

**Village of Egg Harbor**  
**Plan Commission Meeting Minutes**  
**Wednesday, February 24, 2016 at 12:00 p.m.**  
**Paul J Bertschinger Community Center**  
**7860 State Hwy 42, Egg Harbor, Wisconsin**

**1. Call Meeting to Order**

Mueller called the meeting to order at 12:00 p.m. Those in attendance are Cambria Mueller, Gail Hill, Emily Pitchford, Lou Nyberg, Ryan Heise, and Lynn Ohnesorge.

**2. Pledge of Allegiance**

**3. Approve agenda**

Mueller moved to approve the agenda, second by Pitchford, motion carried.

**4. Approve minutes of January 26, 2016 meeting**

Mueller moved to approve the minutes of January 26, 2016, second by Pitchford, motion carried. Mueller Amended her motion to approve the minutes with changes, Pitchford amended her second, motion carried.

**5. Open Session (limited to 10 minutes)**

**6. Housing density**

This item relates to the workforce dormitory that has been discussed. This may come back to the Commission for a variance or zoning change. The Village Trustees haven't discussed this as a group yet. IPR is a sister group of McMahan Engineering that specializes in public and private partnerships for public benefit.

- IPR is interested in developing some seasonal workforce housing in the Village.
- This subject has been discussed by the Village off and on since 2000.
- The housing would be dormitory style with 1 story, 20 rooms, 2beds per room, communal laundry, communal restrooms, communal showers, and communal kitchen.
- Wisconsin Dells has some workforce dormitories.
- The proposed site is Village property on Ball Park Rd.
- The parcel is 8 acres behind the cemetery.
- The reed bed is on the 8 acre parcel.
- This is not prime real estate for any other development.
- The site needs to be close to the Village to be able to bike and walk to work, since the student workers wouldn't have vehicles
- The housing would be occupied around 20 – 26 weeks in a year.
- The cost of the building is around \$800,000.
- IPR would own and manage the building by themselves or would bring in local business to form an LLC to own and manage the building.
- IPR wouldn't limit who lives in the building.
- Part of the cost would be an on-site manager.
- Current estimate of Cost of renting a room would be \$120/student per week.
- There will be security cameras within the building.
- IPR is looking for the Village to lease a subsection of the 8 acres for \$1.
- This parcel is Recreational with an over lay of the special development district, which allows the Commission to make changes.
- Heise read the ordinance 152.060 (A) and (B) special development district.

- The reason special development districts exist is to promote latitude in the district
- Heise read the ordinance 152.060 (C)(1) and (2).
- The relaxation of the requirements for zoning would relate to density, parking, permit and fees.
- The Commission would need to make sure it is in accordance with the comprehensive plan.
- Heise went on to read 152.060 special development district (1) general considerations.
- The current zoning allows for 4 dwelling units per acre.
- The Commission asked if the dwelling units can be condensed on a smaller parcel?
- Heise went on to read ordinance 152.060 (F)(1)(2)(3)(4)(5)
- Heise stated that IPR has to submit an application and a project plan with the petition. They would require a PUBLIC HEARING.
- The Commission needs to find out if this zoning would allow this building or if the zoning would need to be changed. It has allowed for higher density housing
- The Commission inquired of Heise does the sewer plant need property?
- Heise stated that the Village would gift only 2 acres of the 8 total acres.
- Pitchford stated the DCVB has visited the apartments in the Dells and suggested it would be a good idea to get to know Jack Money Penny to get his opinions on the project.
- Gorman is still looking for a development in the Village.
- There are building restrictions on the property behind dog park.
- This project will be presented to the Village Trustees to see how they feel about it and then it may come back to this Commission.
- IPR is predicting this building will be up and ready by spring of 2017.
- Liberty Square owners have a lot of J-1 Workers and have been coming to the meetings.
- IPR is looking at it as being a regional project for the county not just the Village.
- Door Transit offers taxi service in the Village.
- Sturgeon Bay is looking at a similar project.

#### **7. Noise Ordinance**

- The noise ordinance is in the peace & order chapter.
- The noise ordinance is only for private residences and not commercial properties. It is very vague and doesn't address who this applies to.
- It is not enforceable by the police the way it is currently written.
- It does state that construction can't start before 7 a.m. or go after 7 p.m.
- This would be too early to stop music, since the Peg Egan concerts go until 9 p.m.
- The ordinance does state how many decibels are too many.
- Look into doing a permit for an exception to the ordinance and limit the number of permits given.
- Heise will look into how other municipalities handle it and bring it back to the Commission.

#### **8. Code Violations**

- No code violations

#### **9. Next Meeting**

The next meeting is March 29, 2016 at Noon.

#### **10. Adjourn**

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

*Respectfully Submitted by,  
Lynn Ohnesorge*