



AGENDA

Plan Commission Meeting

6:30 PM - Tuesday, November 7, 2023

Village Hall, 620 W. Main St., Newburg, Wisconsin

Page

CALL TO ORDER / ROLL CALL

Trustee Member (Chair) Dave DeLuka

Trustee Member Bill Sackett

Trustee Member Mike Enright

Trustee Member Mike Heili

Citizen Member Al Wollner

Citizen Member Sandy Stockhausen

Citizen Member Roger Zorn

Citizen Member **VACANT**

BUSINESS

1. Consideration of all requests made by [Central United Corp. \(6789 Carmody Ct.\)](#) in plans for an accessory building through the addition of a storage only facility located on an existing concrete pad previously approved by Plan Commission, to the extent the Plan Commission has the authority to approve or grant related to the pursuit of compliance with local ordinances, approval of a site plan, and issuance of a building permit.

3 - 7

[Central United-Plan Commission App 2023](#)

ADJOURNMENT

Meetings of the Plan Commission are tentatively on the calendar for the first Thursday of each month. Members will be notified at least one week prior to a meeting date if a meeting will take place. The next potential meeting of the Plan Commission is scheduled for 630pm on Thursday, December 7, 2023.

Application for Plan Commission



Applications for Village planning and zoning-related matters shall be made using this form. In order for applications to be processed, all required information, drawings, application signatures and fees required shall be submitted at the time of application. The Village reserves the right to deny any application that is incomplete or is not accompanied by the required documents and plans.

620 W Main St. / PO Box 50
Newburg, WI 53060
Phone (262) 675-1260
Fax (262) 675-2287
Clerk@village.newburg.wi.us
Hours: Mon - Thur,
930am-430pm.

Date of Submission: 10.30.23

The Plan Commission generally meets on the first Thursday evening of each month. Applications for Plan Commission consideration, along with all attachments, must be submitted to the Village Clerk at least 15 days prior to the meeting date the applicant wishes to be heard at. Is there any reason the clerk should be aware of that your request is urgent or date-sensitive?

NO ☒ YES. Please explain: We want to be able to commit to 2023 pricing w/Walters Buildings.

Address / Location: 6789 Carmody Ct. Newburg, WI 53060

Tax Key # _____ Owner: Jerry + Nancy Carmody

Type of Project: accessory building

Estimated Cost or Value of Project: \$25,000

When do you plan for project to begin? ASAP When to complete by? Spring?

Who is making this application?

☐ Property Owner ☐ Contractor

☒ Other: Managers

Property Owner

Mailing Address: 487 Decorah Rd

City, State, Zip: West Bend WI 53095

Phone: 262-675-2245

Email: Kellie@CentralUnited Corp.com

Contractor

Name: Walters

Mailing Address: 6600 Midland Ct.

City, State, Zip: Atlanta, WI 53002

Phone: 800-558-7800

Email: _____

Certification: _____

The Plan Commission has the powers and duties prescribed in Wis. Stats 61.35 and 62.23 and other powers and duties as shall be vested by the Village Board.

Note: Standard Fee (SF) = Engineering, planning, legal fees and all other necessary and applicable costs to be deducted from deposit or invoiced to applicant.

Schedule of Plan Commission Review Services

Service Requested	Ordinance	Fees (See 153.016)
☐ Annexation Petition. Transferring territory from a town to the village. See WI Dept. of Administration website on Annexation for guides.	Wis Stats. 66.017	\$150 plus SF. \$1,500 retainer.
☐ Conditional Use Permit / Temporary Use	155.40(c) 90.09	\$150 plus SF.
☐ Variance: The Village board may waive or modify requirements to the extent deemed just and proper in order to avoid exceptional or undue hardships as long as certain conditions exist (see ordinance).	153.011	
☒ Architectural Review. Required for zoning permit applications in any business, manufacturing, conservation outdoor recreation, or multi-family district as related to proposed structures on the property.	155.40(g)	\$250 plus SF.
☐ Historical Architectural Review. – if within a Historical Preservation Overlay District in the downtown area aimed at preserving and enhancing the historical quality of existing buildings and to attain a consistent, visually pleasing image.	155.25	\$250 plus SF.
☐ Planned Residential Unit Development (PUD) – Promotes greater flexibility and creative design for residential and business development of a site than possible under conventional zoning regulations while promoting efficient use of land.	155.018(K)	\$150 plus \$5 per lot plus SF plus \$1,500 retainer.
☐ Site Plan Review & Approval. Except for construction in single and two-family districts or minor building remodeling, all building permits and new land uses first require a site plan approval.	155.30 155.40(f)	\$150 plus SF. \$1,500 retainer.
☐ Comprehensive Plan & Map Amendment. This is the official guide for the physical, social, and economic growth of the village.	150.075	
☐ Land Use Plan Amendment – changes to previously reviewed land use plans.		\$150 plus SF. \$1,500 retainer.
☐ Zoning Map and/or Code Amendment	155.40(a)	\$150 plus SF.
☐ Zoning Appeal (To Board of Zoning Appeals): Appeals of any administrative determination of any officer, department, Zoning Administrator, Building Inspector, or the Plan Commission concerning the literal enforcement of certain chapters of ordinance may be made by a person aggrieved, or by any officer or department of the Village.	155.38	

LAND DIVISIONS AND SPLITS

☐ **Pre-Application Consultation:** Prior to the filing of an application for the approval of a preliminary plat or certified survey map, it is recommended that the subdivider consult with Village staff in order to obtain their advice and assistance. This consultation is intended to inform the subdivider of the purpose and objectives of these regulations, other provisions of this code, sewer availability, other engineering considerations, duly adopted village plans, and to otherwise assist the subdivider in planning the development.

Ordinance
153.030

Fees
SF

☐ **Certified Survey Map (CSM) / Minor Land Subdivision.** A CSM is a map of land prepared in accordance with Wis. Stat. 236.34. Used to divide land into two parcels with one being less than 10 acres, or to divide a lot into 4 or less parcels within a recorded subdivision plat.

153.037
153.052

\$150 plus \$5 per lot plus SF. \$1,500 retainer.

☐ **Plat – Pre-Application.** A plat is a map of a subdivision.

153.030

\$100 plus SF.

☐ **Plat Review – Preliminary.** Requires a survey.

153.031
153.050

\$150 plus \$5 per lot plus SF. \$1,500 retainer.

☐ **Plat Review – Final.**

153.033
153.051

\$150 plus SF.

☐ **Extraterritorial Pre-Application Consultation.** For land divisions within 1.5 miles of the village boundary.

153.035

☐ **Extraterritorial CSM or Plat Review.**

For land divisions within 1.5 miles of the village boundary.

153.035

CSM, Pre, & Final Plat Fees plus SF plus \$1,500 retainer.

Note: Under 153.007, the sale or exchange of parcels of land between owners of adjoining property are exempt from subdivision regulations as long as additional lots are not being created and the resulting lots are not reduced below minimum size standards.

Include any of the following information as may be relevant:

Improvement Size / Measurements: 24x24 Square Feet: 576 Height: _____

— Zoning District Classification – Current: _____ Proposed: Same

— Setbacks: (Residence OR Accessory Building)

From Front Lot Line: _____ From Rear Lot Line: _____ From side Lot Lines: _____

Regulations or portion of plan to be amended: _____

Present Use of Property: ~~manufacturing~~ none

Proposed Use of Property: Storage only

Other Relevant Details: _____

☒ Yes, I have attached relevant maps, descriptions, plans, drawings, or other important information to this application including:

already submitted to Brandy

☐ No, I have no items to attach to this application.

In making this application, I / we acknowledge that the Plan Commission will review the contents of this application at a public meeting, that I or a representative on my behalf will be expected to attend the public meeting in order to provide information and answer questions, and that the meeting will be open to all interested persons who desire to attend. I also grant permission to any village of Newburg official or representative to enter and inspect the subject property at any reasonable time to consider the merits of this application and perform a review as necessary. The Plan commission and/or Village Board may request more information if deemed necessary to properly evaluate the application. The lack of information requested by this application by in itself be sufficient cause to deny the petition.

Applicant Signature: _____

Date: 10.30.23

STAFF USE ONLY:

☐ Other Government Approvals Required: State Reviewed plans

☐ Application Fee Paid: _____

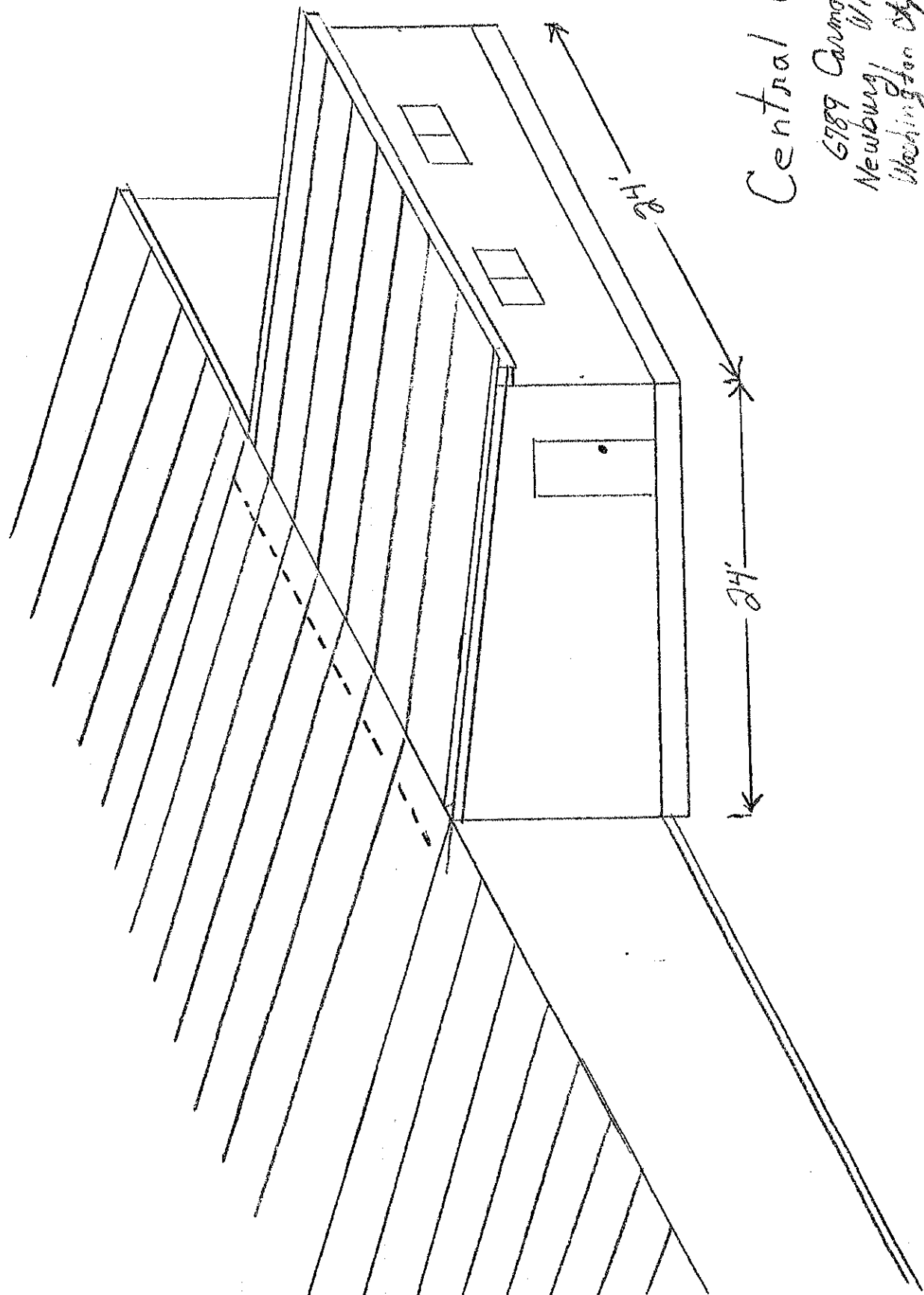
☐ Dates Scheduled: _____

Other Remarks:

Outcome: _____

File Completed by _____

Date: _____



Central United Corp.
6789 Carmody Ct.
Newburg, Wis. 53060
Washington City