

## **Village of Wrightstown Planning Commission Minutes**

The SPECIAL meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **April 29, 2019** 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, Planner Ben LaCount-Evergreen Consultants, Ed Byrne-Brillion News, Joel Vogels-Barrel & Sprocket, Travis Zimmerman-Alliance Construction, Chris Murphy & Keith Fritsch-KC Contractors, Brian Roebke-Wrightstown Spirit, Andy Lundt

### **MINUTES –**

Motion by R Macario, with a second by G Kaster to approve the Planning Commission meeting minutes from April 8, 2019 as presented. **Motion carried.**

### **ARCHITECTURAL PLAN REVIEW FOR RENOVATIONS AT BARREL & SPROCKET, 505 WASHINGTON ST, PARCEL VW-146-1, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report for renovations to this new restaurant/pub. New plans were submitted with updated lighting, shutters, porch posts and limestone on the front. Zoning is already B-1 General Business so no change is needed. Question raised about the noise ordinance because they will have live music on the weekends, so this will need to be monitored especially with the outside seating. Motion by G Kaster with a second by K Wendlandt to approve the architectural plan review for Barrel & Sprocket, 505 Washington Street per staff recommendations:

- Stacked, regular limestone or brick with limestone cap would fit the existing buildings in the area better than the field stone and keep a more historic look.
- Keep shutters same length as existing and keep same cabinetry concept.
- Upright posts on the porch should be wider and decorative and also have decorative transom between the posts to match roof line.
- The door at street level (Washington St) should be more decorative and have decorative trim.
- Put exterior lights up similar to what the existing building used to have (there is one left).

**Motion carried.**

### **CSM REVIEW FOR EASEMENT, KC CONTRACTORS, 441 LONGWOOD LANE, PARCEL VW-765-1, VILLAGE OF WRIGHTSTOWN—**

Ben presented this review for a second time regarding this CSM due to the easement being decreased from 20' to 16' in order to take the building out of the easement. The driveway needs

to be added to the CSM. The zero lot line divisions and the easement change will all be done on the same CSM. Motion by P Kiel with a second by B Fandrey to approve the CSM review for KC Contractors, Longwood Lane, Parcels VW-765-1 and VW-765-2 per staff recommendations:

- Review of Homeowner's Association or declaration of covenants and restrictions for each existing lot. Each proposed twindominium lot needs a separate homeowners' association or declaration of covenants and restrictions.
- Address the existing building on Parcel VW-765-1 with building inspector. Easement has been reduced to 16 feet at the cost of the property owner.
- Show existing driveways.
- Buildings meet code (needs building inspector approval). **Motion carried.**

**HOMEOWNERS' ASSOCIATION FOLLOW-UP REVIEW FOR TWINDOS, KC CONTRACTORS, 441, 443, 445 & 447 LONGWOOD LANE, PARCELS VW-765-1 & VW-765-2, VILLAGE OF WRIGHTSTOWN—**

Ben presented his staff report for this follow-up review. The requested changes have been made. These documents are drawn up for twindos to ensure the property owners work together regarding maintenance, aesthetics, etc. Motion by G Kaster with a second by R Macario to approve the Homeowners Association Follow-up Review for twindos, KC Contractors, Longwood Lane, Parcels VW-765-1 & VW-765-2 per staff recommendations:

- Changes requested for this document have been made.
- KC Contractors LLC is required to record the Zero Lot Line Agreements with Brown County Register of Deeds and file a copy of the recorded documents with the Clerk at the Village of Wrightstown. **Motion carried.**

**CONCEPT REVIEW, THOMAS WEDIGE, 821 & 825 PARK ST, PARCELS VW-236 & VW-236-1, VILLAGE OF WRIGHTSTOWN—**

Ben presented his staff report. Zoning is R-1 Single Family Residential, which requires no less than 75 feet frontage. They are asking for 50 feet frontage, but with PDD they would still need 65 feet frontage. Travis explained T Wedige wants to move the house behind the garage and split the 2 lots into 3 lots. The patio proposed on the house after moved per zoning code for decks patios needs to be no closer than 10 feet from ridge line and not to exceed a 500 square foot print so they will need a geo tech study completed to make sure it will not give way. Property owner wants two lots at 85' to 90' frontage, and the third lot at 50' to 60' frontage. Before proceeding with paperwork, the owner is looking for input on his options. A CSM and rezone would be required. Motion made by B Fandrey with a second by P Kiel to approve this concept review for Thomas Wedige, 821 & 825 Park St, Parcels VW-236 & VW-236-1 per staff recommendations:

- PDD Zoning should be considered if the owner intends on creating three buildable lots.
- Three lots could be created between the two existing parcels. The lots must meet code requirements unless a PDD Zoning change is made. A PDD zoning may be a viable option for this area since there are smaller lots along Park Street and the critical slope gets closer to Park Street on the west side of the proposed three lots.
- The proposed building location will also need to meet setback requirements listed above. Front and side yard setbacks can also be reduced in PDD zoning.
- There is a 20-foot setback from the top of the steep slopes. The 20-foot setback from critical slopes can be encroached upon slightly if the above guidance in Section 208-17 is followed. **Motion carried.**

**SPECIFICATIONS AND DRAWINGS REVIEW, AARON ROBERTSON, RED CLOVER LANE/COURT, PARCELS VW-53-4, VW-53-5, VW-53-6 & VW-53-7, VILLAGE OF WRIGHTSTOWN—**

Ben presented his staff report. A Robertson would like to start as soon as possible with requesting bids upon Village Board approval. No Developers Agreement as of yet, so T Coenen will look into that. Storm Water issues were discussed. Covenants will be same as Harvest Moon Estates. Motion made by G Kaster with second by R Macario to approve this review for Aaron Robertson, Red Clover Lane/Court, Parcels VW-53-4, VW-53-5, VW-53-6 & VW-53-7 per staff recommendations:

- Within the specification, page 248 defines the Village of Hobart Engineer to be contacted for sewer televising. Needs to be corrected.
- We're assuming a WDNR permit has been issued for the proposed sewer extension. Please confirm.
- We're assuming a WDNR permit has been issued for the proposed water extension. Please confirm.
- The proposed public sanitary sewer extension is defined as 0.40%. It would appear this was set to ensure sewer lateral extension depths would be adequate to the proposed basements on the south side of the cul-de-sac. With that said, there will be limited flow within the 8-inch public sewer given that it is at the end of the line. The Village may want to consider having the proposed public sanitary sewer piping slope increased to limit the potential of future blockages within the sewer main.
- There are no sewer or water laterals defined from the mains to each lot. Laterals should be extended to the Right of Way as part of the sewer and water main construction OR before the road section is constructed.
- Hay bale ditch checks are defined within the road sale ditches and the ditch between Lot 1 and Lot 2. We would recommend noting on the plan that the ditch checks be placed at a maximum of 100-foot on center to ensure adequate erosion control protection.
- We didn't see a construction schedule or sequence listed in the package. Although the proposed development does not need WDNR Notice of Intent for NR 216, the Village needs to know what the agreed upon construction schedule is and when the Village Right of Way ditch lines will be restored. We're assuming it is included in whatever Developer's Agreement has been worked on. Please confirm. **Motion carried.**

**ADJOURN –**

Motion by P Kiel with a second by R Macario to adjourn the meeting. **Motion carried.**  
(Adjourned at 7:14 pm)

Patti Leitermann  
Deputy Clerk/Treasurer