

1. **CALL TO ORDER.** Chair Greg Schnelle called the regular Planning Commission meeting to order at 7:03 p.m. on Thursday, April 6, 2006.
2. **ROLL CALL.** Present: John Bieno, John Deininger, Jeff Groenier, Larry Mahr, Greg Schnelle, Steve Staton and Alternate Scott Meier. Member Absent: Ken Kluz
Also Present: Administrator Mike Gracz, Public Works Director Mark Below, Village Planner Mike Slavney, Village President Jerry Luebke and Deputy Clerk Becki Reilly.
3. **APPROVAL OF MINUTES.**
 - a) Minutes of 3/2/06 Regular Planning Commission meeting. Motion by Groenier to **approve the minutes of the March 2, 2006 Regular Planning Commission meeting as presented.** Second by Bieno. Motion carried 7-0-0.
 - b) Minutes of 3/23/06 Special Planning Commission meeting. Will be available at the May Commission meeting.

Meier excused himself from the Commission.

4. **PUBLIC APPEARANCES:**

- a) Public Hearing on rezoning request of Habitat for Humanity from R-2 Residential to PUD (Planned Unit Development) & R-1 (Residential) in the 700 block of Dunn Ave. The Public Hearing was convened at 7:05 p.m. Brian Miller and Arlan Kay appeared on behalf of Habitat for Humanity to answer questions and provide additional information. Some changes have been made since the last presentation to the Planning Commission. The porches have been modified and the footprint of the houses have been moved back 16 inches. The windows have been reduced from doubles to singles. Three dimensional brick piers have been added on the porches.

The Public Hearing was closed at 7:08 p.m.

- 1.) Consideration and recommendation to the Village Board on rezoning request of Habitat for Humanity. Motion by Groenier to **recommend to the Village Board approval of the rezoning request for Habitat for Humanity.** Second by Bieno. Motion carried 6-0-0.
- b) Public Hearing on the General Development Plan (GDP) for Habitat for Humanity. The Public Hearing was convened at 7:10 p.m. There was no public comment. The Public Hearing was closed at 7:10 p.m.
 - 1.) Consideration and recommendation to the Village Board of the GDP and site plan for Habitat for Humanity. Motion by Bieno to **recommend to the Village Board approval of the General Development Plan and approval of the Site Plan for Habitat for Humanity.** Second by Groenier. Motion carried 6-0-0.
- c) Review and recommendation of the CSM (Certified Survey Map) for the Habitat for Humanity location. Motion by Groenier to **recommend to the Village Board approval of the CSM for Habitat for Humanity contingent on Earth Tech's memo dated March 29, 2006.** Second by Bieno. Motion carried 6-0-0.

Meier returned to his seat on the Commission.

- d) Information regarding Gary Gorman's Red Brick Proposal. Gary Gorman appeared. He stated that the front yard will not be used, it will remain green space. Nineteen parking stalls will be added in the courtyard area. The use of the building will be general office and will house their corporate headquarters. Slavney reminded the Commission that this is in the Downtown District and there are no parking requirements for downtown.
- e) Update to the proposed Peterson annexation – Petitioner is Tabling Annexation Request Slavney left the room.

- f) Discussion of Response from Veridian regarding proposed annexation. This is an update for the Planning Commission. The next step is to discuss phasing and property condemnation to accommodate the sewer interceptor. These issues are being referred to the Village Board. The Planning Commission has gone on record to state that they want phasing on all future developments. The interceptor will be installed through the new business park and Veridian would like to see phasing of at least 30 lots per year. The proposed development will consist of single family homes, twin homes and small commercial.

Slavney returned.

Groenier excused himself from the Commission.

- g) Public Hearing on rezoning request of the Oregon Community Sports Arena CD (Conservancy District) to PUD (Planned Unit Development). This issue will be postponed until May due to a publication error by the Oregon Observer.
 - 1) Consideration and recommendation to the Village Board on rezoning request of Oregon Community Sports Arena. No action at this time.
- h) Public Hearing on the General Development Plan for Oregon Community Sports Arena. The Public Hearing was convened at 7:28 p.m. There was no public comment. The Public Hearing was closed at 7:29 p.m.
 - 1) Consideration and recommendation to the Village Board of the GDP and site plan for Oregon Community Sports Arena. Slavney would like to see a slight redesign to the parking lots to provide deeper entries. Jeff Groenier appeared as agent for the Oregon Community Sport Arena. He stated that they think that it is going to be a concrete tilt-up building. They may also move the entrance to the south side of the building to alleviate on-street drop-off and to accommodate a 25 foot parking lot throat depth. Motion by Bieno to **recommend to the Village Board approval of the GDP for the Oregon Community Sports Arena**. Second by Mahr. Motion carried 6-0-0.
- i) Review and recommendation of the CSM (Certified Survey Map) for Oregon Sports Arena. Deininger asked if the "dog leg" on the CSM was to accommodate signage and Groenier responded that it is. Motion by Mahr to **recommend to the Village Board approval of the CSM for the Oregon Community Sports Arena contingent on Earth Tech's memo dated 3-29-06**. Second by Bieno. Motion carried 6-0-0.
- j) Discussion and recommendation to amend the USA (Urban Service Area) for the Oregon Community Sports Arena. Motion by Staton to **recommend to the Village Board approval to start the process to have the Oregon Community Sports Arena property added to the Urban Service Area**. Second by Bieno. Motion carried 6-0-0.

Groenier returned to the Commission.

Bieno excused himself from the commission.

- k) Letter from Concord Place Condominium Owners Assc. Regarding the 900 block of Janesville St. Lori Miller appeared to ask that the Planning Commission take this opportunity to set the bar for redevelopment in the Janesville Street area.
- l) Consideration of revised site plan for 954 Janesville St. review and recommendation (Paul Lynch). Paul Lynch appeared to provide information and answer questions. Mahr asked how far the columns on the south and east elevations project from the building. Lynch responded, 4 inches. Motion by Groenier to **approve the revised site plan for 954 Janesville Street as presented**. Second by Mahr. Motion carried 6-0-0.

Bieno returned to the Commission.

- m) Public Hearing regarding the request for an extension of the conditional use permit at 155 Braun Rd. for Community of Life Church. The Public Hearing was convened at 7:50 p.m. Pastor Eric Wenger, Community of Life Church appeared to provide information and answer questions. Groenier and Bieno recall the CUP issued to facilitate the building being used as an incubator

and that by the end of the CUP the tenants were to have found a new location. The Public Hearing was closed at 7:55 p.m.

- 1.) Consideration and recommendation to the Village Board of the CUP request of Community of Life Church. No action was taken on this matter, it will return on the May agenda.

5. **COMMUNICATIONS AND MISCELLANEOUS BUSINESS**

- a) Planning Commission Meeting: **May 3rd**
- b) Election of Officers at May 3rd Meeting
- c) April 25th (3:30PM) Meeting with DOT regarding HWY 14 Project (Information Only)
- d) Review and recommendation of the Official Functional Classification Map from the Wisconsin Department of Transportation. Motion by Groenier to **recommend to the Village Board the Official Classification Map from the Wisconsin Department of Transportation**. Second by Bieno. Motion carried 7-0-0.
- e) Conceptual Review and Recommend Scheduling May 3rd Public Hearing of the proposed Official Transportation Map. Slavney stated that this map provides direction to Village developers and developers within the Village's ETJ regarding approximate road placement and right-of-way requirements. The precise location is determined at the time of platting, this just represents a concept and overall requirements for street layout.
- f) Schedule for Official Transportation Map (Information Only)
 - 1) April 17th – Notify Towns, County and City of Fitchburg
 - 2) April 24th – Public Works Meeting
 - 3) May 3rd – Planning Commission -- Public Hearing
 - 4) May 22nd – Village Board Consideration
- g) Schedule for Reviewing Preliminary Design for Hitching Park Area (Information Only)
 - 1) May 3rd – Planning Commission Discussion and 6:30 PM Public Forum
 - 2) May 22nd – Village Board Discussion

6. **UNFINISHED BUSINESS**

- a) Special Planning Commission Meeting for Zoning Code review. The Zoning Code will move forward without inclusion of the sign code. The sign code will go through its own approval process.

7. **NEW BUSINESS**

- a) Letter from the City of Fitchburg regarding the transportation element of their comprehensive plan. Slavney would suggest that we mention to Fitchburg that in the draft plan for the Joint Business Park, the Village is recommending that County M be directed farther south than the Highway 14 interchange.
- b) Extraterritorial Land Division Review Jurisdiction – City of Fitchburg. The City of Fitchburg is contemplating adopting ETJ controls, their boundary can go 3 miles from the City limits overlaps with the Villages and a mutual boundary which will angle through the Town of Oregon needs to be determined.

8. **STAFF REPORT**

- a) Status of Developments/Projects
 - 1) Alpine Meadows, Bergamont & Oregon Parks Neighborhood
 - 2) Alpine Business Park
 - 3) Villages of Foxboro

9. **ITEMS FOR FUTURE MEETINGS**

- a) Extraterritorial Zoning
- b) Adoption of Southeast Quadrant Plan
- c) Public Hearings for Chapters 22 Storm Water Management, 40 Shore Land/Wetlands and 41 Floodplains

10 **ADJOURNMENT**. Motion by Mahr to **adjourn at 8:15 p.m.** Second by Deininger. Motion carried 7-0-0.

Respectfully submitted,
Becki Reilly, Deputy Village Clerk