

**Village of Wrightstown**  
**Planning Commission Minutes**  
**Special Meeting**

A Special Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **May 24, 2021** and was called to order at 6:05 pm by Chairman Terry Schaeuble.

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

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Paul Birschbach-Building Inspector, Ed Byrne-Brillion News, David O'Brien-Bayland Buildings, Quentin Krepline – OEC, Nathan Johnson-Country Visions

**MINUTES –**

Motion by P Kiel, with a second by R Macario to approve the Planning Commission meeting minutes from May 10, 2021. **Motion carried.**

**EXTRATERRITORIAL CSM REVIEW, MARK ENGEBOS, 6681 ELMRO RD, PARCELS W-1344 & W-1345, TOWN OF WRIGHTSTOWN—**

B LaCount reported new information regarding Extraterritorial CSM's. We are not required to review any Extraterritorial parcel combination CSM's, only parcel division CSM's. Therefore, this agenda item was rescinded by Chairman T Schaeuble.

**SITE PLAN REVIEW UPDATES, COUNTRY VISIONS COOP, 359 COUNTY ROAD U, PARCEL 300 010503, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his follow-up review for this Fueling Station with Bulk Storage and Dispensing. T Coenen talked about items still missing: containment wall 2'7" is listed, but needs to be 8 or 9 feet (add 6 foot cyclone fence on top of containment wall), fire hydrant location and cost, and storm water treatment for the containment area. T Schaeuble presented an additional question from K Wendlandt: If all tanks are full, the tank containment is 205,000 gallons of liquids (27,400 cubic feet) and proposed wall of containment area will hold no more than 8,000 cubic feet or less than one-third of the total capacity, is that sufficient safeguard in case of a catastrophic event? State of Wisconsin requires 125% of capacity for the largest tank. The largest tank is 30,000 gallons, so 37,500 gallons of containment area is required, and they have a 39,600 gallon area. (More than required) Another question: Why are underground fuel storage tanks (as in most other facilities) not being considered? The cost factor is higher. The cost of underground vs above ground is a lot higher, and especially for the removal of the product from the tanks is a lot of gravity flow from the tanks to the trucks which is more feasible. P Birschbach questioned contamination to the pond and the state approval for the underground plumbing. The dead man valve documentation and added security was discussed including knocks box locations. Motion by G Kaster, with a second by P Kiel to approve the Updated Site Plan Review for Country Visions, 359 County Road U, Parcel 300 010503 per staff recommendations and contingent on the missing items:

- Complete and/or address missing items from sheets 1, 2, 3, 4, 5 and 6. If the applicant believes an item is not applicable, please state this in the notes section of the checklist. If an item is on a different sheet than specified on the checklist, please state what page the item is annotated.
- Add fire hydrant northeast of fueling station (location has been provided by Staff).

- List types of fuels being stored and quantities.
- Annotate the capacity of containment area vs total quantity stored.
- Detail height of containment structure and if the structure is lower than 8 feet a fence will need to be added to the top of the containment wall for security.
- Show the containment capacity for the load and unloading stations.
- Provide lighting plan. (One has been submitted)
- Provide security measures for the load and unload stations.
- Provide locations of safety devices and eyewash stations.
- Provide a detailed description on how the leak alarms work.
- 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.
- Provide documentation of State Approval. **Motion carried.**

**ADJOURN –**

Motion by R Macario, with a second by P Kiel to adjourn the meeting. **Motion carried.**  
(Adjourned at 6:35 pm)

Patti Leitermann  
Deputy Clerk/Treasurer