

Village of Withee

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PLANNING COMMISSION MEETING

The Village of Withee Planning Commission met on July 20, 2022, at 7:00 p.m. in the Municipal Building, Conference Room.

Everett Lindgren called the meeting to order at 7:00 p.m.

ROLL CALL

Roll call was answered by Kevin Thorson, Lynn Van Winkle, Everett Lindgren, Troy Hatlestad, Randy Shelton, Terry Pawlukiewicz, and Pat Esker. Village Clerk Niemi recorded the minutes. Also, present were Roger Niemi, Cindy Cardinal, Ronald Uhlig, Dale Amacher, Joe Roberts, and Georgia Roberts.

The plan commission was called to consider an application for changing the zoning at parcel 191.0174.000 from R-1 Single-Family Residential to R-2 Multi-Family Residential, to allow for building duplexes.

APPEARRANCES

Roger Niemi told the planning commission that he was applying for rezoning because he wants to build four duplexes. Denzine Surveying is hired to do the survey. The map showed the layout of Lots 1, 2, 3, & 7 planned at this time with Lots 1-3 accessing from Division Street and Lot 7 accessing from a road to Division Street. A picture of an example of a style of duplex was shown. Amacher asked why he was sent a letter about the rezoning. Clerk Niemi responded that she had addressed the Nazareth Lutheran Church notification to him since that is where the water bill gets mailed. Esker asked what the minimum lot size is for the Village of Withee. Hatlestad stated that the size is listed in the R-2 ordinance and that these lots are more than the minimum. Esker asked if the road would be paved. R.Niemi stated that he plans to build a road and the village could have the option to take ownership, as it would receive tax monies. Esker asked who pays for sewer and water to the back lots. Hatlestad stated that it is the developer's expense. He said water is right there and sewer is available from the east side behind Ron Uhlig house and would extend north. Van Winkle confirmed with Uhlig that the last house south of the parcel is his. Hatlestad stated that he would apply with the DNR for a sewer extension permit to install the sewer to the lots. There was discussion about the land located east of Uhlig's and north of Maple Street which is owned by Jim Hatlestad. Hatlestad said that if Jim Hatlestad does any future development, sewer is available, but water would have to be extended.

Van Winkle confirmed with Hatlestad the location of the Village boundaries and that the land to the north and east of parcel 191.0714.000 is in the Township of Hixon. G.Roberts asked R.Niemi where the access for the duplexes would be located. The accesses would be from Division Street. G.Roberts asked for clarification that she would have three driveways across from her house. R. Niemi confirmed that to be true. G.Roberts wanted to be sure what she would be looking at since currently she gets to look at a beautiful field. Van Winkle asked G.Roberts where she lives to which G.Roberts replied that she

is right across the road from the parcel. Esker asked if the road going to lot 7 would be a dirt road. R. Niemi replied that he would make the road 140 feet long and could be considered a driveway. He would ensure that it is built to the requirements for a road with base and width. Hatlestad said it would be like Maple Street was until it was taken over by the Village in the 1980s and blacktopped. Van Winkle confirmed with R. Niemi that the fronts of lots 1-3 would face Division Street. R. Niemi said the picture is an example of the style with one-car garage and two-bedroom for each side of the duplex. Uhlig commented that a corn field is a very quiet neighbor. He stated that he talked to R. Niemi extensively about the water drainage and just wants to make sure that the water is directed away from his basement as he already has two sump pumps working. If R. Niemi does what he planned for the water concerns, Uhlig doesn't feel there should be any problems. G. Roberts says water from the field floods her yard which then goes to the trailer park. Lindgren commented on the flooding in his yard. Hatlestad commented that happens when you build in a swamp as the entire Village is very wet.

Van Winkle asked about the distance between the duplexes. R. Niemi said the setback on each side is more than six feet and the back yard will be much bigger than the front yard. Thorson confirmed with Hatlestad that the front of the houses would be 65 feet off the center of the highway. Van Winkle was wondering about the size and setbacks and if houses would be on top of each other. Thorson said houses on his street are like that. Hatlestad said that it was the same when houses were developed on Eastwood Street. Van Winkle mentioned when Jerome LePage put in the trailer home. Hatlestad said that happened before his time. Hatlestad said all the setbacks look fine and this is going to look like a nice development. Thorson commented on the ordinance stated that shingles need to be asphalt or fiberglass. Discussion from attendees that their roofs are metal. Clerk Niemi said it should probably be discussed to edit the ordinance at a Village Board meeting. G. Roberts asked R. Niemi if he was going to hire someone to manage the duplexes in case there would be issues. R. Niemi replied that he will be the manager.

REQUEST FOR REZONING

A Hatlestad/Pawlukiewicz motion to recommend board approval of the zoning change from R-1 Single-Family Residential to R-2 Multi-Family Residential for parcel 191.0174.000 carried with all ayes.

A Pawlukiewicz/Thorson motion to adjourn at 7:20 p.m. carried with all ayes.

Ellen Niemi
Village Clerk