

# PLAN COMMISSION

Plover Municipal Center Board Room  
2400 Post Road  
Plover, WI

**Monday, August 14, 2023**  
**5:30 p.m.**

1. Call to order
2. Approval of the minutes of the Plan Commission meeting of July 31, 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 – Team Schierl – Schierl Tire and Service request for a Conditional Use Permit to construct an additional building for automotive service and repair, and tire storage at 2440 Post Road.
5. Reconvene for possible discussion and possible consideration of the Team Schierl – Schierl Tire and Service request for a Conditional Use Permit to construct an additional building for automotive service and repair, and tire storage at 2440 Post Road.
6. Reports
  - a. Community Development Manager
7. 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 31, 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

1. Gary Wolf called the meeting to order at 5:30 p.m.
2. Ms. Galle-Teske motioned and Mr. Worzella seconded to approve the minutes of the Plan Commission meeting of July 10, 2023 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
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.

Ms. Karnitz read the Public Hearing Notice. Mr. DeKleyn reviewed the request for a Conditional Use Permit (CUP) to allow for the construction of a detached accessory building that exceeds the dimensional limitations of the zoning ordinance at 2331 River Bend Rd. Steve Fritz, Ward 3 Trustee, inquires on whether the building will have a half bath and if so, will it be insulated and heated. Rodney Glowdowski, property owner, confirms the structure will have an insulated half bath furnished with electric heat. Steve Fritz also requests clarification as to what is outside the half bath. Denna Glowdowski, property owner, reports there will be a utility sink for gardening.

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

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.

Ms. Galle-Teske inquires on if notices were sent out to neighbors regarding the request. Mr. DeKleyn confirms notices have been sent to all neighbors within 300 feet of the property. Mr. Glodowski, property owner, confirms that all neighbors have responded with their approval of the proposed structure. Ms. Galle-Teske then asks if there are future plans for the attic feature to hold any bedrooms and/or living spaces. Mr. Glodowski confirms the attic space will be utilized for dry storage only. Mr. Winter inquires about the three garage doors as noted in the general rendering illustration. Mr. Glodowski reports he needed a visual representation to plan for storage shelving on each of the interior walls of the garage. Ms. Denny notes the proposed plan includes possible future additions and inquires if the colors will match. Mr. Glodowski confirms the neutral color palate will compliment any renovations or additions to either the existing property or future additions.

Staff recommends approval conditioned on the following:

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

\*\*\*RECOMMENDATION TO VILLAGE BOARD\*\*\*Mr. Tessmann motioned, Mr. Winter seconded to recommend approval 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. Mr. Winter motioned and Mr. Tessmann seconded to adjourn at 5:48 p.m. Motion carried.

Submitted by Tracy Karnitz



# Village of Plover

## COMMUNITY DEVELOPMENT DEPARTMENT

2400 POST ROAD - PO Box 37 - PLOVER, WISCONSIN 54467

Phone: 715-345-5250 Website: [www.ploverwi.gov](http://www.ploverwi.gov)

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### STAFF REPORT

**TO:** Plan Commission and Village Board  
**FROM:** Adam DeKleyn, Community Development Manager  
**RE:** Conditional Use Permit (2023-CUP-003): Schierl Tire and Service – Automotive Service Center and Tire Warehouse  
**DATE:** August 10, 2023

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<b>Address:</b> 2440 Post Road	<b>Parcel #:</b> 173430404
<b>Zoning:</b> B-2 General Business	<b>Future Land Use:</b> Commercial
<b>Current Use:</b> Automotive repair/service	<b>Proposed Use:</b> Automotive service center and tire warehouse

**Request:** Team Schierl Companies requests a CUP to allow for the construction of an automotive service center and tire warehouse at the property location referenced above.

**Background:** Schierl Tire and Service has been operating a tire retail and service business on the property under discussion since the late 1990's. They are proposing to construct a service center and tire warehouse on the southern portion of the 2 acre property. This type of use in the B-2 zoning district requires an approved CUP.

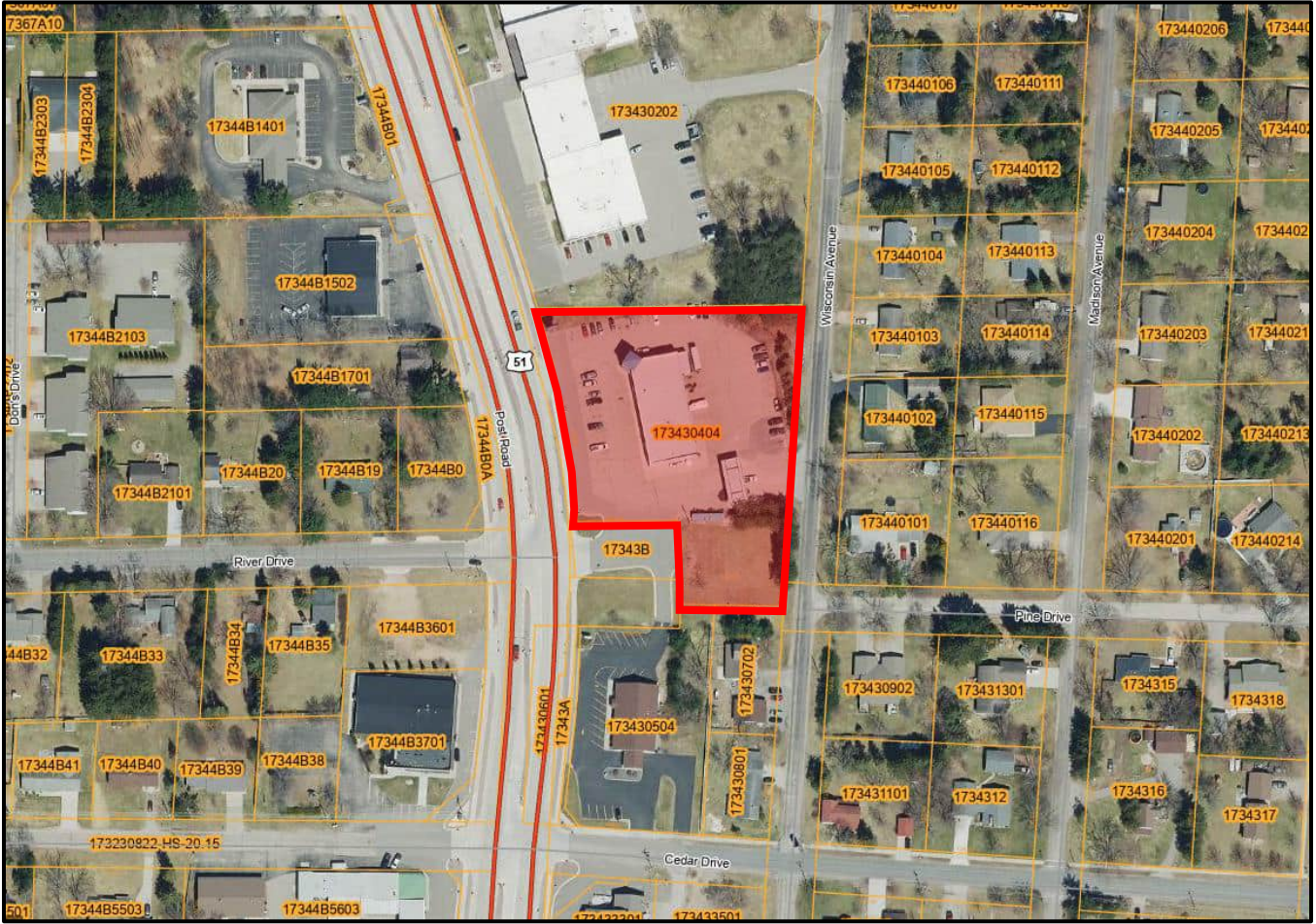
**Analysis:** Applicant is proposing to construct a 5,562 sq.ft. commercial building. The front portion of the building will be used for automobile service/repair. The rear portion of the building will be used for storage of new/used tires. Per the applicant, this project will eliminate the outdoor storage of tires onsite, as well as the storage containers onsite. The proposed use ties in well with the current use of the site and Post Road commercial corridor. Furthermore, the proposed use is consistent with the Village Comprehensive Plan and Future Land Use Map. Further development details and site plan specifics will be reviewed and determined through the Village's site plan review process. This approval is solely for the proposed use.

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

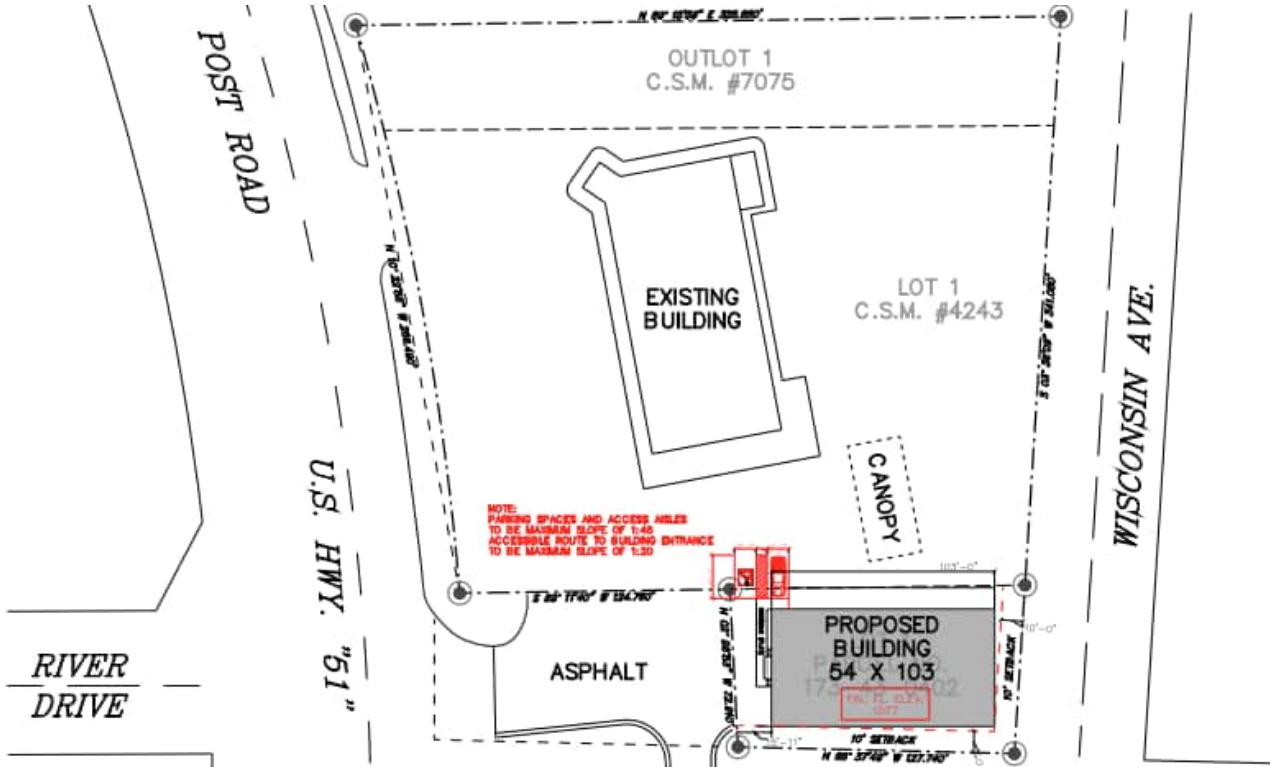
- (1) Formal site plan approval.
- (2) Storage containers to be removed upon completion of the proposed building.
- (3) Automotive tires, parts, equipment, supplies, fluid storage containers, and other similar articles must be stored indoors; or screened appropriately per §550-33.1.C.(6) of the zoning ordinance. Any temporary or permanent outdoor storage areas must be designated and approved through the Village's site plan review process.
- (4) CSM of parcel is required to combine vacated portions of Pine Drive and acquired land from PIN 173430504 into 1 Lot to meet Village zoning setback/lot requirements.
- (5) Conformance with all other applicable ordinances, regulations and standards.

**Exhibits:** • Location Map • Concept/Site Plan • Rendering • Building Elevations

**Location Map:**



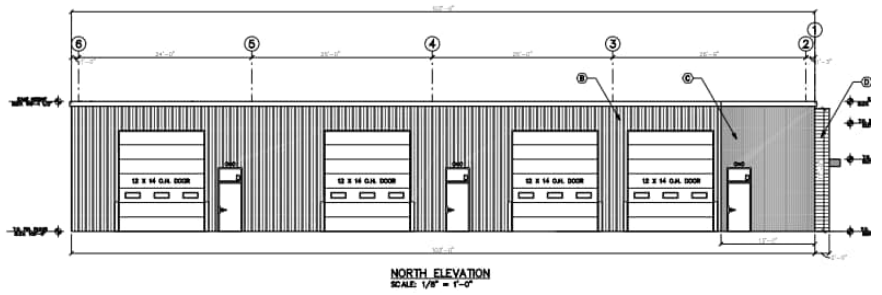
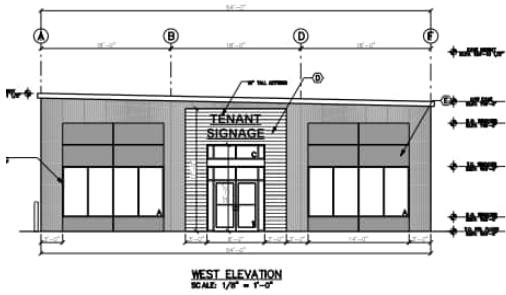
**Concept/Site Plan:**



**General Building Rendering:**



**Building Elevations:**



**KEY TO FINISHES**

ITEM	DESCRIPTION
(A)	24 GA. STANDING SEAM ALUM-ZINC DOUBLE-LOK OR EQUAL
(B)	28 GA. AYP ON N, S & E WALLS WHERE INDICATED
(C)	28 GA. MDCI 7.2 PANEL OR WEST WALL, 20\"/>
(D)	24 GA. 8\"/>
(E)	DRYIT TERNARD COLOR VESULINE

FLASHING & WEATHER SEAL GALVANIZED COLOR COATED TO MATCH  
TRIM 28 GA. METAL TO MATCH

