

VILLAGE OF BONDUER  
PLAN COMMISSION MEETING  
MONDAY, MARCH 28, 2022

Clerk, Michelle Maroszek called the meeting to order at 6:00 p.m.

Maroszek read a statement regarding the posting of the meeting.

Maroszek asked for a motion to nominate a chairperson to facilitate the meeting in Gehm's absence. Motion by Kelley, second by Peterson, to nominate Jesse Rankin as chairperson. Motion carried unanimously.

PRESENT: Troy Westcott, Jesse Rankin, Robbie Woldt III, Mark Welch, Steve Peterson, and Tim Kelley.  
Excused: Russ Gehm

AGENDA: Motion by Kelley, second by Woldt, to approve the agenda and to deviate from the agenda as necessary. Motion carried unanimously.

MINUTES: Motion by Peterson, second by Kelley, to approve minutes from the February 10, 2022 Plan Commission meeting as presented. Motion carried Unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Joe Dawidziak, Bonduel School District Administrator; Brad Keuschel, Property Owner; Abby Morrow, Vicki Jisa, and Keith Gunderson, Village Residents.

NEW BUSINESS

F3. Village sidewalk policy and official sidewalk map. In 2024, State Hwy 117 will be reconstructed which will include the installation of sidewalks on the west side from Grant Street to South Street. The WI DOT has sent letter to all property owners affected by the construction, and there are few owners who are opposed to the sidewalks being installed. Rankin has brought this to the Plan Commission to review the current sidewalk policy and official sidewalk map. Rankin opened the conversation up to the residents that were present at the meeting for comments. Residents expressed their concerns about the decrease in property value, the safety of their homes, the lack of a substantial payment from the State and overall disappointment in the installation of sidewalks. Motion by Rankin, second by Woldt, to recommend to the Village Board to keep the policy and the official sidewalk map the same as they currently are. Aye – Peterson, Rankin, Woldt. Nay – Kelley and Westcott. Abstain – Welch. Motion failed.

The Commission discussed what the options would be in regards to the policy and the official map. Rankin expressed his concern that if the Village changed the map, a precedent would be set for the future and the Plan Commission may be looking at removing sidewalks in other areas with higher needs. Woldt brought up the fact that the Village Board has reviewed the construction plans for Hwy 117 almost two years ago with the WI DOT and has already approved the plans with the sidewalks to be included. Rankin stated plans could still be changed, but does not recommend changing them at this point. Welch would like these items to be included in the motion. Motion by Rankin, second by Woldt,

to recommend to the Village Board to continue with the sidewalk policy as is, to adhere to standards that are set forth by the official sidewalk map, setting the precedent to stand behind the official sidewalk map that was agreed to by the Village Board two years ago for this construction project on Hwy 117. Aye – Peterson, Rankin, Welch and Woldt. Nay – Kelley and Westcott. Motion passed.

Village residents present were informed that letters would be sent to them reminding them of the Village Board meeting on April 13<sup>th</sup>, when final action would be taken on the sidewalk policy and official map in regards to the Hwy 117 reconstruction project.

F1. School District of Bonduel referendum project. The School District has submitted the referendum project plans for the Plan Commission to review. Joe Dawidziak, District Administrator, shared that the start date is scheduled around the middle of May, but the asbestos abatement process may begin prior to that. Dawidziak touch on a few items with in the blue prints. The Commission would like some time to review the plans. Rankin will send the Commission members the plans via email. The Commission has 60 days to approve the plans. By consensus the Commission agreed to move the agenda item to a future meeting once the members have had time to review the plans.

#### UNFINISHED BUSINESS

G1. Plan Review for building at 400 Mueller Drive. The Keuschel's have submitted the building plans for 400 Mueller Drive. The current plans meet all the required setbacks. Rankin has two areas of concerns, the final landscaping and the façade of the building facing Jefferson Street. The convenance states that the façade needs to be stone. Keuschel has proposed a wains coat option for the façade. The Commission agreed that they would like to have some type of brick façade to comply with the rest of the buildings in the Industrial Park. In addition, they do not want to set a precedent by changing the façade. Woldt asked about subwater run-off once the property is paved. The WI DNR would review storm water drainage or the need for a retention pond in the State approved plans. Motion by Rankin, second by Kelley, to approve the plans for 400 Mueller Drive as presented, with the exception that there be some type of brick façade on the front four sides of the buildings facing Jefferson Street and that the Keuschel's return to the Plan Commission with final landscape design for trees. Motion carried unanimously.

F2. Updated pole banners for Village. The current banners in the Village are beginning to look worn out and the logo is out dated. Rankin would like to ask area businesses to sponsor a banner, offering advertisement on the lower portion of the banner for the business name or logo. The cost of the new signs is approximately \$200 each which includes all of the mounting hardware. Sponsorship cost would be \$200 a banner. Motion by Kelley, second by Rankin, to approve the sale of pole banners to area business with a sponsorship opportunity. Motion carried unanimously.

Motion by Kelley, second by Rankin, to adjourn. Motion carried unanimously. Meeting adjourned at 7:11 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer