

VILLAGE OF PLOVER
JOINT PLAN COMMISSION
& PARKS DEVELOPMENT COMMITTEE

June 1, 2021

5:00 p.m.

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

Plan Members Excused: Pat Freund, Josh Winter

Parks Members Present: Steve Fritz, Gary Wolf, Larry Schweitz, Mike McGinley, Susan Placzek, Mike Helmrick, Kraig Brooks

Others Present: Dan Mahoney, Steve Kunst, Orv Damrau, Roy Hopfensperger, Ross Ballard,

1. Mr. Davies called the meeting to order at 5:00 p.m. for Plan Commission
Mr. Fritz called the meeting to order at 5:00 p.m. for the Parks Development Committee.
2. Ms. Galle-Teske motioned and Mr. Haga seconded to approve the Plan Commission minutes of May 17, 2021 as printed.
3. Mr. Wolf motioned and Mr. Schweitz seconded to approve the Parks Development Committee meeting minutes of April 5, 2021 as printed.
4. Persons wishing to address the Commission/Committee.
Ms. Placzek was introduced as a new Parks Development Committee member and Commission, Committee and Board members, as well as staff that were present were introduced to her.
5. **Lake Pacawa Park Master Plan Amendment – Pickle Ball Facility**

Mr. Kunst reviewed the amendment to the Lake Pacawa Park Master Plan to incorporate the addition of a 12-court Pickle Ball Facility. The Point Area Pickle Ball Association has changed their name to the Heart of Wisconsin Pickle Ball Association. A rendering of the Pacawa Park Master Plan which was not included in the Plan Commission packet was distributed. Copy attached. Staff recommends approval. It was noted that approval of the proposed amendment to the Master Plan does not approve the formal site plan. This is a separate item to be handled at a later date. Colors of the pickle ball courts (blue and gray) are coordinated with the playground and other areas of the park. Jay Johnson, a Pickle Ball member, stated this is a much-needed facility. Eau Claire is the nearest city with a 12-court facility. Storm water was addressed for this area. Mr. Brooks commented this is another unique thing in Plover. Mr. Mahoney stated that the Pickle Ball Association would like to start construction next year.

Plan Commission: Mr. Haga motioned and Mr. Worzella seconded to approve the request for Lake Pacawa Park Master Plan Amendment – Pickle Ball Facility. Motion carried.

Parks Development Committee: Mr. McGinley motioned and Mr. Brooks seconded to approve the request for Lake Pacawa Park Master Plan Amendment – Pickle Ball Facility. Motion carried.

6. Site Plan Review – Veteran’s Memorial Park Dugout Deck – 2725 Roosevelt Dr.

Craig Giese, applicant, distributed an information packet for the deck. Copy attached. He then reviewed the request for the site plan approval for a viewing deck to be installed on the home team dugout at the Veteran’s Memorial Park baseball diamond. A donor will be putting up all the money for the deck. The deck will be two feet over the end of the dugout and eight feet high. No benches will be installed on the deck. The contractor inspected the dugout and determined it is strong enough to hold the deck above as is; however, he will fill the cores of the corners as extra reinforcement. It was suggested that there be garbage/recycling cans at the bottom of the deck. Mr. Brooks commented that he would make it bigger. Mr. Giese stated that was not possible due to cost.

Plan Commission: Mr. Haga motioned and Mr. Worzella seconded to approve the Site Plan for Veteran’s Memorial Park Dugout Deck – 2725 Roosevelt Dr. Motion carried.

Parks Development Committee: Mr. McGinley motioned and Mr. Brooks seconded to approve the Site Plan for Veteran’s Memorial Park Dugout Deck – 2725 Roosevelt Dr. Motion carried.

7. Site Plan Review – Plover Pterodactyls Outfield Signage at Veteran’s Memorial Park – 2725 Roosevelt Dr.

Mr. Kunst reviewed the request for the site plan approval for additional outfield signage. Staff recommends approval of the request as presented.

Plan Commission: Mr. Haga motioned and Ms. Galle-Teske seconded to approve the Site Plan for Plover Pterodactyls Outfield Signage at Veteran’s Memorial Park – 2725 Roosevelt Dr. Motion carried.

Parks Development Committee: Mr. Brooks motioned and Mr. McGinley seconded to approve the Site Plan for Plover Pterodactyls Outfield Signage at Veteran’s Memorial Park – 2725 Roosevelt Dr. Motion carried.

Mr. Fritz indicated there were no further items on the agenda which the Parks Development Committee needed to address. Mr. Wolf motioned and Mr. Schweitz seconded to adjourn the Parks Development Committee at 5:34 p.m.

8. Okray Enterprises, Inc. request for a Conditional Use to allow an outdoor storage use at 1530 Post Rd.

Mr. Kunst reviewed the request for the Conditional Use approval for an outdoor storage use. It was noted the public hearing for this item was held on Monday, May 17, 2021. Staff recommends approval conditioned on the following:

- Fence slat color shall be complimentary to the exterior color of the Roberts Irrigation Facility.
- Submittal of a landscape plan for the area between the existing fence and the Post Road right-of-way for review and approval by the Community Development Manager.
- Submittal of a paving plan for approval by the Public works Manager for a portion of the gravel entrance to Post Road. Paving shall be complete by January 1, 2023.

Mr. Haga stated he has a hard time with this indicating we want the corridor to look nice and he likes to be consistent. He also concerned with the granite from the back entrance getting onto

the street. Mr. Mahoney indicated we have options going forward if this becomes a problem. Mr. Mahoney also stated that our ordinance doesn't require pavement and suggested we should look at possibly changing that. Mr. Haga agreed.

Plan Commission: Mr. Worzella motioned and Mr. Tessmann seconded to approve the Okray Enterprises, Inc. request for a Conditional Use to allow an outdoor storage use at 1530 Post Rd. with recommended conditions. Motion carried.

9. Site Plan Review – Ruesch Companies LLC – Duplexes on Barrington Place

Mr. Kunst reviewed the request for the Site Plan approval for the construction of six (6) new duplex structures on the east end of Barrington Place. Staff recommends approval of the request with the following conditions:

- Submittal of a revised landscape plan for review and approval by the Community Development Manager.
- Final verification of the 20% accent material requirement is met.
- Any sewer or water utilities under paved areas shall be insulated.

Plan Commission: Mr. Haga motioned and Ms. Galle-Teske seconded to approve the Site Plan for Ruesch Companies LLC – Duplexes on Barrington Place with recommended conditions. Motion carried.

10. Site Plan Review – Bergman Builders Storage Building - 2200 Okray Ave.

Mr. Kunst reviewed the request for the Site Plan approval for the construction of a 60' by 100' shop and storage building. The Village requires 20 percent accent material to be included on any facade facing a public street. The proposal calls for an all steel building with colors to match the existing office/shop building. However, this request has a building set back over 400 feet from Okray Ave with two large overhead doors taking up the majority of the façade. Staff does not believe the accent material is necessary in this instance.

Staff Recommends approval with the following conditions:

- Submittal of a revised landscape plan for review and approval by the Community Development manager
- Six-Foot Privacy fence shall be installed prior to issuance of Certificate of Occupancy for the associated duplexes along the shared parcel line.
- Storage of building materials and equipment shall be completely within the confines of the building. Exterior storage yards require conditional use approval.

Plan Commission: Mr. Haga motioned and Mr. Tessman seconded to approve the Site Plan for Bergman Builders Storage Building - 2200 Okray Ave. with the recommended conditions. Motion carried.

11. Mr. Haga motioned and Ms. Galle-Teske seconded to adjourn at 5:51p.m.