

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **June 14, 2021** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

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

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Paul Birschbach-Building Inspector, David O'Brien-Bayland Buildings, Nathan Helbing-Wrightstown Fire, Aaron Ballast-TNT-PLS, Mason Martin, Brian Steinberg (Virtual), Brandon Luedtke (Virtual)

MINUTES –

Motion by B Fandrey, with a second by P Kiel to approve the Special Planning Commission meeting minutes from May 24, 2021. **Motion carried.**

ANNEXATION REVIEWS, MIDWEST EXPANSION LLP, 4554 CTY DDD, PARCEL W-177 & PATRICIA ROMENESKO, 4654 CTY DDD, PARCEL W-181-1, TOWN OF WRIGHTSTOWN—

B LaCount gave his report for these parcels to be annexed into the Village. Current zoning is R-1 Residential. Parcel W-177 is currently cropland, and W-181-1 is a residential home. Sanitary Sewer, Water Service and Storm Sewer are located to the south on Broadway Street. Motion by K Wendlandt, with a second by G Kaster to approve the Annexation Reviews for Parcels W-177 and W-181-1 per staff recommendations. If the Department of Administration finds that the annexation is in the public interest, staff recommends the area to be annexed based on the following:

- Conformance of the petitioned area to the Village's Comprehensive Plan;
- Provision of the service is provided to the annexed area without adversely affecting the existing levels of service.
- Recommend that the Village continue with discussion/establishment of a boundary agreement with the Town of Wrightstown.
- Recommend that the Plan Commission recommendation be forwarded to the Village of Wrightstown Village Board for the required final action of the annexation procedure.

Motion carried.

CSM REVIEW, LELAND & PAMELA MARTIN, 229 MAIN ST, PARCEL VW-196-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his report for this land division CSM. Current zoning is R-1 Residential, which is the proposed use. There is one existing driveway; therefore, county approval will be needed for another driveway. Motion by B Fandrey, with a second by P Kiel to approve the CSM review for Leland & Pamela Martin, 229 Main St, Parcel VW-196-2 per staff recommendations:

- Show existing driveways and access points.
- Surveyor signs and dates CSM.
- Make corrections on Brown County Surveyor Review.
- Meet all Village of Wrightstown Codes. **Motion carried.**

CSM REVIEW, MIDWEST EXPANSION LLP, 603 CTY ROAD U, PARCEL 300000401, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for the land division CSM dividing this parcel into 3 lots. Current zoning is B-1 General Business w/PDD, which is the proposed use. T Coenen explained Lot 3 will be for Lucky's expansion, Lot 2 for condo or apartment buildings, and Lot 1 for a retail or commercial site. Motion by G Kaster, with a second by K Wendlandt to approve this CSM Review for Midwest Expansion LLP, 603 Cty Road U per staff recommendations:

- Show existing driveways and access points.
- Surveyor signs and dates CSM.
- Place a 35' impervious surface building setback on the wetland, unless a stormwater plan is approved by the Zoning Administrator.
- Make corrections on Outagamie County Surveyor Review.
- Meet all Village of Wrightstown Codes. **Motion carried.**

SITE PLAN REVIEW, WRIGHTSTOWN DEVELOPMENT LLC, 505 WASHINGTON ST, PARCEL VW-146-1, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for the Site Plan for this vacant sports bar, prior Tiger's Den. The proposed bar fits the B-1 General Business Zoning. Signage will be submitted at a later date, as no name has been chosen yet. They are moving the door from Mueller Street to Washington Street. The proposed outside improvements for the appearance of the building fit with the Secondary Commercial Zone Recommendations of the Downtown Study completed by Performa in December of 2018. The interior remodel will upgrade the amenities and atmosphere for customers, and parking will be available behind the building. Motion by P Kiel, with a second by G Kaster (B Fandrey abstained) to approve this Site Plan Review for Wrightstown Development LLC at 505 Washington Street per staff recommendations:

- Items missing from sheets 1, 5 and 6 be approved and/or addressed.
- Submit a Lighting Plan for approval along with a photometric plan, intensity of light and cut off shielding that reflects light downward and which prevents the light source from being visible from adjacent properties. Provide lighting ratio information. Identify mounting height for all building and free-standing lighting fixtures. Provide manufacturer light fixture specification sheets.
- Provide the location and fencing that will be used for the dumpster enclosure.
- Approval from the Fire Department.
- Approval from the Building Inspector. **Motion carried.**

REZONE REVIEW, J. FLEISCHMAN SOLUTIONS LLC, 1290 BROADWAY ST, PARCEL VW-W180, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this rezone request. Existing zoning is R-1 Residential w/PDD and B-1 General Business w/PDD, and the proposed zoning is I-1 Industrial w/PDD. Motion made by G Kaster, with a second by B Fandrey to approve this Rezone Request for J Fleischman Solutions LLC at 1290 Broadway Street per staff recommendations:

- Planning Staff recommends approval of the rezone of Parcel VW-W180 to I-1 Industrial w/PDD.
- The change in zoning fits the Future Land Use Plan for the Village of Wrightstown as Industrial. The area between CTH U and CTH DDD is an Industrial/Commercial growth area in the Village of Wrightstown Comprehensive Plan Future Land Use map. **Motion carried.**

SITE PLAN REVIEW, J. FLEISCHMAN SOLUTIONS LLC, PARCELS VW-W180 & W-179, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this site plan for a new lumber yard and manufacturing warehouse for Drexel. Parcel W-179 will not be included with this review until it is annexed at a later date. This is a sprinklered building, and a knock box will be needed along with the location of it. Final design of the new rail spur across Broadway St. for this property is pending. Motion made by K Wendlandt, with a second by B Fandrey to approve this site plan review for J Fleischman Solutions LLC (Drexel) per staff recommendations:

Planning Staff recommends approval of the Drexel Building Supply site plan contingent on the following items:

- Comments from sheets 1 and 2 be approved and/or addressed.
- A wetland delineation is being completed on Parcel W-179 and W-180-2. A wetland delineation has been completed on Parcel VW-W180 and submitted to the United States Army Corps of Engineers and the Wisconsin Department of Natural Resources. Any wetlands proposed to be filled or disturbed within the project limits that are under the jurisdiction of the United States Army Corps of Engineers or the Wisconsin Department of Natural Resources must be permitted to be filled or disturbed by the approving agency.
- Parcels W-179 and W-180-2 should be annexed to the Village of Wrightstown before any action can be taken on those parcels.
- The properties must be rezoned to I-1 Industrial.
- Approval must be granted by the Village of Wrightstown Building Inspector.
- Approval must be granted by the Village of Wrightstown Fire Department.
- The project must meet all Village of Wrightstown Codes and Ordinances. **Motion carried.**

ADJOURN –

Motion by G Kaster, with a second by P Kiel to adjourn the meeting. **Motion carried.**
(Adjourned at 6:33 pm)

Patti Leitemann
Deputy Clerk/Treasurer