

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **May 13, 2024** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

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

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, Chelsea Klister, Tony Van Rossum

MINUTES –

Motion by B Fandrey, with a second by P Kiel to approve the Planning Commission Meeting minutes from April 8, 2024 as submitted. **Motion carried.**

SIGN REVIEW, ALLIANCE FILMS, 490 QUALITY COURT, PARCEL VW-632, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this sign review to relocate the existing monument sign to adjacent side of the driveway to allow for the new building addition. The sign does not exceed 25 feet in height (sign is 9 feet) and totals 48 sf of signage total (with a 10-inch separating band in the middle). Sign meets the intent of the code section. Motion made by B Fandrey, with a second by G Kaster to approve this Sign Review for Alliance Films at 490 Quality Court, Parcel VW-632, Village of Wrightstown, per staff recommendations:

- Staff has found the proposed sign to meet all applicable Village of Wrightstown code sections and recommends approval conditional on review and approval from the Village Building Inspector. **Motion carried.**

SIGN REVIEW (WALL SIGN), TURNER STREET MUSIC HALL, 437 TURNER ST, PARCEL VW-98-15, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Sign Review, which was passed by the Board of Appeals for the size and setback. The sign is a digital changing wall sign. Applicant is not proposing to have the sign flash. While the sign will be visible from the public street, “beams” of light will not be shining from the sign, rather at full brightness it would be comparable to a smart phone the size of a 75-inch TV. Staff has some concerns regarding the brightness of the sign during the night, and its proximity to the residential lot across the street. The sign should be programmed or adjusted so that brightness is dimmed to reasonable levels, as determined by the Plan Commission, during the night, if it is proposed to be on during the night. Should the sign not have the capability to be programmed to dim during the night and the Plan Commission deems it a nuisance, the sign will need to be turned off during nighttime hours. Sign does not extend more than 6 inches from the wall (applicant states 4” which includes mounting hardware). The sign is 18 square feet and is the only wall sign on the property which is less than the 500’ total required. Wall sign is proposed to be less than 20 feet above existing grade. Motion made by G Kaster, with a second by P Kiel to approve this Sign Review for Turner Street Music Hall at 437 Turner St, Parcel VW-98-15, Village of Wrightstown, per staff recommendations with additional comments:

- Review and approval from the Village Building Inspector.
- Sign shall not have any red, green, or yellow intermittent flashing due to its proximity to

an intersection.

- Sign shall be dimmed to reasonable levels during the night or turned off if dimming is not possible and a nuisance is present. **Motion carried.**

SIGN REVIEW (PROPERTY SIGN), TURNER STREET MUSIC HALL, 437 TURNER ST, PARCEL VW-98-15, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Sign Review for a flagmount sign, which is entirely contained on premises. The sign is an illuminated sign and shines a diffuse light through a panel. Sign is not proposed to shine direct rays of light into adjacent residential districts or into the public right-of-way. The proposed sign exceeds the maximum allowable height of 20 feet and exceeds the maximum allowable area of 50 square feet; however, a variance was approved by the Board of Appeals for a max height of 26 feet and size of 78 feet, which is what is proposed. There is no stop light at the intersection of Turner Street and Fair Street; however, the sign will still be restricted from flashing red, green and amber. The sign currently does not meet the 40-foot setback distance from intersecting road right-of-way lines; however, a variance was granted to allow for the sign to encroach into this setback as proposed. Motion made by B Fandrey, with a second by P Kiel to approve this Sign Review for Turner Street Music Hall at 437 Turner St, Parcel VW-98-15, Village of Wrightstown, per staff recommendations:

- Review and approval from the Village Building Inspector. **Motion carried.**

REZONE REVIEW, ANTHONY VANROSSUM, BROADWAY/POPLAR STREET, PARCEL VW-195, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Rezone Review. Applicant is seeking a rezone in conjunction with a proposed CSM to split the parcel into four parts. The existing parcel is currently zoned E-A Exclusive Agriculture and has frontage on both Broadway Street (DD) and Poplar Street. The proposed CSM would split the parcel into 4 pieces, with three single-family lots being created, and one large parcel to remain EA. Motion made by P Kiel, with a second by G Kaster to approve this Rezone Review for Anthony VanRossum at Broadway/Poplar Street, Parcel VW-195, Village of Wrightstown, per staff recommendations and conditional upon CSM approval:

- Review, approval, and recording of the CSM to divide parcel VW-195 by the Village of Wrightstown and Brown County. **Motion carried.**

CSM REVIEW, ANTHONY VANROSSUM, BROADWAY/POPLAR STREET, PARCEL VW-195, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this CSM Review in conjunction with the rezone above. Motion made by B Fandrey, with a second by G Kaster to approve this CSM Review for Anthony VanRossum, Broadway/Poplar Street, Parcel VW-195, Village of Wrightstown, per staff recommendations:

- Newly created lots 2, 3, and 4 need to be rezoned to R-1.
- Review and approval from Brown County. **Motion carried.**

T Coenen talked about land proposal for behind Dollar General. We may need a special meeting in the next few weeks for Townhouses.

ADJOURN –

Motion by G Kaster, with a second by P Kiel to adjourn the meeting. **Motion carried.**

(Adjourned at 6:16 pm)

Patti Leitermann
Deputy Clerk/Treasurer