

Village of Wrightstown Planning Commission Minutes

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

Roll Call: Present: Gary Kaster, Pat Kiel, Ryan Roebke, Terry Schaeuble, Julie Sigmund
Absent: Bob Fandrey, 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, Deborah Tews, James Martzahl (Virtual)

MINUTES –

Motion by G Kaster, with a second by P Kiel to approve the Planning Commission Meeting minutes from June 10, 2024 as submitted. **Motion carried.**

SITE PLAN REVIEW, TEWS PROPERTIES – THE RIVER COFFEE & CREAM, 104 HIGH COURT, PARCEL VW-155, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Site Plan Review to enclose and add onto the existing open patio facing the Fox River. The existing zoning is B-1 Business (Riverview PDD). The proposed building enclosure will be raised up on stilts above the existing ground level. The new area will seat 49 occupants and have one entrance/exit through the existing building, and one entrance/exit to the exterior of the building getting to the existing grade via exterior stairs. Of the new building, approximately 12' is composed of the existing deck to be enclosed, and 14' is new building to be constructed. Because the building is technically built off site, the Village is vacating existing right of way to the applicant to allow for the proposed development to meet code requirements. The building addition is encroaching into the 75' OHWM setback, and so a variance was required (and issued as of 7/2/24).

Motion made by R Roebke, with a second by J Sigmund to approve this Site Plan Review for Tews Properties-The River Coffee & Cream at 104 High Court, Parcel VW-155, Village of Wrightstown, per staff recommendations:

- Submittal and approval by the Village Building Inspector.
- Provide for staff review and approval an erosion control plan.
- Follow all Local, State, and Federal requirements for floodplain zoning.
- All mechanical units will need to be screened, applicant shall submit screening and mechanical locations to staff for approval.
- Conditional on Village vacation of right-of-way. **Motion carried.**

T Coenen advised that we may need a special meeting in the next few weeks for a retail center on County Road U.

ADJOURN –

Motion by J Sigmund, with a second by P Kiel to adjourn the meeting. **Motion carried.**
(Adjourned at 6:18 pm)

Patti Leitermann
Deputy Clerk/Treasurer