

In attendance:

Mayor S. Bierce, T. Janka, Doug Kiser, D. Linsmeier, S. Sullivan, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the March 15, 2022 Meeting Minutes

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the March 15, 2022 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for William & Beverly Waltz for Property Located at W277 N2531 Rocky Point Road for the Purpose of Constructing a Boathouse (PWC 0934035)

Mr. Fuchs stated this was a 432 square foot boathouse and is in conjunction with agenda item No. 4 for a Mitigation Plan. The homeowners will exceed the lot coverage allowance, so they are mitigating to be able to go slightly over 34 percent. Mr. Fuchs recommended approval subject to approval of the mitigation plan, and that the boathouse not contain any plumbing fixtures. The plans currently show gas and water in the boathouse.

The applicant, Mr. Waltz, clarified that the water was intended to wash items off and was not a plumbing-related item. The gas would be used to heat the space for either storage or a warming hut for ice hockey.

Mr. Fuchs mentioned that the plumbing regulations are included in the State Statutes so that it cannot become a habitable space, as it is located within a floodplain. He felt the Plan Commission could move forward with the conditions in the staff report and if there is an allowance for it, it can be taken out.

Discussion took place regarding the building materials for the boathouse.

Chris Miracle, Landscaper for the project, stated they were proposing an infiltration chamber area that would be uphill, with vegetation between the chamber and the steps coming down. Further discussion took place regarding the infiltration.

A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval the Conditional Use Permit for William and Beverly Waltz. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Mitigation Plan for William & Beverly Waltz for Property

Located at W277 N2531 Rocky Point Road (PWC 0934035)

A motion was made and seconded (D. Kiser, C. Wunder) to approve the Mitigation Plan for William and Beverly Waltz. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding a Mitigation Plan for Matt & Amanda Klein for Property Located at N29 W26658 Peterson Drive (PWC 0930044)

Ms. Wagner stated the initial plan had some revisions that were required because the applicant was over the allowable 35 percent. Some of the impervious area is being removed to bring it down to the 35 percent maximum. Ms. Wagner recommended approval contingent on the plan being recorded, and the final design and grading plan will have to be included with the permit to make sure they meet the calculations.

A motion was made and seconded (S. Sullivan, D. Kiser) to approve the Mitigation Plan for Matt and Amanda Klein. Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Rodger and Rita Fedel for Property Located N4 W27327 Hilltop Drive for the Purpose of Moving the Common Lot Line and Creating Two Lots, and Removing the Outlot Designation of Outlot 2 of the Arrowhead Trails Subdivision Addition No. 2 (PWC 0984058 & PWC 0984060)

Mr. Fuchs stated the property owner owns Lot 8 and Outlot 2 and they are requesting to shift the internal property line further east. The owner is looking to add the wooded portion of the lot onto their lot and sell what is currently platted as an outlot as a buildable lot. They are requesting that the City remove the outlot designation. Mr. Fuchs stated it was originally platted as an outlot because sewer was not available at the time. He recommended approval.

Ms. Wagner added that it will be contingent upon a review of the sewer assessments in the area. The property owner would then have to extend the sewer lateral to the property.

Discussion took place regarding lot sizes in the area.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the Certified Survey Map for Rodger and Rita Fedel. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 4 (PWC 0865992 & PWC 0865175)

Mr. Fuchs stated there are 27 lots and seven outlots on the Final Plat. It is an extension of Timber Drive to the south and includes the Timber loop. All lots conform to the Rs-6 minimum standards, and it is in substantial conformance with the Preliminary Plat. Mr. Fuchs recommended approval with a few technical corrections, including adding the floodplain setback to the plat.

Discussion took place regarding Timber Drive being extended to Springdale Road. It was noted there would be a guardrail on the side towards the end of the road to make people aware that the road will go through in the future.

A motion was made and seconded (T. Janka, C. Wunder) to approve the Final Plat contingent on staff's recommendations. Motion Passed: 6-For, 0-Against.

8. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:31pm. Motion
Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk