

Village of Wrightstown Planning Commission Minutes

The regular monthly meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **August 14, 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 (6:55 pm), Planning Consultant Elizabeth Runge, Joel Ehrfurth-MachIV Engineering, Ed Byrne-Brillion News

MINUTES –

Motion by G Kaster, second by R Macario to approve the Planning Commission meeting minutes from July 10, 2017 as presented. **Motion carried.**

REVIEW OF EXTRATERRITORIAL CSM, DARLENE PAHL, 1078 DAY ST, PARCEL W-75, TOWN OF WRIGHTSTOWN—

E Runge read the staff report for this land division. Lot 1 will be 5 acres, and Lot 2 will be 20.213 acres. Zoning is Agriculture. Motion made by B Fandrey, second by G Kaster to approve this Extraterritorial CSM and recommend approval to Village Board for Darlene Pahl, Parcel W-75 per staff recommendations as follows:

- The CSM meets all local, county and state regulations.
- All notes on CSM apply to future land owners. **Motion Carried.**

SITE PLAN & DESIGN REVIEW, WRIGHTSTOWN HEALTH LLC, 202 PLUM ROAD, PARCEL VW-14-8, VILLAGE OF WRIGHTSTOWN—

E Runge read the staff report. This parcel was previously rezoned in January 2017 from Exclusive Agriculture to General Business. This building for chiropractors, dentists and acupuncturist will be 5,595 square feet. Motion made by P Kiel, second by K Wendlandt to approve the Site Plan & Design for Wrightstown Health LLC, Parcel VW-14-8 and recommend to Village Board per staff recommendations as follows (B Fandrey abstained from the vote):

- A Brown County Highway access permit must be obtained onto County Trunk D (Plum Road) prior to any construction of a driveway if it is not already granted.
- Plum Creek is located along the northern perimeter of this parcel. There are Environmentally Sensitive Areas (ESAs) along Plum Creek and there is a shoreland set back of 75 feet from the ordinary high-water mark (per Village Ordinance 208-15). There are also steep slopes in sections of this area which requires a 20 foot setback from the top of the ridgeline (208-17). These areas are identified on plan sheet C1 which provides the details. A necessary Village shoreland zone permit application has been submitted along with the site plan.
- Total land disturbance is 0.94 acres, plus approximately 0.02 acre disturbance necessary to construct the driveway. The total site disturbance is less than 1 acre, therefore there is no postconstruction Best Management Practices (BMPs) provided for stormwater management to

reduce flow or treatment before entering into Plum Creek. Any additional BMPs, while not required, would be a positive addition for filtration of any runoff that will enter the creek.

- A sign permit is necessary per the General Business zone 206-24B(7) process and 206-49 standards. There is preliminary sign information shown on Sheet A3.2. The Village Board will review the sign.
- Any other additional permitting or other requirements to meet village, county, state, and/or federal requirements, as applicable. **Motion Carried.**

REZONE REQUEST FROM GENERAL INDUSTRIAL TO GENERAL INDUSTRIAL WITH PDD, TWEET GAROT MECHANICAL INC, PARCELS VW-W155 & VW-W157—

E Runge read the staff report. These parcels together are 42.1 acres. They were annexed from the Town of Wrightstown and re-zoned to General Industrial (I-1) in July 2016, but now the Village is adding a Planned Development District (PDD) to these parcels. Motion made by K Wendlandt, second by G Kaster to approve this rezone request from General Industrial to Industrial w/PDD for Tweet Garot Mechanical, Inc., Parcels VW-W155 & VW-W157 per staff recommendations as follows (R Macario abstained from the vote as he is an employee of Tweet Garot):

- The request is consistent with the Village's Comprehensive Plan because the area is in proximity to I-41 and the CTH U Interchange. This area is also a gateway into the Village as the comprehensive plan states. A PDD will provide additional review for the Village to this important location while supporting growth and industry that is also important. **Motion Carried.**


REZONE REQUEST FROM GENERAL BUSINESS WITH PDD TO GENERAL INDUSTRIAL WITH PDD, PRINT PRO INC, PARCELS VW-W175 & VW-W175-2—

E Runge read the staff report. These parcels together are 9.729 acres. Motion made by G Kaster, second by K Wendlandt to approve this rezone request from General Business w/PDD to General Industrial w/PDD for Print Pro Inc, Parcels VW-W175 & VW-W175-2 per staff recommendations as follows:

- The proposed rezoning is consistent with the Village's Comprehensive Plan for the CTH U corridor. The plan indicates this area will attract growth and development opportunities and the Village is responding in accordance with this growth. The plan recommends preparing for future development by implementing a site plan review process, extending services, implementing review tools, and engaging in communication with businesses that employ residents of the Village. The Village is completing these tasks along with this zoning change at this location. **Motion Carried.**

ADJOURN –

Motion by G Kaster, second by P Kiel to adjourn the meeting. **Motion carried.**
(Adjourned at 7:00 pm)


Patti Leitermann Deputy Clerk/Treasurer