

**MINUTES
OF
PLANNING COMMISSION
HELD ON
June 13, 2017**

Call to Order

A meeting of the Planning Commission of the Village of Brokaw was called to order at 6:30 p.m. on June 13, 2017 by Commission Chair, Jeff Weisenberger

Roll Call

In attendance were the following members: Rochelle Frank, Brenda Weisenberger, Jenny Glovinski, Ann Ovel and Jeff Weisenberger. Absent Mary Bauman, excused absent Matt Deffner Also in attendance, CBA-OSC Administrator Duane Gau and Attorney Dean Dietrich.

Action Items

Mathy Construction – Re-approve CSM creating Lot 1.

Planning Commission (PC) members heard Joshua Prentice of REI request on behalf of Mathy Construction to consider re-approval of CSM creating lot 1 that was approved by the Village Board on December 9, 2014. The request for re-approval is because of the delay of recording the CSM and the land owner is now ready to proceed with a transaction with Marathon County.

CBA-OSC Administrator Gau questioned where the access to this lot will be provided, seeing that CTH WW that abuts this lot has a steep incline and is protected by bean guard. At this time Rob Kudick, Real-estate Manager of A.L.M. Holding Company representing Mathy Construction indicated that they will be providing easements through adjacent Mathy property once Marathon County takes control of Lot 1, which was the discussion back in 2014 with the County. Mr. Kudick provide an easement document that is not part of the CSM request and will not be recorded unless they have a land transaction with Marathon County.

Other PC members questioned if Mathy construction has come to terms with Marathon County because of the concerns that the existing boat landing used by public would be closed. Mr. Kudick stated that is the end goal to remove the liability of the public used boat access from Mathy and have the land with boat landing owned under Marathon County control.

The issue of reasonable access to the newly created parcel (Lot 1) was still a concern of the Village. Attorney Dietrich suggested that the PC recommend to the Village Board to approve the CSM with the condition of proof of recording of access easements.

Mr. Kudick and Mr. Prentice stated they did not want that condition on the approval of the CSM. They stated the easements will be recorded after Marathon County takes ownership of the newly created parcel. Questions then came up as to what stage Mathy and County were at in negotiations of this parcel. Response was none at this time; they were going to re-new negotiations with the county after the CSM was approved.

The PC was then concerned, that no activities of this matter has been developed since December 2014. The PC recommended that Mathy, Marathon County and the Village of Brokaw set up a meeting to see what levels of discussion will occur in developing this parcel for public purposes. Mathy representatives indicated that this matter of public ownership/sale of this parcel is only between Mathy and the County.

Atty. Dietrich recommended to the PC, that they would have three alternatives on recommendations to be forward to the Village Board:

- Approve the CSM as presented by REI and Mathy representatives.
- Approve the CSM with conditions of proof of easement access documentation.
- Table the matter until a meeting with Brokaw, County and Mathy representatives can be held.

M/ Glovinski, S/ Frank to table the matter until a meeting with Brokaw, Marathon County and Mathy representatives can be held. Motion Carried Unanimously.

PC directed CBA-OSC Administrator Gau to contact Marathon County to set up a meeting for the three (3) parties.

Communications

None

Adjournment

M/ Brenda Weisenberger S/ Frank to adjourn the meeting at 7:15 pm. Motion Carried Unanimously.