

MEETING NOTICE & AGENDA
Mishicot Village Board – Regular Meeting
Tuesday February 4th, 2025 6:00 p.m.
Village Hall – 511 E Main Street

- I.** Call to Order and Roll Call
- II.** Pledge of Allegiance
- III.** Appointment of a new Village Trustee
- IV.** Approval of Minutes – January 21, 2025
- V.** Visitors and Guests *(Public Comment Period-Time Limited to 5 Minutes Unless Approved by 2/3 Majority of Village Board)*
- VI.** Committee Reports
- VII.** Unfinished Business - None
- VIII.** New Business
 - A. License Applications Approval
 - B. List of Claims Approval
 - C. Discussion/Approval of Land Contract Sale to Wisconsin Dream Development LLC: request to transfer Purchaser's interest to new Wisconsin Dream Design LLC (sole member Shane Maloney)
 - D. Discussion/Approval of Resolution 2025-01 Adopting the Manitowoc County Hazard Mitigation Plan 2025-2023
 - E. Discussion/Approval of the rezoning request from Frank Kocet and Cassandra Kornely (in partnership with Megan Shevy as Woodland Properties LLC), represented by Portside Builders, requests the re-zoning of tax parcel number 035-005-003-007.00, located along the west side of S. State Street, and south of the terminus of N. Park Lane. The applicant is proposing to construct a series of duplex residential units on the properties which is currently zoned a combination of R-3 Multiple Family Residential District and B-2 Community Business District. The proposed re-zone would modify the boundaries between these two districts to accommodate the project.
 - F. Discussion/Approval of the conditional use permit from Frank Kocet and Cassandra Kornely (in partnership with Megan Shevy as Woodland Properties LLC), represented by Portside Builders, requests a Conditional Use Permit for establishment of a "Community Living Arrangement" land use on tax parcel number 035-005-003-008.00 and portions of 035-005-003-007.00, located along the west side of S. State Street, and south of N. Park Lane. The applicant is proposing to construct a single-story, approx. 15,000 square-foot, 20-bed Community Based Residential Facility (CBRF) along with one parking lot on the subject properties which are zoned B-2 Community Business District.
 - G. Discussion/Approval of replacing trees on the riverwalk
 - H. Discussion/Approval of the Village loaning money to the Mishicot Community Athletic Complex (MCAC) project
 - I. **CLOSED SESSION:** The board will go into **CLOSED SESSION PURSUANT to WI Stat. §19.85(1)(e)** deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. This pertains to the Dunn property.

- J. **OPEN SESSION:** Reconvene into Open Session Pursuant to WI Stat. §19.85 (2) for possible action
- K. Discussion/Approval on Ruekert Mielke flood analysis agreement

IX. Communications

X. Motion to Adjourn

Next board meeting is Tuesday, February 18, 2025, at the Village Hall at 6:00 pm.

Posted by: Stephanie Stiefvater, Clerk/Treasurer
January 31, 2025

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AS LISTED. Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the Village Clerk's Office at 920-755-2525 at least 24 hours prior to the meeting so appropriate accommodations can be made.