

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, **November 11, 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 Scheauble, Dan Segerstrom, Keith Wendlandt

Absent: None

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Richard Huxford-Surveyor, Deric DuQuaine-MS Real Estate Holdings, Bob Reider-Carow Land Surveying, Rick Savela, John VandenWymelenberg, Ed Byrne-Brillion News

MINUTES –

Motion by K Wendlandt, with a second by P Kiel to approve the Planning Commission meeting minutes from October 14, 2019 as presented. **Motion carried.**

CSM REVIEW, MS REAL ESTATE, 871 CTY RD U, PARCEL 300000100, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his report with addition of handout Pages 1 and 5 for revised CSM to indicate wetland delineations needed prior to any earth work or development for all of the lots. When wetland delineations are completed, a copy must be submitted to the Village of Wrightstown. Zoning for this parcel is B-1 General Business W/PDD. Lot sizes fit zoning and street frontage requirements. Noise issues were discussed regarding future development. Motion by B Fandrey, with a second by G Kaster to approve this CSM review for MS Real Estate, 871 Cty Rd U, Parcel 300000100 per staff recommendations:

- Completion of a wetland delineation on each parcel prior to development.
- If any wetlands are identified, they must be shown with appropriate setbacks.
- Complete corrections on Outagamie County Surveyors Review. **Motion carried.**

CSM REVIEW, ANTHONY VAN ROSSUM, 300 BLOCK POPLAR ST, PARCEL VW-203, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his report to split this parcel into Lot 1 as a single family residence (.26 acres) and Lot 2 as an outlot and will remain a cropped field as exclusive agriculture and is deemed non-buildable (1.95 acres). The CSM encompasses the portion of Parcel VW-203 that is within the sewer service area. The parent parcel is 13.056 acres and is an outlot in an Assessor's Plat which does not meet the minimum 35 acres required for a lot in exclusive agriculture zoning. Motion by G Kaster, with a second by R Macario to approve this CSM for Anthony Van Rossum, 300 block Poplar St, Parcel VW-203, per staff recommendations:

- Change Lot 2 to Outlot 1
- Add a note to the Note section on Page 3 stating, "Outlot 1 is not a buildable lot".
- Complete corrections on Brown County Surveyors Review. **Motion carried.**

REZONE REVIEW, ANTHONY VAN ROSSUM, 300 BLOCK POPLAR ST (PORTION ON BROADWAY ST ONLY), PARCEL VW-203, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his report to rezone Lot 1 of the proposed CSM from E-A Exclusive Agriculture to R-1 Single Family Residential, which fits with the surrounding zoning. The adjacent lot to the west is also zoned Single Family Residential as well as the lots on the north side of Broadway Street west of Poplar Street. Motion by K Wendlandt, with a second by R Macario (B Fandrey opposed) to approve this Rezone Review for Anthony Van Rossum, 300 block Poplar St, Parcel VW-203 per staff recommendations:

- Rezone Lot 1 of the proposed CSM from E-A Exclusive Agriculture to R-1 Single Family Residential. **Motion carried.**

SIGN REVIEW, DOLLAR GENERAL, 376 HIGH ST, PARCEL VW-53-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his report for both signs presented. Wall signs placed against the exterior of a building shall not extend more than six inches outside of a building wall surface, shall not exceed 500 square feet in area for any one premises and shall not exceed 20 feet in height above the average ground level. The proposed sign cabinet extends 8 and 7/8 inches outside of the building wall surface and the sign face extends an additional 2 and 7/8 inches beyond the cabinet for a total of 11 and 3/4 inches beyond the building wall surface, but the maximum needs to be 6 inches. Proposed pedestal sign is 20 feet tall and 50 sf per side. Discussion about a ground sign being a better fit for this area. Motion by K Wendlandt, with a second by G Kaster to deny this sign review, pending new signs be submitted for review. **Denied.**

LIGHTING ORDINANCE REVIEW FOR THE VILLAGE OF WRIGHTSTOWN—

T Coenen presented the draft copy for the outdoor lighting ordinance for review. Discussion included light fixtures permitted, light fixture replacements, installation, exemptions, liability, and enforcement. Suggestions made will be brought to the Village Board for further review.

ADJOURN –

Motion by R Macario with a second by G Kaster to adjourn the meeting. **Motion carried.**
(Adjourned at 7:36 pm)

Patti Leitermann
Deputy Clerk/Treasurer