

VILLAGE OF EAGLE PLANNING COMMISSION
MINUTES – APRIL 22, 2008

President Spurrell called the monthly meeting of the Village of Eagle Planning Commission to order at 7:00 p.m. The secretary confirmed Open Meeting Law requirements. Roll was taken: Deegan, Couch, Salmela, Wilkinson, Thuemling, Lisiecki, Spurrell – all present.

President Spurrell noted that in the minutes of March 25th, Mr. Ferraro's name was misspelled; it should be an "o" instead of "d". Moved by Thuemling to approve the minutes as noted. Wilkinson seconded. Motion carried unanimously.

Citizen Comments:

Virginia Dudzek, 619 Fairview, inquired as to when the Sr. housing was going to be built, the amount of rent, and what was included in the rent.

Dave Dudzek, 717 N. Glen Dr., Waukesha, commented that this (the senior housing) has been going on for a long time; it was his understanding that it was to be built before the subdivision. He also inquired whether special considerations were made.

In response to the comments, President Spurrell stated that most of the questions asked by Mrs. Dudzek would be covered in the presentation later in the meeting. He did say, however that Bielinski's goal is to keep the rent under \$700. Spurrell agreed with Mr. Dudzek that the project has been going on for a long time and that it was intended to be built before the subdivision, but the project had been put on hold for various reasons. Regarding considerations, could they have been addressed earlier, probably. He stated, in hind sight, some things could have been done different.

Mark Marzion, 109 E. Main, questioned as to why a business plan he had submitted two (2) weeks ago was not placed on the agenda. He also wanted to know why it had to go first before the Commission and then to the Board and that it would now be another month again before it would even be considered. President Spurrell apologized for not placing the plan on the agenda but no inquiry had been made as to its status. He also clarified that it was not two (2) weeks ago; it was a month ago because he received it on the day of the last Planning Commission meeting. Spurrell also remarked that in Ch. 9 of the Zoning Ordinance, it states that any structural changes must go to the Planning Commission. He did indicate however that there is a possibility of having a special meeting before the Board meeting.

Roy and Ellen Gregg submitted a revised CSM for a re-division of Lot 2, CSM #10000 and a re-division of Lot 3, CSM #8926 located in the Village Industrial Park. President Spurrell stated square footage requirements have been met. Moved by Wilkinson to recommend to the Village Board approval of the CSM as submitted. Salmela seconded. Motion carried; all in favor.

In connection with the re-division above, the business plan by Dennis Tomasik (BHS Underground, Inc.) was reviewed. Mr. Tomasik stated he does underground fiber optics and is currently located in North Prairie. He is planning to construct a steel/pole barn structure on the lot currently owned by the Gregg's. Access will be from Anton,

utilizing the existing driveway. In response to a question raised regarding storage of vehicles and/or equipment Tomasik stated that he has a pick-up, a single-axle truck and equipment that the majority of the time will be stored inside the structure. He was informed that the Village does have a nuisance ordinance covering business and industry, a copy of which the secretary will provide to him. Moved by Couch, seconded by Salmela to recommend to the Village Board approval of the business plan for BHS Underground Inc. Motion carried unanimously.

Two (2) employees of Scwanz's home delivery were present to request that they be allowed to have truck load sales in the parking lot in the downtown area. They have obtained permission from Mr. Suhm, the property owner. They would hold sales every two (2) weeks at most, from approximately 10:00 a.m. – 6:00 p.m. Following discussion on the type of licensing required, they were directed to the Police Chief to obtain a Seller's Permit. No formal action was taken.

President Spurrell informed the Commission that he had met with Mark Marzion, regarding the Parish Hill development. Mr. Marzion has requested that three (3) areas be addressed relating to the Construction Plan & Storm Water Management Plan Review by Ruckert Mielke. These are considering waiving any sidewalk requirement, ending the water main extension at the cul-de-sac, and not tying into the Industrial Park as previously talked about, waiving the requirement for planting of trees, because the area is already deeply wooded, and finally waiving the signage requirement (not on agenda). Trustee Couch questioned Spurrell as to outstanding costs that have been billed to Mr. Marzion but have not been received. He stated that the Commission should table any consideration of the above noted items, until a conclusion is met regarding these costs. When asked whether this was a motion, Couch confirmed. Salmela seconded. Discussion followed regarding correspondence received, conversations made, communication or lack thereof between the Village President and Marzion, and implications that were made. Following remarks returned between President Spurrell and Mr. Marzion, Spurrell stated for the record, that Marzion has not been working on the fees. Member Thuemling stated that the T's need to be crossed, and the I's dotted, then the Commission can move forward. Trustee Salmela questioned whether the Planning Commission has the power to make this decision. President Spurrell indicated that there has been plenty of time to keep things going and that the matter can be resolved, either by Marzion or the Board. The motion to table carried; all in favor.

Brian Depies (Bielinski) introduced Tom Franks, Construction Manager for the Sr. Housing Project, and distributed site plans for the development. Mr. Depies indicated that they have changed from Albion to Stephen Perry Smith Architects Inc. The site plan indicates two (2) two-story buildings, 48 units each, underground parking facilities and two (2) access ways from Markham Road. Depies stated they have met with the Fire Chief and Bob Baker regarding lock box entry, number of hydrants, size of elevator(s) etc. They are looking for a June 1st date for ground breaking and hypothetically, a move-

in date of Spring of 2009 (March 31st). They would begin the southern building first. In terms of rent, water is included; gas and electric would be billed individually. The underground parking area will have 8' foot ceilings, be heated and provide one (1) parking space per unit, storage units for each tenant, with both elevator and stairway access. The entrance to the ground floor will have an intercom, have a fireplace, leasing office, wellness center, library computer area and a patio. The second level will house an exercise and multi-purpose room. The units consist of 1 and 2 bedrooms, some with a den. Each unit will include a stove, refrigerator, washer, dryer, hot water heater and a self-contained furnace/air conditioner. They are required to have one (1) accessible unit, however if more are needed, it will be very easy to convert some of the units. The exterior will have a base trim with siding, color yet to be determined, 30-yr old architectural shingles and the lighting will be done in-house. Depies indicated that the plan(s) are 98% complete with minor changes to be made. Discussion followed regarding the number of handicap parking spaces, size of the parking lanes, and total size of the building. Depies was complimented on the plan(s) being so definitive and their choice of the new architects. President Spurrell indicated that if finalized plans can be submitted, a special planning meeting could be held before the May Board meeting.

There being no further business, the meeting adjourned at 8:25 p.m. on a Thuemling/Deegan motion. All in favor.

Respectfully submitted,

Shirley Mealy
Secretary