

VILLAGE OF PLOVER
PLAN COMMISSION

April 4, 2022

5:30 p.m.

Plan Members Present: Tom Davies, Steve Worzella, Sherri Galle-Teske, Pat Freund, Josh Winter, Al Haga, Al Tessmann

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Dan Ault, Julia Mann, Dominique Swangstu, Gary Wolf

1. Tom Davies called the meeting to order at 5:30 p.m.
2. Ms. Galle-Teske motioned and Mr. Freund seconded to approve the minutes of the Plan Commission meeting of March 14, 2022 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
4. 5:30 p.m. – Go to Public Hearing – Mark & Terri Wachowiak request for a Conditional Use to construct a building addition resulting in a detached accessory structure greater than 900 sq. ft. and greater than 40 feet in width/length at 2711 Newby St.

Ms. Wojtalewicz read the public hearing notice. Mr. Swangstu reviewed the request for a 224 sq. ft. addition on an existing 728 sq. ft. detached accessory structure. Staff recommends approval with the condition that the southern property line should be marked onsite, by either the property owner (if the corner pins are known) or licensed surveyor to ensure the minimum rear lot line setback is adhered to and can be inspected. The background regarding the 900 sq. ft. limit was discussed as well as the ability to exceed that on a case by case basis with an approved conditional use request.

Mr. Freund motioned and Mr. Worzella seconded to close the public hearing. Motion carried.

5. Reconvene for possible discussion and possible consideration of the Mark & Terri Wachowiak request for a Conditional Use to construct a building addition resulting in a detached accessory structure greater than 900 sq. ft. and greater than 40 feet in width/length at 2711 Newby St.

****RECOMMENDATION TO VILLAGE BOARD**** Mr. Haga motioned and Mr. Winter seconded to recommend approval of the Mark & Terri Wachowiak request for a Conditional Use to construct a building addition resulting in a detached accessory structure greater than 900 sq. ft. and greater than 40 feet in width/length at 2711 Newby St. with the staff recommendation. Motion carried.

6. Certified Survey Map – Osprey Management LLC – Forest Dr./Lincoln Ave.

Mr. Kunst reviewed the request for a Certified Survey Map for a land division at 2501 Forest Dr. Staff recommends approval of this request.

Mr. Haga motioned and Mr. Freund seconded approval of the request for Certified Survey Map – Osprey Management LLC – Forest Dr./Lincoln Ave. Motion carried.

7. Site Plan Review – Ignatowski Duplex Development – 3130 Rosalie Pkwy

Mr. Kunst reviewed the Site Plan approval request for the construction of three (3) new duplex structures on the property addressed 3130 Rosalie Parkway. Staff recommends approval with the following conditions:

- Submittal of a landscape plan meeting the Village’s Site Plan Review Standards to be approved by the Community Development Department
- Final sewer and water lateral approval by the Water and Wastewater Department Managers
- Any sewer or water utilities under paved areas shall be insulated
- Final stormwater management plan approval by the Village Engineer
- Concrete curb returns per Public Works Department standards

Mr. Haga motioned and Ms. Galle-Teske seconded to approve the request for Site Plan Review – Ignatowski Duplex Development – 3130 Rosalie Pkwy with staff recommendations. Motion Carried.

8. Site Plan Review – Woyak Multiple Family Development – Post Rd.

Mr. Kunst reviewed the request for Site Plan approval for the construction of three (3) new multiple family structures as part of the existing Brookview development along Post Road. Staff recommends approval of the request with the following conditions.

- The recommendation for accent material added to the south facades of proposed building B1 and A2 meeting the Village site plan review requirements. (This recommendation has been satisfied with a plan having now been submitted to staff.)
- Foundations plantings added to the south side of proposed buildings B1 and A2
- Final sewer and water lateral approval by the Water and Wastewater Department Managers
- Any sewer or water utilities under paved areas shall be insulated
- Final stormwater management plan approval by the Village engineer
- Dumpster enclosure materials to be reviewed and approved by the Community Development Department
- If Post Road access point is altered to the south, new curb radii, gutter, and driveway approach to be approved by the Public Works Department.
 - Any alteration requires DOT approval

Mr. Haga motioned and Mr. Worzella seconded to approve the request for Site Plan Review – Woyak Multiple Family Development – Post Rd. with staff recommendations. Motion carried.

9. Mr. Freund motioned and Mr. Winter seconded to adjourn at 5:54 p.m. Motion carried.

Submitted by Tammy Wojtalewicz