



AGENDA

Plan Commission Meeting

6:30 PM - Thursday, February 6, 2025

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

Citizen Member Al Wollner

Citizen Member Mike Heili

Citizen Member Sandy Stockhausen

Citizen Member Roger Zorn

BUSINESS

1. Discussion and Approval of conditional use extension of a mini storage unit located at 6725 Hickory Rd. West Bend, WI 53090. 3 - 8
[Falkner - Application for Plan Commission](#)
2. Discussion and Possible Action for addition of four seasons room and rooftop seating at Cork n Barrell (Ten 15 Ventures LLC) located at 503 W. Main Street, West Bend, WI 53090 9 - 18
[Cork 'N Barrel - Application for Plan Commission](#)

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, March 6, 2024.

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

Newburg_clerk@village.newburg.wi.us

Hours: Mon-Wed 800am-430pm, Thurs

10am-6pm, or by appointment

Date of Submission: Jan. 9 - 2025

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 at which the applicant wishes to be heard. Is there any reason the clerk should be aware of that your request is urgent or date-sensitive?

NO YES Please explain: Schedule For Feb 6 - 2025
Meeting - Conditional Use Extension Due March 6 - 2025

Address / Location: 6725 Hickory Road

Tax Key # V6-026700L Owner: Mank + Sandy Falkner

Type of Project: Conditional Use Extension

Estimated Cost or Value of Project: _____

When do you plan for project to begin? _____ When to complete by? _____

Who is making this application?

- ☐ Property Owner ☐ Contractor
☐ Other: _____

Property Owner

Name: Mank + Sandy Falkner

Mailing Address: 6725 Hickory Road

City, State, Zip: West Bend, WI 53090

Phone: 262-483-4253

Email: _____

Contractor

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

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 fees and 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 Standard Fee, plus \$1,500 retainer
☐ Conditional Use Permit / Temporary Use	155.40(c) 90.09	\$150 plus Standard Fee
☐ 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	\$150 plus Standard Fee
☐ 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 Standard Fee
☐ 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 Standard Fee
☐ 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 Standard Fee, 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 Standard Fee, plus \$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 Standard Fee, plus \$1,500 retainer
☐ Zoning Map and/or Code Amendment	155.40(a)	\$150
☐ 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 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**Fees**

153.030

Standard Fee

☐ **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

\$200 plus Standard Fee, plus \$1,500 retainer

153.052

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

153.030

\$100 plus Standard Fee

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

153.031

\$150 plus \$5 per lot, plus Standard Fee, plus \$1,500 retainer

153.050

☐ **Plat Review – Final.**

153.033

\$150 plus Standard Fee

153.051

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

153.035

☐ **Extraterritorial CSM or Plat Review.**

153.035

For land divisions within 1.5 miles of the village boundary.

CSM, Pre, & Final Plat Fees, plus Standard Fee, 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: _____ Square Feet: _____ Height: _____

Zoning District Classification – Current: _____ Proposed: _____

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: Residential / storage

Proposed Use of Property: same

Other Relevant Details: _____

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

☒ 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 may in itself be sufficient cause to deny the petition.

Applicant Signature: Mark Falgout Date: 1-9-2025

STAFF USE ONLY:

☐ Other Government Approvals Required: _____

☐ Application Fee Paid: By: _____ Date: _____ Check # _____

☐ Dates Scheduled: _____

Other Remarks:

Outcome: _____

File Completed by _____ Date: _____



November 24, 2020

Mark Falkner
6725 Hickory Road
West Bend, WI 53090

Dear Mr. Falkner:

This letter is to confirm that a Conditional Use Permit was authorized and approved by the Newburg Plan Commission on March 5, 2020 for the mini storage units located at 6725 Hickory Road.

This Conditional Use Permit will expire March 5, 2025 for the above mentioned property.

Feel free to reach out if you have questions.

Respectfully,

Lori Ewing
Deputy Clerk/Deputy Treasurer
clerk@village.newburg.wi.us



Nov 17-2020 went to village
requested plan commission minutes
Nov 24 called Lori to ask
about minutes. she said minutes not
in system, she emailed Deanna
and did not hear anything.
called back 2 hours later & said she
would mail minutes
Toll-Free 800-615-6789 • Fax 920-568-1011 • www.5alarmfire.com



Village of Newburg

620 West Main St
PO Box 50
Newburg, WI 53060

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Phone: (262) 675-2160
Fax: (262) 675-2287

<http://www.village.newburg.wi.us/>

Village Hall Hours
Monday-Friday 9-5

Plan Commission Application

- | | |
|--|--|
| ☐ Pre-Application Consultation | ☐ Annexation Petition |
| ☐ Site Plan Review | ☐ Comprehensive Plan & Map Amendment |
| ☒ Conditional Use Permit Extension | ☐ Extraterritorial Pre-Application Consultation |
| ☐ Sign Review | ☐ Extraterritorial CSM or Plat Review |
| ☐ Architectural Review | ☐ Temporary Storage & Use |
| ☐ Historic Architectural Review | ☐ Zoning Appeal |
| ☐ Certified Survey Map | ☐ Zoning Map &/or Code Amendment |
| ☐ Plat Review | ☐ Other |

Description of the Proposed Request:

Requesting Five Year Extension on previously approved conditional use permit resolution no. 03-2008 for continuous use of mini storage facility located at 6735 Hickory Road. Since previous permit extension issued in 2015 there have been no changes made at this facility.

Village Use

Received By: _____ Date Filed: _____ Fees Paid: _____ Other: _____
Check #: _____

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Date of Submission: January 24 '2025

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NO ☒ YES Please explain: We would like to start and finish the project before warm weather

Address / Location: 503 W Main St

Tax Key # _____ Owner: Milan Melman / Yevgeniy Prodan

Type of Project: 4 season room

Estimated Cost or Value of Project: \$ 50,000 - \$ 70,000

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

Who is making this application?

- ☐ Property Owner ☐ Contractor
☐ Other: _____

Property Owner

Name: Ten IS Ventures
Mailing Address: W129 N6681 Northfield
City, State, Zip: Menomonee Falls
WI 53051
Phone: 414.788.9745
Email: milan.melman@gmail.com

Contractor

Name: _____
Mailing Address: _____
City, State, Zip: _____
Phone: _____
Email: _____
Certification: _____

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Include any of the following information as may be relevant:

Improvement Size / Measurements: 32/20 Square Feet: 640 Height: 8'

Zoning District Classification – Current: _____ Proposed: _____

Setbacks: (Residence OR Accessory Building)

From Front Lot Line: same as rear From Rear Lot Line: _____ From side Lot Lines: _____

Regulations or portion of plan to be amended: _____

Present Use of Property: Bar / Tavern

Proposed Use of Property: Bar / Tavern

Other Relevant Details: _____

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Applicant Signature:  Date: 1/24/25

STAFF USE ONLY:

☐ Other Government Approvals Required: _____

☐ Application Fee Paid: By: _____ Date: _____ Check # _____

☒ Dates Scheduled: Feb. 6, 2025

Other Remarks: _____

Outcome: _____

File Completed by _____ Date: _____











