

PLAN COMMISSION

Plover Municipal Center Board Room
2400 Post Road
Plover, WI

Monday, July 31, 2023
5:30 p.m.

1. Call to order
2. Approval of the minutes of the Plan Commission meeting of July 10, 2023 as printed
3. Persons wishing to address the Commission

Discussion with possible action on the following:

4. 5:30 p.m. - Go to Public Hearing – Rodney and Denna Glodowski, request for a Conditional Use for a detached accessory structure exceeding the dimensional limitations of the Zoning Ordinance at 2331 River Bend Rd.
5. Reconvene for possible discussion and possible consideration of the Rodney and Denna Glodowski, request for a Conditional Use for a detached accessory structure exceeding the dimensional limitations of the Zoning Ordinance at 2331 River Bend Rd.
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.

VILLAGE OF PLOVER
PLAN COMMISSION
JULY 10, 2023
5:30 p.m.

Plan Members Present: Gary Wolf, Josh Winter, Sherri Galle-Teske, Steve Worzella, Jackie Denny, Chris Shulfer, Al Tessmann

Others Present: Steve Kunst, Adam DeKleyn, Julia Mann, Roy Hopfensperger, Scott Klemm, Dominique Swangstu

1. Gary Wolf called the meeting to order at 5:30 p.m.
2. Mr. Worzella motioned and Ms. Denny seconded to approve the minutes of the Plan Commission meeting of May 15, 2023 as printed. Motion carried.
3. **There were no persons wishing to address the Commission.**
4. **5:30 p.m. - Go to Public Hearing – Dennis J. Zblewski request to rezone Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. from R-4 (Single- and Two-Family Residential District) to M-1 (Light Manufacturing District)**

Ms. Karnitz read the Public Hearing Notice. Mr. DeKleyn reviewed the request to rezone the property at 1426 Rogers Dr. to allow for a proposed expansion of the existing self-storage facility. Staff recommends approval of the request.

Mr. Tessmann motioned and Mr. Shulfer seconded to close the public hearing. Motion carried.

5. **Reconvene for possible discussion and possible consideration of the Dennis J. Zblewski request to rezone Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. from R-4 (Single- and Two-Family Residential District) to M-1 (Light Manufacturing District)**

Staff recommends approval of the rezone request.

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Tessman motioned and Mr. Winter seconded to recommend approval of the Dennis J. Zblewski request to rezone Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. from R-4 (Single- and Two-Family Residential District) to M-1 (Light Manufacturing District)**

6. **5:35 p.m. – Go to Public Hearing – Dennis J Zblewski, request for a Conditional Use for a proposed self-storage building for Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. and Parcel ID 173-23-0814-05.34- Rogers Dr.**

Ms. Karnitz read the Public Hearing Notice. Mr. DeKleyn reviewed the request for a Conditional Use Permit (CUP) to allow for the phased construction of self-storage units as proposed for Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. and Parcel ID 173-23-0814-05.34- Rogers Dr.

Staff recommends approval conditioned on the following:

- Formal site plan approval for Phase 1.
- Formal site plan approval for Phase 2 at a later date.
- Conformance with all other applicable ordinances, regulations and standards.

Ms. Galle-Teske motioned and Mr. Worzella seconded to close the public hearing. Motion carried.

7. Reconvene for possible discussion and possible consideration of Dennis J Zblewski, request for a Conditional Use for a proposed self-storage building for Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. and Parcel ID 173-23-0814-05.34 – Rogers Dr.

Staff recommends approval conditioned on formal Site Plan Review approval.

*****RECOMMENDATION TO VILLAGE BOARD***Mr. Tessman motioned, Mr. Winter seconded to recommend approval of the Dennis J Zblewski, request for a Conditional Use for a proposed self-storage building for Parcel ID 173-23-0814-05.13, 1426 Rogers Dr. and Parcel ID 173-23-0814-05.34- Rogers Dr.**

8. Site Plan Review – Zblewski Storage Units at 1426 Rogers Dr.

Mr. DeKleyn reviewed the request for proposed self-storage building of the Zblewski Storage Units. Ms. Galle-Teske inquires if the proposed property is required to have garbage dumpsters. Mr. DeKleyn responds there is no requirement on existing village ordinances. Staff recommends approval conditioned on the following:

- Parcel 173230814-05.13 shall be combined with parcel 173230814-05.29 by Certified Survey Map (CSM).
- Driveway shall not exceed 30' in width at the front property line. Driveway is required to have 36" sloped concrete curb radii with 4' offset will be installed on driveway with 20' asphalt tappers to match back into Roger's Drive.
- A minimum of 20% of the finished front wall surface, excluding windows and doors, shall be constructed of brick, stone, stucco, wood or other appropriate accent material.
- Exterior lighting shall be so arranged as to reflect the light away from adjacent residential properties. Total cut-off luminaries with angles of less than ninety (90) degrees shall be required to ensure no fugitive up lighting occurs.
- All stormwater shall be managed onsite and all proper erosion control measures need to be installed and maintained.
- Approved building permits/plans.
- Conformance with all other applicable ordinances, regulations and standards.

Mr. Tessmann motioned and Mr. Shulfer seconded to approve the request for Site Plan Review – Zblewski Storage Units – 1426 Rogers Dr. with staff's recommended conditions. Motion carried.

9. Site Plan Review – Porter Road Twin Home Development

Mr. DeKleyn reviewed the request for proposed two-family residential development at 5572 Porter Dr. by LBT Properties, LLC. Mr. DeKleyn reports the stormwater plan is in preparations and will require future Village site review and approval. Mr. Wolf inquires on how the homes will be required to dispose of garbage/yard waste. Mr. DeKleyn responds there are no details as of yet, however, there has been some suggestion of possible shared dumpsters. Mr. Winter inquires on snow plowing responsibilities. Mr. DeKleyn responds the Village will be responsible for clearing snow on the public road while the responsibility of driveways is yet to be ascertained. There has

been suggestion of a possible homeowner's association to address this concern. Staff recommends approval conditioned on the following:

- Review and approval of a stormwater management plan, road plan, utility plan, sewer/water plan, and any other applicable plans by the Village.
- Approval of a developer's agreement.
- Review and approval of any future plats, CSMs, or other land divisions for the site.
- A minimum of 20% of the finished front wall surface, excluding windows and doors, shall be constructed of brick, stone, stucco, wood or other appropriate accent material.
- Landscaping: All yards shall be sodded or seeded on black dirt. Yard sprinkler system must be provided and green space maintained. Trees shall be a minimum of 1 1/2 inches in diameter and shrubs shall be a minimum of two years old.
- Shared private driveways are required to have 36" sloped concrete curb radii with 4' offset installed on driveway with 20' tappers to match back into the public road.
- A street light shall be installed at the intersections of Porter and the proposed new street.
- Every two-family dwelling is required to be within 300' of a fire hydrant.
- Approved building plans/permits prior to construction.
- Conformance with all established PDD (R-4) conditions and restrictions.
- Conformance with all other applicable requirements, ordinances, regulations and standards.

Mr. Tessmann motioned and Mr. Worzella seconded to approve the request for Site Plan Review – Porter Road Twin Home Development. with staff's recommended conditions. Motion carried.

10. Site Plan Review – Van Dreel Plumbing and Heating Building Addition - 1400 Okray Ave.

Mr. DeKleyn reviewed the request for the proposed building addition at 1400 Okray Ave by Van Dreel Plumbing and Heating to provide additional storage and parking for the business. Staff recommends approval conditioned on the following:

- A minimum of 20% of the finished front wall surface (of addition), excluding windows and doors, shall be constructed of brick, stone, stucco, wood or other appropriate accent material. Façade/accent requirements may be located on the front of the existing building.
- Minimum Building Setbacks: 10' side-yard, 30' front-yard and rear-yard setback consistent with the existing building.
- Landscaping: (3) three new trees shall be planted onsite, along with foundation plantings in front of the existing building.
- Driveway shall not exceed 30' in width at the front property line. Driveway is required to have 36" sloped concrete curb radii with 4' offset installed on driveway with 20' tappers to match back into Okray Avenue.
- Parking areas in the grass are prohibited.
- Stormwater and Erosion Control: Stormwater shall be managed onsite. Existing drainage swales and stormwater management areas shall be maintained. All proper erosion control measures shall be installed and maintained.
- Exterior lighting shall be so arranged as to reflect the light away from adjacent residential properties. Total cut-off luminaries with angles of less than ninety (90) degrees shall be required to ensure no fugitive up lighting occurs.
- Any new signage requires a permit/approval.
- Approved building permits/plans.
- Conformance with all other applicable ordinances, regulations and standards.

Ms. Teske-Galle motioned and Ms. Denny seconded to approve the request for Site Plan Review – Van Dreel Plumbing and Heating Building Addition - 1400 Okray Ave. with staff's recommended conditions.

11. Woyak and Easlan-Weslan Park Improvements – PWYA Pavilion and Site Plan Review

Mr. Swangstu reviewed the request to make park improvements in Woyak and Easlon-Weslon Parks including a new pavilion, batting cage improvements, etc. Mr. Shulfer inquires on the width of the new gate to ensure emergency vehicles are able to obtain access to the field. Mr. Hopfensperger confirms the emergency access into the park will remain as it is now with 12' from the new structure to the fence. Staff recommends approval with the following conditions:

- The proposed dumpster enclosure location should be finalized once the easement and access information are confirmed and agreed upon with the mobile tower company (at 2403 Cedar Drive) to ensure there are no conflicts.
- Prior to the installation or start of construction on the improvements onsite, all permits and Village approvals shall be granted.
- The Plan Commission should approve the site plan conditioned on approval by the Parks Development Committee.

12. Mr. Tessmann motioned and Ms. Teske-Galle seconded to approve the request for Woyak and Easlan-Weslan Park Improvements – PWYA Pavilion and Site Plan Review. with staff's recommended conditions. Motion carried.

13. Reports

a. Community Development Manager

Mr. DeKleyn reviewed his report to include the new interactive zoning map found on the Village website along with the progress on the Springville Pond Management Plan. Mr. Swangstu has been working with Portage County on this and is now awaiting approval. Mr. DeKleyn states the Springville Pond Management Plan provides eligibility for grant opportunities for the Village.

14. Mr. Tessmann motioned and Ms. Galle-Teske seconded to adjourn at 6:10 p.m. Motion carried.

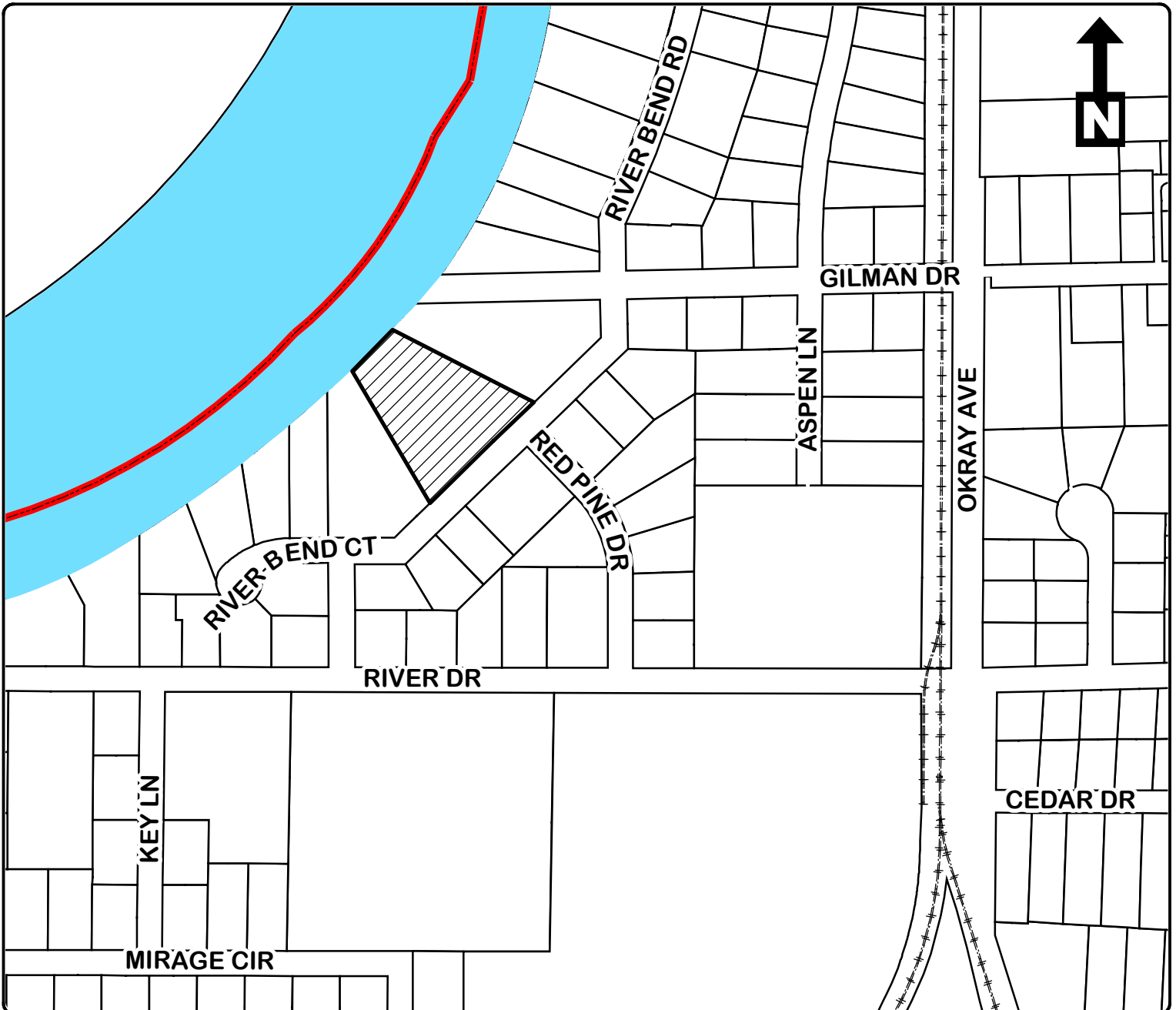
Submitted by Tracy Karnitz

PUBLIC HEARING NOTICE

Proposed Conditional Use Request Located in the Village of Plover

NOTICE IS HEREBY GIVEN that the Village of Plover Plan Commission will hold a Public Hearing on Monday, July 31, 2023 at 5:30 PM in the Plover Municipal Center Board Room, 2400 Post Road, Plover, WI, to consider a conditional use request from Rodney and Denna Glodowski, owner, to construct a detached accessory structure exceeding the dimensional limitations of the zoning ordinance, at the property address 2331 River Bend Road, Plover WI 54467, PIN 173-78-0102. Further information is available at the Community Development Department, or by calling 715-345-5250 ext.128. All interested persons will be given a reasonable opportunity to be heard.

Karen Swanson, Village Clerk



 = PROPOSED AREA



Village of Plover
COMMUNITY DEVELOPMENT DEPARTMENT
 2400 POST ROAD · PO Box 37 · PLOVER, WISCONSIN 54467
www.ploverwi.gov

STAFF REPORT

TO: Plan Commission and Village Board
FROM: Adam DeKleyn, Community Development Manager
RE: Conditional Use Permit (CUP) – Glodowski Accessory Building
DATE: July 28, 2023

Address:	2331 River Bend Road	Parcel #:	173780102
Zoning:	Single-Family Residential (R-2)	Future Land Use:	Residential
Current Use:	Residential	Proposed Use:	Residential with CUP

Request: Rodney and Denna Glodowski request a CUP to allow for the construction of a detached accessory building that exceeds the dimensional limitations of the zoning ordinance at the property location referenced above.

Background: Chapter 550 – Zoning Ordinance identifies general standards and requirements for all accessory buildings in the Village. Proposed accessory buildings that reasonably exceed these provisions require an approved CUP prior to construction.

Analysis: Applicant is proposing to construct a ±1,256 sq.ft. detached garage for storage purposes, on a 2.4 acre parcel along the WI River. Per the site plan, all required setbacks will be met. The building will be used to store a 1951 Ford Pickup truck, lawn equipment, patio furniture, gardening supplies, holiday decorations, and a future watercraft. Exterior building materials include: LP siding, decorative garage doors, several windows, and architectural asphalt roof shingles. The applicant provides additional details in the attached narrative.

The accessory building exceedances requiring the CUP are detailed in the table below:

	<u>Building Height</u>	<u>Building Area</u>	<u>Building Length/Width</u>
General Standard	15'	900 sq.ft.	40'
Proposed CUP	20'	1,256 sq.ft.	43'
Difference	5'	356 sq.ft.	3'

Recommendation: Staff recommends **approval** of the CUP, with the following conditions:

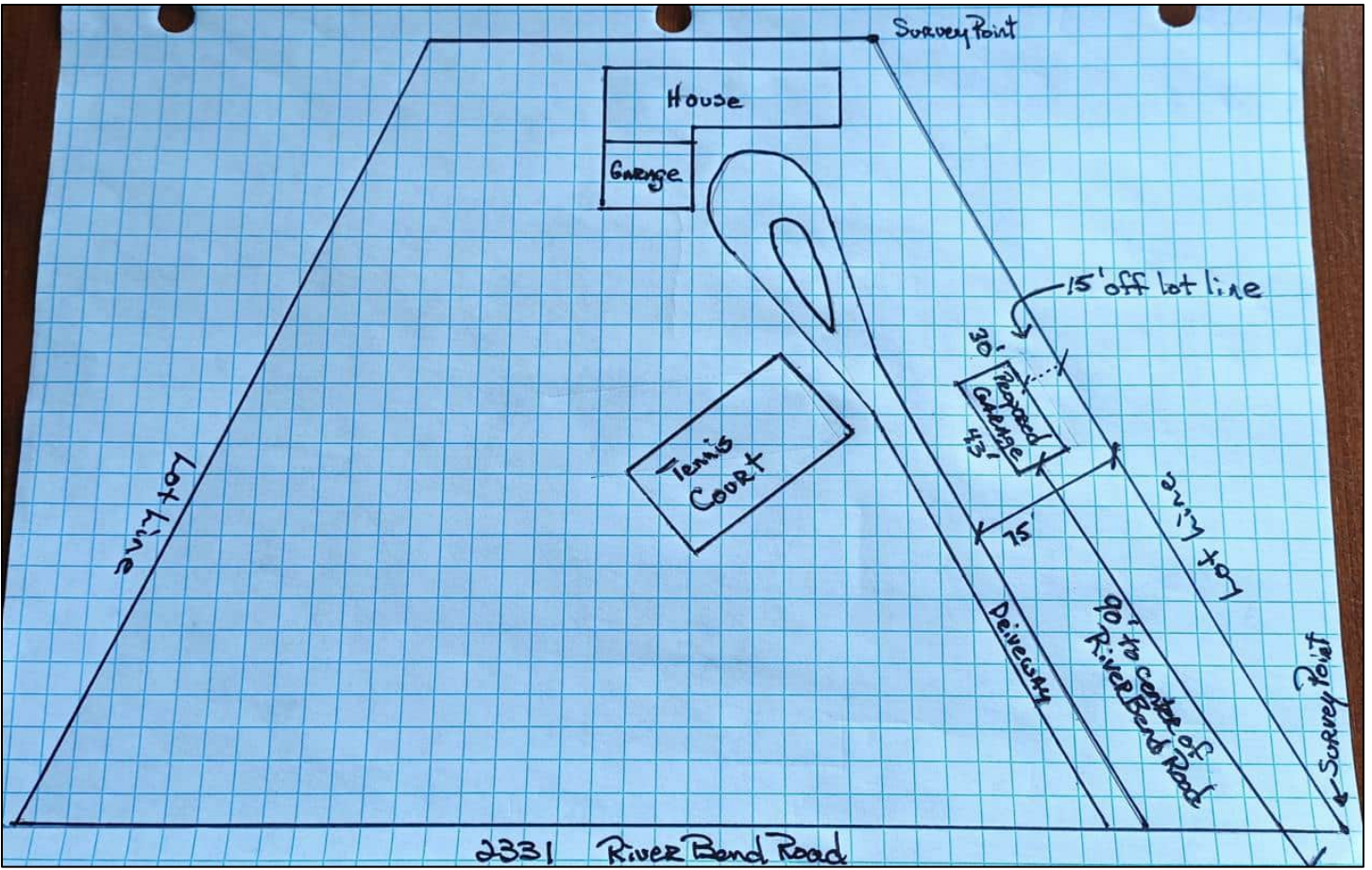
- (1) Living quarters within the building are prohibited.
- (2) Accessory building shall be used for storage purposes, or for purposes customarily incidental to the principal use of the property.
- (3) Obtain all required building permits/approvals.
- (4) Conformance with all other applicable ordinances, regulations and standards.

Exhibits: • Location Map • Site Plan • Floor Plan • Building Elevations • Application Narrative

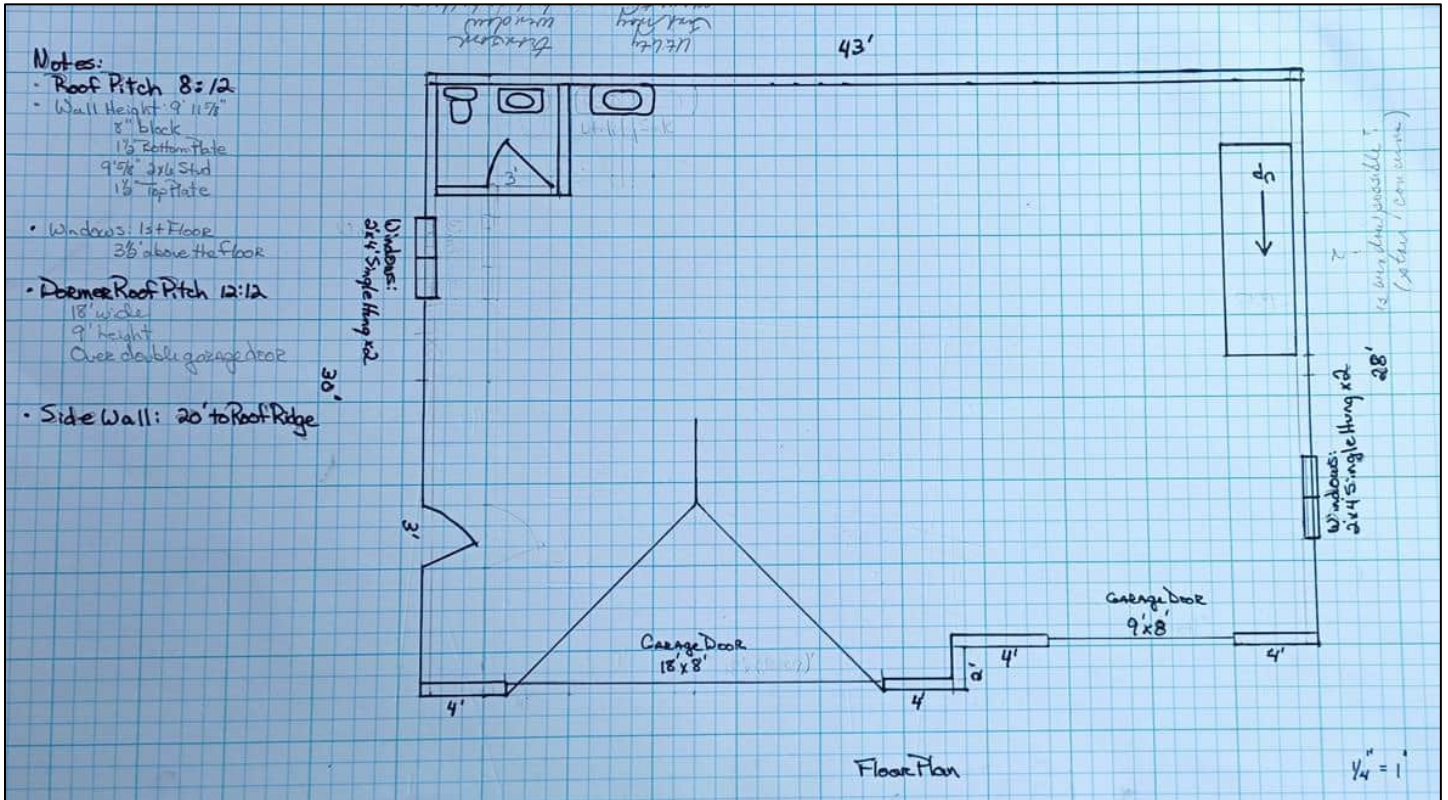
Location Map



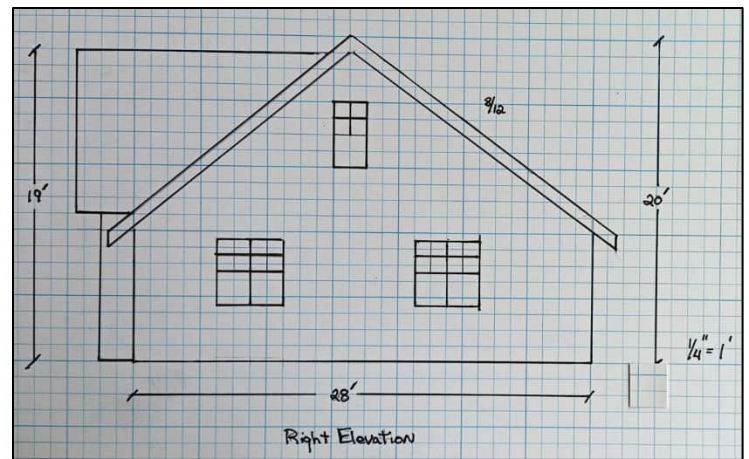
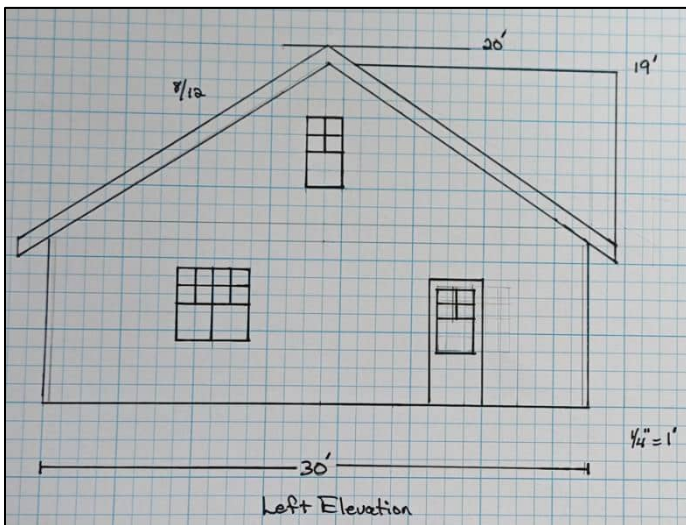
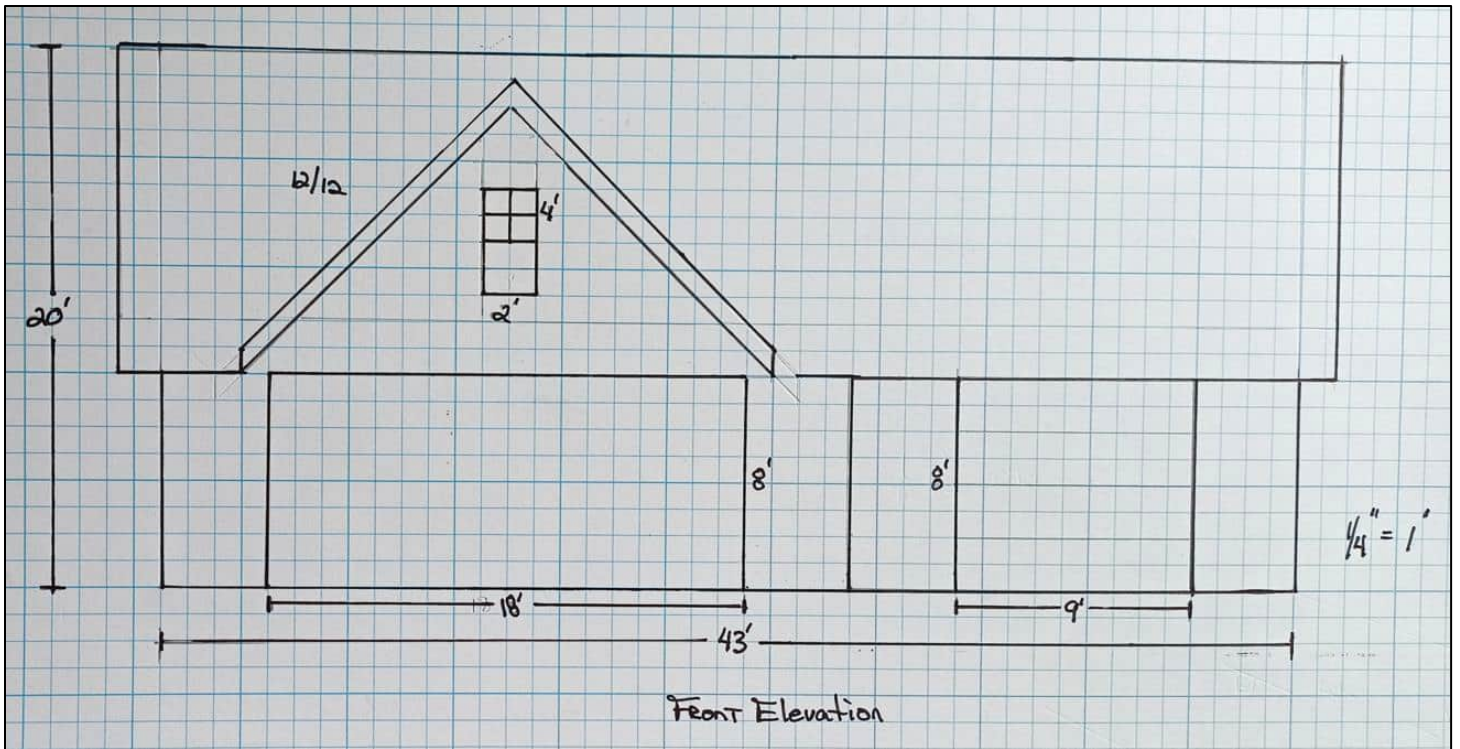
Site Plan



Floor Plan



Building Elevations



General Rendering



Application Narrative

Submitted by Rodney and Denna Glodowski

We would like to build a detached 3-car garage with an attic to provide storage due to the small attached garage and partial basement in our home at 2331 River Bend Road.

It would provide a location to neatly store a 1951 Ford Pickup truck, lawn equipment, patio furniture, gardening supplies, holiday decorations, and a future watercraft. This building would also eliminate the need for 2 storage rental units.

We envision a cute cottage like structure with architectural details such as frieze boards, garage door pergolas, and window boxes. The taller roof pitches enhance the classic timeless elements and allow for balanced window placement.

Eventually we intend to add similar features to the existing house.

It is our hope that this building will improve the quality of our lives and increase the property's value as well as that of our neighbors.

Exterior Proposed Materials:

- Architectural / Dimensional Roof Shingles
- Divided Lite single hung windows
- LP Smart Side lap siding and trim work
- Insulated decorative garage doors
- Poured slab and concrete floor / entrance.
- Pergola detail over the garage door