



Plan Commission Meeting
Monday, December 4, 2023
6:00 p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. **Call to Order, Roll Call:** Chairman San Felippo called the meeting to order at 6:00 pm. Commission members present included Randy Soerens, Mike San Felippo, Jeff Schultz, Barbara Ruege, and Peter Lederer. John Schluechtermann attended at 6:05 pm. Village employees present included Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign in sheet.

2. **Discussion and Possible Action to approve the November 20, 2023, meeting minutes.**

Member Ruege made a motion to approve as submitted, motion was seconded by Member Soerens. Motion carried 5-0.

3. **Discussion and Possible Recommendation to the Village Board related to the Commercial Planned Unit Development (C-PUD) application.**

Applicant John Rassel informed the board that they are requesting the following:

- Permitted uses – luxury storage, trade shops, and recreational
- Driveway & Driveway Curb Cuts – no curb and gutter in the development, no curb cuts, each building will have own approach as seen on plat as “Limited Common Area” as defined by HOA document.
- Lot, Yard & Building Requirements – asking C-PUD to allow exterior walls to be covered by panelized metal. Also making C-PUD to allow exemption from lot line set backs as shown on site plan.
- Off Street Parking and Loading Requirements – N/A, development is serviced by a private drive.
- Refuse Area – no exterior refuse areas/dumpsters in development. All trash receptacles will be inside building and responsibility of building owner.

Additional information provided was all exteriors of the building will be the same color, signs on service doors only, and 24 hour temp-parking will be allowed.

Member Soerens made a motion to approve as submitted, motion was seconded by Member Ruege. Motion carried 6-0.

4. **Adjourned at 6:13 pm.**

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 12/13/2023.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.