

Village of Fall Creek
Minutes of Plan Commission Meeting
March 7, 2023

1. **Call to Order:** 4:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Tim Raap, William Boettcher, Chester Goodman, John Kuehn, Evan Nyberg, Curt Van Auken. Arriving Later: Curt Strasburg. Members Absent: None. Staff Present: Village Administrator/Public Works Director Jared McKee, Deputy Clerk Joan Drehmel. Also Present: Gareth Shambeau, Village Engineer, Jeremy Skaw of Real Land Surveying, Jeff Seward and Sean Bohan of Advanced Engineering Concepts.
Vice Chairman Chester Goodman presided over the meeting as Chairman Tim Raap was attending remotely via zoom.
3. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted at the three public places and local newspapers were notified.
4. **Adopt Agenda:**
 - MOTION (Kuehn/Nyberg) to adopt the agenda as printed. PASSED, without negative vote.
5. **Consider Preliminary Plat of Creekside Estates:** Administrator Jared McKee explained a preliminary plat comes to the Plan Commission for approval, it does not go to the Village Board. The final plat will come back to the Plan Commission for recommendation and will then go to the Village Board for approval. The Plan Commission recommendations regarding the variance requests submitted will go to the Village Board for approval.
Jeremy Skaw of Real Land Surveying explained the layout of 27 total lots, 26 lots and one outlot in the preliminary plat. Of the 26 lots, 15 are designated for twinhome use and the other 11 are for single family lots.
Gareth Shambeau, Village Engineer from Ayres noted his review of the plat. He recommended approving the preliminary plat with some changes. He noted the variance that accompanied the preliminary plat asked for 2 things: that the proposed street south of White Street be a width of 32 feet, measured from face of the curb to the face of the opposite curb, and that the curb type be 30" mountable. The Village code requires a 36-foot-wide road, and a 30" standard curb and gutter. He did not recommend approving the narrowing of White Street as WisDOT design standards also call for 36-40 feet for local two-lane urban streets with parking and speeds less than 40 mph. He did recommend approving the proposed mountable curb in front of R1A lots only to allow for those single family lots to construct the driveway in any location without reconstructing the curb.
Jeff Seward and Sean Bohan of Advanced Engineering Concepts spoke in regards to the street width variance. Both noted they have installed the narrower road in other municipalities and the traffic is slower as it is a local road within the subdivision. The narrower road also keeps costs down both in installation, and in future maintenance and replacement by the Village. The cost of a wider road would be passed down to the buyer making the purchase price less desirable.
The Plan Commission discussed concerns about snow removal issues for the village crew with 30" mountable curbs; clarification of the tiered retention ponds in relation to the basement elevations; "game day parking" on a 32-foot-wide street as there is heavy traffic congestion in this area and people vie for parking spaces for school events; a narrow street with snowbanks and cars parked on it hindering emergency vehicles from reaching a property; possibly getting feedback from the municipalities that have installed these size roads so the Plan Commission could make an informed decision.

- MOTION (Kuehn/Boettcher) to approve the preliminary plat with the Village Engineer recommended changes. PASSED, without negative vote.
- MOTION (Boettcher/Nyberg) to recommend approval of the variance request to allow a 32-foot-wide street for the two proposed public streets. FAILED.
- MOTION (Goodman/Kuehn) to request information from other municipalities that have installed 32-foot-wide streets and to schedule a Plan Commission as soon as possible to review the information as it applies to the variance request. PASSED, without negative vote.
- MOTION (Boettcher/Strasburg) to recommend approving the variance request to allow a 30" mountable curb in front of R1A lots only. PASSED, without negative vote.

Administrator McKee noted utility easements for Lots 1, 2, and 3 will need to be noted on the final plat.

6. Adjourn: 5:44 p.m.

Joan Drehmel, Deputy Clerk