

Sherwood Plan Commission Special Meeting Minutes

Tuesday, January 16th, 2024

- 1) Call to Order/Roll Call. - *Clerk-Treasurer Halbach called the meeting to order at 6:45 pm with roll call:*

Present:

*Roger Kaas
David Miller
Brad Schmidt
Steve Summers (virtual)*

Absent:

*Tom Herrmann
Kathy Salo
Scott Sheppard*

Others Present:

*Nick Halbach, Clerk-Treasurer
Eric Fowle, Cedar Corp.
Mike Kaster, Cedar Corp.*

- 2) Pledge of Allegiance. – *Recited.*
- 3) Approval of the Agenda. – ***Kaas moved to approve the agenda. Schmidt seconded. Motion carried without dissent.***
- 4) Approval of Minutes: January 2. – ***Schmidt moved to approve the 1-2-24 Minutes. Miller seconded. Motion carried without dissent.***
- 5) Citizen comments on agenda items.
- 6) *Public Hearing: Village of Sherwood Comprehensive Plan Update 2040*

Summers opened the public hearing with the three readings at 6:47 pm.

Jeff Holz

N589 Nottingham Court

Holz noted he had a few questions regarding how Cedar Corp came up with the future population projections, and why the Plan Commission determined a lack of senior housing as a weakness. Holz was curious as to why the comp plan would call for a 40% population growth by 2040 while other neighboring communities max out at 19% in their comp plans. He added the logic is reasonable for expanding the treatment plant capacity, but he noted his curiosity as to how that population projection impacts the rest of the comp plan. Holz also questioned the logic behind defining a lack of senior housing as a weakness as the population data showed the number of residents over the age of 60 remained the same from the previous comp plan update to the present.

Holz also noted he had an issue with chart 3-14, which reflected a proposed trail through a property he co-owns, that was removed from the trails map in 2022. He noted he had attended several board meetings for the PRUT Board, Plan Commission, and Village Board, and he wanted to make sure the Village was not using a map that included a trail on his property for a comprehensive planning document.

Eric Fowle of Cedar Corp noted the population projections come from the Wisconsin Department of Administration. He acknowledged that the projections from DOA likely have not been updated recently, but also acknowledged that Sherwood and Harrison are two of the fastest growing municipalities in the state. Fowle noted the map will be corrected for both the trails map, as well as the future land use map. He also noted the plan can still be adopted with those amendments.

Commissioner Kaas noted the senior housing need is based on expected aging of the Village's existing population and society as a whole, as the Village currently does not offer viable senior housing. Fowle added that Cedar Corp completed a senior housing study for the Village in 2017, which showed older residents moving out of the Village for the necessary housing they desired.

Kaas moved to close the public hearing at 6:59 pm. Schmidt seconded. Motion carried without dissent.

7) Officer's Report.

A. Plan Commission – Chair.

B. Zoning Administrator.

Clerk-Treasurer Halbach noted the Dreher proposal the Plan Commission heard at their last meeting is progressing as both Commissioner Schmidt and Engineer Kaster inspected the developer's proposed plans, and provided their comments to the developer. Schmidt noted the Village's zoning code focuses mostly on residential construction, and that the Plan Commission should investigate updating commercial code. Kaster added the architectural standards could use some updating, but noted the stormwater management control for the project is proper. Schmidt noted his initial impression was the stormwater would be draining to a Village pond, but it is actually draining to the adjacent parcel's stormwater pond.

8) Old Business. None

9) New Business:

A. *Approve the update to the Village of Sherwood Comprehensive Plan (2040).*

Schmidt moved to recommend approval the update to the 2040 Comprehensive Plan subject to updates to land use map and trail map as discussed at public hearing. Kaas seconded.

Kaas noted the official approval will be at the Village Board level next Monday night.

Motion carried without dissent.

10) Correspondences:

A. Workshop for Zoning and Planning Officials (UW Stevens Point).

11) Adjourn.

Kaas moved to adjourn at 7:07 pm. Schmidt seconded. Motion carried without dissent.

Respectfully submitted for review and approval by Nick Halbach, Clerk-Treasurer.