

## Village of Belgium Plan Commission Meeting

June 26, 2017, 7:00 pm Village Hall

- 1) **Turn Cell Phones to Off or Vibrate**
- 2) **Call to Order, Roll Call of Officers:** The meeting was called to order at 7:02 pm by Village President, Vickie Boehnlein. Members present were: Village President, Vickie Boehnlein, Trustee, Clem Gottsacker, members: Joan Gottsacker, Don Tuhy, Don Gotcher, and Dan Birenbaum. Village Clerk, Julie Lesar, Village Inspector, Roger Kison. Also in attendance were: Pete Hurth, Baudhuin, Ian McCain, Ansay Development, and Scot Gapp from Port Green Homes.
- 3) **Open Meeting Law Compliance Check:** This meeting is in compliance with the Open Meetings Law of the State of Wisconsin.
- 4) **Pledge of Allegiance to American Flag, Moment of Silence:** All in attendance stood for the Pledge of Allegiance and a moment of silence.
- 5) **Approval of Minutes:**
  - a. **Plan Commission Meeting May 22, 2017:** Motion was made by Boehnlein and seconded by C. Gottsacker to approve minutes from May 22, 2017 Plan Commission. Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried.
- 6) **Building Inspector Report-** Kison shared the Permit Summary Report for the first half of 2017.
- 7) **Agenda Items - Discussion, Consideration, and Possible Action May be Taken on the Following Items:**
  - a) **Make recommendation for Minor land division application from RJ Investment Properties of land parcel #18-023-05-028.00 located on Lakeview Drive:** The application and Certified Survey Map were reviewed. Boehnlein explained that the entire lot is currently zoned B-2 Community Business District. The Village Board approved on April 18, 2017 rezoning Lot 1 to M-1 Light Manufacturing contingent upon the approval of the minor land division. Boehnlein made a motion to recommend to the full board approval of the application for minor land division of parcel #18-023-05-028.00 located on Lakeview Drive. Motion was seconded by J. Gottsacker. Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried.
  - b) **Approve Building Permit Application for building addition, single-family – 120 Lindale Street, Tax Key #18-058-01-04-000:** Boehnlein made a motion to approve the building permit application for the 24' x 18' garage addition at 120 Lindale Street. C. Gottsacker seconded the motion. The committee discussed concerns about the additional concrete slab that is planned on the south side of the property. Concrete driveways/slabs do not require Plan Commission approval. Kison will follow up with the homeowner to make sure the concrete slab meets Village ordinances. A vote was taken: Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried.
  - c) **Approve Building Permit Applications for new construction, single-family:**
    - i) **403 Aspen Street, Maple Lawn, Lot No. 6, Tax Key #18-106-07-06-000:** Boehnlein made a motion to approve the building permit for 403 Aspen Street. Motion was seconded by Gotcher. The committee reviewed the plans. A vote was taken: Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried.
    - ii) **Binsfeld Street, New Luxembourg First Addition, Lot No. 7, Tax Key #18-121-0007.000**
    - iii) **Binsfeld Street, New Luxembourg First Addition, Lot No. 8, Tax Key #18-121-0008.000**
    - iv) **Binsfeld Street, New Luxembourg First Addition, Lot No. 9, Tax Key #18-121-0009.000:** Boehnlein made a motion to approve the building permit for Lot 7, 8, and 9 on Binsfeld Street. Motion was seconded by Tuhy. The committee reviewed the plans. A vote was taken: Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried.

**d) Approve Building Permit Application for multi-family construction, Peter Thein Avenue, Lot No. 3, parcel #18-014-09-020.00:** Pete Hurth from Baudhuin presented plans for 14 unit, two building housing plan for Lot No. 3. He added that a 4 unit housing is also planned for the parcel north of Village Hall. Boehnlein explained that because the 4 unit housing plan is not on the agenda, it cannot be discussed at this time. Boehnlein referred to Village Ordinance § 270-20.4 M-U Mixed-Use District which is . . . “intended to provide for a variety of uses deemed appropriate in the area known as the New Luxembourg development.” The committee reviewed the applicable conditional uses to determine if they are being met. Birenbaum referred to the Village’s ratio of single-family to multi-family housing and questioned how this 14 unit housing project would affect this ratio. The Village will need to determine this current ratio. Boehnlein made a motion to approve the building permit for Lot 3, Peter Thein Ave, parcel #18-014-09-020.00 with the following zoning exception: The minimum setback on Peter Thein (the south property line) cannot be any less than the minimum setbacks for the Village Hall and the greenspace, which includes the plaza square footage, shall be no less than 30% of the lot. The following requirements will be met: the building height will not exceed 35 feet and each unit will served by its own separate lateral and meter. Motion was seconded by C. Gottsacker. Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried. McCain and Hurth will provide amended plans to the Village for review at a special Plan Commission meeting, July 10, 6:00 pm. Continued discussion regarding the development of parcel #18-014-09-014.00 located north of the planned 14 unit housing project and what is required to continue the development.

**8) Adjourn:** A motion to adjourn at 8:30 pm was made by C. Gottsacker and seconded by J. Gottsacker. Ayes – Boehnlein, C. Gottsacker, J. Gottsacker, Birenbaum, Tuhy, and Gotcher; Noes – none; Abstain – none, Motion carried.

Respectfully submitted,

Julie D. Lesar  
Village Clerk  
Approved at Special Plan Commission Meeting 7-10-2017