

**PLAN COMMISSION MEETING
TUESDAY, APRIL 15, 2025
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

Call to order

Chairperson Selner called the meeting to order at 4:40 p.m., called to order later than 4:30 due to having a Public Hearings prior to the Plan Commission meeting

Roll Call

Present: Robert Sekora, Tim Schroeder, Joan Roberts, Susan Selner

Excused: Dale Schlies

Absent: Mary Jo Bielinski

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

Discussion/action on a request for an amendment to the Comprehensive Plan Future Land Use Map for Tax Parcel Number VD-138 located on Hager Road in the Village of Denmark. The requested amendment is necessary to develop the site for use as a truck terminal

Sanders went over his report stating the Parcel is classified 'Gateway Commercial' and 'Mixed Residential' and located within the 'I-43/CTH KB Gateway -East Interchange to CTH R planning area 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. Sanders shared the proposed use is inconsistent with the Future Land Use Map, thus an amendment from 'Gateway Commercial' and 'Mixed Residential' to 'Industrial is required. Sanders recommends approval of the requested amendment to the Comprehensive Plan.

Schroeder/Roberts moved to recommend to the village Board approval of the request for an amendment to the Comprehensive Plan Future Land Use Map for Tax Parcel Number VD-138 located on Hager Road in the Village of Denmark. Motion carried.

Discussion/action on an Application for Minor Land Division to combine divide Tax Parcel Number VD-900. The proposed land division, if approved, will result in the creation of Lot 1, a 0.7068 acre lot hosting an existing two family dwelling unit

Thronson, Director of Public Works, went over her staff report, stating the CSM does not comply with the Village's sewer ordinance. The CSM was reviewed and have the following critical concerns

- Lack of As-Built Information - A condition of the original site plan approval for Vercon was the submission of as-built coordinates for all underground water fittings. While the watermain and laterals have been installed, these as-built coordinates have not been provided to the Village. Some sanitary sewer infrastructure has been installed, it is incomplete, and the Village believes the force main and lift station are yet to be installed. As-built drawings for the dedicated sanitary sewer will also be required.
- Private vs. Public Infrastructure – The proposed land division raises significant questions regarding the long-term maintenance and ownership of the existing and proposed utility infrastructure. Village ordinance §238.5 states that individual property owners are

responsible for the street main to the house. The original design as a single condominium association with a private system deviates from this standard for the proposed Lot 2.

- Wisconsin Public Service Commission (PSC) Regulations – PSC 185.52 outlines general construction requirements for water mains and service laterals. Several aspects are relevant here:
 - PSC 185.52(1)(e): Location of mains. Utility-owned mains should ideally be located within public right-of-way or readily accessible easements
 - PSC 185-52(2)(b): Single connections. Generally, each customer's lateral should connect directly to utility owned facilities, with exceptions for multi-occupancy premises like condominiums. The proposed division complicates this, as Lot 2's service connections were originally designed within the context of a single private system.

Thronson explained based on the concerns and after discussions with the Village's engineers, the Department of Public Works does not recommend approval of the land division at this time without the conditions listed in the report being met.

Roberts/Sekora moved to open the meeting for the public to speak. Motion carried.

Jim Sehloff of TNT Professional Surveyors stated once they have power, the grinder pump will be put in. Sehloff also stated he received the Public Works Director's report at 10 a.m. this morning and asked if information can be provided by the end of the week as the closing is May 13, but because of a Starker Exchange buyer is only allowed 45 days to move funds and that has to be done by April 25th or 26th. Sehloff stated they have all the as-builts it was just a matter of putting it together and getting it to the Village.

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

Sanders asked the Plan Commission if they had any questions or comments. Sanders then explained the options for actions for the CSM

- Approval with recording by the county
- Denial – then the process starts over
- Approval upon condition of staff review and approval
- Table the item – must make a decision in May
- Postpone until all information received – information has not been provided that was asked for more than a year ago

Discussion

- There are problems here, some complicated ones that have to be dealt with like easements that we can't just walk away from

Roberts/Sekora moved to postpone any action on this item until all information that is needed is received. A Special Plan Commission meeting is scheduled for Tuesday, April 22 at 4:30 p.m. followed by a Special Village board meeting if all required information is complete. Motion carried.

Discussion/action on an application for Minor Land Division to divide Tax Parcel Number ND-330. The proposed land division, if approved, will result in the creation of Lot 1, a 7.711-acre lot hosting an existing farmstead (single-family dwelling and associated agricultural structures)

Sanders stated this is coming to the Village as the property is within the 1 ½ mile extraterritorial area of the Village. Sanders shared everything is compliant except the side yard lot line set back. Sanders recommends approval of the proposed land division as drawn. **Sekora/Schroeder moved to recommend to the Village Board approval of the application for Minor Land Division to divide Tax Parcel Number ND-330. The proposed land division, if approved, will result in the creation of Lot 1, a 7.711-acre lot hosting an existing farmstead (single-family dwelling and associated agricultural structures) Motion carried.**

Discussion/action on options for yarn bombing structures in the Village

Roberts/Sekora moved to open the meeting for the public to speak. Motion carried.

- Molly Arneson is here representing the Denmark Community Activity Center/Denmark Connects explained there is a crochet group at the center and would like to ask permission to “yarn bomb” or hang their creations in various areas of the village. Arneson stated she emailed the areas they are interested in displaying the crocheted items. Arneson shared the yarn is acrylic and does not hold water.
- Sanders stated the yarn decorations are actually signs.
- Willie Mae Barbier stated the park gets aggressive, she had to fix her fence as someone from the park broke a part of it and is cautioning potential vandalism could happen
- Trustee Ackley urges the board to approve the yarn bombing as there is no safety concerns with this project.

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

Discussion

- Safety concern about having the yarn on the yellow posts where Rookies and the Yoga Studio are, located in the area of Green Bay and DePere Roads as people will be paying attention to the yarn creations rather than the road
- All other places seem to be ok
- Do not have to put the yarn there, the places that were pictured were only suggestions.

Roberts/Sekora moved to approve the yarn bombing for all structures requested, except on the yellow posts at DePere and Green Bay Roads, on a six week trial as long as they are kept up. Motion carried.

Adjourn

Sekora/Roberts moved to adjourn at 5:20 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer