

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, **July 8, 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, Joan Klister, Jani Cook

MINUTES –

Motion by G Kaster, with a second by B Fandrey to approve the Planning Commission meeting minutes from June 10, 2019 as presented. **Motion carried.**

CSM REVIEW, POINT OF BEGINNING, 300 BLOCK HIGH ST, PARCEL VW-53, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his staff report for splitting this parcel into 2 lots. Zoning is B-1 General Business, so this is an appropriate use of the property. We will need to wait for the Lot 2 artificial wetland exemption before recording. Motion made by B Fandrey with a second by P Kiel to approve this CSM for Point of Beginning, 300 Block High St, Parcel VW-53, Village of Wrightstown, per staff recommendations:

- Access easement for Lot 2 needs to be shown as well as any other existing or proposed easement.
- Per Sections 208-15 & 208-17 – Navigable waterways have a 75' setback and slopes greater than 20% adjacent to wetlands or waterways have a 20' setback from top of slope. Show one setback line depicting the greater of the two setbacks.
- Per Section 208-33 – The one wetland shown in Lot 2 has been submitted for an artificial exemption. If the WDNR deems the wetland artificial, it will need to be removed from the CSM. If the WDNR takes jurisdiction over the wetland, a 35' impervious surface setback will need to be shown.
- Surveyor signed, stamped and dated the CSM.
- Complete corrections on Brown County Surveyors Review. **Motion carried.**

EXTRATERRITORIAL CSM REVIEW, MARK & JOAN KLISTER, 7186 SHANTY ROAD, PARCEL HL-23-2, TOWN OF HOLLAND—

B LaCount presented his staff report for splitting this 5.01 acres parcel into 2 lots. Lot 1 would be 2.410 acres and Lot 2 would be 2.60 acres. One lot is being created for a family member and meets the requirements for Agricultural-Residential (Area – two acre minimum and minimum two hundred feet of lot frontage). This is an appropriate use of the property. Motion made by K Wendlandt with a second by G Kaster to approve this Extraterritorial CSM for Mark & Joan Klister, 7186 Shanty Road, Parcel HL-23-2, Town of Holland per staff recommendations:

- Complete corrections on Brown County Surveyors Review. **Motion carried.**

**COVENANT VARIANCE REQUEST, AUSTIN & JANI COOK, 292 PADDY COURT,
LOT 76, PARCEL 300 007600, VILLAGE OF WRIGHTSTOWN—**

T Coenen presented this variance to install concrete siding in the gables of a proposed new construction house to add variation in design with the stone front. Motion made by K Wendlandt with a second by G Kaster to approve this covenant variance request for Austin & Jani Cook, 292 Paddy Court, Lot 76, Parcel 300 007600, Village of Wrightstown. Final approval will be at the Village Board meeting on July 16, 2019. **Motion carried.**

ADJOURN –

Motion by K Wendlandt with a second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 6:45 pm)

Patti Leitermann
Deputy Clerk/Treasurer