

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

A regular meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **July 13, 2020** and was called to order at 6:30 pm by Vice-Chairman Bob Fandrey.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Dan Segerstrom, Keith Wendlandt  
Absent: Ryan Macario, Terry Schaeuble

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Stephen Wesoloski-Midwest Expansion, Colin Meisel-Ruekert & Mielke, Jesse Hall-Keller, Nathan Genke

### **MINUTES –**

Motion by D Segerstrom, with a second by K Wendlandt to approve the Planning Commission meeting minutes from June 8, 2020. **Motion carried.**

### **EXTRATERRITORIAL CSM REVIEW, PAUL & NANCY VANDE HEI, 1025 WRIGHTSTOWN ROAD, PARCEL R-5-1, TOWN OF ROCKLAND—**

B LaCount presented his report to split this 10 acre property into two 5 acre parcels. Motion by G Kaster, with a second by P Kiel to approve this Extraterritorial CSM for Paul & Nancy Vande Hei, 1025 Wrightstown Road, Parcel R-5-1, Town of Rockland, per staff recommendations:

- Complete corrections on Brown County Surveyors Review.
  - Add driveways and access points.
  - Wetland indicator soils, wet signatures and an NRCS Wetspot are present on the parcel. The parcel should be reviewed for the presence of wetland prior to recording the CSM.
- Motion carried.**

### **SHORELAND/WETLAND REVIEW, NATHAN GENKE, 23 CORN SILK CT, PARCEL VW-10-4, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report for Riprap placement along 200' of Plum Creek to stabilize the waterway bank downslope of existing residence. N Genke asked about his neighbor doing this same thing, and he was advised a separate permit would need to be applied for. Motion by G Kaster, with a second by K Wendlandt to approve the Shoreland/Wetland Review for Nathan Genke, 23 Corn Silk Ct, Parcel VW-10-4, per staff recommendations:

- Meet WDNR conditions on Form 30.12(1g)(jm) Riprap Exemption Checklist
- Obtain USACE permit if necessary
- Obtain Brown County permit if necessary
- Identify property line to ensure Riprap is only on Parcel Number VW-10-4. **Motion carried.**

### **PRELIMINARY SKETCH & PRELIMINARY CONSULTATION REVIEW, ROYAL ST. PATRICK'S GOLF LINKS/MIDWEST EXPANSION, PARCEL 300000300, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report for this 51.99 acres of farmland zoned R-1 Residential District w/PDD. There are 78 lots (not 76) that will need to be consecutively numbered. Minimum lot width is 100'. K Wendlandt suggested starting the lot numbers with 147 to stay in line with existing lot numbers and not be duplicated. Covenants will coincide with the existing Royal St Pat's Sub-

division. Motion by K Wendlandt, with a second by P Kiel to approve the Preliminary Sketch & Preliminary Consultation Review for Royal St Patrick's Golf Links/Midwest Expansion, Parcel 300000300, per staff recommendations:

- Address the stated comments and proceed with Preliminary Plat.
- Approve Lots 1, 2, 75 and 76 as part of PDD overlay.
- Wetlands must be exempt by WDNR or will require a wetland fill permit from the WDNR prior to disturbance of wetland.
- Wetlands must be deemed non-federal or will require a wetland fill permit from the USACE prior to disturbance of wetland. **Motion carried.**

**SITE PLAN REVIEW, STEAK DINNER PROPERTIES LLC, 427 CTY RD U, PARCELS 300010400 & 300010500, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report for this 340,000 Sq Ft Industrial Distribution Center located on the 20.5 acre site. Landscape and lighting plans were discussed. This parcel will be need to be rezoned to I-1 Industrial w/PDD. Proposing 200 parking spaces. Driveway Entrances were discussed, with north driveway for staff and south driveway for trucking. Motion by D Segerstrom, with a second by G Kaster to approve the Site Plan Review for Steak Dinner Properties LLC, 427 Cty Rd U, Parcels 300010400 & 300010500 per staff recommendations:

- Planning Staff recommends approval of the Steak Dinner Properties LLC Site Plan contingent on the missing items from Sheets 1, 4, 5 and 6 be approved and/or addressed. **Motion carried.**

**REZONE REVIEW, VILLAGE OF WRIGHTSTOWN, PARCELS 300010400, 300010500 & VW-189-4, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report to rezone these 3 parcels from B-1 General Business w/PDD to I-1 Industrial w/PDD, which fits with the surrounding zoning. The adjacent lots to the north and south are also zoned I-1 Industrial w/PDD. Motion by D Segerstrom, with a second by P Kiel to approve this Rezone Review per staff recommendations:

- Planning Staff recommends approval to Rezone Parcels 300010400, 300010500 and VW-189-4 to I-1 Industrial w/PDD. **Motion carried.**

**ADJOURN –**

Motion by K Wendlandt, with a second by D Segerstrom to adjourn the meeting. **Motion carried.**  
(Adjourned at 6:56 pm)

Patti Leitermann  
Deputy Clerk/Treasurer