

ATTACHMENT

2.

OFFICIAL MINUTES OF THE
CITY OF KEWAUNEE
PLANNING COMMISSION

Kewaunee Municipal Building, 401 Fifth Street

Thursday, July 7, 2022 – 6:00 p.m.

Present: Laura Gerold, Claude Stangel, John Mastalir, Jeff Welhouse, John Blaha, Chris Holterman and Cindy Tang

Others: Interim Public Work Director Nathan Seiler and Administrative Assistant Karen Muchowski

1. Call Meeting to Order/Roll Call:

Chairperson Gerold called the Planning Commission Meeting to order at 6:03 p.m.

Introductions were done for the new members of the Plan Commission.

2. Approve Minutes from the April 28, 2022 Planning Commission Meeting:

Stangel moved and Blaha seconded the motion to approve the April 28, 2022 Planning Commission Meeting minutes as presented. Motion carried unanimously.

3. Public Comment

None

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.**

Public hearing called to order at 6:05 p.m.

Jeff Stangel, N2679 Town Hall Road, property owner of tax parcel 241-00320-2527, stated that they are only looking to rezone a partial (.27 acres) of the property. They are looking to put a professional building on the property that would be used for message. Mr. Stangel is looking to retain the driveway portion of the property giving the professional building access to the property.

There was a lot of discussion regarding the driveway. If and when it would become a continuation of Third Street. Mr. Stangel is looking for the city to pay for the pipe and manhole and he would pay for the install.

Public hearing closed at 6:15

b. A Variance Request from Lisa Riemer for 1015 Center Street, Also Known as Tax Parcel 31 241 CLCH 16 to Widen Driveway and deviate from the Required Five (5) foot Setback to go Three and a Quarter (3.25) feet from the Property Line.

Public hearing called to order at 7:08 p.m.

Lisa Reimer, 1015 Center St., explained to the commissioners that she was looking to widen her driveway to match the width of the current garage structure to allow for additional parking. In doing so she would not be meeting the required 5-foot setback and is requesting a variance to be only 3.25 feet from the property line.

Public hearing closed at 7:12 p.m.

5. Consider and Act on Rezone Request from Jeff Stangel:

Further discussion was had on what the property should actually be zone.

After the discussion it was determined that it should be left at R-1, with a conditional use permit. The conditional use permit would allow the property to be used by the business as long as it's "in business" and if it changes then it has to come back before the Plan Commission for any future use.

Mr. Stangel to provide a corrected site map for review at the July 28, 2022 Plan Commission Meeting.

Tang moved and Mastalir seconded the motion to leave as R-1 with access to a private street. Motion carried unanimously with Stangel recusing himself from the vote.

6. Consider and Act on Variance Request from Lisa Riemer:

Discussion was had with no objections to the request.

Welhouse moved and Stangel seconded the motion to approve the variance as requested. Motion carried unanimously.

7. Discussion Regarding Proposed Fencing Project at 109 Duvall Street, Zoned Industrial:

The fence contractor explained to the group what the property owner was looking to do. With the property zoned as industrial there were some questions as to what the ordinances were. The commissioners had questions as to what the current owner was looking to do with the property and what the plans were for the future. With that the commissioners asked that the current owner come back to the next plan commission on 7/28/2022 with a site plan, what they are planning to do with the property or actual use and pictures of the fence that they are looking to put up. Once that was supplied they Plan Commission would work with the owner to decide what to do next.

8. Adjourn:

Blaha moved and Holterman seconded to adjourn the meeting at 8:02 p.m. Motion carried unanimously.

ATTACHMENT

3.

Please publish in the July 17th, 2022 issues of the Green Bay Press-Gazette. An affidavit of publication is also required.

Karen Muchowski
Deputy City Clerk



**CITY OF KEWAUNEE
NOTICE OF PUBLIC HEARING
CITY OF KEWAUNEE PLAN COMMISSION
July 28, 2022 – 6:30 P.M.**

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the City of Kewaunee Plan Commission on July 28, 2022, beginning at 6:30 p.m. at the Kewaunee Municipal Building, 401 Fifth Street, Kewaunee, WI 54216, to consider a Rezoning Application.

The purpose of the hearing is to afford the opportunity for persons of interested to be heard, and to consider a Rezoning Request for Tax Parcel # 31 241 NE24 34-1.

A Rezoning Application has been submitted by Sevcik Agri Business Inc. for Tax Parcel Number 31 241 NE24 34-1, requesting to rezone a portion, 1.4 Acres, from "A-1" Agriculture to "B-3" Highway Business.

Following the Public Hearing and while in regular session, the Planning Commission may take action on this issue.

Copies of the Application are available for review at City Hall, 401 Fifth St, Kewaunee, WI during City Clerk hours (Monday-Friday 8:00-4:30).

____ Dated this 15th, day of July 2022. _____

Karen Muchowski
Deputy City Clerk

REZONING APPLICATION

Date Filed 7/13/22
Fee Paid \$275.00

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:

Tax Parcel # of Property to be Rezoned: 31 241-NE24-34-1

Address of Property to be Rezoned: A to B3

Name of Owner (s) : SEYCIK AGRI BUSINESS Inc.

Mailing Address of Owner (s) : SEYCIK AGRI BUSINESS Inc.
N3331 County C
Kewaunee, WI 54216

PART II:

Description of Property: 1.4 ACRES ON HIGHWAY 29 IN CITY OF
Kewaunee NEXT TO BANK OF LUXEMBURG

Reasons for Request to Rezone: _____

Specify the Proposed Use: Dollar Tree Store to sell food,
beverages + other items.

Describe the Compatibility of the Proposed Use With the Existing Uses Within the Surrounding Area: Very compatible with the ALBLY
WIDELY + Dollar General across the
street. Store will be next to Bank of
Luxemburg + Center Court convenience store.

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.

Steve Seycik
SIGNATURE OF APPLICANT

7/13/22
DATE OF APPLICATION

SEQUENCE OF EXPECTED EVENTS/ACTIONS

1. CSM to be submitted to the City of Kewaunee creating two parcels on the Sevcik Property.
 - a. 1.4 acres+/-
 - b. Remainder of the Property
CSM approvable by the City Administrator working in conjunction w/City Staff & Cedar Corp.

2. Rezoning Initiated – 1.4 Acre Ag Property to B3.
 - a. 1st Class Notice published Sunday – July 17, 2022.
 - b. Plan Commission considers/approves Rezoning at the July 28, 2022 Meeting.
 - c. City Council Considers/Approves Rezoning at Special Meeting at date to be determined – Late July/Early August – possibly at regularly scheduled August 8, 2022 Meeting.

3. Family General closes on the 1.4 acre Sevcik Property – Early August.

4. With Family General as the owner of the Combined Parcels/Property
 - a. City of Kewaunee Plan Commission approves CSM combining both Properties – Former Sevcik and Former Bank of Luxemburg Properties – at Special or Regular Meeting in August- to be determined.
 - b. City of Kewaunee City Council approves CSM combining both Properties- At Special Meeting in August.

ITEMS YET TO BE ADDRESSED:

1. Access Road to be Public – Costs to be covered by Development and Constructed to City Specifications – as determined by City Staff/Cedar Corporation/Public Works Committee
2. Utilities – Water/Sanitary Sewer/Storm Sewer – Costs to be covered by Development and constructed to City Specifications – as determined by City Staff/Cedar Corporation/Public Works Committee

Steve Kubacki – July 15, 2022

ATTACHMENT

8.

Job Estimate

Prepared By:

Date: 7/20/2022

Phone # 602-206-0493

Alt. Phone #

Job Address: 109 Duvall St. Kewaunee,
 WI 54216

Email: tinktroy@gmail.com

Alt. email:

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

Option 1

To supply and install @360' of 8' high Fixed Knot ZA Black woven wire style fencing. To include one (1) 4' wide single gate and one (1) 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. Price based on driving posts into 2-1/2" of soil and not core drilling into rock. Core drilling would be an extra cost.

Cost	\$25,813.63
cash/check	
	\$24,910.15
discount price	

Option 2

To supply and install @1166' of 8' high Fixed Knot ZA Black woven wire style fencing. To include no single gates and one (1) 12' wide manually operated cantilever gates. 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. Price based on driving posts into 2-1/2" of soil and not core drilling into rock. Core drilling would be an extra cost.

Cost	\$43,936.67
cash/check	
	\$42,398.89
discount price	

Note: Underground utility conflicts may change the location of the fence or if hydrovac digging is required there is a \$75/hole charge.

Notes:

- Homeowner responsible and must approve fence installation location
- Estimate good for
 - 7 days on chain link
 - 30 days on all others
- Whirlwind will call diggers Hotline
- Homeowner to
 - * Acquire Covenant Approvals
 - * 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

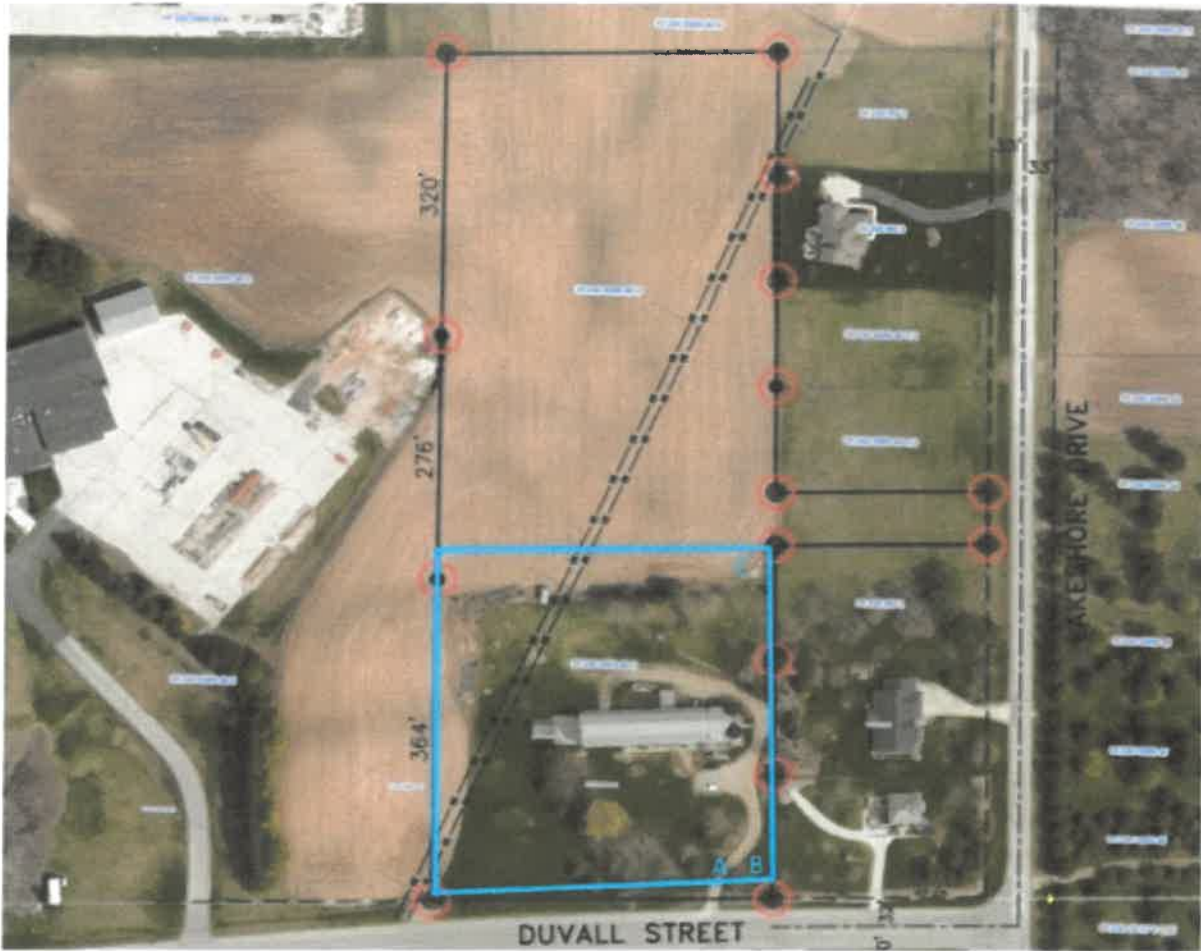
Email: sales@whirlwindfence.com www.whirlwindfence.com Phone: 920-954-9650 Fax: 920-954-9640

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. Print 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.

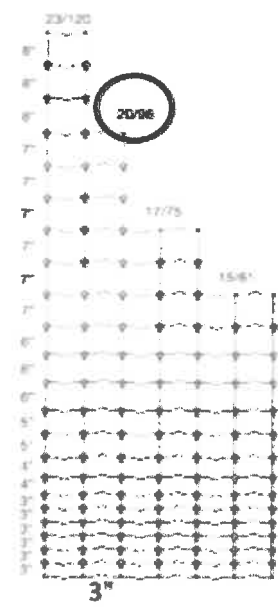




***Copy of survey map---Survey done 07/18/22 by Hebert Associates Appleton**

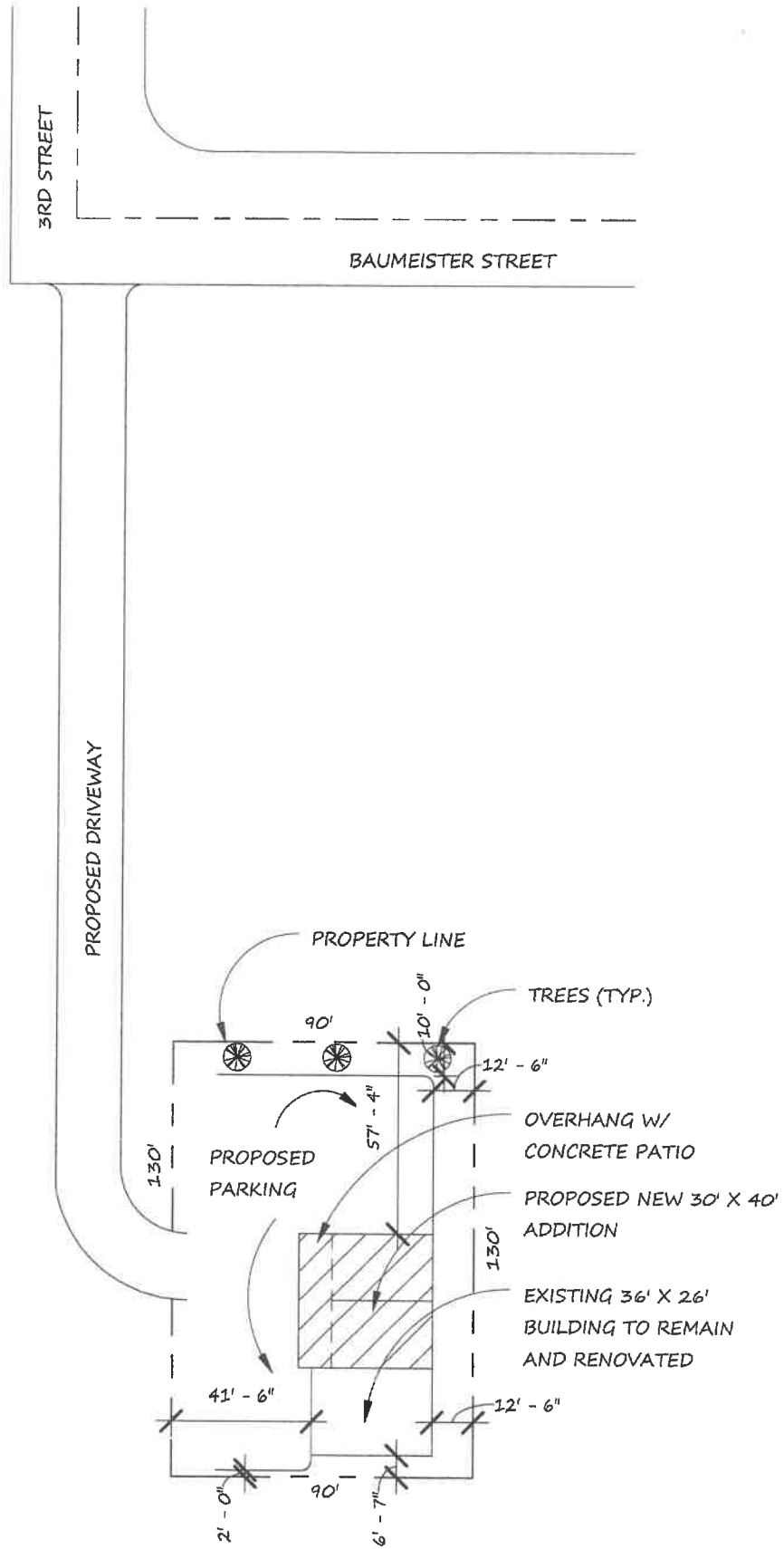


- *West-North-East fence runs will be 2' off of lot lines
- *South fence run will be starting 2' from south lot line on the west side and run parallel to Duval St. to southeast lot line leaving fence 24.26' from curb on Duval St.
- *A=16' wide power operated cantilever gate
- *B=4' hinged single walk gate
- *C=12' wide manually operated cantilever gate



ATTACHMENT

9.



PROPOSED ADDITION
AND REMODEL FOR:

PROPOSED SITE PLAN

1" = 50'-0"

