

Village of Wrightstown
Planning Commission Minutes
SPECIAL MEETING

The regular monthly meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **May 15, 2017** and was called to order at 6:30 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Ryan Macario,
Terry Schaeuble, Keith Wendlandt

Absent: Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Planning Consultant Elizabeth Runge, James Loefer (CP Feeds).

MINUTES –

Motion by K Wendlandt, second by R Macario to approve the Planning Commission meeting minutes from May 8, 2017 as presented. **Motion carried.**

SITE PLAN AND DESIGN REVIEW, CP FEEDS, 361 CTH U (PARCEL 300010501), VILLAGE OF WRIGHTSTOWN–

E Runge read the Staff Report for this Main Mill and storage building, Grinding Building, Loadout Slip and storage building. This project will have several stages of review thru the Planning Commission. Zoning is Industrial with PDD. Concrete work will start June 19th running 24 hours per day for 7-10 days. CP Feeds will open in May or June, 2018, starting with one shift and increase as needed. Motion made by G Kaster, second by B Fandrey to approve this site plan for Main Mill, Grinding and Load Out, and recommend approval to Village Board for CP Feeds, Parcel 300010501 per staff recommendations and corrected address and parcel number as follows:

1. Staff reviewed for storm water and erosion control measures and noted that the size of the site disturbance triggers a Wisconsin Department of Natural Resources (WDNR), Wisconsin Pollutant Discharge Elimination System (WPDES), Notice of Intent to discharge (NOI) permit for review.
2. The existing storm water pond at the NE corner of the site is the owners. It will be reviewed by the WDNR during the storm water NOI WPDES permit application. Ayres review did note a question regarding the new culvert and its impact on the wetland at the SE corner of the site. An additional review of the culvert is recommended.
3. The Village has already approved an erosion control permit.
4. Portions of the site are mapped as wetland and/or have wetland indicator soils per the Wisconsin Department of Natural Resources Surface Viewer wetland resource mapping. The site civil plans as presented do not appear to disturb any wetlands. However, staff recommends that confirmation of a wetland delineation or other documentation as to how those wetland boundaries were determined be provided to the Village. Staff understands Mach IV has an assured wetland delineator who may have this information.

5. The items of the parking lot information, the percentage of open space information, future lighting and refuse should be provided to the Village per the site plan review application process.
6. The property is located within the Village's Sewer Service Area. The plans do show a connection to sanitary sewer in conjunction with the rail connection and construction. It is recommended a timeline of that sanitary sewer connection be provided to the Village.
7. The zoning for the property is Industrial with an overlay of a Planned Development District (PDD). The PDD is from the Royal St Pat's Subdivision, extending south to this parcel. The PDD identifies this parcel's use as Commercial. The Village is addressing this aspect of the PDD designation.
8. Any other additional permitting or other requirements to meet village, county, state, and/or federal requirements, as applicable. **Motion Carried.**

T Coenen thanked everyone for attending this special meeting. There will be another special meeting scheduled for next week.

ADJOURN –

Motion by R Macario, second by P Kiel to adjourn the meeting. **Motion carried.**
(Adjourned at 7:03 pm)


Patti Leitermann Deputy Clerk/Treasurer