

## **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, **October 15, 2018** and was called to order at 6:30 pm. Motion made by D Segerstrom with a second by P Kiel to appoint Keith Wendlandt as Chair for this meeting.

Roll Call: Present: Gary Kaster, Pat Kiel, Dan Segerstrom, Keith Wendlandt

Absent: Bob Fandrey, Ryan Macario, Terry Schaeuble

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Planner Chad Fradette-Evergreen Consultants, Ed Byrne-Brillion News (6:37pm)

### **MINUTES –**

Motion by P Kiel with a second by G Kaster to approve the Planning Commission meeting minutes from September 10, 2018 as presented. **Motion carried.**

### **SITE PLAN DESIGN AND REVIEW, MIDWEST EXPANSION LLP, 535 & 537 HICKORY ST, PARCELS VW-378, VW-380-1 & VW-380, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented the Site Plan review for these two buildings. There will be 20 units in each building to include one and two bedroom units to be named “The Current on the Fox”. The proposed structures are within 20 feet of the top of ridgeline of a slope greater than 20%. A geotechnical study will need to be completed for the proposed area. A certificate of compliance will need to be completed by the responsible architect or engineer after construction. An ESA amendment is going through Brown County Planning.

T Coenen explained the plans in detail which include corrugated metal panels with cedar accents on the exterior, 47 exterior parking stalls, and extensive retaining walls. The stormwater will be collected and treated offsite. The first phase is south of the bridge heading toward Green Street for these two buildings. Landscaping, lighting, and sign plans will be forthcoming. The buildings will be owned and managed by Midwest Expansion LLP. They are shooting for Summer 2019 occupancy. Discussion about river views from current owners affected by this development. The roofline of these buildings will be below the girders of the bridge (25’ to 30’ tall). T Coenen also talked about Performa who is working on a vision for our downtown area, and this development will be a great connection. C Fradette talked about shoreline, erosion control, and retaining wall plans. The archaeological issues have been addressed.

Motion made by G Kaster with a second by P Kiel to approve this Site Plan Design for Midwest Expansion LLP, 535 & 537 Hickory St, Parcels VW-378, VW-380-1 & VW-380, Village of Wrightstown per staff recommendations:

- This development is a good fit and in a good location for the community. The site plan application is incomplete and is in need of more information. The following comments need to be addressed:
  1. Rezone to M-F Multi Family with a Planned Development District Zoning
  2. Provide Geotechnical Study
  3. Boundary dimensions are needed
  4. Proposed sign and location (if applicable)
  5. Lighting Plan is needed
  6. Grading and Erosion control plans are under review by the Village Engineer
  7. Landscaping Plan not provided. **Motion carried.**

**REZONE REVIEW, MIDWEST EXPANSION LLP, HICKORY STREET, PARCELS VW-378, VW-380-1 AND VW-380, FROM R-1 RESIDENTIAL TO M-F MULTI-FAMILY WITH PDD, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report to include a PDD for this development. Motion made by D Segerstrom with a second by G Kaster to approve the rezone for Midwest Expansion LLP, Hickory Street, Parcels VW-378, VW-380-1 and VW-380 from R-1 Residential to M-F Multi-Family with PDD, Village of Wrightstown per staff recommendations:

- Downtown Wrightstown needs should have some diversity with its housing. The area along the west shore, north and south of the bridge, in the Village of Wrightstown is over 1.5 miles of contiguous R-1 Single Family Residential zoning. The zoning change will increase density in the downtown area and allow more residents to utilize the waterfront and downtown.
- The proposed development of two 20 unit multi-family buildings will need the PDD overlay to build closer than 75 feet to the water and within 20 feet of steep slopes. The PDD overlay will also give the Village of Wrightstown more flexibility over the design, appearance and layout of the development.

**Motion carried.**

**ADJOURN –**

Motion by P Kiel with a second by G Kaster to adjourn the meeting. **Motion carried.**

(Adjourned at 7:18 pm)

Patti Leitermann  
Deputy Clerk/Treasurer