

Plan Commission Meeting
January 7, 2016*

Call to Order: The meeting was called to order at 7:00pm by Village President, Vickie Boehnlein.

Roll Call of Officers: Officers present were Plan Commission Members Don Gotcher, Trustee Clem Gottsacker, Plan Commission Chair, Vickie Boehnlein, and Deputy Clerk, Kelly Brinkman, in place of former Clerk, Kaity Olsen. A quorum was established.* Excused/absent were members Don Tuhy and Paul Utecht. Also in attendance was Building Inspector Roger Kison.

Open Meeting Law Compliance Check: This meeting is in compliance with the Open Meetings Law of the State of Wisconsin.

Pledge to Flag, Moment of Silence: All in attendance stood for the Pledge of Allegiance and moment of silence.

Approval of Minutes:

- a. **Plan Commission September 28, 2015** – A motion was made by Gotcher and seconded by Gottsacker to approve the minutes as presented from September 28, 2015. Ayes – Gotcher, Gottsacker; Noes – none; Abstain – Boehnlein and Brinkman. Motion carried.

Agenda Items:

- a. **Building Inspector Monthly Report** – Building Inspector Roger Kison presented his report for the month of December 2015. Kison reported that there were 9 new homes, 9 new accessory buildings, and 11 additions/alterations. Five of the new homes were built by Kaerek, three of them were built by Speas, and one other home was built on Hickory St. The estimated value of all residential work done in 2015 came to \$1,849,412.00 just under that of 2014. Kison continued to say commercial-wise 2015 was a pretty good year. Wester Electric was built, Bertram Industries expanded as did Dreams Logistics, in addition to some other small projects on some other commercial buildings. The estimated value of all commercial work done in 2015 came to \$1,511,105.00, while 2014 only had a cumulative total estimated value of \$629,000.00 for commercial work done. Industrial work done in 2015 came to an estimated value of \$130,000. Gotcher inquired if Kison knew of any industrial expansion was planned for the future. Kison responded that Triman Industries has been exploring the possibility of expansion for the last 6 months or so, Bio-Tech Industries moved into Wester Electric's prior location and remodeled it. They are considering either an addition or a new building in the industrial park; they're monitoring the Silver Beach Road project to see if everything falls in place for that. Random Lake's Badger Tag had come in approximately 3 months ago initially looking at buying the 2nd building in off of KW and putting an addition on it. Kison reported that he hasn't heard anything or seen any progression since, so he's not certain if they abandoned the idea or found an alternative location. Kison is not aware of any commercial business plans for expansions or additions.
- b. **Approve Land Division of 17.24 Acres – 5890 County Road KW** – A motion was made by Boehnlein and seconded by Gotcher to approve the land division of 17.24 acres located at 5890 County Road KW. Ayes – Gottsacker, Gotcher, Boehnlein, and Brinkman; Noes – none; Abstain – none. Motion carried.
- c. **Discussion Regarding Impact Fees for Double Lots** – DPW and Water Superintendent, Danny Birenbaum, was not able to attend the Plan Commission meeting due to another meeting he had. Brinkman stated his question is related to properties in the Village located next to each other which are purchased by the same owner who plans to build one house on the double-sized lot. Birenbaum is concerned that they will be charged one set of impact fees; however, there are two hook-ups to the water, sewer, and stormwater mains that have been made available for the properties. Kison commented that when the development was put in, the developer paid for the lateral service installation costs. There would only be one set of impact fees as there is only one household impacting the various municipal systems, even if the other service hook-up is not used. The only area where there would be an impact to the Village is with the stormwater maintenance fee. The fee is set based on the number of parcels in the development (in this case 50 parcels) for which the fee would be collected. The purchase of the two lots to be combined as one property would bring that number to 49 parcels. As this phenomenon is not common in the Village of Belgium, it is unlikely that the impact to the funds available for maintenance of the Village's various stormwater ponds. No action was taken.
- d. **Discussion Regarding Possible Growth within the Village** – Gotcher requested that this item be moved to be addressed after items e. and f.

- e. **Approve New House – 287 Goschey Drive – Kaerek Homes Inc.** – Kison presented the home plans and stated that the house meets all setbacks as outlined in the Village of Belgium ordinances, building codes, subdivision requirements, and is not within 600ft. of the same exterior home appearance. A motion was made by Boehnlein and seconded by Gottsacker to approve the new home plans for 287 Goschey Drive. Ayes – Gottsacker, Brinkman, Gotcher, and Boehnlein; Noes – none; Abstain – none. Motion carried.
- f. **Approve New House – 241 Nicks Way – Kaerek Homes Inc.** – Kison presented the home plans and stated that the house meets all setbacks as outlined in the Village of Belgium ordinances, building codes, subdivision requirements, and is not within 600ft. of the same exterior home appearance. A motion was made by Gotcher and seconded by Gottsacker to approve the plans house at 241 Nicks Way. Ayes – Gottsacker, Brinkman, Gotcher, and Boehnlein; Noes – none; Abstain – none. Motion carried.
- g. **Item d. Discussion Regarding Possible Growth within the Village** – Gotcher wanted to discuss what the Plan Commission wants the Village to look like, what the Plan Commission wants to have in the Village as far as commercial development (do we want a grocery store, etc.), and what the Plan Commission wants to bring into the Village. Gotcher continued to say that as a Planning Commission, we need to start planning not just voting on house plans as they come up. He continued that the Commission needs to have a 5-year, 10-year, 20-year and a possible 50-year plan. The Commission needs to formulate plans so that at 5 years from now, this is where we want to be. And at each point assess if the Village reached the plans as set. Gotcher wants the Plan Commission to start looking out past their hands to see what we want out there. As a Commission, Gotcher stated that is part of our job; not just saying aye or nay when something comes up. President Boehnlein responded that as a new member of the plan commission, she has not had a chance to learn a lot about what a Plan Commission does yet. Boehnlein then inquired if the majority of that is normally handled by Ozaukee Economic Development (OED)? And she continued to state that it's her assumption that they normally work in conjunction with the Plan Commission. She then asked if they normally are somewhat separate. Gotcher continued to say that the Plan Commission has to do something. Boehnlein stated that she doesn't disagree with the need to do something. Gotcher stated that the commission can't keep sitting on their hands the way they are and expect the Village to grow the way the commission wants to see it grow. Brinkman inquired if Gotcher is intending to make a plan on how the Plan Commission would like to see the Village grow, and if he has a suggestion on how to make it happen that way? Gotcher replied that that's what the commission needs to do. He continued to restate that the commission needs to think about what they want to see in the Village tomorrow, 5 years from now, 10 years from now...and then formulate a plan on how it should be done and who should be responsible. Boehnlein said she believes the Village as a municipality only has the ability to interact with developers and to work with offering incentives to try to bring development in. Gotcher then asked what developer is going to bring a grocery store in. He continued to say the Plan Commission needs to start looking at the needs of the Village. Boehnlein responded that any retail establishment is only going to come into the Village if they believe it is cost-effective and profitable. Brinkman added that developers do market surveys of areas under consideration to verify if there is longevity in the area; if the market has what is needed to sustain their business. She continued to say that if the area doesn't have it, then the business will close like ours did. Gotcher then said that is the reason the commission needs to start growing the Village and needs to start thinking about getting commercial businesses in the Village and industrial business out in the industrial park. He stated once that is done, we are going to have more people coming in and then there will be a need for a grocery store. Gotcher clarified that he's not suggesting to put the grocery store in tomorrow, but the commission needs to formulate a plan to decide what the commission wants to do, where we want to go, and how we want to get there. Brinkman stated that development in the industrial park was a principal part of the idea behind the Silver Beach Rd project. Gotcher then said that it hurt him when the Village Board said "No, we're not going to do it right now. We're going to do Main St". Boehnlein stated that she recently started received a lot of hate mail and phone calls about the 2015 taxes in part because of the costs to date of the Silver Beach Rd project, and the last thing she wanted to do was raise taxes as much as the project would have raised them if the project would've continued at this time. Gotcher stated that he understands that, but that is what the commission has to look at down the road and say, for example, two years from now, we need to get Silver Beach Rd done. Boehnlein stated that she agrees with that concept completely and that the commission needs to work on that. She continued to say how that all plays in together is by looking at, for example, as a village, one of tools that Belgium has to bring business in is via TIF districts, business incentives, among others. However, Belgium is at the very tail end of our TIF district's life which is why we are running into some of these problems. The original TIF district had paving Silver Beach Rd in its plan because at that time, people recognized that for the industrial park to grow well, a road to go directly into it had to exist. However, in the nearly 20 years we've had our TIF district, someone somewhere didn't move forward with the project. Boehnlein continued to say that what now needs to be done is to look at the timelines and figure out how the Village can develop a new plan to move that project forward, because she feels it is essential for the industrial park to really start growing. Unfortunately, timing has been a very big problem.

Gotcher stated that he understands that but the commission needs to look at that and say X-number years down the road we need to put that road in. Gotcher also commented that he feels it would be a mistake to put two small retention ponds in instead of one large one. Boehnlein stated that it's not a done deal if we don't use the one property originally slated for the single, large pond that the village will have to put in multiple. The engineers stated that there are other areas where one large pond could be installed; it might not be the ideal location. Additionally in four years, feelings about the original property may change. Gotcher questioned if the village was not pursuing taking the original property slotted for the pond, to which Boehnlein replied no one has yet made any motion to do so, and that she personally is against doing so unless there is no other option. Brinkman interjected that the Public Works Committee has taken over the project plan as to what step should be taken next. Building inspector, Roger Kison, added that he thought a bit of where Mr. Gotcher was alluding to on his goals is a next step with Ozaukee Economic Development (OED). For example, Saukville had a lot of industrial land sitting off of HWY 33. They advertised the lots for extremely cheap prices and offered incentives like putting the sewer service in for the property owners...they really pursued bringing industry in. However, most of it was done outside of the Plan Commission. The Plan Commission's role for development is to provide the zoning for it, so that all the zoning is in place. So if a developer comes in wanting to build a grocery store, there will be a place for them to put their grocery store. Being flexible with zoning types for commercial and industrial zone types and being willing to rezone for development, make it easier for developers to locate a place for their business, and easier for the Ozaukee Economic Development (OED) to sell your municipality to the developers. Gotcher questioned Kison to clarify the Plan Commission has nothing to do with trying to move development. Kison responded that normally the Plan Commission does not, outside supplying the zoning for it. Gotcher then asked who does. Kison continued that communities such as Grafton, Cedarburg, and Saukville used OED. Gotcher then asked Kison if the Village of Belgium would then have to hire an economic developer. Boehnlein stated that we could work with established organizations such as OED or the Chamber of Commerce. Gottsacker added that Belgium is already a member of OED. Gotcher stated that he then suggests we start doing that. Brinkman also added that OED has brought potential businesses to Belgium; however it didn't fit their needs. One company wouldn't build in the industrial parks because their freight carriers won't drive through residential areas. Boehnlein stated that the commission could unfortunately look back to 20 years ago when the industrial park was created and argue that the location was horrible. In hindsight it was a poor decision, or they should have put Silver Beach Rd in at the same time it was created. And because that didn't happen, the current commission and board have to pick up the pieces. She continued to stat that additionally you can't develop an industrial park unless you have land owners who are willing to work with you. From Boehnlein's understanding, at that time that was the only location the land owners were willing to put it as they had other visions for other areas in the village. Gotcher stated that he didn't think it was a bad location because it's not adjacent to residential land. Boehnlein said if Silver Beach Rd had been put in, she wouldn't think it was a bad location either. At that time, it's possible those decisions were made with the thought of getting the industrial park development started and not putting road blocks on it by saying the road has to be done first. Gottsacker said that our financial advisers stated we have the borrowing capacity to do all projects, but we'd probably have to raise taxes. Boehnlein clarified that the primary reason for the 2015 tax rate increase was due to \$100,000 in loan repayments, and she can't express how upset residents are because of the increase it caused. Gotcher said his understanding is Main St is going to cost around \$3M if utilities are buried, and all parts of the project are done. Boehnlein feels that based on previous discussions in board meetings, there wasn't much opposition to burying the utilities. There was a lot concern when Silver Beach Rd was still on the table. The burying of the utilities was the one part of the Main St project that was likely to be scratched, and that's why she felt it was more important to do Main St properly by burying the utilities even if meant pushing Silver Beach Rd off a few more years. Brinkman added that the Main St project has to be done now, because of a federal grant which will pay for 80% of the entire project. The other 20% will be split evenly with the county. She continued to state the chance of ever doing a project like Main St at 10% of cost is not likely to occur again. Brinkman reiterated that the grant funds are why we have to do Main St. now. Gotcher want to clarify project costs \$3M for Main St and another \$3M for Silver Beach Rd. Boehnlein stated the actual cost of Silver Beach Rd was not determined due to various reasons such as land acquisition. There was no knowing how much it would actually cost to acquire the land needed. Additionally, we didn't reach a point for cost appraisals, so \$3M was a fairly low estimate at that point for the property purchases, the road itself, and the storm water ponds. Main St breaks down to approximately \$400,000 for the road work itself, \$1M for the lights, and \$1.5M estimated for burying utilities. We will likely know in the next 6 months how accurate the burying of utilities estimate will be. Boehnlein was very briefly in contact with a company, which works with Wester Electric, and brings in the lighting to municipalities for which the payment is paid over a number of years based on the savings from the high-efficiency lighting. Depending on how that aspect works out, \$3M is a solid high estimate for Main St.; it may come in under. Once we better know the cost of the Main St project, we will be able to plan when to resume the Silver Beach Rd project with the least impact to taxes.

Motion to Adjourn: A motion to adjourn at 8:05pm was made by Gotcher and seconded by Gottsacker. Ayes – Gottsacker, Brinkman, Boehnlein, and Gotcher; Noes – none; Abstain – none. Motion carried.

Respectfully submitted,

Kelly Brinkman
Village Deputy Clerk

***It was noted at the February 22, 2016 Plan Commission Meeting that a quorum did not exist at the January 7, 2016 Plan Commission Meeting. Therefore, all action items will be null and void. These items will be re-addressed at the next scheduled Plan Commission Meeting, March 28, 2016.**

Approved March 28, 2016