

Village of Wrightstown Planning Commission Minutes

A regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **December 14, 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, Dan Segerstrom(Virtual),
Keith Wendlandt
Absent: Terry Schaeuble

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Edward Byrne-Brillion News, Nathan Helbing-Wrightstown Fire, Ben Vosters-Wrightstown Fire, Carla Buboltz-Wrightstown School Superintendent, Steve Atkins-Atkins Dev, Clint Selle-Bray Architects, Jim Lundberg-Point of Beginning, Jason Nelson, Chris Meulemans-Miron Construction, Paul Birschbach-Building Inspector, Adam Mueller-BAGM, Senator Andre Jacque.

MINUTES –

Motion by K Wendlandt, with a second by G Kaster to approve the Planning Commission meeting minutes from November 9, 2020. **Motion carried.**

APPROVE 2021 PLANNING COMMISSION MEETINGS SCHEDULE—

Motion by G Kaster, with a second by R Macario to approve the 2021 Planning Commission Meetings Schedule as presented. **Motion carried.**

SITE PLAN REVIEW, WRIGHTSTOWN ELEMENTARY SCHOOL, 351 HIGH STREET, PARCELS VW-83, VW-87, VW-88, VW-92, VW-93-1, VW-94-1, VW-94-2 & VW-11, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this 50,448 SF addition to Wrightstown Elementary School. Signage, sprinkler connection and knock box locations were discussed. Stormwater Management Plan was reviewed. No draft copy of the Storm Water Management Maintenance Agreement was included in this submission. The Village needs to confirm receipt of the draft (and/or final) copy of the SWMMA, the N.O.I., and the DSPS approval prior to issuance of a permit. Motion by K Wendlandt, with a second by P Kiel to approve this Site Plan Review for the Wrightstown Elementary School addition per staff recommendations:

- Planning Staff recommends approval of the Site Plan and Stormwater Management Plan contingent upon the additional items being addressed, upon receiving a copy of permits obtained from the WDNR and State of Wisconsin, and all other Village of Wrightstown regulations are met. **Motion carried.**

SITE PLAN REVIEW, WRIGHTSTOWN MIDDLE SCHOOL, 450 SCHOOL STREET, PARCELS VW-13-1 & VW-772, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this 3,144 SF addition to the Wrightstown Middle School. Signage, Stormwater Management, and knock box locations were discussed. Need legal description of property and current zoning shown on plans. Need to show recorded property lines and their dimensions. No changes to landscaping or lighting. Motion by R Macario, with a second by G Kaster to approve this Site Plan Review for the Wrightstown Middle School addition per staff recommendations:

- The proposed 3,440 SF building addition has been defined as connected to a new storm sewer system directly connected to the existing 36-inch storm through the District property. The new storm sewer construction requires Department of Safety and Professional Services (DSPS) storm sewer permitting which was not included with the current submittal package. The Village needs to confirm/ensure DSPS approval is in place before permit issuance.
- Planning Staff recommends approval of the Site Plan and Stormwater Management Plan contingent on Site Plan Review comments being addressed, DSPS approval and all other Village of Wrightstown regulations are met. **Motion carried.**

SITE PLAN REVIEW, WRIGHTSTOWN HIGH SCHOOL, 600 HIGH STREET, PARCELS VW-13-3, VW-W25 & VW-W26, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for the High School Parking Lot Reconstruction/Resurfacing. Stormwater Management Plan was reviewed. Need legal description of property and current zoning shown on plans. Need to show recorded property lines and their dimensions. No changes to landscaping or lighting. Motion by P Kiel, with a second by R Macario to approve this Site Plan Review for the High School parking lot per staff recommendations:

- Complete corrections in Site Plan Review comments section. The overall project scope is straight forward. Based upon the information provided, the submission of and ultimate issuance of the required DNR Notice of Intent should be nothing more than a formality to comply with land disturbance activity. A copy of all permits obtained need to be provided to the Village of Wrightstown prior to work proceeding with the project.
- Planning Staff recommends approval of the Site Plan and Stormwater Management Plan contingent on receiving an updated Site Plan with the above comments addressed and all other Village of Wrightstown regulations are met. **Motion carried.**

SITE PLAN REVIEW, WRIGHTSTOWN RIVERFRONT LLC, 533 HICKORY STREET, PARCELS VW-380 & VW-380-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this 12 Unit Apartment Building, which is the 3rd building in this development, but on the north side of the bridge. Discussion on missing items including easements, setbacks, height and sprinkler system. The property lines, easements, and an additional fire lane will be provided on the revised plans. Will use existing facilities for refuse and recycling containers. This 12 unit building will be 2-Story and 29' tall from grade. The building will be 2 feet from the right-of-way line and 15'6" from the bridge at the narrowest point. Also needed are the stormwater, landscape and lighting plans. A CSM will be needed to combine these two lots and then be re-zoned to M-F Multi-Family Residential w/PDD. Motion by K Wendlandt, with a second by R Macario to deny this Site Plan review per staff recommendations:

- Planning Staff does not support the provided Site Plan. This is a good location for this type of development and allows for increased density. The proposed development is located within a protective area to the Fox River so the Village should require stormwater to be treated prior to discharging into the Fox River. If a Stormwater Plan is submitted for the proposed development where stormwater is treated to meet the recommended 40 percent TSS and peak discharge performance standards, staff would likely support a development similar to the proposed development.
- Staff recommends denial of the Site Plan. **Denied.**

EPCON REVIEW FOR AREA 1, ROYAL ST PAT'S SUBDIVISION, PARCEL 30000300, VILLAGE OF WRIGHTSTOWN—

T Coenen introduced Steve Atkins from Atkins Development Group who is proposing this concept review with Epcon. This development would be single family homes where each customer owns his own home and lot; however, a Homeowner's Association would be in place for all grass cutting and snow removal. These are NOT 55+ or age restricted, but do appeal more to that demographic. Lots would each be 75' wide (versus the original plan of 100' wide). The increment for this proposal would be \$45 Million (versus the original plan of \$32 Million). The average price of a home would be \$450,000. S Atkins expects the development to be sold out within 4 years. The Royal St Pat's Homeowner's Association would work with them for the restrictive covenants and iron out a few concerns including the 100% masonry on the front of the dwelling to be more consistent with what today's buyers want. This development would have an exclusive clubhouse including an entertaining area, kitchen, dinette, exterior pool, hot tub, pickle ball courts, exercise equipment room and golf simulator. Adam Mueller from Bay Area Granite & Marble commented on the good work relationship he has with Atkins Development for 20 years already and highly recommends them for this development.

Epcon is a national company that is assisting with floor plans, sales and marketing, and consulting services. They have zero financial interest in this development. Motion by G Kaster, with a second by P Kiel to approve this concept review for further consideration to the Village Board. **Motion carried.**

NAMING OF COUNTY U DISCUSSION, VILLAGE OF WRIGHTSTOWN—

T Coenen is looking for input on a name for County U from Interstate 41 to Hwy 96. Suggestions include Wright Way, Brownagamie, and Enthusiast Way. Any additional input should be brought to T Coenen and the Village Board for consideration.

ADJOURN –

Motion by R Macario, with a second by D Segerstrom to adjourn the meeting. **Motion carried.**
(Adjourned at 7:40 pm)

Patti Leitermann
Deputy Clerk/Treasurer