

Plan Commission Meeting Thursday, February 10, 2022

Meeting was called to order at 7:00 PM by Katy Kapaun

Meeting was properly noticed in designated locations.

Present: Steve Melby, Willard Moeri (phone), Katy Kapaun, Cheryl Johnson, Helen Kusilek

Absent: Jerry Weiss

Guest: Angi Goodwin, Tim Johnson, Peter Tharp, Dan Funk, Nathan Byom, Mary Grupe, Brian Tremblay, David Wilkins, Gabby Lubich, Mike Rutan, Matt Hieb, Trever Bruck, Alex Miller, Scott Teigen.

Building Inspectors Report:

No questions by the Commission.

Review/recommend extra-territorial 2-lot CSM for Cheryl Longen described as SW1/4 of NW1/4 & SE1/4 of NW1/4 Sec. 29, being lot 5 of CSM Vol. 16 Pg. 4355 Doc. #687457, located on 103rd Street, Warren Township, by Joe Granberg G/S Land Solutions.

Motion to approve the extra territorial for Cheryl Longen's 2-lot CSM by Melby, seconded by Kusilek.

Motion carried.

Discussion with Alex Miller regarding his concept plan for houses between Jennifer Rae Jct N and Highway 12 in Stewarts Addition and discussion on impact fees.

Miller is looking at the four vacant lots along Highway 12 and Jennifer Rae Jct. Proposing two four-plex's and one eight plex. This is currently zoned RM-2. All within the density for RM-2 but the 8 plex would need to have a variance because the ordinance does not allow anything bigger than the four-plex. Can have 18 units on the lot and only has 16. In laying this out, it is tight for parking. Usually, you want 60-feet for parking and a couple are a few feet short. Storm water treatment is already covered. Goodwin recommends that Miller do the supplemental treatment due to the changes made to the storm water requirements for his storm water treatment plan. The four-plex units could be pushed together and a variance requested so that he can maintain the side lots requirements. This would mean the units would go from 50 feet to 42 feet. All units would be three-bedroom units. These are the same buildings that are being built on Sierra Place. Two car tuck under garages with two spots in the driveway. Moeri asked what the road width would be and that is already there for Sarah Anne and he would only be adding the four driveways off of this. Miller is looking for a vote next month and would like to start construction the beginning of April. Goodwin reminded the group that this would be about 7,000 gallon of water per day. This would be a 7% increase to the Waste Water Treatment Plant. The current Clearas System only has 50,000 gallons/per day of capacity available at this time. These lots are already in the Village but not constructed on yet. Kwik Trip land is already in the Village but the larger development for T-Buck would add to this. Moeri asked how you control the growth coming in? Do you give a percentage of what is left for each project? Is it first come, first serve? We will reach the point that we will be over capacity for the Clearas system. Kapaun asked about approving the concept does this mean we can hold the permits? Doesn't feel that first come first serve is the way to go. Moeri agrees with this. Goodwin went over what our current limits are in the Village and what we know is coming. With everything that we know of it will put us to almost 300,000 gallons per day. Melby asked about the homes on Sierra and if they are all sold yet? The new ones that he is looking at building will be rentals. Johnson thinks that we need to talk to Attorney Mahler and fill in the gaps. Tremblay asked

if the 100,000 gallons per day is accurate or if it should be 107,000 gallons per day. Funk discussed his thoughts on Chapter 709 and how it effects selling the land and what needs to be disclosed. Kapaun asked if this was vetted with an attorney and Funk said he spoke to his attorney and it pertains to him. Kapaun stated that we have a difference in legal opinions. Kevin Oium from Cedar Corp is on and can answer any questions if needed. Melby thinks we need to fill in the blanks as to what is available. Motion to table until we have more information regarding our commitment as far as what we have committed and what we have available by Johnson, second by Melby. Motion carried. Alex asked about timing and trying to get started early. Site plan does not require a concept approval. These are more of a site plan. Goodwin asked about concerns about the 8 plex's and needing board of appeal. Kapaun said the big picture concept does not appear to be the problem. Will probably split phase one of the 8 plex's.

Review/recommend for Trevor Bruce/T-buck Properties regarding his updated concept plan for land located off of Division Street South and proposed annexation and zoning of new annexation parcel.

Matt Hieb and Trevor Bruce are here to discuss. Ed Forletti is the current land owner. Annexation petition for 263 acres. Jett Properties owns everything shown in red. Put together a concept for first and second phase. Would bring in a mixture of duplexes and single-family homes. Hieb said they would plan an East/West Street. Red is single family homes, gold/tan are twin homes and the darker tan is town homes. They have allowed significant green area to cover the four units per acre requirement. Looking at RS-6, RD-2 and RM-3. They have left a significant area to be a holding pond to be reused for irrigation of the homes and agricultural areas. This is not the final design for the storm water. Envisioning trail system and usable park area. They feel that they would be creating a water deficit with what they are proposing. There is a supplemental well that could be used. The holding area is primarily used to shave off the peak. Melby asked how to get the water where you need it. Hieb thought this could be done with a lift station with a force main. There is a lift station that pumps the water to the homes and they would water like they want to. Pipes could be run on the backside of the street or in the street with the same easement as electric and gas. Looking at keeping part of this private and the association would pay for this. Phase one would be North of the middle road. Would all of Division Street be built initially? Cherry would be extended all the way along with Division Street South. Nothing planned for the South or West side of the property as they are zoned commercial for the future land use map. Goodwin went thru her review memo. Annexation is within the Urban growth area. Typically match the land use so this should come in as A-1 unless you are comfortable with an approved subdivision plan. This is 64 acres of the 263-acre area. Total of 256 units for this area. Comprehensive Plan map was shown. Was planned as medium density residential or commercial. Appropriate to propose this as residential. If you look at the whole picture this would average 4 units per acre this would match medium density residential and the comprehensive plan. This is being proposed as a PUD area which will need a conditional use permit. Johnson asked if you are only doing the first phase, how does the storm water work. This has not all been worked out. Goodwin asked for comments on the park space and Hieb thinks that this would be more public or a combination. Planning for stormwater, there are wetlands, and the buffer around it won't be disturbed. Opportunity for an active park if the Village would like. RM-3 is meeting densities that are allowed. Shown as one lot with private streets and no public right of way. The streets would 24-foot-wide street so there would be no parking on the street. There may be some dividing of these lots in the future. Who will fix the water main break? Why not make them public with a different arrangement? Sidewalks shown on one side of the public street, recommend on two sides of the street but this could be discussed. This needs to be reviewed by Fire and Police Department for input. Goodwin also feels that a traffic impact analysis of some sort should be done. Moeri asked Goodwin why we are not telling them that we want two entrances to this development. Why can't we push to have this done? Goodwin said that this is being recommended.

Hieb said that the reason that it was left off is because with adding sewer and water, it makes it more difficult knowing where they should be. Willing to add an access area. Moeri said they did a good job at preparing what they have but looking at safety for this area and feels that they should have two access. Tim Johnson asked if Division Street South would go to 70th and they do not own the land to do this. Funk appreciates the work that is being put into offsetting what is being put into the lakes. Funk asked if Trever really thinks he can pull this much water off the lakes? This will depend on how much we look into the agricultural fields. All lots per zone just on residential would be approximately 675,000 gallon per day and just in the summer. They are willing to be part of the solution and help with the irrigation part of this project. Hieb is limited by what can be irrigated. Planning on metering this so that we can monitor for the DNR. They are willing to go thru the permitting process. Forletti thought if we all work together, we can find a solution. Tremblay asked if it would be possible to make phase one proof of watering concept and phase two contingent on this working? Melby asked about the town homes and keeping this a private road. They don't want to make it public prefer privately maintained street. Patty Johnson asked how much of the green space is wetland. If this becomes a public park how usable would this be for biking, walking etc. it is solid ground; one pond stays wet one dries up. Hiebs next step is to continue working thru the annexation and design. Kapaun thinks again we need to complete the chart to see where we are at. Melby thinks you can keep moving on the process but until we get our numbers we are at a standstill.

Review the preliminary plan and Traffic Impact Analysis review for Kwik Trip located at the corner of Highway 65 and 70th Avenue.

History of Kwik Trip was given by Scott Teigen. This will be a truck stop store. There will be five showers, 64 parking stalls plus stalls under the canopy, 125 truck parking stalls and ten gas lanes and eight diesels. 80-foot street to the West and a street to the North or about 1/3 of a mile. Access to 70th and a right in right out off of highway 65. Significant impact to the 70th Avenue intersection. Total store is 13,000 sq feet. 70% of auto traffic will come from 70th Avenue. Working thru some of the final details for the TIA. An additional West bound thru lane will be built on 70th Avenue. WISDOT has a project for this intersection programmed for the next one to three years but this could be moved forward. Working with DOT and Ayres to make sure future improvements are safe. Left turn lane will be lengthened for safety coming North from the roundabout. There will be a detached gator shed. Originally planned a car wash for this site but this has been removed due to the Twin Lakes issues. Anticipating about 2,500 gallons of water coming in and less going out because of irrigation and sales for coffee and soda. Also discussed switching irrigation to a shallow well system to help with the lakes. There will be two main entrances. On roadway proposing a five-foot sidewalk and continue along Wilkins Way. Patty Johnson asked if the trucks will be running or are they required to be turned off. Her concern is that the diesel fumes were overwhelming. Geno Hansen discussed why he originally contacted Scott about wanting a Kwik Trip. With the grocery store going away, for a community our size until we are double the size that we are now, it probably won't happen. At Kwik Trip you can get produce, meat, everything there. Understands that it would be nice to have just the Kwik Trip store and not the truck stop but this is a give and take. They are a Wisconsin Company. This could level out what is going on with Flying J. They are looking at our community and how they can help us. David Wilkins added to what Geno was describing with the truck idling and how this is being improved. Johnson asked about charging stations and this is difficult to add. Wisconsin does not have a way to charge for them so it would be at their cost. Kwik Trip runs the conduit for future needs but this is also a bigger picture on how this will work. Hanson has not made it a secret that he has wanted this to come to town. Funk said he has done homework on this company. Two questions regarding EB's. Biggest revolution to electric vehicles. Asked if they are on top of semi's becoming electronic also and Kwik Trip is. Second question was T-Buck said they are not contributing to the lake and Funk's challenge is to do the same thing as T-Buck.

Tharp asked if all hurdles are passed what is the plan for opening? They will start grading late this summer and possible put in base course for the roads. Actual construction would start in 2023.

Zoning would be B-5. This would fall into the future zoning map. Gator shed will be redesigned to meet ordinance. Goodwin discussed some of the items on her write up.

Review/recommend the Kwik Trip request for zoning change from A-1 Agricultural District to B-5 Highway Business District for a parcel of land on the Northwest corner of 70th Avenue and Highway 65.

Recommend to move forward with the rezoning request for Kwik Trip from A-1 Agricultural to B-5 Highway Business by Melby, seconded by Johnson. Motion carried.

Review/recommend the Kwik Trip Application for Variance for the following:

Pump Canopy with signs – for an accessory structure height variance from 15 feet to 20 feet and a sign variance because canopies are currently not addressed in our ordinance.

Highway 65 projecting ground signs – for the number of signs allowed from one to two signs and also size from 100 sq feet to 118 sq feet.

Wayfinding Sign for CAT Scale – possible variance for height and size.

accessory building for a storage shed to be 15' 4" when the ordinance allows 15 feet.

Kwik Trip will decide what they will need for variances and bring it back to the next meeting for signs and shed. The canopy accessory structure height will be addressed as a code change since this is not currently in the codes but makes sense because of the type of business it is.

Update on TID #3 modification to add the land on the Northwest corner of Highway 65 and 70th Avenue of approximately 45 acres.

Discussed the benefit to adding this land into TID #3. This can be modified to add the land but would need a recommendation from Moeri. Moeri is willing to add this land in. This would help pay for future infrastructure needed for water/sewer and possible 70th Avenue.

Review/recommend update to Sewer Interceptor Fees for inflation.

In our ordinance the large sewer interceptor should be update every five years and this has not been done. Worked with Sean Lentz for what the inflation rate should be to select this rate. We did not project this out as far as we have. Looked at it to be reviewed every five years to the current inflation rate. Motion to recommend the increase to the sewer interceptor fees for inflation based on Goodwin's memo by Melby, seconded by Johnson. Motion carried.

Update on Joint Comprehensive Plan with Warren Township.

Kapaun talked to Hansen about what the intentions are. No immediate objection to move forward. Kapaun asked if anyone from the committee would be interested and Johnson is interested. We are working jointly with the township. Tremblay does not think that the trustees should be on the committee. Could this be an even number instead of one party having more power than the other? Kapaun will take this under advisement. Melby is also interested in this committee. Moeri added that including outside members is good but the larger the number the more issues this could cause. This could cause burnout due to the time frame of this.

Items for future agenda.

T-Buck, Kwik Trip and Alex Miller developments. The chart from Goodwin for future meetings. Looking at a broadband company expanding into St. Croix County and Western Wisconsin (Goodwin).

Adjourn

Motion to adjourn at 9:30 pm by Melby seconded by Johnson. Motion carried.

Megan Dull
Village Clerk