

## **Village of Wrightstown Planning Commission Minutes**

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **August 12, 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, Nathan Helbing-Wrightstown Fire, Jeff  
Theunis, BJ Theunis, Patti Bowers, Dayne Rusch-Vyper, Dylan Rusch-Vyper,  
Jim Thyges-Bayland Buildings (Virtual)

### **MINUTES –**

Motion by P Kiel, with a second by R Macario to approve the Planning Commission Meeting minutes from July 22, 2024 as submitted. **Motion carried.**

### **REZONE REVIEW, WILLIAM & RUTH THEUNIS, 276 VANDYKE STREET, PARCELS VW-175 & VW-175-1, VILLAGE OF WRIGHTSTOWN—**

M Leidig presented this rezone review to simplify estate planning and bring the proposed parcels into zoning and regulatory compliance by changing zoning from R-1 Residential to EA Exclusive Agriculture. Motion made by G Kaster, with a second by P Kiel to approve this Rezone Review for William & Ruth Theunis at 276 VanDyke Street, Parcels VW-175 & VW-175-1, Village of Wrightstown, per staff recommendations:

- Review, approval, and recording of the CSM to reconfigure the lot lines and right-of-way by the Village of Wrightstown and Brown County. **Motion carried.**

### **CSM REVIEW, WILLIAM & RUTH THEUNIS, 276 VANDYKE STREET, PARCELS VW-175 & VW-175-1, VILLAGE OF WRIGHTSTOWN—**

M Leidig presented this CSM review to reconfigure lot lines between these 2 parcels. Motion made by P Kiel, with a second by R Macario to approve this CSM review for William & Ruth Theunis, 276 VanDyke St, Parcels VW-175 & VW-175-1 per staff recommendations:

- Review and Approval by Brown County. **Motion carried.**

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

M Leidig presented this CSM review to split this parcel into 2 lots for development. Stormwater management, easements, and sanitary lines were discussed. Motion made by G Kaster, with a second by P Kiel to approve this CSM review for Midwest Expansion LLP, 4557 Cty Road U, Parcel VW-W180-2 per staff recommendations:

- Due to time restraints, easements and language for the cross access between the two parcels has not been recorded as of this time. Easements will be needed to ensure each parcel can maintain needed off-site utility features. The Village can approve but staff recommends the Village not sign the CSM until these are provided and recorded.
- Review and Approval from Brown County.
- Easements for cross access and utility maintenance will need to be recorded prior to work commencing on site. **Motion carried.**

**EXTRATERRITORIAL CSM REVIEW, ROBERT SCHMIDT, MARVIN & PATRICIA BIESE, 881 DAY STREET, PARCELS W-12, W-12-2, & W-12-3, TOWN OF WRIGHTSTOWN—**

M Leidig presented this extraterritorial CSM review to reconfigure lot lines between these 3 parcels. Motion made by R Macario, with a second by G Kaster to approve this extraterritorial CSM review for Robert Schmidt, Marvin & Patricia Biese, 881 Day Street, parcels W-12, W-12-2, and W-12-3 per staff recommendations:

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

**Motion carried.**

**SITE PLAN REVIEW, VYPER PROPERTIES LLC, 496 E. FRONTAGE ROAD, PARCEL 300015800, VILLAGE OF WRIGHTSTOWN—**

M Leidig presented this Site Plan review for Vyper Industrial Development, a proposed 62,500 square foot industrial building to serve as their new manufacturing plant and headquarters. The existing zoning is I-1 Industrial. This site shall include loading docks, parking areas, drives, semi maneuvering areas to the east, a proposed building, storm water BMP's and utilities. A gravel 20' fire access lane is also provided on the south side of the building to allow for emergency vehicle circulation through the site. Site plan layout, utility plan, grading, drainage, storm water management, erosion control and lighting were presented.

Motion made by G Kaster, with a second by P Kiel to approve this site plan review for Vyper Properties LLC at 496 E. Frontage Road, Parcel 300015800 per staff recommendations along with Knox box and fire lane requirements:

- Landscape plan needs to be submitted, reviewed, and approved by Staff.
- Review and approval from the Village Building Inspector. **Motion carried.**

**ADJOURN –**

Motion by R Macario, with a second by P Kiel to adjourn the meeting. **Motion carried.**  
(Adjourned at 6:45 pm)

Patti Leitermann  
Deputy Clerk/Treasurer