

**VILLAGE OF WRIGHTSTOWN**  
**JOINT PUBLIC HEARING MINUTES**  
**PLANNING COMMISSION AND VILLAGE BOARD OF TRUSTEES**

A JOINT Public Hearing of the Village of Wrightstown Planning Commission and Board of Trustees was held on **Tuesday, November 1, 2022** at 6:02 p.m., at Wrightstown Village Hall, 352 High St., Wrightstown, WI 54180, for the purpose of hearing from all persons and/or their agents on the 2022 Village of Wrightstown Comprehensive Outdoor Recreation Plan.

Roll Call: Present – Village President Dean Erickson; Trustee Sue Byers; Trustee Andy Lundt; Trustee Mark Leonard; Trustee Terry Schaeuble; Trustee Keith Wendlandt. Absent – Trustee Dan Segerstrom

Also present: Brian Roebke (Wrightstown Spirit); Administrator Travis Coenen; Public Works Director Andy Vickman; Clerk/Treasurer Michelle Seidl; Deputy Clerk/Treasurer Patti Leitermann; Fire Chief Mike Schampers; Assistant Fire Chief Ben Vosters; Fire Inspector Nathan Helbing; Police Chief Greg Deike; Planning Commission Members Bob Fandrey, Gary Kaster, Pat Kiel and Ryan Macario; AICP Planner Ben LaCount (*arrived at 6:06 pm*); Ben Rohr from VandeWalle & Associates, Inc.; Senior Sign Consultant Kelsey Hayes from Creative Sign Company, Inc.; Resident Gordon T. Wilker Jr.

Motion made by Trustee M Leonard with a second made by Trustee S Byers to open the public hearing. **Motion carried.**

Two calls were made for public input with no response.

Trustee Sue Byers asked for additional information regarding the multi-use off road trail showing on the Future Park Facilities Map 3 on Pg. 48 of the Comprehensive Outdoor Recreation Plan, and the small loop off leash dog recreation area narrated on Page 49, since she remembers no discussion about them. Mapping shows both running from Lost Dauphin Road down to Fawnwood.

Director of Public Works Andy Vickman responded that the multi-use off road trail is for bicycle and pedestrian traffic only. It is shown on the plan to create connectivity for a potential future park to be constructed off of Lost Dauphin Road.

The trail around the Fawnwood perimeter was included so future growth in that area could be connected to the downtown walking trails.

Administrator Coenen added that potential amenities shown in the 2022 Comprehensive Outdoor Recreation Plan were added as a result of public input. As growth occurs, additional planning of these projects will be required.

Planning Commission Member Bob Fandrey noted his concern that the multi-use off road trail in question is shown to curve around a wooded area. Could this cause future safety issues? In response, Administrator Coenen stated that the inclusion of these trails in the plan is to show connectivity only and that the actual location(s) will need to be determined prior to development.

Director of Public Works Andy Vickman stated that only two multi-use trails shown in the 2022 Comprehensive Outdoor Recreation Plan are currently included in the Village's Capital Plan:

1. Trail running from Cty D to Harvest Moon Subdivision
2. Trail running along Broadway to connect Royal St Pat's Subdivision to the Village

Last call was made for public input with no response.

Motion made by A Lundt with a second made by K Wendlandt to close the public hearing at 6:11 p.m. **Motion carried.**

**The Planning Commission Meeting was called to order  
by Chairman Terry Schaeuble at 6:11 p.m.**

**MINUTES –**

Motion by P Kiel, with a second by R Macario to approve the Planning Commission Meeting minutes from October 18, 2022. **Motion carried.**

**DISCUSSION/ACTION ON RESOLUTION 11012022 ADOPTING THE 2022  
COMPREHENSIVE OUTDOOR RECREATION PLAN BY THE VILLAGE OF  
WRIGHTSTOWN PLANNING COMMISSION—**

Motion by G Kaster, with a second by P Kiel to approve Resolution 11012022. **Motion carried.**

**DISCUSSION/ACTION ON SITE PLAN REVIEW (PHASE 2) FOR ALLIANCE  
FILMS/PLASTIC, 490 QUALITY COURT, PARCEL VW-632, VILLAGE OF  
WRIGHTSTOWN—**

B LaCount presented his review for this 20,051 Sq Ft addition of a warehouse with loading docks, driveway, and additional parking. Current zoning is I-1 Industrial, which will remain the same. The storm water management plan was previously approved for this site and utilizes the regional storm water pond on the adjacent property to the east. Motion by R Macario, with a second by B Fandrey to approve this Site Plan Review for Alliance Films/Plastics Phase 2, 490 Quality Court, Parcel VW-632 per staff recommendations:

- Add legal description and zoning to the cover page.
- 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.**

**DISCUSSION/ACTION ON SITE PLAN REVIEW FOR OGE DIRECT, 725 CTH DDD,  
PARCELS VW-W181-3 & VW-W181-4, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for this 22,500 Sq. Ft. sheet metal fabrication facility. The existing zoning is I-1 Industrial w/PDD, which will remain the same. A certified Survey Map is being prepared to reconfigure the parcels. There are no loading zones proposed for this building, as they pull right through the building and unload within the building. There is no sprinkler system planned for this building, but this will be researched further. Motion by P Kiel, with a second by G Kaster to approve this Site Plan Review for OGE Direct, 725 CTH DDD, Parcels VW-W181-3 & VW-W181-4 per staff recommendations and State approvals:

- Address items on Sheets 1, 2, 3, and 6.
- 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.**

**DISCUSSION/ACTION ON SIGN REVIEW FOR ZETA GROUP ENGINEERING, 501 CTY ROAD U, PARCEL 300000402, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for this monument sign. The existing zoning is B-1 Business w/PUD, which will remain the same. The proposed ground sign is 9 feet tall and the cabinet is 32 sq ft per side (two sides). Motion by B Fandrey, with a second by R Macario to approve this sign review for Zeta Group Engineering at 501 Cty Road U, Parcel 300000402 per staff recommendations:

- Provide lighting diagram with the intensity of light illuminated from the sign. The intensity of the light should have a dimmer and may not be a nuisance to neighboring properties. Lighting of the proposed sign must be approved by the Village of Wrightstown.
- Landscaping should be placed around the ground sign. **Motion carried.**

**ADJOURN –**

Motion by P Kiel, with a second by G Kaster to adjourn the meeting. **Motion carried.**  
(Adjourned at 6:27 pm)

Patti Leitemann  
Deputy Clerk/Treasurer