

**TOWN OF GREENVILLE  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

DATE: Monday, April 24, 2017

TIME: 5:30 PM

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

**Agenda**

1. CALL TO ORDER

The meeting was called to order at 5:30 pm.

PRESENT: Jack Anderson, Leanne Meidam-Wincentsen, Jim Cotter, Jim Ecker, Greg Kippenhan, Ken Zilisch, Andy Peters

2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES

- a. Approve Planning Commission Meeting Minutes from March 27, 2017.

Motion by Jim Cotter, second by Leanne Meidam-Wincentsen to approve the agenda.

Motion carried. Motion by Ken Zilish, second by Jack Anderson to approve the meeting minutes. Motion carried 7-0.

3. NEW BUSINESS

- a. Public Hearing and possible approval for SGS of Greenville LLC Certified Survey Map, Greenville Dr. and Moonshadow Dr., Parcel #'s 110046300, 110047600, 110047601, 110047603 and 110047604.

The Public Hearing was called to order at 5:31 pm. Jim Fletcher/REMAX - 181 S. River Heath Way, Appleton; for the last 7-8 years, they planned the development with a 66 ft. right-of-way to be the connecting road from HWY. 15 to Moonshadow Dr., and they would like it to stay so it doesn't interfere with how it's been marketed; they would have been willing to change if they could get full access on Hwy. 15 but that is no longer an option and curb and gutter will be installed on this development providing 35 feet (17 ft. on each side of the road), still leaving approximately 15 ft. on each side of curb for sidewalks or trails and right-of-way for the Town. Motion by Jim Cotter, second by Leanne Meidam-Wincentsen to close the public hearing. Motion carried and the public hearing closed at 5:34 pm. Dave Tebo added they will be required to build to Town Road specs. The development is in our TIF District and the Town will likely be approached for the road work. There would be a TIF Development Agreement or typical Development Agreement. The CSM does have all of the state requirements. Additional discussion was held regarding the 66 ft. width, whereas the 80 ft. suggested by Public Works. Motion by Greg Kippenhan, second by Jim Ecker to approve the CSM. Motion carried 7-0.

- b. Review and possible approval of WiscoLift LLC Site Plan, W6396 Specialty Dr., Parcel # 110233100.

The owner of WiscoLift would like a 50 x 70 ft. addition to their current building for warehousing and to connect a concrete drive to meet up with the asphalt.

Motion by Jack Anderson, second by Jim Cotter to approve the site plan. Motion carried 7-0.

- c. Final review of Fence Ordinance with attorney changes.

Leanne Meidam-Wincentsen was satisfied with the information being added back in that was missing from the previous document. The goal was to have the ordinance be readable, and still thinks that some of the sections are hard to understand for the average citizen; Jim Ecker echoed her comments. Information online provided by the Inspections Department has visual aids with added dimensions to assist the public with understanding. Jim Ecker is ok with moving forward with the ordinance with the reference to the online guide included. The ordinance will be sent to the Town Board for approval.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

Town Administrator thought it was important to review the planning history of the area discussed at the Annual Town Meeting. Dave reviewed the 2004 Greenprint Plan for development in two agricultural areas and all geographical features were considered. A unique feature was found on the Ulmer (now Lin) Property. As the Town developed, and the sewer interceptor was installed, those areas were acknowledged. After the interceptor was installed, there was sediment in the waterway, which is why the Town had some involvement. Dave wanted to show how much work has been done to plan that if/when the time comes that the land owner chooses to develop, discussion will be held and plan put in place for this potential feature. Jim Ecker believes from a planning perspective, we need to determine once and for all what this is; perform a scientific study. Jim added that although he is ok with the approval in February, he wishes he had all of the information; he would have tabled it.

Chairman portion – John Julius provided a copy of the resolution and a copy of zoning minutes where the Town agreed to protect the karst area. He added that when the property was going to be developed, they felt they needed to let the community know. John suggests we should utilize resources such as the county and the DNR and find a way to work together on a plan for the area and agrees it's a good idea to have a grad student or work with the UW Extension or another university to determine if there is a karst in the area.

Jim Ecker asked when there will update to Comprehensive Plan and Dave responded that it will be next year. The last one was done in 2009 and needs to be updated every 10 years.

5. ADJOURNMENT

Motion by Jim Cotter, second by Ken Zilish to adjourn. Motion carried. Meeting adjourned at 6:40 pm.

Wendy Helgeson, Town Clerk