

**BELLEVILLE PLAN COMMISSION
REGULAR MEETING MINUTES**

WEDNESDAY, JANUARY 12, 2011

7:00 p.m

Belleville Village Hall, 24 West Main Street

Terry Kringle called the meeting to order. Members present were: Donna Moore, Lance Williston, Larry Enlow, Gary Ziegler, and Jim Schmitz. Professional staff present was Bill Preboski.

Terry received a letter from Brad Walters dated December 14, 2010 stating he had to resign from the Plan Commission due to time constraints of his professional career. Terry would like to keep this position open until after the April election. He would accept this position for one more term if the board appoints him since he will no longer be president.

Motion by Donna Moore, seconded by Lance Williston to approve the November 10, 2010 Public Hearing minutes and the regular minutes. . Motion carried.

The next regular meeting is scheduled for Wednesday, February 9, 2011.

Title 10-6 revision to meet requirements of Wisconsin Act 376

Terry explained the Legislature made a number of changes to the subdivision platting requirements contained in Chapter 236 of the Wisconsin Statutes, limiting a municipality's authority to deviate from time limits, dead lines, notice requirements or other requirements contained in the statutes. We need to amend ordinance 10-6-1 to comply with these requirements. Matt sent some language to amend the ordinance. This will be on the agenda for February. The Plan Commission can not hold a Public Hearing for certain things such as zoning that we have been doing. Now the Village Board will need to hold the Public Hearings.

Title 10-1-44 – Business Highway Zoning – Hardware Store

This has to do with the former Ace Hardware Store. The zoning is presently B-H Business Highway. This is a Conditional use in a B-H zoning district. A hardware store typically has a lot of outside storage. It is a permitted use in the B-G district. Bill Preboski suggested the PC institute a zone change to B-G for the Ace Hardware property and the lot they own to the north. This would broaden the use of the property. A B-G zoning district has no requirements for setbacks, but they have to conform to the setbacks of the buildings around them. The building is already there, so any other buildings would have to conform to the setbacks of that building. **Motion by Gary Ziegler, seconded by Lance Williston to start the process to change the zoning district for the Ace Hardware lot and the adjoining lot to B-G. Motion carried.** Before we start the process, Terry wants to talk to the owners of the property. The Plan Commission could take care of this with a public hearing in March.

Downtown and Village Wide Design Standards

We had an issue of 35% window requirements, the slope of the roof and parking and buffering, and façade on corner lot buildings in the design guidelines.

Villagewide Design:

Line 62: needs comma between frosted and tinted.

Line 135: needs wording for line 136

Glass requirements: The requirements should apply to the listed retail trade establishments for glass, but not manufacturing, wholesale trade, transportation & warehousing establishments. Rather than talk about all of this, Bill would come up with suggestions.

Parking & Buffering:

Line 118 & 119: Delete the sentence (Rows containing 18 or more stalls should be interrupted by additional landscape islands). The parking requirements in the zoning code are different also. Check on line 279 & 280 in the checklist also. There should be an island or something protecting the light poles. Just on the ends that designates the rows and maybe on every other row. The main drive should be defined by islands or curbs and define where the rows are at both ends. Wherever there is a light pole there should be an island. Light poles mid way should have some protection (cement barriers). Arrows could designate direction of parking and driving. The number of stalls needs to be eliminated in the design guidelines and also the landscape plan.

Building Projections:

Line 194: 7.3 delete (Sloped roofs shall have a slope no less than 5.12)

Secondary Building Facades:

Line 223 8.5: This is OK

Revision of Belleville Commons Subdivision Phase 1 Preliminary Review

Jim Olson is looking at getting his property started. He has revised his plat. Bill Preboski prepared a memorandum dated December 3, 2010 on the revision of Belleville Commons Subdivision Phase 1 Preliminary Review. This is the result of losing the clinic for their property. He now wants to redefine what that property can be used for. He would like this to be residential properties. He wants to know how this would affect the TID. Bill stated the 3 developers originally complimented each other. Shamrock 2 was going to be different size single family residential lots. Bell West was commercial and Industrial with some single residential and multi family. J & J was in the middle with retail, institutional uses and multi family and senior housing. The senior housing is going to be a huge market in the coming years. They had some duplex lots. They downsized more than the clinic in the business area and only left a pattern that looks like strip commercial along the south end. They cut back on senior housing and added more duplex lots. Bill stated seniors are buying or renting condo units. There is not anything like this available in Belleville.

Terry mentioned that Barbara Circle might be started up again. The preliminary plat has gone beyond the time line and he is looking at higher density for this area.

Motion by Donna Moore, seconded by Larry Enlow to adjourn the meeting. Motion carried.

Submitted, Mary Austin