

**PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 17, 2024
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: Mary Jo Bielinski, Joan Roberts, Dale Schlies, Susan Selner

Excused: Robert Sekora, Tim Schroeder

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

APPROVAL OF MINUTES FROM JULY 16, 2024

Schlies/Roberts moved to approve the minutes from July 16, 2024 as presented. Motion carried.

Discussion/action on an application for Site Plan Review – Non-Residential, for Tax Parcel Numbers VD-112 and VD-114 located at 103 Main Street in the Village of Denmark proposing to combine VD-112 and VD-114 and raze and replace an existing commercial structure (bank)

Selner turned the floor over to the representatives of Bank First to explain what the Site Plan entails for the new structure.

Robert Koehler, Building Design and Project Manager

Shared the building they are currently working in does not meet Bank First's needs and will be torn down and a new building will be put up to replace the existing building

Sanders presented his report

Reid Jahns, Civil Engineer, Excel Engineering and Jessica Rodriguez, Civil Project Assistant, both working with Bank First on this project, stated:

- There will be a trailer placed in the parking lot with a drive through to keep the bank open and continue operation during construction
- The new building will be like other Bank First locations for brand identity
- Eventually the south part of the property will have asphalt torn out and replaced with green space

Sanders shared the parking lot shall provide safe and accessible pedestrian ways and questioned if the plan has a safe passageway for pedestrians. The Plan Commission felt the parking lot was compliant with the ordinance.

Roberts/ Bielinski moved to approve the parking lot as designed in the site plan. Motion carried.

Sanders stated large parking lots containing more than 15 parking spaces shall be bifurcated by landscaped islands and the islands shall be used for stormwater management purposes. ***Jahns stated the islands would become ponds in rainstorms as you can't infiltrate water to the islands, and we are decreasing the parking lot from 100 spaces to 20 spaces. DPW Thronson shared the engineers said it is ok***

Sanders continued with his report sharing the proposed signs appear to be compliant with sign standards with a ground sign and two wall signs

Thronson stated the amended plan sheets and Stormwater Management Maintenance Plan to address the Technical Memorandum provided by McMahon need to be provided to the Village, and informed them that work in the road right of way (water and sanitary sewer) requires a Brown County Right-of-Way permit and a Village of Denmark Right-of-Way permit. Thronson's recommendation is to approve the site plan application contingent upon Department of Public Works approval of amended site plan and Stormwater Management Plan.

Schlies/Bielinski moved to approve the amended application for Site Plan Review – Non-Residential, for Tax Parcel Numbers VD-112 and VD-114 located at 103 Main Street in the Village of Denmark proposing to combine VD-112 and VD-114 and raze and replace an existing commercial structure (bank) contingent upon elimination contingencies in staff report and upon approval of the Department of Public Works. Motion carried.

ADJOURN

Roberts/Bielinski moved to adjourn at 5:24 p.m. Motion Carried

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer