VEHICLE PART SALES STORE

Bielinski/Schlies moved to approve the Plan Commission's recommendation to approve a request for Conditional Use Permit for VD-97-22, located at 649 DePere Road proposing to operate a vehicle part sales store. Motion carried.

DISCUSSION/ACTION ON A RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE, APPROVE WITH CHANGES OR DENY THE PROPOSED REWRITE OF THE VILLAGE SUBDIVISION OF LAND ORDINANCE, CHAPTER 265 OF THE VILLAGE OF DENMARK MUNICIPAL CODE

Selner shared the Village received a letter from the Brown County Homebuilders Association, that the Government Affairs Committee has reviewed the draft of the update to Chapter 265 – Subdivision of Land and they have some concerns about the proposed changes. Selner went over what the changes were that they were concerned about:

- The Village requires the developer to finance 1 ½ times the estimated cost of the required improvements, which is not possible for a developer, nor would a bank move forward with that. *Sanders stated 1 ½ was in the old ordinance and he didn't change it. Sanders told the Plan Commission if they agree it is problematic he has no comment if it is true or not.*
- *Comments from the Plan Commission the 1 ½ is excessive and should be equal to the cost*

Roberts/Bielinski moved to recommend to the Village Board to decrease the requirement for the developer to finance 1 ½ times the estimated cost of required improvements to 1%.

Motion carried.

- Amount of land required for parkland dedication as we believe it is taking away too much land that the developer is now no longer able to use to develop. *Sanders stated parks are necessary in a residential development as are roads. The updated ordinance requires one acre per each 25 potential dwelling units or fraction thereof.*

Sekora/Schlies moved to leave the amount of land for park dedication as it is in the updated Subdivision Ordinance. Motion carried.

- Requirement of sidewalks to be put in when the roadways are put in, it is more realistic to put in the sidewalks with the occupancy permit as the sidewalks get ruined if already put in before the building happens. Other municipalities are able to make it work by having a deadline for when sidewalks are to be put in as nobody wants the sidewalks to be incontinuous if a lot sits empty. *Sanders stated he is fine with doing it after the occupancy permit is granted.*

Roberts/Bielinski moved to amend draft of Chapter 265 regarding sidewalks to be consistent with the recommendation of the Brown County Home Builders Association to have a deadline for when sidewalks are to be put in after the Certificate of Occupancy is granted. Motion carried.

- The nation is experiencing low existing inventory of housing which is creating a demand for new homes. This is true for our local market including the Village of Denmark. The Brown County Homebuilders Association believes that the impact fees in general have a negative impact on housing. It must be assured that the new construction does not bear the full costs of a public facility that will benefit the entire community.

Discussion

- A flat fee is problematic
- Can shift the fees
- Not true that impact fees have a negative impact on housing
- Affordable is not profitable for the developer

No action taken on impact fees

DISCUSSION/ACTION ON A RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE, APPROVE WITH CHANGES OR DENY THE PROPOSED AMENDMENTS TO THE VILLAGE ZONING CODE CHAPTER 315 OF THE VILLAGE OF DENMARK MUNICIPAL CODE

Schlies/Bielinski moved to recommend to the Village Board to approve the proposed amendments to the Village Zoning Code Chapter 315 of the Village Municipal Code. Motion carried.

ADJOURN

Sekora/Roberts moved to adjourn at 5:53 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer