

PLAN COMMISSION MEETING SETEMBER 17, 2024

The Regular Plan Commission meeting was called to order at 6:03 p.m. by Chair Amy Barrows.

Present: Amy Barrows, John Beres, Jr., Matthew Pearlson, Al Theis, and Heidi Peterson.

Excused: Uriah Wolfe, John Meyer, Brooke Mascitti, Rob Braun and Dan Zdrojewski.

Also Present: Deputy Clerk-Treasurer Wigderson, Ron & Debby Christmann 323 E Summit Avenue and Lori Brasch.

It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes for the Plan Commission meeting August 27, 2024. Motion by Heidi Peterson to approve the minutes and waive the requirement of reading same, second by Matthew Pearlson, motion passed.

PUBLIC COMMENT

No Public Comment.

CONCEPTUAL DISCUSSION NEW BUSINESS / NEW BUILDING LOCATED AT TENBY HARBOR

REQUESTED BY: Lori Brasch

PRESENTED BY: Lori Brasch

DISCUSSION: Ms. Brasch is interested in purchasing a lot in the Tenby Harbor development. She would like to build a building that would house multiple tenants, but in one building not separate units. She has a hair salon and does have interest in a oilerly, bakery and massage. She was looking at installing a metal building, but her builder has suggested that a wood building would be the better option. The design she presented is nice, but she would have to submit a site plan, landscaping plan and building plans. The development was created with a PUD and the Clerk's office will check with the Village Attorney to see if it could be amended to allow this type of building. The building would be 3,000 sq feet to 4,000 sq feet. The building presented had overhead garage doors in the front, it was asked if she could have less garage door and more tall windows. The concept is good, but she will have to return with new plans incorporating the recommended suggestions.

MOTION: No motion – conceptual discussion only.

DISCUSSION OF THE ZONING & MASTER LAND USE MAPS UPDATES

DISCUSSION: Zoning Map changes - remove "Private Road" from the two cemeteries properties on Hwy 83. The lot to the east of the church on Main Street should also be blue, it belongs to the church. Master Land Use changes – remove Senior Housing from the legend.

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DISCUSSION OF B-1, B-2, B-3 AND M-1 ZONING DISTRICTS CHANGES

DISCUSSION: M-1 – A(2) remove “or is not permitted in business districts”; A(4) – put in the new date of the adoption of the new code. C(4) health/athletic clubs (5) day-care centers remove restaurants, financial institutions and clinics. Remove (9); (11) after with add “a solid fence to completely screen from the adjunct property road. B-3, replace “downtown” with “Village Center”; A(c) add “equipment, material”; A(l) remove “restaurant”; F remove “Commercial”, and the second set of setbacks for the existing residential. B-1. The wording in B3 I should be used in all of the updates for this section.

ADJOURNMENT

Motion by Matthew Pearlson to adjourn, second by Heidi Peterson motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:21 p.m.

Submitted by

Pauline Wigderson,
Deputy Clerk-Treasurer