

Village of Egg Harbor
Plan Commission Special Meeting Notice and Agenda
March 11th, 2020 at 12:00 p.m.
Donald & Carol Kress Pavilion – Great Hall
7845 Church Street, Egg Harbor, WI 54209

Joe Smith, Chair
Kathy Navis, Commissioner
Emily Pitchford, Commissioner
Jon Kolb, Commissioner

Paula Cashin, Commissioner
Lou Nyberg, Commissioner
Jim Vander Heiden, Commissioner

PUBLIC HEARING: On the special development district relief application filed by Michael J. Schwantes (The Residences at Egg Harbor, LLC). Said special development district relief application pertains to property located at 7784 State Hwy 42 in the Village of Egg Harbor, (Tax Parcel Number: 118-0125302612D) which is located in the Village's Multi-Use (M-U) Zoning District with a Special Development District overlay. Said application is seeking relief from the following sections of Chapter 152 Zoning of the Village of Egg Harbor Municipal Code: Section § 152.046(G)(2) which stipulates that the maximum floor area of any building in any zoning district is 18,000 square feet, Section § 152.046(F) which stipulates that the maximum impervious surface ratio in the M-U District is 60%, Section § 152.048(A) which stipulates the front yard setback for parking lots in the M-U District is 75' as measured from centerline of roadway, Section § 152.047(D)(2)(a) which stipulates that fences shall not include trees but shall include vegetative hedges planted along the immediate lot line, and Section § 152.048(D)(1) which stipulates that residential household activities require two (2) parking spaces per active unit and commercial retail shops required one (1) parking space per 400 square feet and one (1) parking space per four (4) employees. Section § 152.060 Special Development District of the Village of Egg Harbor Municipal Code allows the applicant to apply for special development district relief. The applicant requests relief from the above provisions as the proposed design includes an overall building floor area of approximately 76,400 sq. ft., an impervious surface ratio of 81.3% which incorporates interior parking and a storm water system for exterior impervious surfaces, 54 on-site parking spaces, and a fence to screen the driveway from the neighboring property.

Please note this **public hearing** is not to be confused with a **public meeting**. This hearing allows interested parties to provide testimony and submit evidence for the Plan Commission to consider when it deliberates the issuance of the special development district relief application. This is not a time for questions and answers. The Commissioners will not respond to any statements made. If you have questions or concerns about a project please reach out to Village staff or the applicant in advance of the hearing. Please also note that even though the Commission may be interacting with the applicant, the general public will not have an opportunity to speak while the Commission is deliberating during their business meeting.

PUBLIC HEARING: On the conditional use permit application filed by Michael J. Schwantes. Said conditional use permit application pertains to property located at 7784 State Hwy 42 in the Village of Egg Harbor, (Tax Parcel Number: 118-0125302612D) which is located in the Village's Multi-Use (M-U) Zoning District with a Special Development District overlay. Said application is required by Chapter 152 Zoning of the Village of Egg Harbor Municipal Code per section § 152.045 Multi Use District (M-U), (B) Conditional Uses, (8) Multi-family dwellings; There is no density standard for multi-family dwellings in the MU district. Density will be governed by the applicable permeable surface requirements, setbacks, landscaping and building height requirements. Parking, garage and driveway orientation. All off-street vehicle parking including surface lots and garages, loading docks, and overhead doors shall be oriented to alleys, or located in parking areas located behind or to the side of the building; except that side yards facing a street (i.e. corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g. structured parking) shall be recessed behind the front building elevation by a minimum of four to six feet. Corner lots, garage entrances shall be oriented to a side street when access cannot be provided from an alley. The applicant is proposing the construction of a 27-unit condominium development with 2 retail units, 3 live/work units, and 22 residential units with a mixed-use retail along the street.

Please note this **public hearing** is not to be confused with a **public meeting**. This hearing allows interested parties to provide testimony and submit evidence for the Plan Commission to consider when it deliberates the issuance of the conditional use permit. This is not a time for questions and answers. The Commissioners will not respond to any statements made. If you have questions or concerns about a project please reach out to Village staff or the applicant in advance of the hearing. Please also note that even though the Commission may be interacting with the applicant, the general public will not have an opportunity to speak while the Commission is deliberating during their business meeting.

1. Call Meeting to Order
2. Approve agenda
3. Pledge of Allegiance
4. Approve minutes of February 25th, 2020 meeting minutes
5. Review and possible approval on site plan changes for the conditional use permit filed by Paul & Mert Larsen for 7695 STH 42
6. Final review of the updated zoning code and recommendation to Village Board
7. Deliberation and possible action on the special development district relief application filed by Michael J. Schwantes (The Residences at Egg Harbor LLC) for 7784 STH 42
8. Deliberation and possible action on the conditional use permit application filed by Michael J. Schwantes (The Residences at Egg Harbor LLC) for 7784 STH 42
9. Next Meeting
10. Adjourn

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, or to request this service, contact Lynn Ohnesorge, Village Clerk, at 868-3334, or at PO Box 175, Egg Harbor, WI 54209. It is possible that a quorum of the Village Board members or other Village Committee members may be present at this meeting. This is incidental and no action will be taken by the Board or any other Committees.

Date Posted: _____

Posted by: Megan Vandermause, Deputy Clerk-Treasurer

Time Posted: _____

- _____ Post Office
- _____ Paul J. Bertschinger Community Center
- _____ Greens N' Grains
- _____ Main Street Market
- _____ Media