

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

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **May 10, 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,  
Keith Wendlandt  
Absent: Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants,  
Nathan Helbing-Wrightstown Fire, Paul Birschbach-Building Inspector, Ed Byrne-  
Brillion News, Trent Nelson, Richard McKay, Tom Thibodeau-Alliance Const,  
David O'Brien-Bayland Buildings

### **MINUTES –**

Motion by K Wendlandt, with a second by B Fandrey to approve the Planning Commission meeting minutes from April 12, 2021. **Motion carried.**

### **SITE PLAN REVIEW, ALLIANCE LAND HOLDINGS LLC, 490 QUALITY COURT, PARCEL VW-632, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for this 30,000 Sq Ft, 30' high warehouse for the manufacture of plastic material and associated loading docks, driveway and parking lot. Existing zoning fits the I-1 Industrial proposed use of the property. Discussion on missing items from the checklist and updates that were submitted. N Helbing from Wrightstown Fire approved as submitted. Signs will be submitted at a later date. Planning Staff recommends approval of the Alliance Land Holdings Plastic Extrusion Facility and Warehouse Site Plan contingent on the missing items being submitted.

Motion by G Kaster, with a second by R Macario to approve the Site Plan for Alliance Land Holdings LLC, Parcel VW-632 per staff recommendations:

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

### **SITE PLAN REVIEW, CHANGING LANES, 344 BROADWAY ST, PARCEL VW-201, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for this bowling alley remodel. Existing zoning fits the B-1 General Business proposed use of the property. No new utilities, lighting or landscaping. N Helbing added that a Knock Box will be required. P Birschbach requires that this project be completed within the permitted timeline. Discussion on 25 parking spaces being enough, but should be sufficient for now. Planning Staff recommends approval of the Changing Lanes Site Plan contingent on the below items being addressed.

Motion by K Wendlandt, with a second by P Kiel to approve the Site Plan Review for Changing Lanes, 344 Broadway Street, Parcel VW-201 per staff recommendations:

- Apply for and receive a Conditional Use permit for a bowling alley.
- Complete and/or address missing items from sheets 1 and 6.
- Approval from Village of Wrightstown Building Inspector. (Approved)
- Approval from Village of Wrightstown Fire Department. (Approved)
- Meet all Village of Wrightstown Codes and Ordinances.
- Receive all needed County and State approval. **Motion carried.**

**SITE PLAN REVIEW, COUNTRY VISIONS COOP, 359 COUNTY ROAD U, PARCEL 300010503, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for this Fueling Station being added behind the existing building. Existing zoning fits the I-1 Industrial w/PDD proposed use of the property. Discussion on hydrants needed onsite, volume and types of fuel storage, possible rail spur, and security fencing and cameras needed. DNR approval is needed, but checking on State approval requirements. Several missing items on this site plan review. More information is needed. Motion by B Fandrey, with a second by R Macario to table this Site Plan Review for Country Visions Coop, 359 County Road U, Parcel 300 010503. **Tabled.**

**SITE PLAN REVIEW, WRIGHTSTOWN GOLF COURSE LLC, 800 BLK CTY U, PARCELS 300 000103, 300 000104 AND 300 010000, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for these 12, 16 and 20 unit apartment buildings (total of 264 units) and garages. Sign, landscape and lighting plans coming at a later date. Discussion on choice of exterior materials with masonry facing towards County U or the Golf Course. Future County U upgrades were discussed. Planning Staff recommends approval of The Links Apartments Site Plan for Midwest Expansion contingent on the below items being addressed. Motion by R Macario, with a second by G Kaster to approve this Site Plan Review for Wrightstown Golf Course LLC per staff recommendations and contingent on missing information being submitted and HOA approval on aesthetics:

- Complete and/or address missing items from Sheets 1, 3, 4, 5 and 6. The missing items will need approval for this Site Plan to be considered approved.
- Complete a CSM or other land division tool so buildings do not cross lot lines.
- Check with Brown and Outagamie Counties for access location points to County Rd U.
- Approval from Village of Wrightstown Building Inspector.
- Approval from Village of Wrightstown Fire Department.
- Approval of Stormwater Management Plan.
- Meet all Village of Wrightstown Codes and Ordinances.
- Receive all needed County and State approvals. **Motion carried.**

**ADJOURN –**

Motion by K Wendlandt, with a second by B Fandrey to adjourn the meeting. **Motion carried.**  
(Adjourned at 7:10 pm)

Patti Leitermann  
Deputy Clerk/Treasurer