

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **April 12, 2021** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Ryan Macario, Terry Schaeuble,
Dan Segerstrom, Keith Wendlandt
Absent: None

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants,
Nathan Helbing-Wrightstown Fire, Paul Birschbach-Building Inspector,
Ben Vosters-Wrightstown Fire, Scott Harrig-Mach IV Engineering, Mitch Laack-
MM Cold Storage LLC

MINUTES –

Motion by P Kiel, with a second by R Macario to approve the Special Planning Commission meeting minutes from March 22, 2021. **Motion carried.**

SITE PLAN REVIEW, MM COLD STORAGE LLC, 701 CTY DDD, PARCEL VW-W181-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this 80,000 Sq Ft, 35' high cold storage facility for frozen foods. Discussion on missing items from the checklist. Wetland Delineation is being done. Landscape plans and lighting plans were discussed. Sprinkler system is recommended by the Fire Department, but the State approved the plans without one. Planning Staff recommends approval of the Cold Storage Warehouse Site Plan contingent on the missing items. The building permit will be pending the CSM for land division and the land sale. Discussion on driveway access on County DDD for this parcel and the parcel to the south for development.

Motion by R Macario, with a second by D Segerstrom to approve the Site Plan for MM Cold Storage LLC, Parcel VW-W181-2 per staff recommendations:

- Complete and/or address missing items from sheets 1, 2, 3, 5 and 6.
- Approval from Village of Wrightstown Building Inspector.
- Approval from Village of Wrightstown Fire Department.
- Approval of Stormwater Management Plan (being reviewed by Engineer).
- Meet all Village of Wrightstown Codes and Ordinances.
- Receive all needed County and State approvals. **Motion carried.**

CSM REVIEW, MIDWEST EXPANSION LLP, PARCEL VW-W181-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this land division CSM breaking off a non-buildable outlet for crop land, leaving Lot 1 as 7.45 acres for the Cold Storage Warehouse. A wetland delineation is being completed. Motion by P Kiel, with a second by R Macario (G Kaster abstained) to approve the CSM Review for Midwest Expansion LLP, Parcel VW-W181-2 per staff recommendations:

- Show access/driveway.
- Complete a wetland delineation and place appropriate setbacks on CSM.
- Sign, stamp and date CSM.
- Complete corrections on Brown County Surveyors Review. **Motion carried.**

REZONE REVIEW, MIDWEST EXPANSION LLP, PARCEL VW-W181-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this rezone from B-1 General Business w/PDD and R-1 Single Family Residential w/PDD to I-1 Industrial w/PDD. Staff recommends approval of this rezone. Motion by K Wendlandt, with a second by P Kiel to approve the Rezone review for Midwest Expansion LLP, Parcel VW-W181-2 per staff recommendations:

- The change in zoning from B-1 General Business w/PDD and R-1 Single Family Residential to I-1 Industrial w/PDD fits with the surrounding developments occurring in this area. There is Industrial zoning south of Broadway, and the future land use for the parcels between CTH “U” and Steffins Street north of Broadway Street is planned for Industrial use. **Motion carried.**

REZONE REVIEW, WRIGHTSTOWN GOLF COURSE LLC, 869 CTY U - PARCEL 300010000, 871 CTY U – PARCEL 300000103, AND 801 CTY U – PARCEL 300000104, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for these rezones from B-1 General Business w/PDD and R-R Rural Residential to M-F Multi-Family Residential w/PDD. Current use is Farmland and Homestead, and proposed use will be Apartments. Staff recommends approval of these parcels to M-F Multi-Family Residential w/PDD. Motion by B Fandrey, with a second by G Kaster to approve these Rezone reviews for Wrightstown Golf Course LLC per staff recommendations:

- The change in zoning from B-1 General Business w/PDD and R-R Rural Residential to M-F Multi-Family Residential w/PDD fits with the surrounding developments occurring in this area. The apartments give the golf course area developments higher density with close access to the highway. This zoning request makes sense with the overall development of this area. **Motion carried.**

CSM REVIEW, CR BUILDINGS LLC, 418 PRAIRIE WAY, PARCEL VW-J37, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this land division for a duplex lot into a twindo zero lot line two-family dwelling. There shall be a common wall between the units. An establishment of a “Homeowners’ Association with Bylaws” or a “Declaration of Covenants and Restrictions” is required. Those will need to be reviewed prior to the Village of Wrightstown’s signing the CSM and will need to be recorded with Brown County Register of Deeds. T Coenen requires the surveyor review the map because the duplex looks crooked on the lot and needs to be centered on the lot. Motion by G Kaster, with a second by P Kiel to approve the CSM review for CR Buildings LLC, 418 Prairie Way, Parcel VW-J37 per staff recommendations:

- Building construction must meet code requirements (needs Building Inspector approval).
- Review and approval of Homeowner’s Association or Declaration of Covenants and Restrictions.
- Complete corrections on Brown County Surveyor’s Review. **Motion carried.**

ADJOURN –

Motion by R Macario, with a second by K Wendlandt to adjourn the meeting. **Motion carried.**
(Adjourned at 6:30 pm)

Patti Leitermann
Deputy Clerk/Treasurer