

VILLAGE OF EAGLE PLANNING COMMISSION  
“APPROVED” MINUTES – AUGUST 25, 2009

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: Wilkinson-absent; Block-present; Couch-present; Steinbach-excused; Lisiecke-present; Deegan-present; Spurrell-present. Wilkinson arrived right after roll was taken.

Minutes of the July 28<sup>th</sup> meeting were reviewed. Lisiecki moved to approve the minutes as submitted. Block seconded; motion carries.

There were no citizen comments.

President Spurrell stated that he had contacted the Village attorney regarding a perspective buyer who is interested in the property at 229 E. Main Street. At present, it is the intention of the buyer to rent out the primary house on Main Street to a family, use the lower level of the Coach House that faces Eagle Street as his office, and convert the upper level of the Coach House into two (2) one-bedroom apartments, possible efficiency. In a memo received from Attorney Reilly, he states that it is his opinion that the Carriage House cannot be used for any use except as a B&B facility unless the property owner (or perspective property owner) obtains a Conditional Use Permit. Spurrell then explained that a public hearing is required for a condition use and that several years ago, a public hearing had been held and the Planning Commission denied it. The request had been for four (4) efficiency apartments. Spurrell also stated that since that time, Planning Commission members have changed, neighbors may have changed, and the plan for two (2) apartments could make the difference. The procedures for a public hearing were outlined to the perspective buyer (Augie Jerasaka) (spelling of last name could be incorrect) and it was explained that the Planning Commission is only a recommending body to the Village Board.

Due to another engagement, Bob Allen of Allen Sales and Service could not be present at this meeting. No plans for fencing were on file with either the Village Clerk or the building inspector. Moved by Wilkinson to table this item until the next meeting; Deegan seconded. At the direction of the building inspector, Allen was instructed to attend this meeting with plans for fencing at said premises to avoid fines and penalties. Discussion followed regarding whether it was feasible to have Mr. Allen work with the building inspector directly to speed up the process. Wilkinson withdrew his motion and Deegan his second. Spurrell then moved to have the building inspector take care of this matter. Wilkinson seconded; motion carries.

President Spurrell explained to members of the Library Board (Frank Nardine and Dave Traver) and members of the Commission that he had some concern regarding the walking path from the elementary school to the library because no plans had been submitted and then one day he saw the dirt had been moved for the path that runs along side of the compost site. Traver apologized for the confusion and stated that he had been communicating with three (3) different people. He explained that they have been clearing an ½ acre area of the school site and will attempt to go as far in as they can, away from the side of the compost site, but there is a wet pond they need to be concerned with. He stated the Nature Conservancy has donated use of a trailer

for his equipment and he is working with Police Chief Ehlers on a 808 ft. , 4” – 6” traffic bond path. Perennial rock beds would be constructed to prevent access to the compost site, perhaps also a locked gate for emergency vehicles only. He also said that 30 cedar fence posts will be donated if needed to block off various areas. He would like permission to go ahead with the project. Moved by Wilkinson to recommend to the Board approval to proceed with the path; Lisiecki seconded. Under further discussion, President Spurrell indicated that he would like to see the path end at the library back entrance. Traver explained that part of the reasoning is due to the location of the septic field in back of the municipal building, but also for security reasons, having the path come out into the parking area much more visibility is provided. Both him and Nardine informed the Commission of how the school and its staff will be using the areas along the path for various science projects. Details of snow plowing need to be worked out. Motion carries; the recommendation will go to the Board.

With no objections from the Commission, President Spurrell moved on to #9 on the agenda, Review of Smart Growth Chapters. Village Trustee Mike Rice and Brian Pionke, Town Planner were in attendance to review the timeline for approval of the Smart Growth chapters and resolution. Pionke explained that the committee is pretty much done and are just finishing up on the Comprehensive Plan, which Planning will also need to review. A public hearing will need to be held with a 30-day window date to allow for mailing of the complete plan to the various agencies for their review prior to the hearing. As of right now, Planning has four (4) chapters left to review. President Spurrell remarked that he has not had a chance to look at the chapters that were to be reviewed at tonight’s meeting. Discussion followed regarding whether a special Planning Commission and perhaps special Board meeting will need to be scheduled to accommodate the timeline. It was the consensus of everyone present that the Planning Commission will hold a special meeting on Monday, August 31<sup>st</sup> beginning at 6:30 p.m. just for the review of the remaining Smart Growth chapters.

The Waukesha County Land Use Map – 2035 was reviewed. Discussion took place concerning the proposed future zoning of the parcel along Hwy 59 (Porter Brothers) and whether it should remain as Medium Density. The Commission’s conclusion was to change it to Mixed Use. Other changes included an area in the Industrial Park which is also shown as Medium Density, but should be Industrial; Fox Chase East from Suburban 1 Density to Medium Density, and the inclusion of Henley Street on the map. Regarding the immediate adjacent Town property classifications, the Smart Growth Advisory Committee recommends that the Village mutually agree to the densities that the Town has established.

Going back to #8 on the agenda, Trustee Couch had received a copy of a General Application, Plan of Operations and Site Plans from the Town of Eagle and also from Delafield. Due to the unpreparedness of applicants that have appeared before the Planning Commission he felt it was time to draft a set of these documents for the Village. They contain all of the necessary information to answer the frequently asked questions. The applications once completed would go to the building inspector for his review before they would be reviewed by the Commission. In looking over the forms. Lisiecki remarked that they were very typical for commercial and/or industrial use, however most municipalities have a simplified one for residential; Spurrell also remarked that it was too robust for residential. Lisiecki also suggested that on the General Application additional space be provided for “Name of Contact”, under Signs, add language indicating to attach a picture of the sign, and that fire truck path and any

turning radius be shown on the site plan. President Spurrell noted that “Well” be removed from the Site Plan Checklist. Spurrell also stated that because Village ordinances already state that engineering, legal and other fees are the responsibility of the developer, contractor etc. some of the language on the last page can be removed. Couch will see that the changes are made and also sit down with the building inspector to compile a simplified application to be used for residential use.

Deegan made a motion to adjourn; Lisiecki seconded. President Spurrell adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Shirley Mealy  
Planning Secretary