

PLAN COMMISSION

Plover Municipal Center Board Room
2400 Post Road
Plover, WI

Monday, May 1, 2023
5:30 p.m.

1. Call to order
 2. Approval of the minutes of the Plan Commission meeting of April 17, 2023 as printed
 3. Persons wishing to address the Commission
 4. 5:30 p.m. - Go to Public Hearing – Robert Hamilton, request for a Conditional Use for a detached accessory building exceeding the dimensional limitations of the Zoning Ordinance at 1831 Burin Ct.
 5. Reconvene for possible discussion and possible consideration of the Robert Hamilton, request for a Conditional Use for a detached accessory building exceeding the dimensional limitations of the Zoning Ordinance at 1831 Burin Ct.
- Discussion with possible action on the following:
6. Adjournment subject to call of the chair

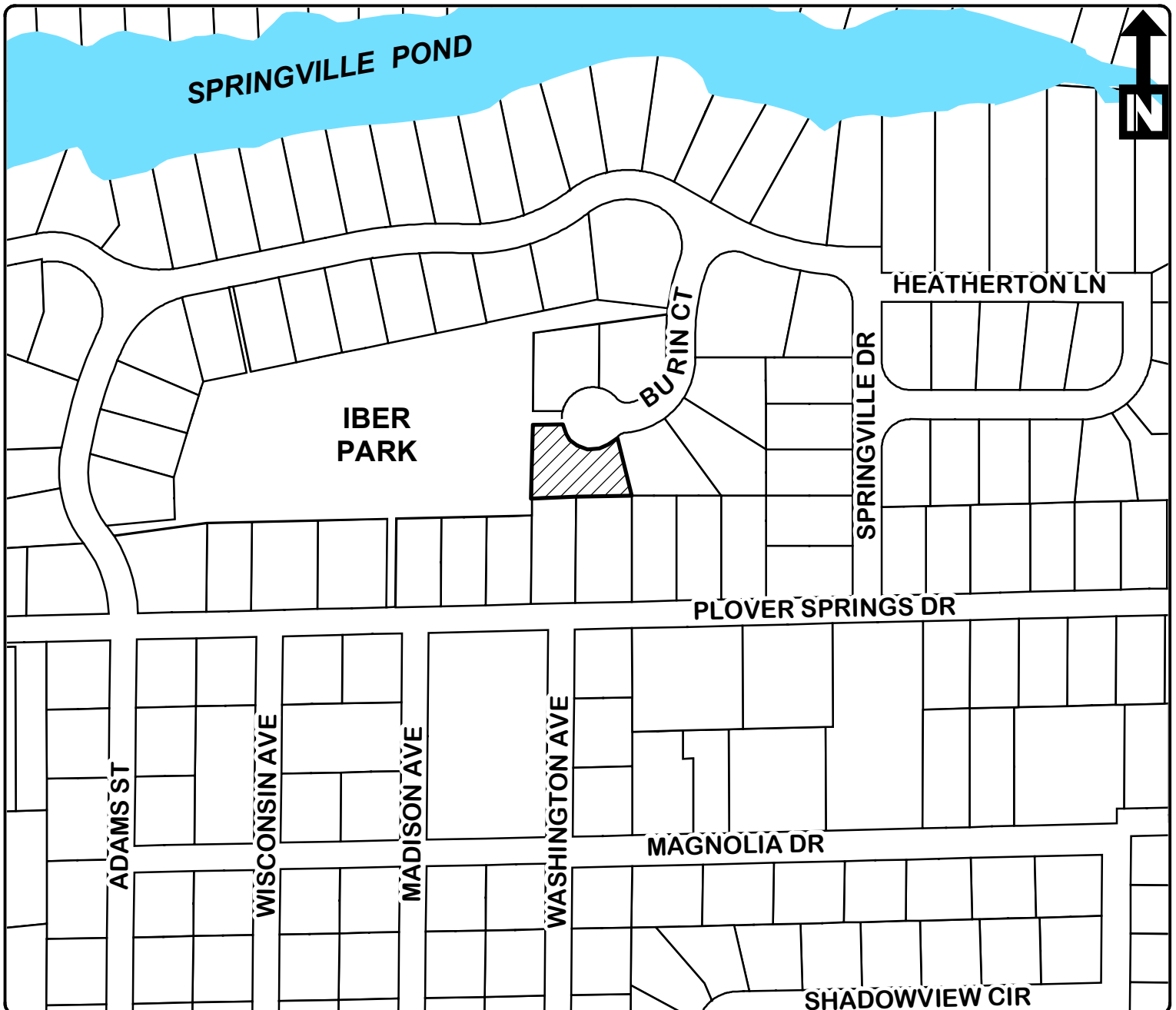
NOTICE IS HEREBY GIVEN that a majority of the members of the Village Board may attend this meeting to gather information about a subject over which they have decision making authority.

PUBLIC HEARING NOTICE

Proposed Conditional Use
Located in the Village of Plover

NOTICE IS HEREBY GIVEN that the Village of Plover Plan Commission will hold a public hearing on Monday May 1st, 2023 at 5:30 p.m., at Plover Municipal Center Board Room, 2400 Post Road, Plover, WI, to consider a conditional use permit application for Robert Hamilton, applicant, to construct a detached accessory structure exceeding the dimensional limitations of zoning the ordinance, property address 1831 Burin Court, Plover WI 54467, PIN# 173-85-079. All interested persons will be given a reasonable opportunity to be heard.

Karen Swanson, Village Clerk



 = PROPOSED AREA



VILLAGE OF PLOVER, WI
STAFF REPORT

PLAN COMMISSION
&
VILLAGE BOARD

Submitted By: Dominique Swangstu – Natural Resources/Recreation Planner

Date: April 28, 2023

Subject: Conditional Use Permit (CUP) Application – Accessory structure greater than permitted in the R-2 Zoning District

Applicant/Owner: Robert Hamilton			
Address:	1831 BURIN CT PLOVER, WI 54467	Parcel Identification Number (PIN):	173-85-079
Current Zoning:	R-2 (Single Family Residential)	FLU Designation:	Single Family
Current Use:	S/F Residential	Proposed Use:	S/F Residential

Request: Robert Hamilton is requesting to construct a detached accessory structure (on the parcel described above) with the proposed dimensions shown below. The proposed structure will be 36' X 36'. The intent behind this larger structure is to allow for the owner to store personal equipment including “4 automobiles, 3 motorcycles and a boat (along with riding lawnmower, snowblower, kayaks, etc.)” as provided in the application.

	Max Size	Max Height	Max Side Wall Height
Permitted Standard	900 sq.ft	15 ft	Nine (9) ft
Proposed (CUP)	1,296 sq.ft	16.66ft (16' 8")	10 ft
Difference	+396sq.ft	+1.66ft	+1ft

Minimum side yard setback = 6ft; Minimum rear yard setback = 10ft; Minimum ROW setback = 30ft
Proposed structure to be a minimum = 40ft from the rear and side property lines.

Exhibit A – Relevant application materials

Staff Recommendation: Staff recommends approval of the Conditional Use Permit as presented, conditioned on the following items:

1. The proposed accessory structure shall meet all other applicable regulations and standards.



- Hotels
- Things to do
- Museums
- Trains
- Pharmacies
- ATMs



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Google

Building Width

Select your Building Width

20

Building Length

Select your Building Length

20

Building Height

Select your Building Height

Approximate Total Height is 11'6"

Approximate Ceiling Height is 10'6"

10

Chimney

Select your Chimney

Standard Chimney

Chimney Height

Select your Chimney Height

7'

Wind-Resisting Stud

Select your Wind-Resisting Stud

2x4

Roof Framing

Select your Roof Framing

Truss Compression

Truss Type

Select your Truss Type

Common



conditional use is approved.

- (a) Exception. Those lots that are deemed a corner lot by the Community Development Manager shall be permitted to install an accessory structure in the side street yard with a minimum setback of 20 feet from the road right-of-way.
- (4) Size and setback.
 - ✓ (a) No accessory building(s) shall be more than one story.
 - ✓ (b) No accessory building shall exceed side wall height of nine feet or a building height of 15 feet unless a conditional use is approved.
 - ✗ (c) When an accessory building is 16 feet or less in both width and length, then the side yard and minimum setback shall be six feet from all property lines and 10 feet from an alley.
 - ✓ (d) When accessory building(s) is greater than 16 feet in width or length, the minimum side yard setback shall be 6 feet, and minimum rear yard setbacks shall be 10 feet.
 - ✓ (e) Accessory building(s) shall not be more than 40 feet in width or length in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts unless a conditional use is approved.
 - ✓ (f) The total square footage of all accessory buildings shall not exceed 900 square feet in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts unless a conditional use is approved.
- C. Corner lots. The setback requirements shall be observed on each street side of a corner lot; provided, however, that the buildable width of a lot shall not be reduced to less than 50 feet.
- D. Required yard area or setback. The yard or setback requirements stipulated elsewhere in this chapter may be modified as follows: [Amended by Ord. No. 3-00]
 - (1) Covered, unenclosed landing or stairs for residential structures may project into the street yard setback not to exceed six feet in any direction.
 - (2) Uncovered stairs, landings, handicap ramps, and fire escapes may project into any yard not to exceed six feet and not closer than three feet to any property line.
 - (3) Architectural projections, such as chimneys, flues, sills, eaves, and belt courses, may project into any required yard, but such projection shall not exceed two feet.
 - (4) Zero lot line development as approved by the Village.
 - (5) When the street setback of any lot or parcel abutting on a street shown as a proposed future street on the Village Official Map, the setbacks for a building or structure, parking, or other improvements with required setbacks shall be measured from the proposed right-of-way if different from the existing right-of-way line. [Amended by Ord. No. 20-00]
- E. Fences. [Amended by Ord. No. 13-99; Ord. No. 4-21; Ord. No. 2-22; Ord. No. 1-23] All fences in accordance with this ordinance may be erected upon the issuance of a permit, no fence

DS 03/20/23



SS
03/20/23



VILLAGE OF PLOVER

2400 POST ROAD - PO Box 37 - PLOVER, WISCONSIN 54467
WWW.PLOVERWI.GOV

CONDITIONAL USE PERMIT (CUP) APPLICATION:

Purpose and Overview: Uses listed as permitted by conditional permit (Per Chapter 550 Zoning Code) may be authorized in the district in which permitted upon application to the Plan Commission and subject to the Village Board's authorization of a conditional use permit. The Plan Commission shall consider the effect of such grant on the health, general welfare, safety and economic prosperity of the Village and of the immediate area in which such use would be located, including such considerations as the effect on the established character and quality of the area; its physical attractiveness; the movement of traffic; the demand for related services; and the possible hazardous, harmful, noxious, offensive or nuisance effects resulting from noise, smoke or odor and other factors.

Please complete the below application form, attach all pertinent documents and materials, and see page 2 for the specific CUP procedures, considerations, and additional information related to the process.

PROPERTY OWNER INFORMATION:		APPLICANT/AGENT INFORMATION:	
Owner(s) Name: <input type="text" value="Robert Hamilton"/>		Applicant/Agent Name: <input type="text" value="Robert Hamilton"/>	
<input type="text"/>		<input type="text"/>	
Mailing Address: <input type="text" value="1831 Burin Ct Plover, WI 54467"/>	Phone # <input type="text" value="715-340-1032"/>	Mailing Address: <input type="text" value="1831 Burin Ct Plover, WI 54467"/>	Phone # <input type="text" value="715-340-1032"/>
Email: <input type="text" value="roblcop@charter.net"/>		Email: <input type="text" value="roblcop@charter.net"/>	

PROPERTY AND REQUEST INFORMATION:	
Site Address: <input type="text" value="1831 Burin Ct Plover, WI"/>	CSM#: <input type="text" value="757591"/> Lot#: <input type="text" value="79"/>
Parcel Pin Number: <input type="text" value="17385079"/>	Structure Dimensions (if applicable):
Legal Land Description: <input type="text" value="1/4"/> <input type="text" value="1/4"/> Section <input type="text" value="15"/> T <input type="text" value="23"/> N, R <input type="text" value="8"/> E	Proposed: Length <input type="text" value="36'"/> Width <input type="text" value="36'"/>
Lot/Parcel Area: <input type="text" value=".650"/> (Acres or Sq. ft)	Height: <input type="text" value="16' 8\"/>
	Total: Sq.ft. <input type="text" value="1296"/>

Parcel Zoning District/Classification:

Proposed Use (describe what is being requested):

Justification of the request:

(Attach additional sheets as necessary)



VILLAGE OF PLOVER

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PROCEDURE AND REQUIREMENTS:

Pre-Application: All applicants are encouraged to meet with Village Community Development/Zoning Staff prior to the official submittal of Conditional Use Permit (CUP) application to discuss options, alternatives, and standards. This pre-application meeting/discussion will ensure both the Village and Applicant understand the proposal as well as the pertinent standards and possible ramifications of the CUP request.

Application Submittal: Once the applicant has completed Page 1 as well as addressed the CUP requirements they may submit the application form, fee(s), and any other supplemental information/materials to the Village of Plover Office at 2400 Post Road, Plover WI 54467.

Application: A request for a conditional use permit shall be submitted in writing to the Community Development Manager, who shall promptly refer the application to the Plan Commission. The application shall be accompanied by the same information as is required for a building permit. The Plan Commission may require such other information as may be necessary to determine and provide for enforcement of this chapter.

Plan Commission Review: The Plan Commission shall review the site; existing and proposed structures and architectural plans; parking areas and driveway locations; highway access and traffic generation and circulation; drainage and sewerage systems; operation; conditions which shall affect the maintenance of safe and healthful conditions; prevention and control of water pollution, including sedimentation; the location of the site with respect to floodplains; and the compatibility of the proposed use with use of adjacent land.

Additional Conditions: Upon consideration of the factors listed above, the Plan Commission may recommend such conditions in addition to those listed elsewhere in this chapter as it deems necessary in furthering the purpose of this chapter. Such conditions may include specifications for, without limitation because of specific enumeration, landscaping, type of construction, construction commencement and completion dates, sureties, lighting, fencing, operational control, hours of operation, traffic circulation, deed restrictions, access restrictions, increased setback and yards, type of shore cover, specified sewage disposal and water supply systems, planting screens, signs or any other requirements necessary to fulfill the purpose and intent of this chapter.

Hearing: The Plan Commission shall schedule a public hearing and publish a Class 1 notice as specified in Ch. 985, Wis. Stats., within 30 days after an application is filed.

Recommendation of Plan Commission: The Plan Commission shall report its recommendation to the Village Board within 30 days after the hearing. Its recommendation shall be in writing signed by the majority and shall include an accurate description of the use permitted, of the property on which it is permitted and any and all conditions made applicable thereto.

Grant or Denial by Village Board: The Village Board shall review the recommendation of the Plan Commission and, within 30 days of receipt of such recommendation, shall grant or deny the permit. In addition, the Board may modify or add to the conditions recommended by the Plan Commission.

Recordation: When a conditional use is approved, an appropriate record shall be made of the land use and building permits and such conditional use shall be applicable solely to the conditions recommended by the Plan Commission.

Termination: In the event that a permitted conditional use, subsequently, does not conform to the conditions of the original permit granted, the conditional use permit shall be terminated by action of the Village Board and may be considered by the Board as a violation of this chapter.

Recommendations. The Plan Commission shall, within 30 days, hold a public hearing and review all proposed changes and amendments and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made to the Village Board at a meeting subsequent to the public hearing.



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ADDITIONAL CONSIDERATIONS:

A conditional use permit or proposed use(s) applied under this application are subject to all applicable Village of Plover Ordinances and regulations. Some pertinent (where applicable) ordinance references are shown below. Additionally, for a particular use or proposal several applications may need to be submitted (including but not limited to Site Plan Review Application, Building/Land Use Permit Application, etc). Please see the Village website for the full list of Chapters and the complete Code of Ordinances: <https://www.ploverwi.gov/166/Ordinance-Codes>

- Signs – See Ch. 447.
- Building construction — See Ch. 212.
- Floodplain and shoreland-wetland zoning — See Ch. 530.
- Subdivision of land — See Ch. 545

If you have any questions related to what standards apply to a certain development or proposal please contact the Village Community Development/Zoning staff.

Fees Per Chapter A600:

Conditional Use Permit Application Fee= **\$75**

Applicants Signature:  Date Submitted:

PAID
MAR 21 2023
VILLAGE OF PLOVER
Julia Mann
Treasurer

INTERNAL (OFFICE USE ONLY):

Timeline and Important Dates:			
Date of Publishing (Public Hearing Notice)		_____ / _____ / _____	
Date of Request:	_____ / _____ / _____	Public Hearing Date:	_____ / _____ / _____
Plan Commission Action:	_____ / _____ / _____	Date of Action:	_____ / _____ / _____
Village Board Action:	_____ / _____ / _____	Date of Action:	_____ / _____ / _____