

**Village of Wrightstown**  
**Planning Commission Minutes**  
**Special Meeting**

A Special Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **July 22, 2024** and was called to order at 6:00 pm by Vice-Chairman Bob Fandrey.

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

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

**MINUTES –**

Motion by P Kiel, with a second by R Macario to approve the Planning Commission Meeting minutes from July 8, 2024 as submitted. **Motion carried.**

**SITE PLAN REVIEW, MIDWEST EXPANSION LLP, 4557 COUNTY ROAD U, PARCEL VW-W180-2, VILLAGE OF WRIGHTSTOWN—**

M Leidig presented this Site Plan Review for this retail development consisting of a hardware store, paved drives, parking areas, and accessory structures. The lot is proposed to be split into two lots, with the northern parcel containing the proposed hardware store and the southern parcel containing a mixed-use building with tenants (to come at a later date). Site Plan layout, utility plan, grading, drainage, storm water management, erosion control, parking, landscaping, lighting and drawings were reviewed.

S Wesoloski answered questions about driveways including the credit union corner lot access off Broadway Street and easements needed. The LP filling station, dumpster enclosure, fencing, greenhouse, and rental equipment buildings were discussed.

Motion made by G Kaster, with a second by P Kiel to approve this Site Plan Review for Midwest Properties LLP at 4557 County Road U, Parcel VW-W180-2, Village of Wrightstown, per staff recommendations:

- Review and approval by the Village Building Inspector.
- Approval of the proposed PDD. Site Plan shall comply with all Village code and PDD provisions as finally approved by the Village Board.
- A maintenance agreement shall be recorded between both parcels and the Village for maintenance of the SWMP BMPs prior to the start of construction.
- Approval is conditional on the recording and approval of a CSM to divide the existing single parcel.
- Review and approval of the County Highway Department for the sanitary connection through County Highway U if required. **Motion carried.**

**PRELIMINARY PDD REVIEW, MIDWEST EXPANSION LLP, 4557 COUNTY ROAD U, PARCEL VW-W180-2, VILLAGE OF WRIGHTSTOWN—**

M Leidig and T Coenen talked about the PDD process needed for this property. Full PDD review will be at the next meeting.

Motion made by G Kaster, with a second by R Macario to approve this preliminary recommendation of approval of the PDD for Midwest Expansion LLP, 4557 County Road U, Parcel VW-W180-2, Village of Wrightstown. **Motion carried.**

**EXTRATERRITORIAL CSM REVIEW, CHAD & TAMMY BADER, N2798 SLEEPY CREEK DRIVE, PARCELS 130061500 & 130061600, TOWN OF KAUKAUNA—**

M Leidig presented this extraterritorial review to combine these two lots adjacent to each other, as the owner recently purchased both. While there is an out lot that will remain an island parcel because of this CSM, the out lot only contains a storm water BMP that treats the greater residential development and is not a developable parcel needing frontage access.

Motion made by R Macario, with a second by P Kiel to approve this extraterritorial review for Chad & Tammy Bader at N2798 Sleepy Creek Drive, Parcels 130061500 & 130061600, Town of Kaukauna, per staff recommendations:

- Staff recommends approval of the proposed extraterritorial CSM without condition.

**Motion carried.**

**ADJOURN –**

Motion by J Sigmund, with a second by R Roebke to adjourn the meeting. **Motion carried.**  
(Adjourned at 6:45 pm)

Patti Leitermann  
Deputy Clerk/Treasurer