

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

A regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **October 5, 2020** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

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

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Edward Byrne-Brillion News, Nathan Helbing-Wrightstown Fire Department, Ben Vosters-Wrightstown Fire Department, Jerry Calnin

### **MINUTES –**

Motion by B Fandrey, with a second by G Kaster to approve the Planning Commission meeting minutes from August 10, 2020. **Motion carried.**

### **REZONE REVIEW, VILLAGE OF WRIGHTSTOWN FOR MIDWEST EXPANSION/ MATRIARCH VENTURES LLC, PARCEL 300002400, VILLAGE OF WRIGHTSTOWN, WISCONSIN—**

B LaCount presented his staff report to rezone this parcel from M-F Multi-Family Residential w/PDD to R-1 Residential w/PDD, which fits with the surrounding zoning. B Fandrey inquired about the DOT's preliminary plans for Hwy 41's expansion project, and T Coenen replied that no walls or barriers will be made along this area. Motion by G Kaster, with a second by R Macario to approve this rezone for Parcel 300002400 per staff recommendations:

- Approve Rezone of Parcel 300002400 to R-1 Residential w/PDD.
- With the PDD zoning the Village should require a buffer strip along the west property line to help with noise and visual appearance from the highway.
- The buffer should be similar to the residential lots along Golf Course Drive, a berm with trees. **Motion carried.**

### **REZONE REVIEW, VILLAGE OF WRIGHTSTOWN FOR MIDWEST EXPANSION/ MATRIARCH VENTURES LLC, PARCEL 300002401, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report to rezone this parcel from B-1 General Business w/PDD to R-1 Residential w/PDD, which fits with the surrounding zoning. Motion by B Fandrey, with a second by R Macario to approve this rezone for Parcel 300002401 per staff recommendations:

- Approve Rezone of Parcel 300002401 to R-1 Residential w/PDD.
- With the PDD zoning the Village should require a buffer strip along the west and south property lines.
- The buffer should be similar to the residential lots located east of this parcel along Golf Course Drive, a berm with trees. **Motion carried.**

### **CSM REVIEW, AL PETERSEN, 231 MUELLER ST, PARCEL VW-50, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report to split this lot into a .41 acre parcel and a .36 acre parcel. The low area will be filled in, and a house with a walk-out is planned there. There is a storm sewer easement present. Motion by G Kaster, with a second by B Fandrey to approve this CSM Review for

Parcel VW-50 per staff recommendations:

- Complete corrections on Brown County Surveyors Review.
- Add driveways and access points.
- Brown County GIS shows slopes greater than 20%, it is recommended that a geotechnical study be completed prior to any development of the steep slope area.

**Motion carried.**

**PRELIMINARY PLAT REVIEW, MIDWEST EXPANSION/MATRIARCH VENTURES LLC (AREA 3), PARCELS 300002400 & 300002401, VILLAGE OF WRIGHTSTOWN—**

Ben presented his staff report for this plat review. Brown County Planning needs to be contacted to ensure the name of the plat is not a duplicate name in Brown County. The adjoining lots are also zoned R-1 Residential. Need to provide a brief description of the planned improvements, such as sanitary sewers, laterals, water mains, storm sewers, detention basins, curb and gutter, sidewalks, paving and roadside ditches, where applicable. Need to explain how they plan to buffer the subdivision on the west and south side, for example a berm with plantings. Need to label approximate dimensions of all lots in the subdivision, which will have no zero lot lines. Restrictive Covenants need to be added, which should be the same as Royal St. Pat's Subdivision. Roads and sidewalks will be the same as the current subdivision. The entrance off the E Frontage Road will have the same pillars as other entrances. This section will have lot numbers in the 300's. The storm sewer design will flow to a regional pond on the WPS site across Golf Course Drive. Motion by R Macario, with a second by B Fandrey to approve this Preliminary Plat Review for Parcels 300002400 & 300002401 per staff recommendations:

- Complete corrections per Section 205-22 Preliminary Plat Requirements.
- All lots must meet the minimum requirements for R-1 Residential District.
- Complete corrections from Outagamie County and State of Wisconsin. **Motion carried.**

**CONSTRUCTION PLAN REVIEW, MIDWEST EXPANSION/WRIGHTSTOWN GOLF COURSE LLC (AREA 1), PARCEL 300000300, VILLAGE OF WRIGHTSTOWN—**

Ben presented his staff report for this construction plan review. The specification list was reviewed including General Grading Notes, General Utility Specifications, Paving Specifications, and Stormwater Management. Question about outlots being maintained; the Developer is responsible for maintaining the outlots. Kussow Way will probably be changed into Royal St Pat's Drive to eliminate confusion. There will be a bridge crossing at the entrance by County U. Covenants will be the same as the current Royal St Pat's Subdivision. A berm is planned for the frontage road. The Stormwater will flow into the ponds. Motion by G Kaster, with a second by R Macario to approve this Construction Plan Review for Parcel 300000300 per staff recommendations:

- A very nice set of plans.
- Based upon the review, the only item for consideration is related to the proposed sanitary manhole 5-24. The manhole includes a 2-foot drop. Recommended to change the slope of the 211.4 sewer main from sanitary manhole 5-25 to 5-24 from 0.50 percent to 0.59 percent to eliminate the 2-foot vertical drop. **Motion carried.**

**ADJOURN –**

Motion by B Fandrey, with a second by G Kaster to adjourn the meeting. **Motion carried.**

(Adjourned at 6:37 pm)

Patti Leitermann  
Deputy Clerk/Treasurer