

## **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, **September 10, 2018** and was called to order at 6:30 pm by Vice-Chairman Bob Fandrey.

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

Absent: Terry Schaeuble, Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Tom Thibodeau-Alliance Const, Surveyor Steve Zeitler, David O'Brien-Bayland Buildings, Ed Byrne-Brillion News, Brett & Jacci Konkle-Konkle Investments, Jeff & Renee Gyrion, Eugene Fuller, Doug Peterson, Lisa Hansen, Troy Lasecki, Lisa & Joe Lanphear, Debra Syring, Sue Vorpahl, Paul Sorensen, Mel & Renee Wills, Jared Schmidt, John & Lori Rossetti

### **MINUTES –**

Motion by K Wendlandt, second by G Kaster to approve the Planning Commission meeting minutes from August 13, 2018 as presented. **Motion carried.**

### **CSM REVIEW, AARON ROBERTSON, RED CLOVER LANE EXPANSION IN HARVEST MOON ESTATES, PARCEL W-53-3 (ANNEXATION PENDING), VILLAGE OF WRIGHTSTOWN—**

B LaCount presented this request to divide 3.3 acres from Parcel W-53-3 to divide into 4 lots to be zoned as R-R Rural Residential. The only Homeowners' Association for this subdivision is for the park area. The restrictive covenants for Harvest Moon will also apply to these newly formed lots. Motion by G Kaster, second by R Macario to approve this CSM for Aaron Robertson, Parcel W-53-3 contingent upon the annexation and per staff recommendations:

- The parent parcel is currently zoned Agriculture Residential in the Town of Wrightstown and should not be acted upon until the annexation process is complete. If annexation is approved the area within the CSM will need to be zoned R-R Rural Residential to match the adjacent subdivision to the north.
- The Lot layout fits with the adjacent subdivision to the north and lots fit in the Village of Wrightstown R-R Rural Residential zoning code.
- Ending the road pattern makes sense in this CSM as crossing the steep slopes associated with the drainage way would be costly and a connection to Plum Road is not needed.
- The following items need to be addressed:
  1. After annexation is complete the Village of Wrightstown in the heading will be correct.
  2. No mapped wetlands or wetland indicator soils are located within the CSM boundary. Wetlands are possible at the bottom of the steep slope in the drainage way at the south end of Lots 1 and 2. This area should be reviewed by a WDNR assured wetland delineator or have a concurred letter by the WDNR stating the results of a wetland review. If wetlands are present, the appropriate setbacks/protective areas need to be applied.
  3. Rear lot setbacks of 25' need to be shown on Lots 1, 2, 3 and 4.
  4. Covenant 2 is not valid, the Village of Wrightstown's Shorelands and Wetlands Zoning Sections 208-16 and 208-19 must be applied. This includes 20 feet from the top ridgeline of a 20% or greater slope measured to the foundation. A structure may be constructed within the 20 feet setback if a geotechnical study is completed for the

proposed area and a certificate completed by the responsible architect or engineer is delivered to the Zoning office. The steep slope area and associated setback needs to be shown on the CSM.

5. Surveyor signs and dates CSM. **Motion carried.**

**EXTRATERRITORIAL CSM REVIEW FOR DON WIERSCHKE, 1170 MEADOWLARK ROAD, PARCELS W-637 AND W-638, TOWN OF WRIGHTSTOWN—**

B LaCount presented this request to divide off a 5 acre parcel from Parcels W-637 & W-638 to separate the farmstead. Motion by K Wendlandt, second by R Macario to approve this Extraterritorial CSM for Don Wierschke, 1170 Meadowlark Road, Parcels W-637 and W-638, Town of Wrightstown, per staff recommendations:

- Approval with the following conditions and recommendations:
  1. Property is rezoned to Agricultural Residential
  2. Any access, driveway or field entrance is shown if they are located within the CSM
  3. Meadowlark Road labeled on Map
  4. Surveyor stamp on CSM
  5. Wetland Review by an Assured Wetland Delineator or the WI DNR wetland ID Program prior to approval.
  6. Due to the wet signature being visible in aerial photographs within the CSM boundary wetlands may be present on the property. If wetlands are present it is important to identify their location so that proper precautions are taken to ensure a wetland violation does not occur. **Motion carried.**

**CONDITIONAL USE PERMIT APPLICATION REVIEW, ROYAL LIVING SENIOR CARE, ROYAL ST PATS DRIVE, PARCEL 300005500, VILLAGE OF WRIGHTSTOWN—**

T Coenen talked first about the rezone not being addressed because it was determined that this parcel is already zoned B-1 General Business with PDD. The Site Plan and pictures were presented on the projector. B LaCount presented his staff report, indicating this 22 bed CBRF is a good use for this site. The following residents addressed their concerns:

- Lisa Lanphear, 263 PeterLynn Drive, addressed her concerns about the number of employees, the added traffic and rescue vehicles in their subdivision, home values, and the visual location of the building.
- Doug Peterson, 215 PeterLynn Drive, purchased his house in March of 2018. He indicated our Comprehensive Plan shows this area as residential, and he is concerned about the traffic. He suggested the residents buy the lot and donate this parcel to the village for a park or split into 2 residential lots. T Coenen responded that this subdivision already has a park.
- Gene Fuller, 221 PeterLynn Drive, purchased his house about a year ago, and talked about traffic concerns. He indicated Helen's House next door to this normally has 8 to 12 cars there so he's concerned how many cars will be at this facility.
- Jeff Gyrion, 272 PeterLynn Drive, asked why the rezone was dropped and what other business could be on this property. He inquired about garbage dumpsters and asked if this facility could have a Golf Course Drive entrance? T Coenen read the list of uses this property could incur. J Gyrion asked the difference between an assisted living and a nursing home. Jacci Konkle explained these residents need 3 or less activities of daily living (ADL's) for assisted living, and this will be a locked facility with private funding.
- Lisa Lanphear, 263 PeterLynn Drive, again addressed her concerns about the traffic. She commended Jacci Konkle for her vision because these facilities are needed, but not for this residential area.
- John Rosetti, 457 PeterLynn Drive, asked if there is any data on the effect on property values with this type of development in the area? T Coenen responded that it would not be detrimental to the area

residents, and J Konkle added that she has access to comparisons they have done in the past with these types of facilities and would be happy to share.

- Lisa Hansen, 287 PeterLynn Drive, moved in 3 weeks ago and thought this was a recreational golf community, not because there would be a nursing home on the corner. She doesn't believe there will only be 3 or 4 employees there and believes they are being misled. She is concerned about ambulances and added traffic from this facility. She says this facility doesn't belong within the gates of their neighborhood.
- Joe Lanphear, 263 PeterLynn Drive, bought his house about a year ago. He is concerned about traffic and unsure about the rezone since his paperwork all says this parcel is residential. He asked about the property on the other end of Golf Course Drive and development that may occur there. T Coenen talked about the Theunis/Royal St Pats intersection area development that was turned down for multi-family because of the detrimental impact on the property owners.
- Tom Thibodeau from Alliance Construction addressed the traffic, safety and appearance concerns. He said there would be a lot more concern about a drunk golf patron turning down into the neighborhood than the family coming to visit this facility. There will be 2 entrances to help with the traffic concerns. This is a high-end luxury looking facility.

Question raised about an entrance off Golf Course Drive, but T Coenen said the berm and trees would be affected and safety concerns would be compromised because of proper separation of intersections/driveways.

G Kaster questioned the land area development that talks about stormwater retention. T Thibodeau said if over an acre of land is disturbed, then a NOI (Notice Of Intent) needs to be filed with the DNR. This is a 2.4 acre lot. The mature trees will all stay. J Lanphear talked about the letters that Royal St Pats residents received regarding deed and square footage restrictions being enforced. T Coenen said the developer gave up on the Royal St Pats residents, so the Village has been trying to enforce the covenants, even though we don't have the right per state statutes. Since Royal St Pats has a PDD, the village does have rights to enforce some of the covenants.

K Wendlandt said there will be approximately 124 homes in this subdivision if all lots are built on. As a Royal St Pats resident, he talked about a Homeowner's Association, which will require fees from residents. He talked to several people in the subdivision, and a vast majority were in favor of this development, versus other businesses that could potentially be worse.

B Fandrey thanked T Coenen for providing the zoning history information on this parcel to the Commissioners. Motion made by R Macario, seconded by G Kaster to approve this Conditional Use Permit application for Royal Living Senior Care on Royal St Pats Drive, Parcel 300005500, Village of Wrightstown, per staff recommendations:

- Approval of conditional use with current zoning as B-1 with PDD, an Elderly care in a community-based residential facility (CBRF) is a conditional use within the zoning.
- The PDD overlay will give the Village of Wrightstown flexibility over the design, appearance and layout of the development.
- This is a good use of the site as long as the appearance of the facility fits with the covenants of the surrounding developments.

Roll Call vote ordered: Pat Kiel-Yes, Ryan Macario-Yes, Keith Wendlandt-Yes, Bob Fandrey-Yes, Gary Kaster-Yes. All in favor. **Motion carried.**

**SITE PLAN DESIGN AND REVIEW, ROYAL LIVING SENIOR CARE, ROYAL ST PATS DRIVE, PARCEL 300005500, VILLAGE OF WRIGHTSTOWN—**

B LaCount talked about the Site Plan presented, which is incomplete. In order to facilitate an expeditious review, the Site Plan sheets need to correspond with the information required on the checklist. It appears more than one acre of land will be disturbed. In this case, a WDNR stormwater erosion control permit will be required. Within that process the WDNR may require a wetland delineation or determination. Alliance Construction will complete the Site Plan Review to include the sign and landscaping plans. The Village will keep residents of Royal St Pats informed of the plans for this project. Motion made by G Kaster, seconded by B Fandrey to table this Site Plan Design for Royal Living Senior Care, Royal St Pats Drive, Parcel 300005500, Village of Wrightstown pending further information. **Tabled.**

**SITE PLAN REVIEW FOLLOW-UP OF SIGN & LIGHTING PLANS FOR TWEET GAROT MECHANICAL INC, 4001 FRENCH ROAD, PARCELS VW-W155 & VW-W157, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report on the wall and ground signs planned. The wall sign fits the structure, but does not meet the village code for size. More information is needed for the ground sign, so T Coenen will follow-up on this. B LaCount also talked about the lighting plan, which shows exterior lighting is contained on the lot to the extent practicable. Motion made by B Fandrey, seconded by K Wendlandt (R Macario abstained) to approve the wall sign and conditional approval of the ground sign if it's within the code for Tweet Garot Mechanical Inc, 4001 French Road, Parcels VW-W155 & VW-W157, Village of Wrightstown. Motion made by P Kiel, seconded by G Kaster (R Macario abstained) to approve the lighting plan for Tweet Garot Mechanical Inc, 4001 French Road, Parcels VW-W155 & VW-W157, Village of Wrightstown. **Motions carried.**

**SITE PLAN REVIEW FOLLOW-UP OF LIGHTING PLANS FOR BAY AREA GRANITE & MARBLE, GOLF COURSE DRIVE, PARCELS 300010500, 300010300 & VW-189-2, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report on the lighting plans indicating they meet all ordinance requirements. The rezone is approved, but the CSM is still pending. The parking lot will have 84 stalls including 4 handicap stalls. Sign review will be forthcoming. The trash enclosure will be full masonry. Motion made by G Kaster, seconded by P Kiel to approve the follow-up plans for Bay Area Granite & Marble, Golf Course Drive, Parcels 300010500, 300010300 & VW-189-2, Village of Wrightstown. **Motion carried.**

**ADJOURN –**

Motion by K Wendlandt, second by G Kaster to adjourn the meeting. **Motion carried.**  
(Adjourned at 8:20 pm)



Patti Leitermann

Deputy Clerk/Treasurer