

VILLAGE OF PORT EDWARDS
Port Edwards, Wisconsin

COMMITTEE: PLAN COMMISSION

DATE: March 27, 2018

TO: JOSEPH ZURFLUH

cc: JOHN BINGHAM
DANA DUNCAN
LUANN MARTINSON
WFHR/WGLX
JENNIFER IVERSON

ERIK SAYLOR
SUE MITCHELL
TIARA GRUNDEN
DIANE TREMMEL
JIM LEISER

JP LACHAPELLE
DAILY TRIBUNE
JIM SCHUERMAN

Purpose of Meeting: Public Hearing on Rezoning from M-2 Manufacturing District and B-2 Business District to Planned Unit Development for DMI Acquisitions, LLC at 100 Wisconsin River Drive

Attendance: J. Zurfluh, S. Mitchell, D. Berryman, D. Kasten, B. Kroll, L Miller, Scott Harrington (Interim Village Administrator) and Incoming Village Administrator Mike Kornmann

Absent: L. Martinson (excused)

Also Present: Joe Moore (DMI COO) and Greg Jewell (Jewell Associates Engineers)

Subjects Discussed, Action Taken, and Board Action Required:

- 1. *Call meeting to order: Meeting called to order at 5:00 p.m. by Chair President Zurfluh.***
- 2. *Public hearing on proposed rezoning from M-2 Manufacturing District and B-2 Business District to Planned Unit Development for DMI Acquisitions, LLC at 100 Wisconsin River Drive:*** Joe Moore, DMI COO, gave a brief update on improvements to the DMI property, including that demolition on the site will begin again by late spring or summer. Greg Jewell, Jewell Associates Engineers, showed and explained new platting maps. Scott Harrington explained that the purpose of the hearing is to understand the replatting of the property and the change of zoning from M-2 and B-2 Business District to a PUD (Planned Unit Development).
- 3. *Hearing closed by President Zurfluh.***
- 4. *Discussion and recommendation on proposed rezoning from M-2 Manufacturing District and B-2 Business District to Planned Unit Development for DMI Acquisitions, LLC at 100 Wisconsin River Drive:***
MOTION by L. Miller, 2nd by D. Kasten to approve recommendation of rezoning from M-2 Manufacturing District and B-2 Business District to Planned Unit Development for DMI Acquisitions, LLC at 100 Wisconsin River Drive. The current M-2 zoning district standards are not appropriate for addressing the number and complexity of issues associated with subdividing the site to accommodate each existing building or for allowing the full complement of uses that are consistent with the vision for the site. Rezoning the property to PUD and approving all of the proposed standards will provide the flexibility needed to redevelop the property consistent with the individual needs of each occupant while also providing clear rules in terms of building locations and uses. These standards have been designed to ensure a consistent, high quality appearance throughout the entire Park, which will be enhanced further through supplemental development standards and guidelines to be developed by the owner's association (a draft of which has been submitted with this application carried. All ayes.

5. Discussion and recommendation on proposed Preliminary Plat of Subdivision, DMI Acquisitions, LLC at 100 Wisconsin River Drive:

MOTION by D. Berryman, 2nd by L. Miller to approve the recommendation on the Preliminary Plat of Subdivision, DMI Acquisitions, LLC at 100 Wisconsin River Drive. Within 90 days of the Village's approval of the preliminary Plat and PUD zoning request, DMI will submit a first Final Plat for the entire property for Village approval. Once approved, the Final Plat will be recorded. After that, additional final plats or Certified Survey Maps for the other lots will be submitted as tenants for them are identified in order to make adjustments to lot dimensions as may be necessitated by a particular use. The same process will be used to eventually plat lots in Phase 2 (Outlot 8 on the Preliminary Plat), but the need for additional study and mitigation measures to address the wetlands and floodplains in that area expected to defer platting in Phase 2 until an interest in development of Phase 2 exists.

6. Adjourn: MOTION by D. Kasten, 2nd by D. Berryman to adjourn the meeting. Motion carried. All ayes.

Meeting adjourned at 5:50 p.m.

Village of Port Edwards

Sue Mitchell

SM:kh