

RE: Property on R,

Steve Kunst <SKunst@ploverwi.gov>

Thu 6/9/2022 8:27 AM

To: Ward Wolff <wolffw@firstweber.com>

Cc: Brenda Voelker <BVoelker@ploverwi.gov>

Good Morning Ward,

The property adjacent to Porter Road is zoned R-3 single-family and the remaining properties are a Planned Development District for commercial and residential uses. The approved PDD is open ended with the intention to cater it to an overall master plan when development occurs. I've attached the Village Board actions for your reference.

Depending on the extent and value of a development here, the properties are located in the Villages TIF district #6, so a road extension to serve a new development could be assisted through the TIF. I don't know that a street needs to extend all the way to Porter, but that can be looked at as part of a master plan. The location of the road can also be discussed, I don't think it has to be located at the 40 line, provided future right-of-way is provided to access the properties to the west.

Really, you and the property owners have a lot of flexibility in the permitted uses here and simply need to work with the Village in identifying a master plan.

Let me know of any other questions you may have.

From: Ward Wolff <wolffw@firstweber.com>
Sent: Wednesday, June 8, 2022 11:34 AM
To: Steve Kunst <SKunst@ploverwi.gov>
Cc: Brenda Voelker <BVoelker@ploverwi.gov>
Subject: Property on R,

Steve,

Please send me the zoning maps for the 6 properties on R, see the attached map.
And permitted uses in each.

How will it work to have Cross Road Drive extended to Porter Drive ?

Any help from the Village of Plover for this road across the two 40's ?

Will the road need to split 50/50 at the 40 lines with the owner to the West ?

Brenda,

Please send me the AS Build maps .

As I will be putting these properties on the market For Sale. Need to know what I'm selling.

Thank you,

Sankey PDD (Commercial/Residential) – The Conditions and Restrictions will be developed with submittal of a Master Plan which is consistent with the Village of Plover Comp.

Plan Commission recommends to the Village Board that the temporary zoning for Marliyn Sankey Flood et al – Annexation be Planned Development District (Commercial/Residential) subject to Conditions and Restrictions being developed with the submittal of a master plan which is consistent with the Village of Plover Comprehensive Plan.

ORDINANCE 9-11-13 – MARILYN SANKEY FLOOD ET AL ANNEXATION

- ✓ **Mr. Damrau moved to accept the recommendation from the Plan Commission and adopt Ordinance 9-11-13 approving the Marilyn Sankey Flood et al annexation. Mr. Davies seconded and the motion carried.**

ORDINANCE 10-13-13 - VILLAGE OF PLOVER REQUEST TO REZONE LAND LOCATED IN SECTION 11, TOWNSHIP 23 NORTH, RANGE 8 EAST VILLAGE OF PLOVER FROM TEMPORARY PDD PLANNED DEVELOPMENT DISTRICT (COMMERCIAL/RESIDENTIAL) TO PERMANENT PDD PLANNED DEVELOPMENT DISTRICT (COMMERCIAL/RESIDENTIAL)

- ✓ **Mr. Davies moved to accept the recommendation from the Plan Commission and adopt Ordinance 10-13-13 rezoning land located in Section 11, Township 23 North, Range 8 East Village of Plover from temporary PDD Planned Development District (Commercial/Residential) to permanent PDD Planned Development District (Commercial/Residential). Mr. Damrau seconded and the motion carried.**



"Stick With The Best"

Ward Wolff
(715) 340-9653

