

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, **May 13, 2019** and was called to order at 6:30 pm by Chairman Terry Schaeuble.

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

Absent: Ryan Macario, Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen
Consultants, Todd Platt-Platt Development, John VandenWymelenberg-Dick's
Family Foods, Ed Byrne-Brillion News

MINUTES –

Motion by P Kiel, with a second by G Kaster to approve the Planning Commission meeting minutes from April 29, 2019 as presented. **Motion carried.**

SITE PLAN REVIEW, DGI – DOLLAR GENERAL, 300 BLOCK OF HIGH STREET, PARCEL VW-53, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his staff report for Dollar General's new proposed 9,100 square foot building. They need to confirm the Fire Department is accepting of a 'fire lane' concept on the south side of the building that is shown in excess of the maximum standards of 150 foot lane without an approved turn-around. They need to show where the Knox box and fire hydrants will be located. Storm water discharge and long term maintenance also need to be addressed. Parking looks fine, as they know what stalls they will need since they have built over 220 stores in Wisconsin. A CSM will be forthcoming to split this parcel for a 1.1 acre piece for this project. Approval is recommended pending the missing information noted.

Discussion on the driveway access and the easement proposed. Concern about what other options will be proposed for the remaining 7.1 acres behind the Dollar General Store. Todd Platt said Platt Development will be purchasing the full 8.296 acre parcel and then listing the remaining 7.1 acres for sale, but that may be tough to sell since retail commercial would rely more on road frontage for advertising. Platt Development will remain the owner of the 1.1 acre parcel and will lease the property to Dollar General.

John VandenWymelenberg questioned T Platt about market surveys and what directed them to Wrightstown. T Platt replied that market planning has identified Wrightstown as an opportunity for them. J VandenWymelenberg is concerned about the view for the grocery store being blocked by traffic coming East on Hwy 96 including the trees proposed and the signage plans. The sign plan has not yet been presented. The standard Dollar General signs are pylon. The additional driveway will remain grass until development occurs behind the Dollar General. Snow removal and storage in that area were discussed between T Platt and J VandenWymelenberg. A driveway access from Dick's parking lot to the Dollar General's parking lot will probably not occur.

Further discussion about south side of the building facing Dick's Family Foods needing to be more decorative/attractive. T Platt suggested spruce trees and/or fencing between the lots; however, those would block the traffic view even more. Suggestion made to place Maple trees instead of evergreens. T Coenen suggested splitting the wall horizontally to a different color/material to address the aesthetics of that side facing the grocery store. The bottom portion being masonry would be preferred. A cedar shadowbox fence will surround the trash containers.

The rear portion of this parcel will be listed for sale, so there was a concern about the access for the rear lot and visibility from the road. T Platt said an assisted living, mini warehousing, or apartment building could be considered behind there. Dollar General has a very long list of restricted businesses to be built on adjacent lots, which was read by T Platt. This formal deed restriction will be recorded with the CSM.

Dollar General will need to submit a revised plan for the south side of the building facing Dick's Family Foods along with a potential change in the driveway area.

Motion by G Kaster, with a second by P Kiel to approve this site plan review for DGI-Dollar General, 300 block High Street, Parcel VW-53 per staff recommendations:

- Planning Staff recommends approval of the Dollar General Site Plan with proposed parking stall count. The recommended approval is contingent on the missing information from the Site Plan Review Application Checklist being provided to the Village, revised driveway location to be shared and centered on the lot line, and southerly facing wall needs masonry or wainscoting panels on the bottom four feet. All questions and comments need to be addressed on the engineering plan review for engineering plans and storm water management. **Motion carried.**

ADJOURN –

Motion by K Wendlandt with a second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 7:30 pm)

Patti Leitermann
Deputy Clerk/Treasurer