

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **September 16, 2021** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

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

Absent: Gary Kaster

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants,
Tonya Wagner-Mau & Associates, Mark Cherney-Real Living/Bay Realtors, Pastor
Mike Gehl-St. John's Lutheran Church

MINUTES –

Motion by K Wendlandt, with a second by B Fandrey to approve the Special Planning Commission meeting minutes from July 19, 2021. **Motion carried.**

REZONE REVIEW, JAMES & JOANN VAN GROLL, 635 WASHINGTON STREET, PARCEL VW-1, VILLAGE OF WRIGHTSTOWN —

B LaCount presented his review for this rezone of 1.024 acres of Parcel VW-1 from E-A Exclusive Agriculture to R-R Rural Residential in order to build a single-family house. This change fits with the transition to Rural Residential southwest of this parcel. Almost all zoning southwest of this parcel along C.T.H. ZZ is zoned Rural Residential. The rezone of 1.024 acres of Parcel VW-1 is appropriate and fits within the Future Land Use Plan for the Village of Wrightstown. Motion made by P Kiel, with a second by R Macario (B Fandrey abstained) to approve this Rezone Request for James & JoAnn Van Groll, 635 Washington St, Parcel VW-1 per staff recommendations:

- Approve Rezone of 1.024 acres of Parcel VW-1 to Rural Residential as described on the Rezoning Map. **Motion carried.**

CERTIFIED SURVEY MAP REVIEW, ST. JOHN'S EVANGELICAL LUTHERAN CHURCH, 433 TURNER ST, PARCEL VW-108, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this CSM to create two R-1 lots. One lot will have a single family residential home with garage, and the other lot will have the church and parking lot. A variance has been approved to allow a parcel to be created that does not meet the square footage or frontage requirements for R-1 District. A second variance has been approved to allow for reduced setbacks for primary and accessory structures on the proposed parcels. There is an easement to access the garage from the south through the parking lot to the north parcel. Motion made by R Macario, with a second by P Kiel (B Fandrey abstained) to approve this CSM Review for St. John's Evangelical Lutheran Church, 433 Turner St, Parcel VW-108 per staff recommendations:

- Sign, stamp and date CSM
- Complete corrections on Brown County Surveyors Review. **Motion carried.**

SITE PLAN REVIEW, MIDWEST EXPANSION LLP, 601/603 CTY HWY U, PARCEL 300000401, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for these (2) 12 Unit Multi-Family Apartment Buildings. The

existing zoning on this parcel is B-1 General Business w/PDD and is on this agenda to rezone to M-F Multi-Family Residential w/PDD. This parcel is currently an agricultural field. T Coenen presented the architectural plans, and showed the garages, ponds, and colored renderings for the buildings. D Segerstrom questioned if there is an easement, which will be addressed to include Lots 1, 2 and 3 of the prior CSM. The landscape and lighting plans will be submitted at a later date for approval. Motion made by B Fandrey, with a second by R Macario to approve this Site Plan Review for Midwest Expansion, 601/603 Cty Hwy U, Parcel 300000401 per staff recommendations and pending easement requirements:

- Complete and/or address items from Sheet 1
- Submit Sheets 4 and 5 and receive approvals
- Check with Brown and Outagamie Counties for access location points to County Road “U”
- Rezone proposed Lot 2 to M-F Multi-Family Residential w/PDD
- Approval from Village of Wrightstown Building Inspector
- Approval from Village of Wrightstown Fire Department
- Meet all Village of Wrightstown Codes and Ordinances
- Receive all needed County and State approvals. **Motion carried.**

REZONE REVIEW, MIDWEST EXPANSION LLP, 601/603 CTY HWY U, PARCEL 300000401, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this rezone to change from B-1 General Business w/PDD to M-F Multi-Family Residential w/PDD, which fits with the surrounding developments occurring in this area and the Future Land Use planned for this area. There are two lots to the east of the proposed multi-family development that will remain B-1 General Business w/PDD. The proposed apartments will back up to Royal St. Pats Golf Course and still allow for commercial developments along CTH U. There is a condominium development to the south and a single-family residence to the north of the proposed apartments. This is a good fit with the surrounding land uses. Motion made by D Segerstrom, with a second by P Kiel to approve this rezone review for Midwest Expansion at 601/603 Cty Hwy U, Parcel 300000401 per staff recommendations:

ADJOURN –

Motion by K Wendlandt, with a second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 6:19 pm)

Patti Leitermann
Deputy Clerk/Treasurer