

**VILLAGE PLAN COMMISSION AGENDA
AUGUST 4, 2020**

5:30 p.m.

In support of ongoing efforts to prevent the spread of COVID-19, members of the public who wish to participate via telephone may join the meeting by dialing (605) 313-5111 and entering access code 273146.

Call to Order

Public Participation

Approve July 8, 2020 Plan Commission Minutes

Motion to enter Public Hearing

- Application for Conditional Use Permit for Craig and Patricia Samolinski to add +/-1100 cubic yards of fill to bring their property at 255 Twin Harbor Drive out of the flood plain

Motion to close Public Hearing

Old Business

- Discuss and vote recommendation to the Village Board regarding the approval of a certified survey map for 919 Elm Street
- Discuss and vote recommendation to the Village Board regarding an application to encroach on the Village's stormwater easement on 255 Twin Harbor Drive

New Business

None

Set Next Meeting Date

Adjourn

Village Plan Commission was called to order by Chairperson Boucher at 5:30 p.m.
Members present: Boucher, Kreuzer, Utschig, Maslan, Kubasta, Larson, present; and Kies, absent.

Public Participation - None

Approve April 8, 2020 Plan Commission Minutes

MOTION by Kreuzer, seconded by Utschig, to approve the April 8, 2020 Plan Commission Minutes. Kreuzer, Utschig, Maslan, Kubasta, Larson, and Boucher; ayes.

Old Business: None

New Business

Discuss and Vote Recommendation to the Village Board regarding an Application to Encroach on the Village's stormwater easement on 255 Twin Harbor Drive

- Bill and Peggy Larcheid – 245 Twin Harbor Drive present via phone.
- Mrs. Samolinski present to answer any questions.
- Utschig – if there is a need to work in the easement who pays?
- DPW Ruetten – went before public works committee - recommended to approve encroachment however to record on the property deed 100% expense to the property owner.
- Kreuzer – utility easement on my property – if I build anything on there I would be responsible for moving anything in the easement. If they did not encroach and they had to dig this up
- DPW Ruetten. - normally would be no expense to the property owner – seeded as was before dug up.
- Kreuzer - Why would there be an expense to the property owner?
- DPW Ruetten - 30 foot easement – because if we had to remove the concrete the homeowner would replace at their cost.
- Kubasta – coming two more feet so it would be 14 feet
- Mrs. Samolinski – trying to save birch tree by driveway.
- Bill Larcheid – 245 Twin Harbor Drive – we have a much larger concern – from the tip of their garage there will be a two foot drop to get out of flood insurance . . . the height will cause massive water drainage into our yard. Request a retaining wall over storm sewer easement so we don't get flooded. Our attorney will be filing an injunction so be prepared for a lot more expense – serious serious legal battle.
- That has not come across to the Plan Commission – will be at next meeting. That is not the question on hand tonight . . . meeting tonight is for the encroachment.
- Kubasta– Need a drainage plan . . . but not relevant to tonight's meeting.
- Kubasta – new drawing – see 754.5 next to driveway . . . trying to save birch tree.

- Boucher – anyone have a concern with the driveway the red mark – proposed two feet into the easement.
- Utschig – does the potential walkway also encroach?
- Kubasta – this will look a lot different one it is graded. Like to see retaining wall – problem with filling – cannot fill 15 feet out and build a retaining wall lower than because you will be in the easement area.
- Mrs Samolinski – about to give up.
- Kubasta – trying to help you. James Smith – has this under control.
- Maslan – been surveyed several times this year – Mr. Smith will know.
- Utschig – in her best interest – let’s bring this all together at once.
- Kubasta – recommend bring back a drainage plan.
- Consensus to defer action on the encroachment request and re-address with the full request at a future meeting.

Discuss and Vote Recommendation to the Village Board regarding the approval of a Certified Survey Map for 101 North 2nd Avenue (Schultz)

- Reviewed by Village Administrator David Porter
- Not changing lot in any way. Property owner requested it. Cleaning up paper trail with one certified survey map.

MOTION by Utschig, seconded by Kreuzer, to recommend the Village Board approve the Certified Survey Map for 101 North 2nd Avenue (Schultz). Roll Call: Kreuzer, Utschig, Maslan, Kubasta, Larson, and Boucher; ayes.

Discuss and Vote Recommendation to the Village Board regarding the approval of a Certified Survey Map for 919 Elm Street

- Reviewed by Village Administrator David Porter.
- Applicant owns both lots. House is on Lot 20. CSM would combine the two lots.
- Kubasta – why?
- Utschig – impact on tax base. Is it wetlands?
- Discussion surrounding possible rationale for combining lots.
- Kreuzer – if the applicant owns both lots, do we need to know why he wants to combining them?

MOTION by Kreuzer, seconded by Maslan, to recommend the Village Board approve the Certified Survey Map for 919 Elm Street (LaMarsh) Roll Call: Kreuzer, aye; Utschig,no; Maslan,aye; Kubasta,no; Larson no; and Boucher; aye.

MOTION by Kreuzer, seconded by Maslan, to rescind the motion and encourage property owner to be present to answer questions. Roll Call: Kreuzer, Utschig, Maslan, Kubasta, Larson, and Boucher; ayes.

Discuss and Vote Recommendation to the Village Board regarding the approval of a Certified Survey Map for Parcel 030-0154, located adjacent to the south side of Lasley Point Road and west of Breeze Street in the Town of Winneconne

- Reviewed by Village Administrator David Porter.
- Consensus to table – need more information.

Set Public Hearing Date: August 4th at 5:30

MOTION by Utschig, seconded by Kreuzer to adjourn. Carried by voice vote.

Jacquin Stelzner, Secretary
Village Plan Commission



Zoning Permit Application for the Village of Winneconne

Applicant Name CRAIG SAMOLINSKI

Phone number 920-216-1001 Fax number _____

Email address CRAIGSAMOLINSKI@GMAIL.COM

Project Address 255 TWIN HARBOR DR. WINNECONNE

Property Owner (if different from applicant) SAME

Project Description NEW HOUSE CONSTRUCTION ON

VACANT LOT TO CONFORM WITH FEMA

FLOODPLAIN REQUIREMENTS. JIM SMITH AT M&E
SUBMITTING FOR APPROVAL.

Site Plan drawing requirements (required - please attach)

1. Show shape and dimensions of lot.
2. Show all house, garage, deck, shed, dimensions and include square footage on plan.
3. Show all front, side, and rear yard setbacks.
4. Show all street right of ways, utility easements, drainage easements, and utility laterals.
5. Show high water mark of any abutting water course.

Owner/Applicant signature Craig Samolinski Date 5/14/20

To be completed by Village Staff

The project described above and with consideration of all attachments is:

Approved _____ Denied _____

Comments _____

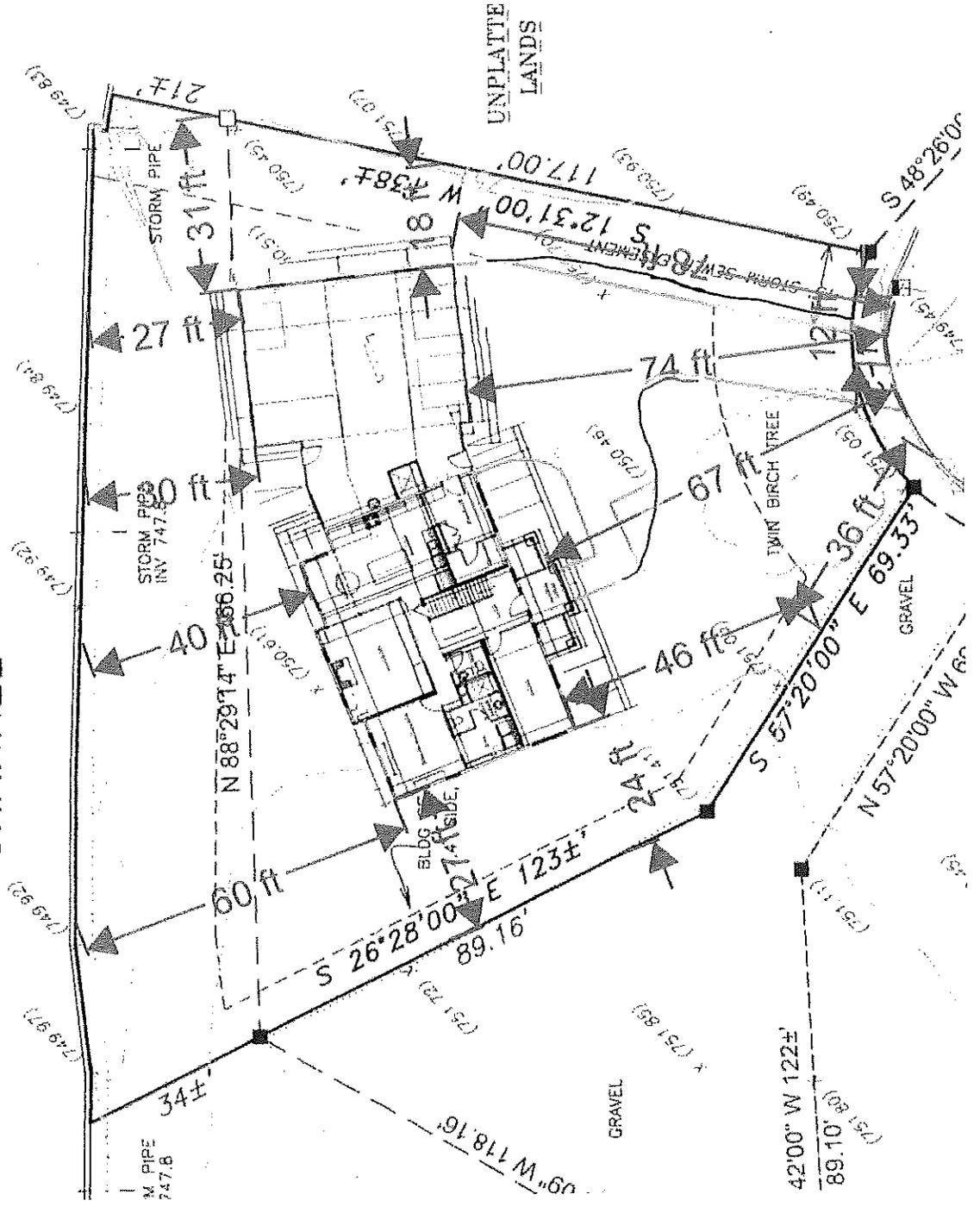
Zoning Administrator signature _____ Date _____

Other requirements:

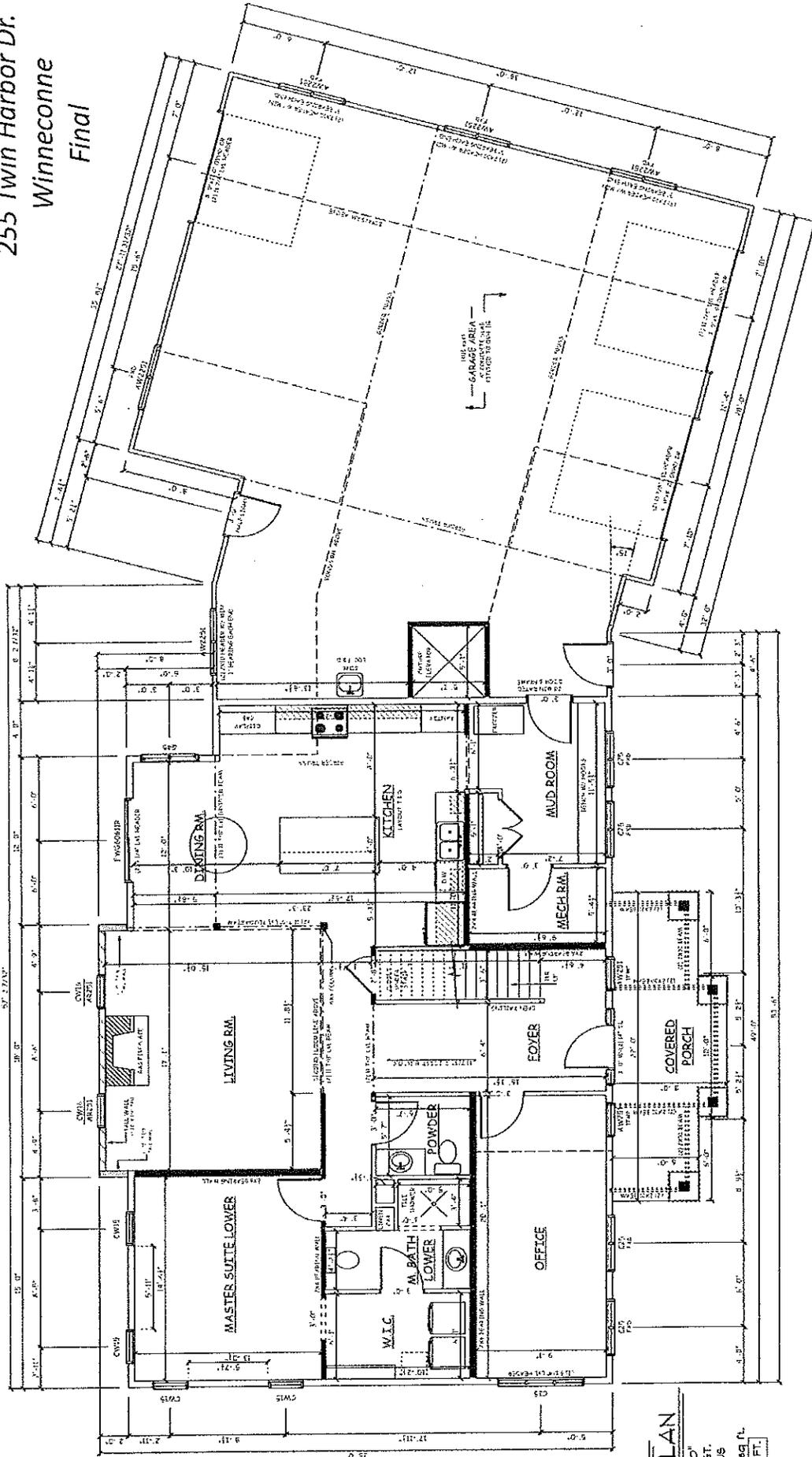
1. All grades, sidewalk construction/repair, and driveways must be constructed strictly in accordance with Title 4, Code of Ordinances for the Village of Winneconne (please contact Director of Public Works prior to the start of any construction)
2. All public utilities must be constructed strictly in accordance with Title 5, Code of Ordinances for the Village of Winneconne (please contact Director of Public Works prior to the start of any utility construction)

Samolinski
Plan 5A -Final
255 Twin Harbor Dr
Winneconne

CHANNEL



Samolinski
 255 Twin Harbor Dr.
 Winneconne
 Final



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 9'-1 7/8" WALL HGT.
 ANDERSEN WDW

FIRST FLOOR, 1676 SQ. FT.

TOTAL: 2692 SQ. FT.

LANDS TO BE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA

CHANNEL

PREPARED FOR:
CRAIG SAMOLINSKI
9644 WELSCH ROAD
WINNECONNE, WI 54986

LOT 14
TWIN HARBORS
BLOCK "B"

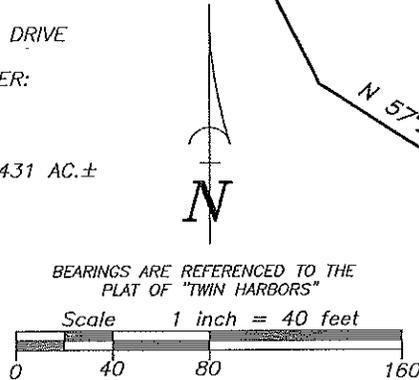
13,701 SQ.FT./0.314 ACRES
LAND TO BE REMOVED FROM
THE SPECIAL FLOOD HAZARD
AREA

UNPLATTED
LANDS

SITE ADDRESS:
255 TWIN HARBOR DRIVE

TAX PARCEL NUMBER:
191000302

AREA:
18,765 SQ.FT.±/0.431 AC.±



Curve	Radius	Delta	Length	Chord Bearing	Chord
1	40.00'	065°39'25"	45.84'	S80°10'02.5"W	43.37'

LANDS TO BE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA

A portion of Section 16, Township 19 North, Range 15 East, as described in the Warranty Deed recorded as Document 1812527, in the Office of Register of Deeds, Winnebago County, Wisconsin, described as follows:

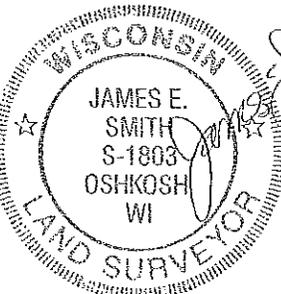
BEGINNING at the Southwest corner of said portion; thence 45.84' along the arc of a curve to the left having a radius of 40.00'; thence N57°20'00"W 69.33'; thence N26°28'00"W 89.16 feet; thence N88°29'14"E 166.25'; thence S12°31'00"W 117.00' to the POINT OF BEGINNING.

Martenson & Eisele, Inc.



109 West Main Street
Omro, WI 54963
www.martenson-eisele.com
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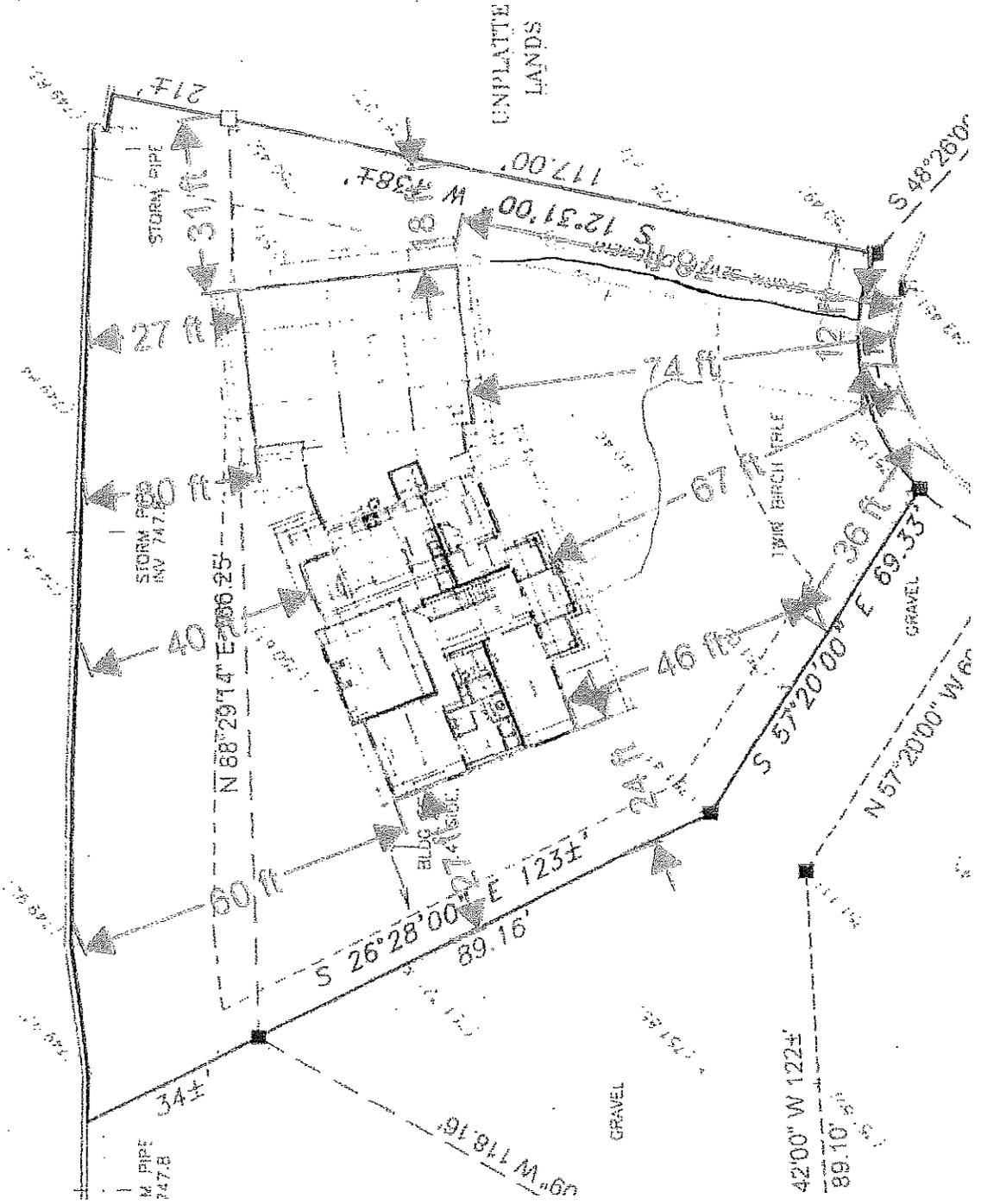
PROJECT NO. 0-2466-001
FILE 2466001LOMA.DWG

THIS INSTRUMENT WAS DRAFTED BY: DSL

750.4 100yr flood plain

Samolinski
 Plan 5A -Final
 255 Twin Harbor Dr
 Winneconne

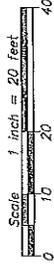
CHANNEL



SITE PLAN

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 19 NORTH, RANGE 15 EAST, VILLAGE OF WINNECONNE,
WINNEBAGO COUNTY, WISCONSIN.

SITE ADDRESS:
255 TWIN HARBOR DRIVE
TAX PARCEL NUMBER:
191100302
TOTAL AREA:
18,765 SQ.FT.±/0.431 AC.±



THE BUILDER IS RESPONSIBLE FOR VERIFYING WITH THE
SUBDIVISION DEVELOPER THAT THE BUILDING LAYOUTS
AND SETBACKS SHOWN CONFORM TO THE CURRENT
COVENANTS FOR THE SUBDIVISION.

MAINTAIN 10' VEGETATED BUFFER ON LOT LINES
OR INSTALL SILT FENCE.

ALL DISTURBED AREAS SHALL BE TOPSOILED
SEEDED AND MULCHED AT THE COMPLETION OF
CONSTRUCTION.

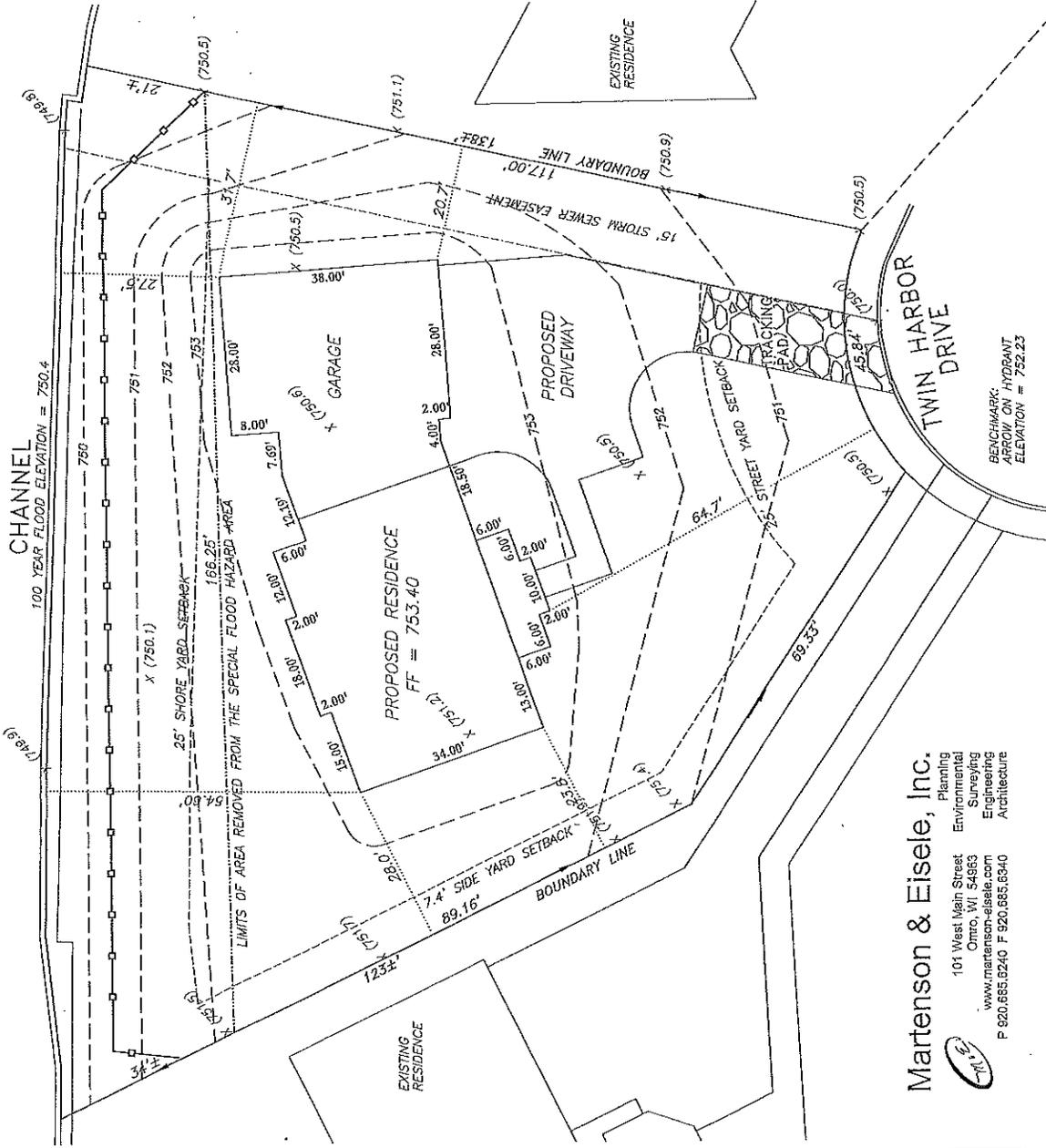
LEGEND

- PROPOSED FIRST FLOOR ELEVATION
- DIRECTION OF PROPOSED DRAINAGE
- SILT FENCE
- X (750.5) EXISTING GROUND ELEVATION
- 750 - PROPOSED CONTOUR

NOTE:

APPROXIMATE 1100± CU. YARDS OF FILL TO BE
ADDED TO SITE

PROJECT NO. C-2466-001
FILE 2466001SITEPLAN.DWG
THIS INSTRUMENT WAS DRAFTED BY: USL



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LANDS TO BE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA

CHANNEL

PREPARED FOR:
CRAIG SAMOLINSKI
9644 WELSCH ROAD
WINNECONNE, WI 54986

LOT 14
TWIN HARBORS
BLOCK "B"

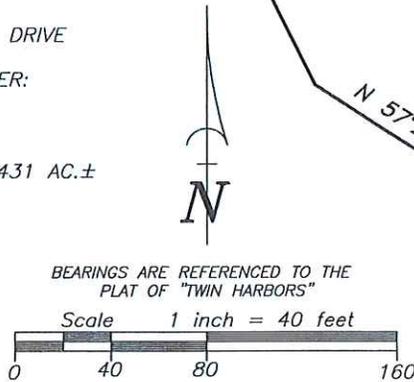
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UNPLATTED
LANDS

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TAX PARCEL NUMBER:
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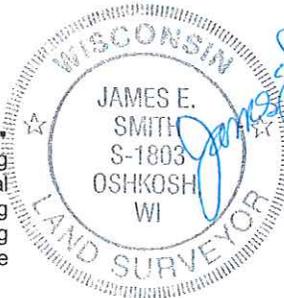
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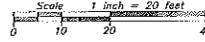
CHANNEL

INV = 747.8
100 YEAR FLOOD ELEVATION = 750.4

SITE PLAN

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 19 NORTH, RANGE 16 EAST, VILLAGE OF WINNECONNE,
WINNEBAGO COUNTY, WISCONSIN.

SITE ADDRESS:
295 TWIN HARBOR DRIVE
TAX PARCEL NUMBER:
191103302
TOTAL AREA:
18,765 SQ.FT.±/0.431 AC.±



THE BUILDER IS RESPONSIBLE FOR WORKING WITH THE
SUBMISSION DESIGNER THAT THE BUILDING LAYOUTS
AND SETBACKS SHOWN CONFORM TO THE CURRENT
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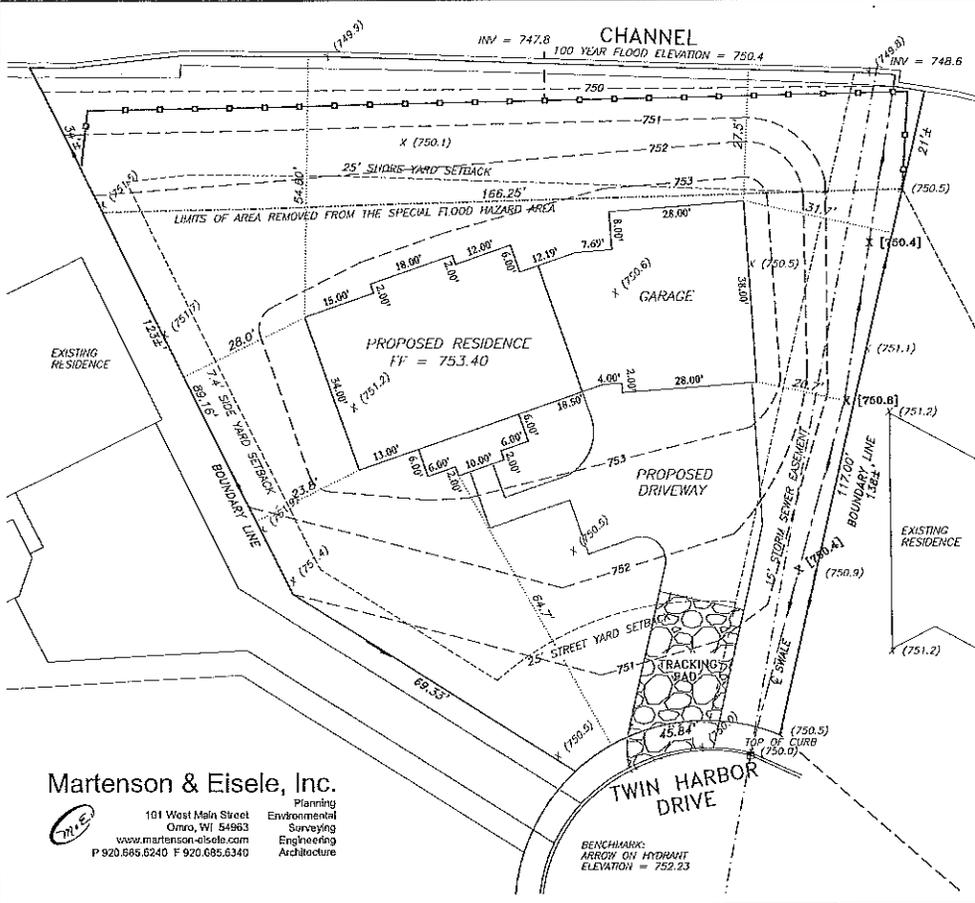
LEGEND

- [751.1] PROPOSED FIRST FLOOR ELEVATION
- DIRECTION OF PROPOSED UNWEDGE
- SILT FENCE
- x (750.1) EXISTING GROUND ELEVATION
- 750 — PROPOSED CONTOUR
- x [750.8] PROPOSED SPOT ELEVATION

NOTE:

APPROXIMATE 1100± CU. YARDS OF FILL TO BE
ADDED TO SITE

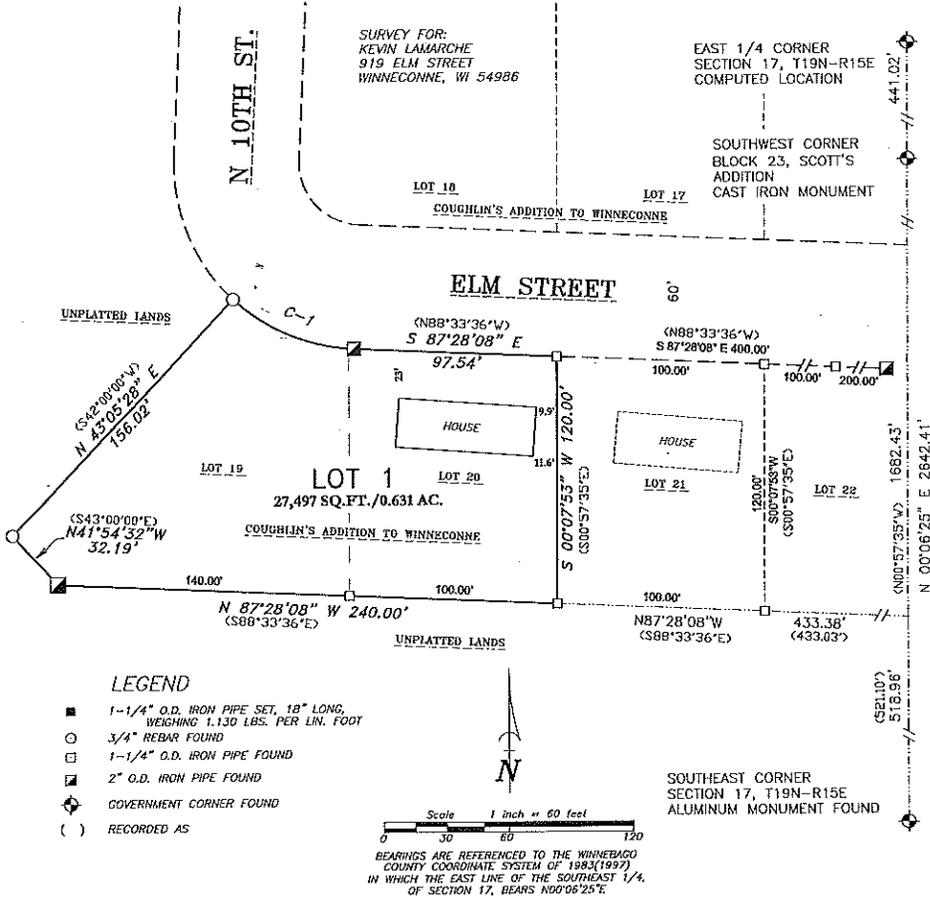
REVISED ON 07-15-2020
PROJECT NO. 0-2466-001
FILE 2466001SITEPLANDWG
THIS INSTRUMENT WAS DRAFTED BY: DSL



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CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 19, AND LOT 20, IN "COUGHLIN'S ADDITION TO WINNECONNE", BEING PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 15 EAST, VILLAGE OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.



Curve	Radius	Delta	Length	Chord Bearing	Chord
1	90.00'	040°33'36"	63.71'	S67°11'20.6"E (N68°16'48"W)	62.39'



James E. Smith
JUNE 9, 2020

Martenson & Eisele, Inc.



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PROJECT NO. 0-2272-001
FILE 2272001CSM SHEET 1 OF 3
This instrument was drafted by: DSL