

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **April 8, 2024** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

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

Also Present: Village Administrator Travis Coenen, Planner Michael Leidig-Robert E Lee, Deputy Clerk-Treasurer Patti Leitermann, Ben Vosters-Wrightstown Fire, Nathan Helbing-Wrightstown Fire, Stephen Wesoloski-Midwest Expansion

MINUTES –

Motion by B Fandrey, with a second by P Kiel to approve the Planning Commission Meeting minutes from March 11, 2024 as submitted. **Motion carried.**

SITE PLAN REVIEW, WRIGHTSTOWN GOLF COURSE APTS – ROYAL ST PAT’S VILLAS PHASE III, 869 COUNTY ROAD U, PARCEL 300000104, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this site plan review to include 12 apartment buildings with 16 units each along with (3) 10 unit garages. Trash enclosures are located by the existing development area to the east. Motion made by B Fandrey, with a second by D Segerstrom to approve this Site Plan Review for Wrightstown Golf Course LLC at 869 County Road U, Parcel 300000104, Village of Wrightstown, per staff recommendations, adding additional landscape to the north of Garage #2, and adding an additional larger garbage facility on the southern part of this development:

- All public water main shall be inspected per State Code.
- Review, approval, and issuance of a building permit from the Village building inspector.
- Maintenance agreements will need to be signed and recorded prior to occupancy for the storm water pond and sewer on-site.
- Review, approval, and recording of the Plat.
- Easement shall be obtained from adjoining property owners to maintain and construct storm sewer off-site. A copy shall be provided to the Village prior to occupancy.
- Add directional signs at intersections. **Motion carried.**

PRELIMINARY SUBDIVISION PLAT REVIEW, WRIGHTSTOWN GOLF COURSE APTS – ROYAL ST PAT’S VILLAS PHASE III, 869 COUNTY ROAD U, PARCEL 300000104, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Preliminary Plat Review for this 15.818 acre parcel to split into 6 lots. Zoning is M-F Multi-Family with PDD. Motion made by P Kiel, with a second by D Segerstrom to approve this Preliminary Subdivision Plat Review for Wrightstown Golf Course Apts – Royal St Pat’s Villas Phase III at 869 County Road U, Parcel 300000104, Village of Wrightstown, per staff recommendations:

- Plat was reviewed for technical standards and zoning standards. The submitted plat is much closer in scope and detail to a final plat. Plat includes easements for pedestrian and vehicle access between the parcels as well as utility rights. Because this is located in the

Royal St Pat's PDD, it is not necessary for the sanitary sewer to be public, but the watermain will need to be public. Plat shows these easements for water.

- Staff has reviewed the submitted preliminary plat and recommends Plan Commission approve the preliminary plat without comment. **Motion carried.**

ADJOURN –

Motion by J Sigmund, with a second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 6:26 pm)

Patti Leitermann
Deputy Clerk/Treasurer