

Village of Wrightstown Planning Commission Minutes

A Special Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **July 19, 2021** and was called to order at 6:00 pm by Vice-Chairman Bob Fandrey.

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

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants, Nathan Helbing-Wrightstown Fire, Ben Vosters-Wrightstown Fire

MINUTES –

Motion by K Wendlandt, with a second by R Macario to approve the Planning Commission meeting minutes from July 12, 2021. **Motion carried.**

SHORELAND/WETLAND ZONING PERMIT REVIEW, RAYN & MEGHAN WARNER, 860 WASHINGTON STREET, PARCEL VW-17-1, VILLAGE OF WRIGHTSTOWN —

B LaCount presented his review for this Shoreland/Wetland request for 48” wide steps from land to the dock along with an 8’ x 12’ platform near the top. Stairs can be permitted up to a width of 60 inches. The platform can be a maximum of 200 square feet. The proposed platform is 96 square feet and needs to be at least 35 feet landward from the ordinary high-water mark of the Fox River. If the platform is proposed to be near 35 feet landward of the ordinary high-water mark, the ordinary high-water mark needs to be determined by the zoning administrator, WDNR or a Professional Land Surveyor. The stairs are less than 60” wide and the platform is less than 200 square feet, but the plans provided do not show a dimension to the ordinary high-water mark. Before an approval or denial can be granted, this dimension needs to be annotated on the plans. The owner will be getting the land surveyed to determine this mark. Motion made by G Kaster, with a second by R Macario to approve this Shoreland/Wetland request for Parcel VW-17-1 per staff recommendations and contingent on high-water mark submittal from the surveyor. **Motion carried.**

SITE PLAN REVIEW, RIVER VALLEY INDUSTRIES LLC, 1100 BROADWAY STREET, PARCEL VW-W181-1, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this 54,000 Square Feet of light industrial and small business space (30 individual 1800 Sq Ft shops) and 14,400 Sq Ft of large storage suites on 7.22 acres. Current zoning is B-1 General Business w/PDD, but will need to be changed to I-1 General Industrial w/PDD. Missing items on the review sheet include side yard requirements, parking stall plans, fire lanes, knock box location(s), landscaping plans, lighting plans, full color renderings of buildings, and building materials for sides facing Broadway and Steffins Streets. The retention pond will be maintained by the owner. Sidewalks were discussed for Broadway Street, but nothing in the plan at this point. Will need to check on Conditional Use requirements. Motion made by R Macario, with a second by G Kaster to approve this Site Plan for River Valley Industries, Parcel VW-W181-1 per staff recommendations and contingent upon missing items as follows:

- Planning Staff recommends approval of the Light Industrial, Heated Shops, Large Storage Suites Site Plan contingent on the items being addressed below:
- Complete and/or address missing or incomplete items from sheets 1 and 6. If the items are on a different sheet than specified on the Site Plan Checklist, please identify where each item

can be found in the comments section.

- Approval of Landscape Plan.
- Approval from Village of Wrightstown Building Inspector.
- Approval from the Village of Wrightstown Fire Department.
- Meet all Village of Wrightstown Codes and Ordinances.
- Receive all needed County and State approvals.
- Receive approval for rezone to I-1 General Industrial.
- Tenants must be permitted in I-1 General Industrial. Owner has requested a rezone to I-1 General Industrial w/PDD.
- All businesses, prior to operating within this development, must register with the Village of Wrightstown. **Motion carried.**

REZONE REVIEW, RIVER VALLEY INDUSTRIES LLC, 1100 BROADWAY STREET, PARCEL VW-W181-1, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this rezone from B-1 General Business w/PDD to I-1 Industrial w/PDD, which fits with the surrounding developments occurring in this area and the future land use planned for this area. There is Industrial zoning south of Broadway, the adjacent parcel to the north was recently rezoned to Industrial, and the future land use for the parcels between CTH U and Steffins Street north of Broadway Street is planned for commercial and industrial use. The proposed development is a mixed use of commercial and light industrial, which is a good transition from the commercial business to the east and industrial zoning to the north. Motion made by K Wendlandt, with a second by G Kaster to approve this rezone for Parcel VW-W181-1 from B-1 General Business w/PDD to I-1 Industrial w/PDD per staff recommendations. **Motion carried.**

ADJOURN –

Motion by R Macario, with a second by G Kaster to adjourn the meeting. **Motion carried.**
(Adjourned at 6:34 pm)

Patti Leitermann
Deputy Clerk/Treasurer