

PLAN COMMISSION  
AUGUST 15, 2019

The Village of Combined Locks Planning Commission meeting was called to order by Commission Chairman Al Leicht. Other commission members in attendance included: Tim Mulry, Jim Hamilton, Cathy Vander Zanden, Dave Casper, John Weyenberg, Jeff Maynard, and Karen Menting.

Also in attendance were Village Administrator Racquel Shampo-Giese, Kaukauna Utilities representatives Jeff Feldt, Eric Miller, and Dave Pahl, property developer Chad Shea, several residents, and Brian Roebke of the Times Villager.

The first item on the agenda was to review and consider approval of the June meeting minutes. J. Weyenberg made a motion to approve the minutes as presented. D. Casper seconded the motion, and it passed unanimously.

The next item on the agenda was a presentation from Kaukauna Utilities regarding its upcoming request for a special exception to rebuild a substation on property currently zoned Residential Neighborhood Conservancy. Chair Leicht provided some information to the audience including the change from a public hearing to a presentation from Kaukauna Utilities and the Plan Commissions role in the in special exception requests, which is advisory. Eric Miller then presented the proposed rebuild/expansion of the substation. This substation serves more than 5,000 customers in Combined Locks, Little Chute and Kaukauna, and it is one of three interconnect substations to the transmission grid. The existing substation, approximately 100' away from the proposed new location, is 47 years old and is causing increasing maintenance expense and may become unreliable soon. The need for the rebuild/expansion is for safe accessibility, reliability and modernization. The reasons it cannot be rebuilt in place are: lack of accessibility, limited spacing, poor operational design (in today's terms), extended outages to Midwest Paper Group, unnecessarily replacing the 138kV substation, and additional land acquisition from Midwest Paper Group. Mr. Miller noted that expansion and rebuilding to the southwest has significant environmental, operational and financial impacts. He also explained that as a result of the 08/08/19 town hall meeting, Kaukauna Utilities is looking at an option to shift the rebuild/expansion of this substation further to the south than the original proposed location. This will result in a 60', or more, setback from the Village right of way. Chair Leicht explained to the audience that Kaukauna Utilities had withdrawn their request for a special exception at this meeting due to the proposed changes in the location. Therefore, there would be no public comments entertained at this meeting. Plan Commission members were invited to ask questions and make comments on the presentation. Those questions and comments included: is the proposed substation still being moved west of the current site; what kind of lighting will be on the site and how will that affect neighbors; what are the limitations to moving the substation further to the southwest; could the roadway be moved in order to accommodate the substation and provide more parking for Midwest Paper Group. It was noted that safety, accessibility and financial feasibility are at the forefront of the proposed plan. Commission members asked Kaukauna Utility representatives to bring forward multiple plans for the public hearing, however the Utility representatives explained that they will present the one proposal that best meets the safety, accessibility and financial feasibility needs and explain why the other options don't meet the needs and limitations of the Utility. It was also noted that Kaukauna Utilities representatives will deliver the proposed plan directly to the neighboring property owners ahead of the public hearing. Chair Leicht then reminded

the audience that it is the Plan Commission's responsibility to make a recommendation that is best for the entire Village and called for a brief recess.

The next item on the agenda was to review and consider a recommendation for the Riverview Ridge preliminary plat. Chad Shea presented the preliminary plat to the Plan Commission members. The development is for 10 single-family lots on a road extension of Jerelyn Court. Mr. Shea reviewed right-of-way widths and plans, cul de sac frontages, environmentally sensitive lines, covenants, storm water needs, and soil borings information. He asked for conditional approval of the preliminary plat. The Plan Commission discussed the plat. J. Weyenberg made a motion to recommend approval of the preliminary plat contingent upon delineation of the environmentally sensitive lines, engineers' recommendations and review, and a variance for the two cul de sac lots with 42' and 48' frontages. T. Mulry seconded the motion, and it passed with six (6) ayes and two (2) nays (D. Casper and K. Menting).

The next item on the agenda was to review a concept plan for a Planned Unit Development adjacent to the Riverview Ridge development. Chad Shea provided information for this conceptual residential development. The plat shows 32 single-family dwellings that are 1500 to 2000 square feet, have 2-car garages, are part of a HOA, and have 3-4 model homes/floor plans to choose from. The concept was discussed at length. Chair Leicht asked Mr. Shea to bring the plan back as a preliminary plat for further consideration.

In other general business, the Administrator provided copies of the RFP's received for parks planning and asked the commission members to begin reviewing them for discussion at a future meeting. The next meeting was scheduled for Wednesday, September 11 at 6:00pm. It was noted that it is expected that the meeting will include the special exception request and public hearing regarding the Kaukauna Utilities substation.

T. Mulry made a motion to adjourn the meeting. J. Maynard seconded the motion, and it passed unanimously.