

**VILLAGE PLAN COMMISSION AGENDA
SEPTEMBER 10, 2020**

5:30 p.m.

In support of ongoing efforts to prevent the spread of COVID-19, members of the public who wish to participate via telephone may join the meeting by dialing (571) 317-3112 and entering access code 250-217-909.

Call to Order

Public Participation

Approve August 20, 2020 Plan Commission Minutes

Old Business

None

Enter Public Hearing

Consider application by BMK Real Estate for a conditional use permit for lessee Anchor Nutrition to operate at 911 E. Main Street, which is zoned I – General Industrial

Close Public Hearing

New Business

Vote on conditional use permit for lessee Anchor Nutrition to operate at 911 E. Main Street

Adjourn

Village Plan Commission was called to order by Chairperson Boucher at 5:30 p.m.

Members present: Kreuzer, Larson, Maslan, Kubasta, and Boucher
Members participating by phone: Utschig
Member absent: Kies
Also present: Village Administrator David Porter,
Director of Public Works Kirk Ruetten
Craig and Patricia Samolinski (255 Twin Harbor Drive)
Also participating by phone: Bill and Peggy Larcheid (245 Twin Harbor Drive), John
Tuffnell (attorney hired by B. and P. Larcheid), and Kara
Koch (engineer hired by B. and P. Larcheid)

Public Participation - None

Approve August 4, 2020 Plan Commission Minutes

MOTION by Kreuzer, seconded by Kubasta, to approve the August 4, 2020 Plan Commission minutes as presented. Carried by voice vote. Roll Call: Utschig, Kreuzer, Larson, Maslan, Kubasta, Boucher; ayes.

Old Business

Review Private Drainage Assessment – 245 and 255 Twin Harbor Drive, prepared by Carrie Bristol-Groll, P. E., CFM on behalf of Bill and Margaret Larcheid, and potentially vote on changes to the conditions required of Craig and Patricia Samolinski Conditional Use Application to add fill to their property at 255 Twin Harbor Drive

Craig and Patricia Samolinski agreed to the recommendations submitted by Stormwater Solutions Engineering, the firm hired by Bill and Peggy Larcheid. Craig and Patricia Samolinski agreed to the following recommendations from Stormwater Solutions Engineering:

- Construct an appropriate retaining wall on the Samolinski's property, on the easement and along the property line;
- Direct their downspouts through a rigid-walled pipe to be free discharging to the surface next to the channel and away from the proposed swale

Bill and Peggy Larcheid agreed to re-direct their sump pump discharge through a rigid-walled pipe underground and directly into or above the channel, including a freeze guard at the exit point of the house on the pipe prior to directing it underground.

Peggy Larcheid expressed a desire to put parameters on an “acceptable” retaining wall. J. Tuffnell advised that it would be impossible to determine those details right now. K. Koch confirmed that the SSE report does not include specific parameters for the retaining wall.

MOTION by Kubasta, seconded by Larson to place the following conditions on the Samolinski conditional use permit:

- Construct an appropriate retaining wall on the Samolinski’s property, on the easement and along the property line;
- Direct their downspouts through a rigid-walled pipe to be free discharging to the surface next to the channel and away from the proposed swale

Roll Call: Utschig, Kreuzer, Larson, Maslan, Kubasta, and Boucher; ayes.

New Business

Schedule date/time for public hearing to consider application by BMK Real Estate for a conditional use permit for lessee Anchor Nutrition to operate at 911 East Main Street

The Plan Commission agreed to hold the public hearing on September 10 at 5:30 pm.

MOTION by Larson, seconded by Kubasta, to adjourn. Carried by voice vote.

5:47 p.m.

Jacquie Stelzner, Secretary

Village Plan Commission

Village of Winneconne
Conditional Use Application

Applicant Name BMK REAL ESTATE / BRENDA KUBASTA

Phone number 920-470-7414 Fax number _____

Email address bkubasta@oshkoshdesigns.com

Property Address 911 E MAIN ST, WINNECONNE, WI

Property Owner (if different from applicant) BMK REAL ESTATE, LLC

Conditional Use Request LEASE SPACE FOR
ANCHOR NUTRITION

Reason(s) _____

Owner/Applicant signature Brenda Kubasta Date 8/17/20

Application Fee \$ 250.00 Fee is **NONREFUNDABLE** & must be received for application to be processed.

FOR STAFF USE ONLY	
Fee Paid \$ <u>250.00</u>	Date Paid <u>8/17/20</u>
Zoning District _____	Property Conforming Y/N _____
Public Hearing Date _____	

August 27, 2020

Dear Neighboring Property Owner:

The Village of Winneconne Plan Commission will hold a **Public Hearing on Thursday, September 10, 2020 at 5:30 p.m.** at the Winneconne Municipal Center, 30 South 1st Street, Winneconne, on the following conditional use permit application request:

BMK Real Estate Holdings would like to lease space for Anchor Nutrition at 911 East Main Street which is zoned I – General Industrial. The Plan Commission may grant a conditional use permit with or without conditions only if the following findings are made:

- a) The proposed use will not have a negative impact on existing or potential permitted uses within the district with particular consideration given to impacts on abutting property; and
- b) The proposed use will significantly contribute to the strength, stability and diversity of the Winneconne economy through retention of existing jobs, creation of new jobs and/or generation of related “spin-off” development within the community.

Interested parties may express their opinion at the Public Hearing, or if unable to attend, submit a written notarized statement to the Village Offices, P.O. Box 488, Winneconne, WI 54986 prior to the public hearing.

Thank you,

Jacquie Stelzner, Secretary
Winneconne Village Plan Commission

August 27, 2020

BMK Real Estate
c/o Brenda Kubasta
911 East Main Street
Winneconne, WI 54986

Dear Brenda,

Below is a copy of the special notice sent to neighboring property owners regarding the **Public Hearing** scheduled for **5:30 p.m. on Thursday, September 10, 2020** on your conditional use application.

We recommend you plan to attend the Village Plan Commission meeting to answer any questions or supply any additional information that may be requested. Thank you for your cooperation.

*The Village of Winneconne Plan Commission will hold a **Public Hearing on Thursday, September 10, 2020 at 5:30 p.m.** at the Winneconne Municipal Center, 30 South 1st Street, Winneconne, on the following conditional use permit application requests:*

- BMK Real Estate Holdings would like to lease space for Anchor Nutrition at 911 East Main Street which is zoned I – General Industrial. The Plan Commission may grant a conditional use permit with or without conditions only if the following findings are made:*
- a) The proposed use will not have a negative impact on existing or potential permitted uses within the district with particular consideration given to impacts on abutting property; and*
 - b) The proposed use will significantly contribute to the strength, stability and diversity of the Winneconne economy through retention of existing jobs, creation of new jobs and/or generation of related “spin-off” development within the community.*

Interested parties may express their opinion at the Public Hearing, or if unable to attend, submit a written notarized statement to the Village Offices, P.O. Box 488, Winneconne, WI 54986 prior to the public hearing.

Sincerely,

Jacquie Stelzner, Secretary
Village Plan Commission

BMK Real Estate Holdings
228 South 1st Avenue
Winneconne, WI 54986

Ryan Gonzalez, DDS
P.O. Box 520
Winneconne, WI 54986

ZRH
1626 Oak Street
La Crosse, WI 54603

K & J Angell Properties LLC
904 East Main Street
Winneconne, WI 54986

Ultimate Properties LLC
P.O. Box 190
Winneconne, WI 54986

John and Lynn Rogers
908 East Main Street
Winneconne, WI 54896

JLAR Holdings LLC
200 Twin Harbor Drive
Winneconne, WI 54986

Mackinac Land Company LLC
5748 St. Ives Road
Oshkosh, WI 54904

Premier Community Bank
230 Mavis Road
Marion, WI 54950-9215

Mercy Medical Center of Oshkosh
P.O. Box 1979
Appleton, WI 54912

Kwik Trip, Inc
1626 Oak Street
La Crosse, WI 54603

Winneconne 922 East Main Street
2201 Madison Street
Stevens Point, WI 54481

Berry Wentzel
701 Old Orchard Road
Winneconne, WI 54986

mailed 8/27/2020