

MISHICOT VILLAGE BOARD

Regular Meeting Minutes

February 4, 2025

The Mishicot Village Board meeting was called to order by President Samz at 6:00 PM at the Mishicot Village Hall. Roll call indicated Trustees Becker, Boettcher, Ferry, Franz, Rezek and Samz were present. Clerk Stiefvater, John Tulachka, Al Beranek, Brian Benzinger, Paul Kuehn, and Dave Doucha were also present. Chief Granger was absent and excused.

President Samz led everyone in attendance in the Pledge of Allegiance.

President Samz appointed Al Beranek as Trustee until April 2026.

A motion was made by Trustee Becker to approve the January 21, 2025 meeting minutes as presented, seconded by Trustee Boettcher. All in favor, motion was carried.

Discussion was held regarding loaning money to the MCAC. Trustee Beranek will be looking into possible options for the MCAC, more discussion will be held at the next regular board meeting.

DPW John Tulachka informed the board that 40 ash trees were removed from the park and there is a 50/50 grant to apply for to replace the trees. The grant application will be available in July. He also noted there were 2 watermain breaks.

Trustee Becker gave an informed the board that MAGIC's part of the audit went well.

President Samz informed the board there is new ambulance service director, Jill All who started February 1st. He also noted there will be an alumni tractor pull on May 31st.

A motion was made by Trustee Becker to approve Class B beer & liquor license #BLB-12-2024 Fox Hills Golf Course and #BLB-13-2024 Grey Fox Bar & Grill, seconded by Trustee Rezek. All in favor, motion carried.

President Samz introduced general fund claims in the amount of \$24,410.80, water utility fund claims in the amount of \$3,878.82 and sewer utility fund claims in the amount of \$69,597.00 for board action. A motion was made by Trustee Ferry to accept the claims as presented and posted, seconded by Trustee Becker that claims totaling \$97,886.62 to be approved and the treasurer be authorized the same. Roll call indicated as follows: Ayes-7; Nays-0; Absent-0, motion carried.

A motion was made by Trustee Boettcher to approve the land contract sale to Wisconsin Dream Development LLC: request to transfer purchaser's interest to new Wisconsin Dream Design LLC (sole member Shane Maloney) pending attorney's approval of the agreement, seconded by Trustee Beranek. All in favor, motion carried.

A motion was made by Trustee Becker to approve Resolution 2025-01 Adopting the Manitowoc County Hazard Mitigation Plan 2025-2030, seconded by Trustee Ferry. Roll call indicated as follows: Ayes-7; Nays-0; Absent-0, motion carried.

A motion was made by Becker to approve the rezone request from Frank Kocet and Cassandra Kornely (in partnership with Megan Shevy as Woodland Properties LLC), represented by Portside Builders, who requested a rezoning approval to rezone tax parcel 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. Approval with these conditions recommended by Cedar Corp & Plan Commission; subsequent approval of a preliminary and final subdivision plat for the subject property and a commitment to extend S. Park Lane in a southerly direction to make a direct street connection with W. Church Street, seconded by Ferry. Roll call indicated as follows: Ayes-7; Nays-0; Absent-0, motion carried.

A motion was made by Ferry to approve the conditional use permit from Frank Kocet and Cassandra Kornely (in partnership with Megan Shevy as Woodland Properties LLC) represented by Portside Builders, who requested a conditional use permit for establishment of a "Community Living Arrangement" land use on tax parcel 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. Approval with these conditions recommended by Cedar Corp & Plan Commission: preliminary and final subdivision plat

application and fee be submitted and approved by the village which formalizes the locations of the property lines for the CUP parcel; site development plan application and fee be submitted and approved by the village board which meetings the requirements of Article VIII and incorporates the requirements of Article V pertaining to parking, loading and access/driveway requirements; vegetative screening or fencing, compliant with village ordinances, be installed along north side of proposed building and parking lot per any approved site development plan; the CUP shall expire 12 months from the date of authorization by the village board where the village board determines that no action has commenced to establish the authorized use; 25-35FT setback on the north side of the property, seconded by Becker. Roll call indicated as follows: Ayes-7; Nays-0; Absent-0, motion carried.

No closed session. President Samz informed the board that the attorney is working on drafting the offer for the Dunn Property.

A motion was made by Trustee Ferry, seconded by Trustee Rezek to adjourn at 7:04pm until the next meeting on February 18, 2025. All in favor, motion carried.

Respectfully Submitted by: Stephanie Stiefvater, Clerk-Treasurer