

**Minutes of the Plan Commission Meeting**  
**Nov. 16, 2020 at 5:30 p.m.**  
**Village Hall Board Room**

**Call to Order**

B. McIntyre called the meeting to order at 5:30 p.m.

**Roll Call**

Present (in person): Plan Commission members Burt R. McIntyre, Natasha Gwidt, Ellery Gulbrand, Daniel Kussow, Mark Semrau, Randy Smith, Mike Soletski

Present (by phone): Jill McEwen (alternate)

Also (staff): Dave Wiese, Leigh Ann Wagner Kroening

**The Commission recited the Pledge of Allegiance.**

**Approval of agenda**

E. Gulbrand moved to approve the agenda. M. Soletski seconded. **The motion carried unanimously.**

**Action on 10/26/20 meeting minutes**

R. Smith moved to approve the minutes from the Plan Commission meeting on Oct. 26, 2020. E. Gulbrand seconded. **The motion carried unanimously.**

**CUP for Alice's Greenhouse**

D. Wiese reviewed the request for conditional use approval for three greenhouse buildings and a shed at 3840 Velp Ave., including the revised site plan.

Rod Kuffel, the owner of Premier Electrical Services, said he would like all three greenhouse buildings located to the side of the building instead of in front of it. He said having one greenhouse in front would limit the available parking at that site and would block the view to his neighboring business and his own monument sign. He said he also has concerns about utilities to the greenhouses, restroom facilities for the customers, and the location of a dumpster.

Richard Mayefski, the owner of Alice's Greenhouse, came forward to explain the revised site plan that moves the shed and two of the greenhouses to the side of the building. He said the third greenhouse is still in front of the building to offer exposure to the people driving by. He reviewed the plan for parking, said he won't have any dumpsters, and explained that the greenhouses will be fed with utilities from the main building, where restrooms also will be provided for customers.

The commission discussed. B. McIntyre moved to approve the request for conditional use approval to locate three greenhouse buildings at 3840 Velp Ave., VH-160-1-3, with the following conditions:

1. The proposed buildings shall be located according to the plan presented at the meeting tonight, except the greenhouse and shed fronting Velp Avenue will be placed no further than 10 feet from the main building.

2. No exhaust fans shall be used in the greenhouse in front of the building.
  3. All new lighting shall be recessed or 90-degree cutoff.
  3. The buildings are allowed for a two-year period.
- M. Soletski seconded. **The motion carried unanimously.**

**Public hearing for  
Woodland Road PDD**

D. Wiese reviewed the request from Mau & Associates for Preliminary Planned Development District approval for Parcel VH-68 to create a 26.73-acre multi-use development along Woodland Road that includes 18 ten-unit apartment buildings, two seven-unit townhome buildings, and two five-unit townhome buildings for a total of 204 units.

Steve Bieda of Mau & Associates explained the project in detail. B. McIntyre opened the public hearing. The following people spoke:

1. Scott Harrig, 3819 Woodland Road, said he has concerns about the proposed road that will directly impact his property, and he'd like to see that relocated. He also said he thinks there should be some sort of transition from the R-5 single-family homes to this high-density project.
2. Bonnie Krause, 3800 Troy St., said she thinks this proposed development and the recently approved single-family subdivision developments in the area are destroying the rural areas of the village. She said she'd like to see the village preserve the beauty of some of the rural neighborhoods, rather than rush to develop it all.

Nobody else spoke. B. McIntyre closed the public hearing. The commission discussed.

**Action on the PDD  
For Woodland Road**

N. Gwidt moved to approve the Preliminary Planned Development District for parcel VH-68 to create a 27.73-acre multi-use development along Woodland Road with the following conditions:

1. An additional emergency access (not driveway) is put in along the west property line along the pond to Woodland Road.
2. Curb and gutter is installed throughout the entire development.
3. The conservancy area along the north property boundary is dedicated to the village for a trail.
4. The proposed drive on Woodland is moved further away from the Woodland/Sherwood Road intersection.
5. Woodland Road is reconstructed to an urban section with utilities along the south property frontage.

E. Gulbrand seconded. **The motion carried unanimously.**

**Site plan for a new  
shop at VH-683-3**

D. Wiese reviewed the site plan for a new commercial contractor shop for Paul Welhouse at 2443 Shawano Ave., VH-683-3. Jared Schmidt of Robert E. Lee and Associates answered commissioners' questions about parking and building usage.

E. Gulbrand moved to approve the site plan for a new commercial contractor shop at 2443 Shawano Ave., VH-683-3, with the following conditions:

1. Additional landscaping should be added adjacent to the south elevation.
2. All new lighting shall be recessed or 90-degree cutoff.
3. All garbage/recycling areas are located on the north side of the new building and screened in with a fence.

M. Soletski seconded. **The motion carried unanimously.**

**Future Agenda  
Items/Other**

None.

**Adjournment**

R. Smith moved to adjourn. D. Kussow seconded. **The motion carried unanimously, and the meeting was adjourned at 6:54 p.m.**

Respectfully submitted,

Leigh Ann Wagner Kroening  
Administrative Assistant