



VILLAGE OF KIMBERLY

Plan Commission

Minutes

Tuesday, September 20, 2022

Chairman Kuen called the meeting to order at 6:00 p.m. Commissioners present were Dean Schiesl, Jeremy Freund, Norb Karner, Mike Hruzek, and Todd Schneider. Dave Vander Velden was absent and excused. Also in attendance were Maggie Mahoney, Village Administrator and Brad Werner, Village Engineer.

Item 2. Minutes. Motion by Karner, second by Hruzek, to approve the minutes of the July 19, 2022, meeting. Approved unanimously.

Item 3. Certified Survey Map, Wilson St., Parcels 250089208, 250089207, 250089203, 250072101, 25007430. Chairman Kuen introduced this item, informing the Commission their input and recommendations for the concept and layout of the two parcel CSM and outlot is desired. Brad Werner, Village Engineer, distributed updated maps, gave an overview, and advised further improvements were still being made to include easements for Village utilities and trails which will be completed prior to presentation to the Village Board. Director Dannhoff explained the CSM is for a condominium development, which will encompass both lots created, with the outlot being owned by the Village for a storm water pond. Two lots vs. a single condominium lot is a product of land being divided by a public right of way. Dannhoff further explained the development will have a variety of housing options ranging from single family to duplex, to row house style, to multi-story-multi-family. Chairman Kuen advised the development will be owner occupied dwellings vs. rental and that the developer will also have a network of condominium association owned trails within the development which will connect to the Village's trail planned for along the river.

Motion by Karner, second by Schiesl to recommend approval of the 2 lot CSM with the understanding McMahon Associates will finalize the document to include all easements and documentation prior to the Village signing and recording the document.

Item 4. Existing Business. None.

Item 5. New Business. None.

Item 6. Adjournment. Motion by Karner, second by Freund. Passed unanimously.
Meeting adjourned 6:11 pm.

Respectfully Submitted,

Allyn Dannhoff
Director of Operations