

Minutes
Kimberly Planning Commission
March 15, 2016

Chairman Kuen called the meeting to order at 6:30 p.m. Commissioners present were Norb Karner, Paul Hermes, Dean Schiesl, David Opsteen, and Duane Biese, absent and excused was Todd Schneider. Also present was Adam Hammatt, Village Administrator, Brad Werner, Village Engineer, and Randy Stadtmueller representing Stadtmueller and Associates.

Karner/ Schiesl to approve the minutes from the February 16, 2016 meeting. Carried. Unanimous.

Commissioners reviewed the grading and fill plan and had several questions answered by Engineer Werner. The main concern they had was that the fill and grading would be monitored and documented by an engineering firm to assure that it was being done correctly. A motion was made by Karner and seconded by Biese to approve the plan as presented. Carried. Unanimous.

The Commission next reviewed the conceptual utility plan that will coincide with the proposed street layout. Werner explained that the stormwater plan shown is designed to treat the streets shown on the plan. This can change if the development decides to add drainage areas, it could also change if they decide to implement some of their own BMP's. The sanitary sewer is laid out to coincide with the street plan. This can change as development happens. Much of the south portion of the development can be directed to sanitary mains on Maes Avenue and Oak Street. The closer you get to the river, the sanitary will depend on a new interceptor placed east along the railroad right of way to the meter station. The installation of this main will eliminate the need for lift stations. Hermes made a motion to approve the street layout contingent upon a Certified Survey Map (CSM) being approved after the fill and grading plan is complete and acceptable in the area the streets will lie. Schiesl seconded the motion, the vote was unanimous.

Randy Stadtmueller then presented the Commission a conceptual plan for development in the southwest corner. He also presented a conceptual CSM layout consisting of four lots. A final CSM should be expected for the April Commission meeting. Lot 1 being the park and street right of way, tentatively to be developed in 2016-2017. Lot 2 being north of the river road, development in 2018. Lot 3 being the existing parking lot and part of the southwest corner that is easiest to develop because of existing grade, hopeful of development from 2016-2019. Lot 4 consisted of the east side of the main mill area which will require the most fill and will be most likely to be the last area developed, with a goal of development from 2019-2023. In his Planned Unit Development (PUD) portion of the presentation it was noted that housing units that were shown running east and west would be redesigned to show them fronting on the parkway street. Randy reminded the Commission on several occasions that the PUD is conceptual, building designs and locations will be ever changing with the ultimate goal to stick with the original designs. Randy explained to the Commission the depths of cover required in the Soil Management Plan to meet Department of Natural Resources standards.

Lastly it was decided that the Planning Commission has no interest in naming streets. An Ad-Hoc Committee will be formed to present street names; The Community Enrichment Director will chair this committee. Stadtmueller and Vander Velden volunteered to be included on the committee.

Karner/Hermes to adjourn. The vote was unanimous.

Dave Vander Velden
Secretary, Planning Commission