

Village of Wrightstown Planning Commission Minutes

A regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **August 10, 2020** and was called to order at 6:00 pm by Vice-Chairman Bob Fandrey.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Ryan Macario,
Terry Schaeuble (6:05 pm), Keith Wendlandt
Absent: Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants,
Edward Byrne-Brillion News, Jon Cameron-Ehlers, Nathan Helbing-Wrightstown
Fire Department

PUBLIC HEARING—

Notice is Hereby Given that the Plan Commission will hold a public hearing for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendments of Tax Incremental Districts No. 3 & 4 - see the Public Hearing Notice, which was published July 30, 2020. Vice Chairman B Fandrey made the first call for any public input with no response. B Fandrey made two more calls for any public input with no response. Motion made by K Wendlandt, with a second by G Kaster to close the Public Hearing. **Motion carried.**

MINUTES –

Motion by P Kiel, with a second by R Macario to approve the Planning Commission meeting minutes from July 27, 2020. **Motion carried.**

CONSIDERATION OF POSSIBLE ACTION ON “RESOLUTION APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF WRIGHTSTOWN, WISCONSIN”—

T Coenen presented this Project Plan Amendment. J Cameron talked about this large storm water project on the Highway U Corridor. Approximately \$3.2 of the \$3.9 Million in this amended budget is primarily for the storm water project. The Cash Flow Analysis and Debt Issuance portions were reviewed. TID 3 has been very successful and should continue to be, with the probability of closing out 8 years ahead of time. Motion by G Kaster, with a second by K Wendlandt to approve this Resolution 08102020-3 approving a Project Plan Amendment for Tax Incremental District No. 3. **Motion carried.**

CONSIDERATION OF POSSIBLE ACTION ON “RESOLUTION APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 4, VILLAGE OF WRIGHTSTOWN—

T Coenen presented this Project Plan Amendment, which is \$600,000 for the storm water/sewer improvement project and \$14 Million for development incentives. J Cameron talked about the “Pay As You Go” incentives and obligations. When this district was initially created, there was a larger borrowing that was done to support infrastructure extension to the TID site, primarily water/sewer extension, so this district was always contemplated to go fairly deep into it’s lifespan. B Fandrey asked about the roads, and T Coenen said they will be monitored by the Village along with traffic studies. Motion by P Kiel, with a second by R Macario to approve this Resolution 08102020-4 approving a Project Plan Amendment for Tax Incremental District No. 4. **Motion carried.**

PRELIMINARY PLAN REVIEW, BRIAN SMITH (MINI STORAGE), 310 VAN DYKE ST, PARCEL VW-170, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his staff report for this proposed plan for mini storage units. The property is currently zoned B-1 General Business with PDD and would need to be rezoned to I-1 General Industrial and apply for and be granted a Conditional Use for mini-storage units. Planning Staff does not recommend rezoning this lot to I-1 General Industrial. The adjacent zoning to the east and south is R-1 Residential, and to the west is E-A Exclusive Agriculture. The zoning north of the site is zoned I-1 General Industrial, but is separated by the railroad. With no other Industrial zoning south of the rail, this would be a spot zoning of Industrial within a residential corridor. T Coenen reported that the current General Business zoning ordinance does not have a Conditional Use for mini storage units, but changing that may be a better fit for this plan review instead of a rezone to Industrial. No motion is necessary, but the Planning Commission feels this would be a good fit for this parcel area and would welcome a Plan Review if Brian Smith chooses to move forward with this project.

ADJOURN –

Motion by K Wendlandt, with a second by G Kaster to adjourn the meeting. **Motion carried.**
(Adjourned at 6:32 pm)

Patti Leitermann
Deputy Clerk/Treasurer