

OFFICIAL MEETING OF THE
CITY OF KEWAUNEE
PLANNING COMMISSION
Kewaunee Municipal Building, 401 Fifth Street
THURSDAY, July 7, 2022—6:00 P.M.

1. Call Meeting to Order/ Roll Call
2. Approve minutes from the April 28, 2022 Plan Commission meeting (attachment 2)
3. Public Comment
4. Public Hearings
 - a. A Zone Change Request from Jeff Stangel for a Parcel of Land on Baumeister Street; Known as Tax parcel 31 241 SW 19 20-6 Consisting of .660 acres. The Request is to Take the Current Zone of R1 and Rezone it to B1.
 - b. A Variance Request from Lisa Riemer for 1015 Center Street, Also Known as Tax Parcel 31 241 CLCH 16 to Widen the Driveway and Deviate from the Required Five (5) foot Setback to go Three and a Quarter (3.25) feet from the Property Line.
5. Consider and Act on Rezone Request from Jeff Stangel for a Parcel of Land (.66 acres) on Baumeister Street; Tax Parcel 31 241 SW 19 20-6.
6. Consider and Act on Variance Request from Lisa Riemer of 1015 Center Street, Tax parcel 31 241 CLCH 16 to Widen the Driveway, to be 3.25 feet from the Property Line.
7. Discussion Regarding Proposed Fencing Project at 109 Duvall Street, Zoned Industrial.
8. Adjourn

Note: At time items on the agenda may not be taken in the same order as they appear. Members of other governmental bodies (boards, commissions, committees, councils, etc.) may attend the above noticed meeting of the City Council to gather information. The only action to be taken at the above noticed meeting will be actions by the Committee of the Whole.

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Clerk prior to the meeting at 920-388-5000 to request adequate accommodations.

ATTACHMENT

2

OFFICIAL MINUTES OF THE

CITY OF KEWAUNEE

PLANNING COMMISSION

Kewaunee Municipal Building, 401 Fifth Street

Thursday, April 28, 2022 – 6:30 p.m.

Present: Laura Gerold, Claude Stangel, Dan Stangel, John Mastalir and Jeff Welhouse

Others: Interim Public Work Director Nathan Seiler

1. Call Meeting to Order/Roll Call:

Chairperson Gerold called the Planning Commission Meeting to order at 6:30 p.m.

2. Approve Minutes from the March 24, 2022 Planning Commission Meeting:

C. Stangel moved and D. Stangel seconded the motion to approve the March 24, 2022 Planning Commission Meeting minutes as presented. Motion carried unanimously.

3. Public Comment

None

4. Review and Approve Proposed CSM for 1408 Dodge Street:

Chairperson Gerold read a statement from Kathy Howlett-Despot about why the property will be split. The purpose is to keep the historic Hollyhock House as a B&B and to be able to split off a part of the property to build an accessible one-story home. Discussion was had that the property will not need to be rezoned.

C. Stangel moved and J. Wellhouse seconded the motion to approve the Certified Survey Map for 1408 Dodge Street. Motion carried unanimously.

5. Review and Approve Parking and Finalized Stall Widths/Orientation:

Interim Public Works Director Nathan Seiler explained that widths of parking stalls vary depending on the downtown street. The minimum width is 7 feet 4 inches on Harrison Street. He proposed a 9-foot width parking stall with 6-inch lines on either side. This would meet the new ordinance of 10-foot width from outer line to outer line. D. Stangel measured the widths out in the field with Interim Public Works Director Nathan Seiler and stated that a full-size pick-up truck can open doors and not hit other cars

with this parking stall width. Seiler will grind off the old lines and repaint new lines. Handicap parking was discussed. A standard for city streets has not been found. A request has been made to the city for a handicap parking spot on Harrison St. Seiler is going to ask Chief Kleiman if he is the person who designates handicap parking spots.

C. Stangel moved and J. Welhouse seconded the motion to approve public works painting new parking stall lines downtown with a 9-foot width and 6-inch lines on each side per the parking ordinance that was recently was passed by the Planning Commission and City Council. Motion carried unanimously.

D. Stangel moved and Welhouse seconded the motion to approve the Amend the Comprehensive Plan with the recommended changes to be moved on to Council for Approval. Motion carried unanimously.

6. Other Business:

J. Mastalir will be out of town on May 26, 2022. May 26, 2022 meeting is cancelled unless items come up for the Plan Commission. The next meeting will be June 23, 2022.

7. Adjourn:

D. Stangel moved and J. Wellhouse seconded to adjourn the meeting at 7:20 p.m. Motion carried unanimously.

ATTACHMENT

4.a.

Please publish in the June 28th 2022 and June 30th 2022. An affidavit of publication is also required.

Steve Kubacki
Interim City Administrator

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**CITY OF KEWAUNEE
NOTICE OF REZONING HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission for the City of Kewaunee at the Municipal Building, 401 Fifth Street, Kewaunee, Wisconsin, on Thursday, the 7th day of July, 2022 at 6:00 p.m. The Commission will hear two cases, one purpose will be to consider the request for rezoning, the second will be for the purpose of a variance of the City of Kewaunee zoning code. For the following:

Request by Jeff Stangel, N2679 Town Hall Road, Kewaunee, WI to rezone one parcel of land located on Baumeister Street; intersection of Baumesiter Street and Third Street. Known as Tax Parcel 31 241 SW 19 20-6 (consisting of approximately .660 acres) from R-1, Residential District to B-1, Business District for the purpose of business development.

Request by Lisa Riemer, 1015 Center Street, Kewaunee, WI., also known as Tax Parcel 31 241 CLCH 16 to deviate from the ordinance requirement of remaining 5 feet from the property line to 3.25 feet from the property line. For Purposes of widening the driveway to the width of the garage.

The public is invited to attend and comment on the above; written comments may be submitted prior to the meeting by sending to Municipal Building, 401 Fifth Street, Kewaunee, WI 54216.

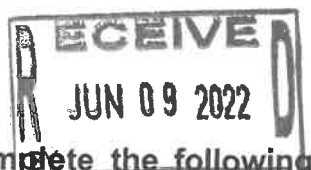
Dated this 27th day of June, 2022.

Steve Kubacki
Interim City Administrator

Receipt 12485 6/10/22

Re 5.2.20
A1 to B1

REZONING APPLICATION



Date Filed 6-9-22
Fee Paid _____

Directions: Please complete the following application and provide all required information. Incomplete applications will not be considered. More information should be provided if it will benefit the decision making process.

PART I:

SW1920-6

Tax Parcel # of Property to be Rezoned: 31 241 00320-2527
Address of Property to be Rezoned: 1100 A Baumeister DR.

Name of Owner (s): Jeffrey C. & Michelle M Stangel

Mailing Address of Owner (s): N2679 TOWN HALL RD
KEWAUNEE WI 54214-9665

Phone # _____

PART II:

Description of Property: Land / shed Lot 90' x 130'
11,700 sq ft .27 Acres

Reasons for Request to Rezone: TO use as Professional Bldng
B-1
Variance to Lot Line Set Back
to Match Existing Bldng to Addition

Specify the Proposed Use: Professional Building / office

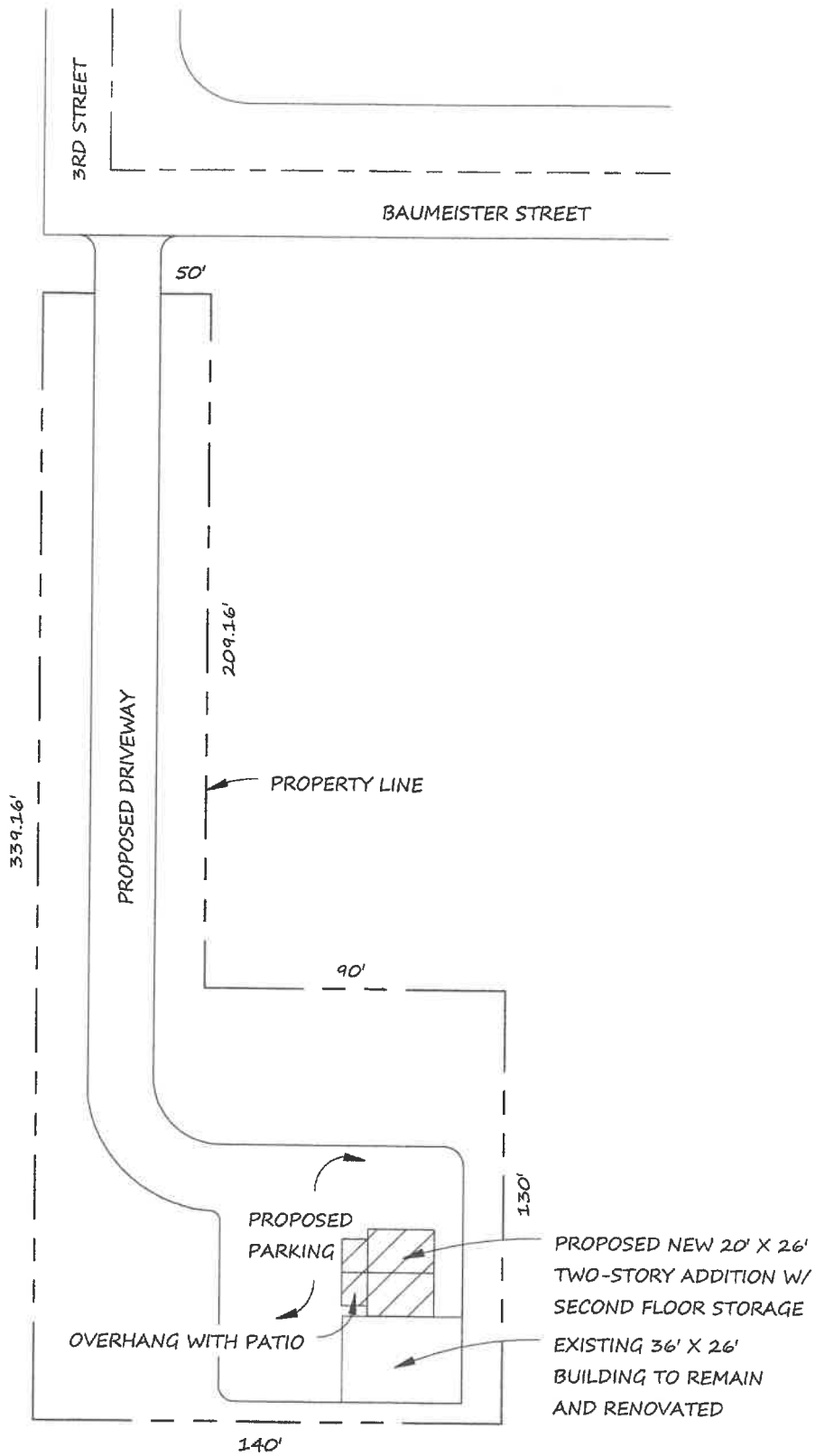
Describe the Compatibility of the Proposed Use With the Existing Uses Within the Surrounding Area: Senior Living Center Next to property
was Out Building of Senior Center
Ag Land

Attach the Following to the Application Form:

- Plot Plan drawn to a scale of 1" equals 100' showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200' of the area proposed to be rezoned.
- Owners Names and Addresses of all properties lying within 100' of the area proposed to be rezoned.

Jeffrey C Stangel
SIGNATURE OF APPLICANT

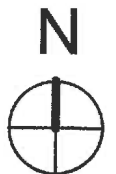
6/8/2022
DATE OF APPLICATION



PROPOSED ADDITION
AND REMODEL FOR:

PROPOSED SITE PLAN (OPTION 2)

1" = 50'-0"



50'

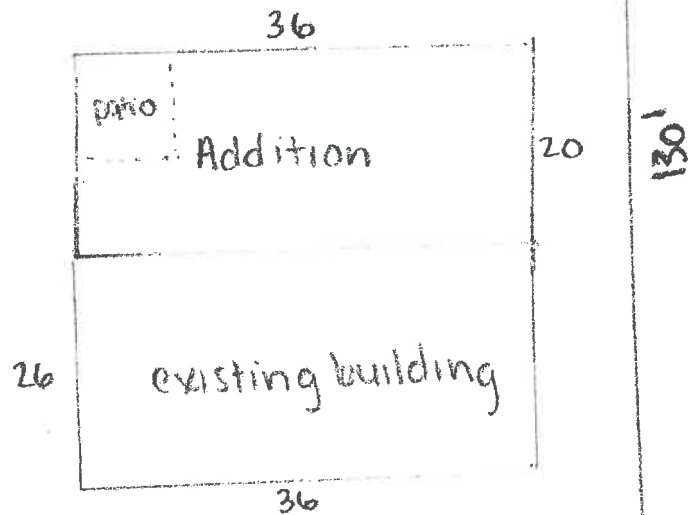
209.16'

driveway/road

* This Will be updated
w/ Plan From Builder
Prior to Meeting
JCS

90'

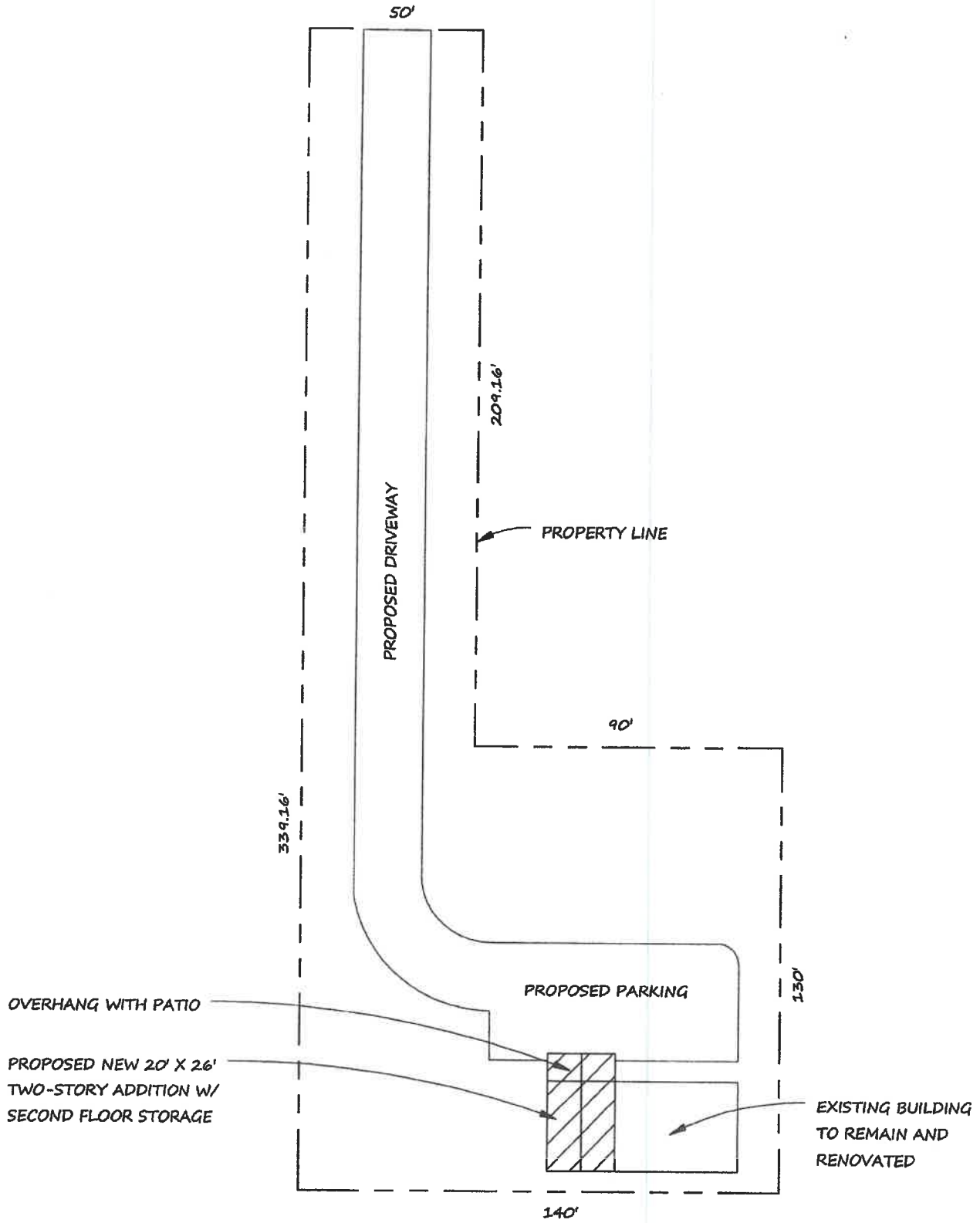
parking



140'

130'

339.16'

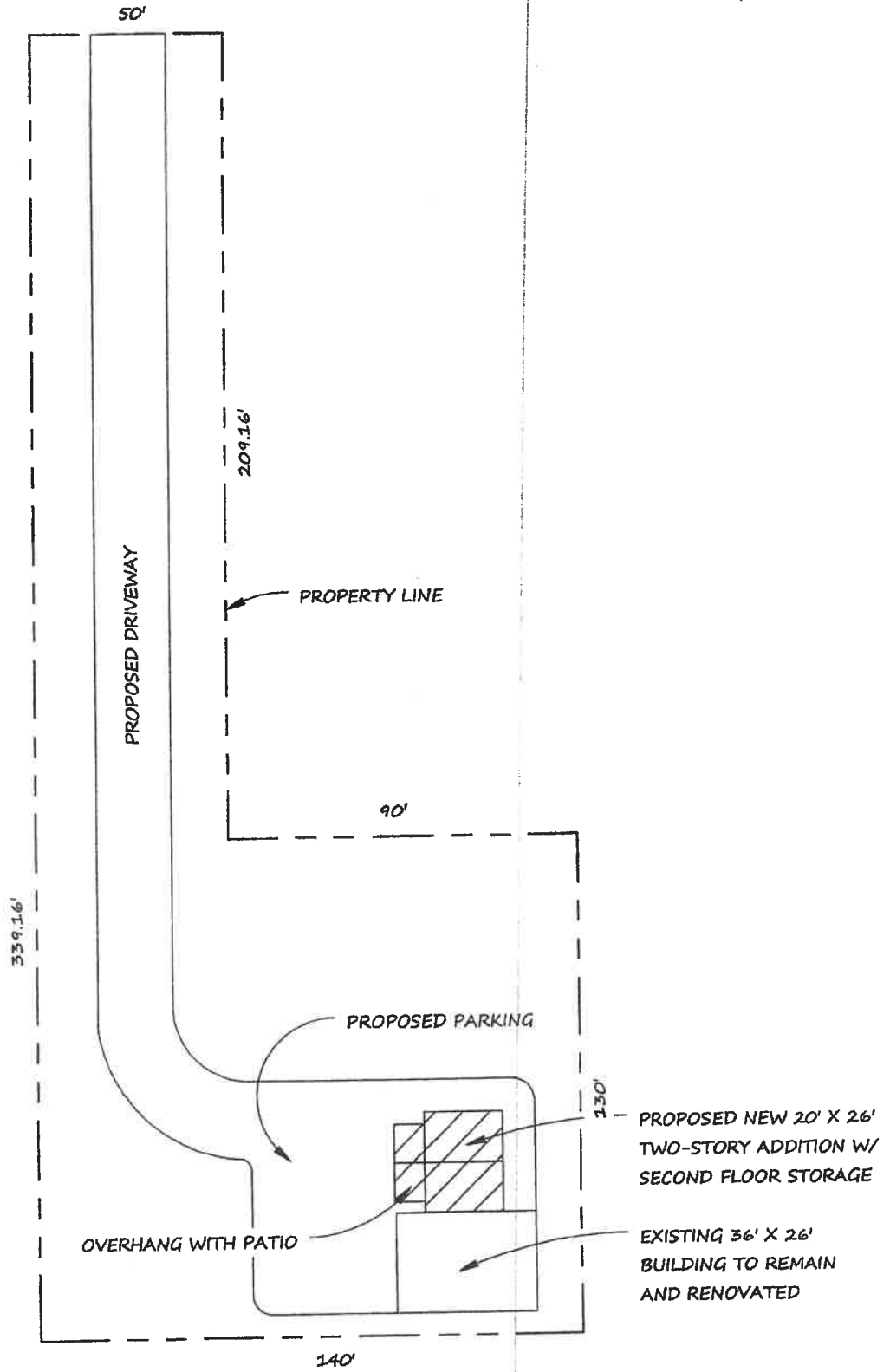


PROPOSED ADDITION
AND REMODEL FOR:

PROPOSED SITE PLAN (OPTION 1)

1" = 40'-0"

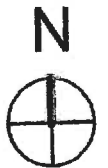




PROPOSED ADDITION
AND REMODEL FOR:

PROPOSED SITE PLAN (OPTION 2)

1" = 40'-0"



ATTACHMENT

4.b.

Please publish in the June 28th 2022 and June 30th 2022. An affidavit of publication is also required.

Steve Kubacki
Interim City Administrator



**CITY OF KEWAUNEE
NOTICE OF REZONING HEARING**

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Request by Lisa Riemer, 1015 Center Street, Kewaunee, WI., also known as Tax Parcel 31 241 CLCH 16 to deviate from the ordinance requirement of remaining 5 feet from the property line to 3.25 feet from the property line. For Purposes of widening the driveway to the width of the garage.

The public is invited to attend and comment on the above; written comments may be submitted prior to the meeting by sending to Municipal Building, 401 Fifth Street, Kewaunee, WI 54216.

Dated this 27th day of June, 2022.

Steve Kubacki
Interim City Administrator

APPLICATION FOR VARIANCE

Number _____

Date Filed 6-15-2022

Fee Paid 275.00 Receipt 12505

Applicant or Agent Lisa Riemer

Address 1015 Center St Phone 920-371-3136

Owner of Property Lisa Riemer

Address 1015 Center St Email lisariemer03@gmail.com

Contractor Allied Concrete Construction

Address 5993 W Cherney Road Phone 920-371-0131
Denmark

Legal Description of Property _____

Lot Size _____ Present Use Single Family Zoning District R1

Present Improvements Upon Land Replace concrete in garage, patio and driveway

Proposed Use _____

TERMS OF ORDINANCE

VARIANCE REQUESTED

5 feet ~~of~~ property line
from

3.25 feet ~~of~~ property line
from

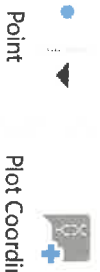
Specify Reason for Petition: (For example: Insufficient lot area: setback or other) Widen driveway
to width of garage.

ATTACH THE FOLLOWING:

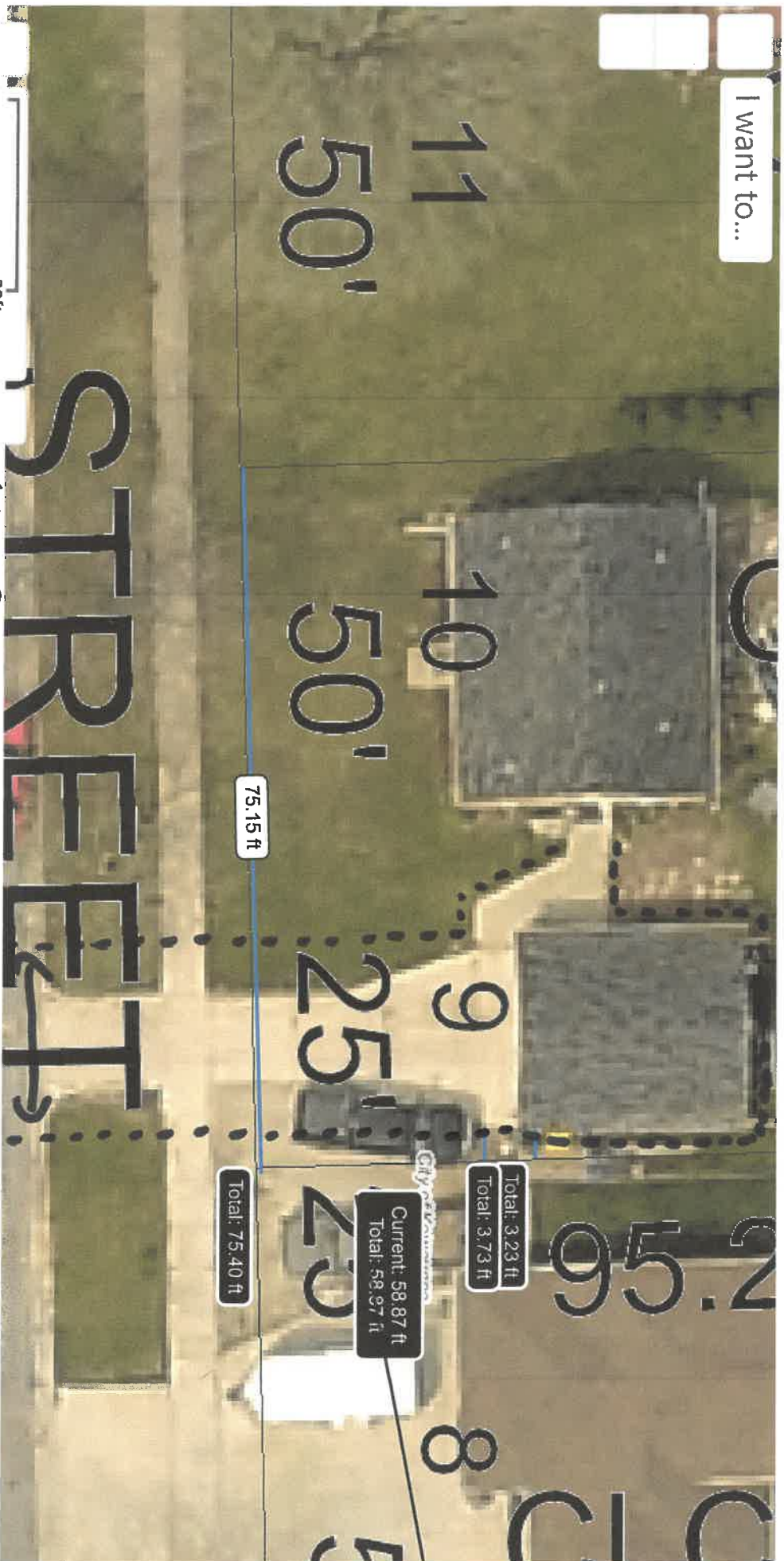
1. Adjoining owners; all names and addresses of all abutting and opposite property owners within 100 feet.
2. Plot Plan: showing the area involved, its location, dimensions, and location of adjacent structures within 200 feet of the area.

DATE 6-15-22

SIGNED Lisa Riemer



I want to...



1015 Center St
LISA Riemer
Proposed Concrete pour
20' L Street entrance

ATTACHMENT

7

Job Estimate

Prepared By:

Date: 6/14/2022

Phone # 602-206-0493

Alt. Phone #

To: Troy Webb
109 Duvall St.
Kewaunee, WI 54216

Job Address: 109 Duvall St. Kewaunee,
WI 54216

Email: tinktroy@gmail.com

Option 1	To supply and install @3080' of 8' high Fixed Knot ZA Black woven wire style fencing. To include two (2) 4' wide single gates and two (2) 16' wide powered cantilever gates. Operators to include free exit loop, safety loop and six (6) total remotes. To use 20-96-3x200 fabric, 2-7/8" terminals and operator posts, 1-7/8" line posts (maximum 10' OC), 4" gate posts, 1-5/8 top rail and bracing, all 40 wt. tubing and all black. Top rail used on entire fence. <i>Price based on driving posts into 2-1/2' of soil and not core drilling into rock</i>	<table border="1"> <tr><td>Cost</td><td>\$116,057.11</td></tr> <tr><td>cash/check</td><td>\$111,995.11</td></tr> <tr><td>discount price</td><td></td></tr> </table>	Cost	\$116,057.11	cash/check	\$111,995.11	discount price	
Cost	\$116,057.11							
cash/check	\$111,995.11							
discount price								
Option 2	To supply and install @3080' of 8' high Fixed Knot ZA Black woven wire style fencing. To include two (2) 4' wide single gates and two (2) 16' wide powered cantilever gates. Operators to include free exit loop, safety loop and six (6) total remotes. To use 20-96-3x200 fabric, 2-7/8" terminals and operator posts, 1-7/8" line posts (maximum 25' OC), 4" gate posts, 1-5/8 top rail and bracing, all 40 wt. 16 tubing and all black. Top rail only used in bracing at corners and gates. <i>Price based on driving posts into 2-1/2' of soil and not core drilling into rock</i>	<table border="1"> <tr><td>Cost</td><td>\$82,956.23</td></tr> <tr><td>cash/check</td><td>\$80,052.76</td></tr> <tr><td>discount price</td><td></td></tr> </table>	Cost	\$82,956.23	cash/check	\$80,052.76	discount price	
Cost	\$82,956.23							
cash/check	\$80,052.76							
discount price								
Option 3	To supply and install @354' of 8' high Fixed Knot ZA Black woven wire style fencing. To include one (1) 16' wide powered cantilever gates. Operator to include free exit loop, safety loop and three (3) total remotes. To use 20-96-3x200 fabric, 2-7/8" terminals and operator posts, 1-7/8" line posts (maximum 10' OC), 4" gate posts, 1-5/8 top rail and bracing, all 40 wt. tubing and all black. Top rail used on entire fence. <i>Price based on driving posts into 2-1/2' of soil and not core drilling into rock</i>	<table border="1"> <tr><td>Cost</td><td>\$25,252.64</td></tr> <tr><td>cash/check</td><td>\$24,368.80</td></tr> <tr><td>discount price</td><td></td></tr> </table>	Cost	\$25,252.64	cash/check	\$24,368.80	discount price	
Cost	\$25,252.64							
cash/check	\$24,368.80							
discount price								



Option 3



Options 1 & 2

Notes:

- Hydrovac digging is a \$75/hole charge.
- Estimate good for 7 days on chain link 30 days on wood
- Whirlwind will call diggers Hotline
- Homeowner to Mark exact location Acquire Fence permits
- 50% down payment / balance due on completion
- drawing not to scale
- Accept MC/ VISA/DISCOVER (note discount when pay with cash or check)

Accepted By: _____

Sign acceptance and send with 50% down payment

Email: sales@whirlwindfence.com www.whirlwindfence.com Phone: 920-954-9650 Fax: 920-954-9640

This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems or adverse weather conditions arise after the work has started. Whirlwind fences will not take responsibility for any damage to public or private underground facilities incurred inside the property lines or easement required by the utilities. Unpaid balances are subject to late charges and/or additional fees when past due. Whirlwind reserves the right to conspicuously place advertisement signs on fence. **Prime Contractor Notice of Lien Rights:** You are hereby notified that Whirlwind Post Holes & Fencing, LLC, who is furnishing materials and labor for the construction on your property as noted above, may have lien rights on your land and buildings if the invoice for services is not paid.

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