

Town of Hammond Planning Meeting September 3rd, 2019

Meeting called to order at 7:30 pm by Paul Hueg.

Planning Commission, all members present, guests Adam Snegosky, Josh and Brittany Mannon, Angela Popenhagen, Ty Dodge

Approval of agenda, Wiedling/Miller

Minutes from August 5th, 2019 meeting approved. Miller/Wiedling

Adam Snegosky presented Ball Field Building update. Adam stated building orientation will be flip from original plans and is changing the door size to 60 inches along with placing the service door on the same side as the overhead, this will allow better concession doors. Shingles will be used on roof and siding to be determined. Adam is working on building permit, Thursday 9/5/19 staking location and concrete person coming Friday 9/6/19 to bid. Build may go into winter.

Josh and Brittany Mannon, presented update. All lots perked for conventional sewer systems. Josh and Brittany presented an Easement Maintenance Agreement, Paul H. did not feel it does not protect them or Town of Hammond. Paul H. suggested they should speak with an attorney to address the when, what, why and termination of the easement. Brittany will locate the original easement to confirm the information contained, Paul suggested the Maintenance Agreement should be added to the original. Asked Josh and Brittany to finalize Easement language.

Angela Popenhagen of Stevens Engineering Hudson present how their firm could aid the Town of Hammond with a Road Ordinance and Developer Agreement, no attorney review required. The Road Ordinance would spell out the Town standards based off WISDOT Standards and would include private roads. Stevens would review engineering documents (cost passed on to developer). The Developer Agreement would spell out Impact Fees, Line of credit (120% of project) to protect Town and the sequence of concept/preliminary/final plans and reviews. Angela will create a draft for the next planning meeting. Paul asked about cost estimate and Angela stated \$3500-\$4000 to draft a final document. Paul to present to the full Board.

Ty Dodge two CSM reviews;

#1 for Ed Forletti, CSM on 170<sup>th</sup> Ave. Three lots and 1 out lot to develop later. Plan to build on 1-2 of the lots this year. Mounds will be on roadside; all site lines are ok. The original plan will be completed later. Planning approved to move to full Board.

#2 for Ersinger, CSM on 110<sup>th</sup> Ave. east of T. Discussed 18 lot subdivision with two of the lots and an access road entering 110<sup>th</sup> Ave. Proposed Road in development will be reviewed for use of a hammerhead turn around instead of a cul-de-sac. CSM meets all requirements, Planning approved to move to full Board.

Chairman's Report, Paul Hueg had no report

Next meeting will be Monday October 7th, 2019

Meeting adjourned 9:02 pm, Miller/Hawkins

Submitted by Greg Olson