

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **January 9, 2023** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster, Pat Kiel, Ryan Macario, Terry Schaeuble,
Dan Segerstrom,
Absent: None (Keith Wendlandt resigned 12/31/22)

Also Present: Village Administrator-Travis Coenen, Planner Ben LaCount-Clear Rock Consulting LLC, Nathan Helbing (Virtual)-Wrightstown Fire, Ben Vosters-Wrightstown Fire, Cindy LeClair (Virtual)-Sign Source LLC.

MINUTES –

Motion by G Kaster, with a second by R Macario to approve the Planning Commission Meeting minutes from December 12, 2022. **Motion carried.**

SIGN REVIEW, SD WHEEL, 401 COUNTY U, PARCEL 300010400, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for two new signs at Custom Offsets/SD Wheel. Zoning will remain I-1 Industrial with PDD. Proposed sign 1 extends 5 inches outside the building exterior wall surface, which is within the 6 inch maximum limit. Proposed Custom Offsets sign is 5' x 25' totaling 125 sq ft. The proposed wall sign is approximately 38 feet above average ground level at the top of the sign, which is above our 20' maximum height. Total existing and proposed would be 529 sq.ft. and the maximum combined sign area is 500 sq.ft. making the total signage on the building over the maximum allowable for the I-1 Industrial District. There are actually two signs being brought from their Appleton facility. Since there is a lot of square footage on this building, we can definitely approve the extra sign square footage under the PDD. Lighting will be the same as existing signs on the building. Motion by B Fandrey, with a second by P Kiel to approve this Sign Review for SD Wheel/Custom Offsets, 401 County U, Parcel 300010400 per staff recommendations and PDD approval:

- Applicant must meet all other Village of Wrightstown codes and ordinances. **Motion carried.**

SIGN REVIEW, MM COLD STORAGE, 701 CTY DDD, PARCEL VW-W181-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this wall sign. Existing zoning will remain I-1 Industrial with PDD. Proposed sign is 6mm 4' x 10' maxmetal panels (10' x 35') made out of an aluminum composite and will be installed flat against the building. Proposed wall sign is 30 feet above average ground level at the top of the sign – maximum height is 20 feet. Total area of wall sign is 350 sq.ft. and the maximum combined sign area is 500 sq.ft. The sign will have no additional lighting. The depiction of the sign on the wall appears to be an appropriate location given the size and height of the building. Motion by P Kiel, with a second by G Kaster to approve this Sign Review for MM Cold Storage, 701 Cty DDD, Parcel VW-W181-2 per staff recommendations and PDD approval:

- Applicant must meet all other Village of Wrightstown codes and ordinances. **Motion carried.**

CSM REVIEW, VILLAGE OF WRIGHTSTOWN, 108 & 112 HIGH COURT, PARCELS VW-156 & VW-158, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this parcel combination. The existing zoning is B-1 General Business, which will remain the same. Motion made by R Macario, with a second by B Fandrey to approve this CSM Review for Village of Wrightstown, 108 & 112 High Court, Parcels VW-156 & VW-158 per staff recommendations:

- Show north arrow on Sheet 1 of 3.
- Show existing driveway off Washington Street.
- Show floodplain areas with source of determination included.
- Sign and date CSM.
- Complete corrections on Brown County Surveyors Review.
- Meet all other Village of Wrightstown codes and ordinances. **Motion carried.**

CSM REVIEW, NORBERT VANDER LINDEN, 4207 LOST DAUPHIN RD, PARCEL VW-W186, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this parcel division. The existing zoning is E-A Exclusive Agriculture. There are two residential homes and agricultural structures. Proposed to create a new parcel for the northerly single family residence. The applicant would need to rezone proposed Lot 1 to R-1 Residential. The adjacent subdivision to the north (Fox Shores Estates) is zoned R-1 Residential. Proposed Lot 1 would act as a continuation of the existing zoning directly north of the CSM. The application would need to show existing driveway off Lost Dauphin Road and annotate a 75' setback as Environmentally Sensitive Area (ESA) from the Ordinary High Water Mark of the Fox River. Staff recommends no action or denial of this CSM, as it does not meet the minimum lot requirements for the Village of Wrightstown E-A Exclusive Agriculture District. Motion made by P Kiel, with a second by B Fandrey to table this CSM review.

PLANNING COMMISSION 2023 SCHEDULE WAS PROVIDED TO THE COMMISSIONERS

G Kaster questioned the signs/banners on the old Bowers Feed Mill. T Coenen will look into this and see if they are, or need to be, permitted.

ADJOURN –

Motion by R Macario, with a second by G Kaster to adjourn the meeting. **Motion carried.**
(Adjourned at 6:18 pm)

Patti Leitermann
Deputy Clerk/Treasurer