

# MINUTES OF THE PLANNING COMMISSION MEETING & PUBLIC HEARING

MONDAY, MAY 14, 2018

5:30 P.M.

The meeting was held in compliance with the Open Meetings Law and was called to order at 5:30 p.m. Members Gary Dekker, Jim Parrish, Paul Wagner, Galan Gatzke, Bruce Neerhof, Jim Ziehm were present at the beginning of the meeting. Tom Reil arrived at 5:45 p.m. and was therefore absent for the vote on Resolution 2018-01.

The Minutes from March 19, 2018 were reviewed. Jim Parrish made a motion to approve the Minutes as presented. Jim Ziehm seconded. Approved.

It can be noted here that also in attendance were Kevin Struck, Mike and Diana Pardee, Mel Schneider, Ann Hickman, Mike Quesinberry, Mike Hintz, Brian Wimpler, Jim Piper, Rodney Schroeter (The Review), Mark Spitz and clerk-treasurer Michelle Brecht. At 5:50 John Port, Scott Liermann, John & Karen VanEss also joined the group. Chris Madgwick arrived at 6:00 p.m.

Gary Dekker shared with the audience the background to the Coordination Plan update. The Planning Commission, upon recommendation by the UW-Extension representative Kevin Struck, has chosen to do an Addendum to the 2009 Coordination Plan. An update or total revision of the Coordination Plan is required at least every 10 years. The Addendum updates basic demographic data and housing, transportation data, etc. It also includes a land use map projecting future growth possibilities. Gary invited any public comments on the Plan. There were none. Jim Parrish made a motion to adopt the Coordination Plan Addendum as presented and adopt Resolution 2018-01. Discussion was requested. Bruce Neerhof shared a potential land use alteration to the map. The water tower painting project was begun last week. While there is an easement to the water tower, it is far from adequate for the project and will be especially difficult in 20 years when it needs painting again. The Village should consider buying a road easement from the Kleiber farm land adjacent to the water tower. It could easily be connected to a planned road off of Hwy 28 (West First Street). Kevin Struck shared an aerial view of the area being discussed. Jim Parrish shared with the visitors that this alteration doesn't change zoning, nor is it set in stone. The land use map is just a projection of projected growth for the Village in the next ten years.

With no other discussion, Jim Parrish amended his motion. He made a motion to adopt the Coordination Plan Addendum with the inclusion of an alternate water tower easement and to recommend to the Village Board Resolution 2018-01. Roll Call Vote was unanimous with an absence of a vote from Tom Reil.

Hillcrest Builders & Realty introduced a proposed development East of Hwy 57. Their handout will be included with these Minutes. Hillcrest and Waldo State Bank have a tentative agreement to divide about 19 acres into about 8 single family residential lots. Outbuildings. His purpose was to receive feedback from the Commission about this kind of development. The Commission and adjacent land owners asked questions and discussed this proposition. Some of the concerns briefly addressed were the sewer and water services, farm easements over the proposed lots, and shared driveway covenants. Jim Parrish made a motion to move forward and have Hillcrest provide them with more specific plans. Paul Wagner seconded. Approved unanimously with member Tom Reil abstaining. Motion to adjourn: Jim Parrish Second: Tom Reil Adjourned 6:07

respectfully submitted by Michelle Brecht