

**Village of Egg
Harbor
Plan Commission Meeting Minutes
December 19th, 2016 at 10:00 a.m.
Paul J Bertschinger Community
Center
7860 State Hwy 42, Egg Harbor,
Wisconsin**

1. Call Meeting to Order

Smith called the meeting to order at 10:00 a.m. Those in attendance were Joe Smith, Gail Hill, Emily Pitchford, Cambria Mueller, Lou Nyberg, Mary Anne Scherer, Ryan Heise, and Megan Vandermause. Also in attendance in the audience were Kathy Navis, Kim Jensen, Jan Luser, Kaaren and Steve Northrop, Dave Callsen, and Jennifer Thompson.

2. Approve agenda

Scherer moved to approve the agenda, second by Nyberg, motion carried.

3. Pledge of Allegiance

4. Approve minutes of December 8th, 2016

Smith moved to approve the December 8th, 2016 meeting minutes as amended, second by Mueller, motion carried.

5. Open Session (limited to 10 minutes)

- Northrop asked why the Parks and Public Works Committee does not say the Pledge of Allegiance at their meetings and Smith stated that she can ask the committee chair to have it added to the agenda.
- Northrop stated that she would like to reiterate the letter she wrote to the Village Board and that the parcel is not a good location for Kathy Navis' project.
- Luser stated that the 19 owners of the Main Street Shops do not feel the location is appropriate for the project.
- Callsen stated that he feels the location is an inappropriate location and the property is better fit for commercial development.
- He stated that affordable housing does not fit this area of development.
- Callsen stated that because the Village is helping in the moving cost there could be a liability issue for the Village.
- Jensen stated that the Village needs the affordable housing and there has been no development on the Church St corridor for many years.
- Jensen stated that affordable housing could help build the economy in the Village.

6. Kathy Navis Conditional Use Permit

- Navis stated that her intention is to purchase the Wildflower property and move the Lighthouse Inn building to the parcel.
- Navis stated that some of the infrastructure that she needs such as a well is already on the property which is cheaper than moving the building to a parcel with no existing infrastructure.
- Navis explained that the Lighthouse Inn building would contain four year round apartments and the wildflower would be a combination of transient rentals and seasonal workforce housing.
- Smith clarified that there would be 8 units total, 2-studio apartments, 4 -one

bedroom apartments, and one three bedroom apartment.

- Navis went over the plans for the remodeling of the Lighthouse Inn with the Commission.
- Navis stated that there would be an entrance in the front of the building and off the side of the building.
- Navis stated that each bedroom would have bathrooms and kitchens.
- Each unit is just over 500 sq. ft. Three apartments are one bedroom apartments and one apartment is a studio apartment.
- Navis went over her remodeling plans for the Wildflower building.
- Navis stated that the 3 rooms that are used for bed and breakfast rooms would be used for the seasonal workforce housing with a shared kitchen and each bedroom would have a private bathroom.
- This space would be used as a transient rental area during the off season.
- Mueller asked if there is a way to get from the first floor to the second floor inside the building and Navis said that there would not be.
- Navis stated that she feels that this is the perfect location for the project and it is very functional to use a building that was going to be torn down.
- Navis stated that she would be renting the apartments for what she considers affordable housing.
- Navis stated that she would not be able to create an affordable housing facility if she had to construct a new building.
- Navis stated that she believes this is a perfect opportunity to create much needed year round housing and seasonal workforce housing.
- Smith asked if there are any rooms that are less than 500 sq. ft.
- Smith asked what Navis' plan is for landscaping and how she is going to make the two buildings not look like two separate buildings.
- Navis stated that you will not be able to see the Lighthouse Inn building from Church St. because the building will be sitting lower on the property.
- Navis stated that both buildings have aluminum siding that cannot really be painted.
- Navis stated that she does not consider either building to be an eyesore.
- Smith asked if the building that is being moved to the property will be within the required setbacks, and Heise stated that the building will be within the required setbacks.
- Scherer asked if there is an issue for seasonal workforce housing at Shipwrecked and Smith stated that the owners of Shipwrecked purchased a building in Carlsville for seasonal workers, but this is a very new project.
- Nyberg stated that he would like to see the letters that were presented to the Trustees about the project, and Smith stated that these letters can be presented to the Commission for the public hearing.
- Navis stated that there will be year round apartments, seasonal workforce housing, and transient rentals.
- Smith reminded the Commission of factors they should keep in mind when reviewing the conditional use permit, which are outlined in the Village's Zoning Ordinance.
- Mueller asked about supervision on the property and Navis stated that there will be a manager on site that would live in the studio apartment in the Wildflower building.
- Mueller asked if Navis feels like she will have an issue renting the apartments year round and Navis stated that she feels like she will not have trouble renting the apartments, but if she does she would turn the units into transient rentals.

- Pitchford asked what the size of the apartment where 12 people would live would be and Navis stated that it is just over 1,050 sq. ft.
- Scherer asked how many square feet each bedroom would be.
- Navis stated that dormitory style housing for seasonal workers will need to be a little snug.
- Navis stated that she does not know how big other businesses seasonal workforce bedrooms are.
- Navis stated that each room in the seasonal workforce housing apartment would have a full bathroom.
- Each room would have 4 beds.
- Pitchford stated that the Commission did give consideration to having apartments on Church St. in the past and the Commission felt apartments fit in with the comprehensive plan of the Village.
- Smith stated that there will be a public hearing prior to the next meeting.

7. Code Violations

8. Next Meeting

The next meeting is January 24th, 2016 at 12:00 p.m.

9. Adjourn

Mueller moved to adjourn, second by Scherer, motion carried.