Call to Order

Public Participation

Approve November 5, 2019 Plan Commission Minutes

**Motion to enter Public Hearing (5:30 pm)**
- Amend Title 9, Chapter 1, Section 51(a) I General Industrial District, subsection (2) Permitted Uses and Structures: n, o, p

**Motion to close Public Hearing**

**New Business**
- Discuss proposed amendments to the chapter of the zoning code governing setbacks from navigable waters

Set Next Meeting Date

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

Members present: Kubasta, Norton, Larson, Utschig, Broderick, Ruetten, and Boucher.
Members absent: Kreuzer.

Public Participation - None

Approve October 1, 2019 Plan Commission Minutes
MOTION by Broderick, seconded by Kubasta, to approve the October 1, 2019 Plan Commission minutes as amended. Carried by voice vote.

MOTION to enter into Public Hearing 5:30 p.m.
MOTION by Ruetten, seconded by Larson, to go into a committee of the whole to hold a public hearing to amend Title 9, Chapter 1, Section 51 (a) General Industrial District subsection (2) Permitted Uses and Structures n, o, and p. Roll Call: Kubasta, Norton, Larson, Utschig, Broderick, Ruetten, and Boucher.

1st Call: - None
2nd Call: - None
3rd Call: - None

MOTION by Ruetten, seconded by Norton, to close Public Hearing and return to regular session. Roll Call: Kubasta, Norton, Larson, Utschig, Broderick, Ruetten, and Boucher; ayes.

MOTION by Kubasta, seconded by Broderick, to recommend the Village Board amend Title 9, Chapter 1, Section 51 (a) General Industrial District subsection (2) Permitted Uses and Structures, n, o, and p. Roll Call: Kubasta, Norton, Larson, abstain; Utschig, Broderick, Ruetten, and Boucher; ayes.

MOTION to enter into Public Hearing 6:00 p.m.
MOTION by Ruetten, seconded by Kubasta, to go into a committee of the whole to hold a public hearing on the Conditional Use Permit Application of John and Lynn Rogers to allow a small machine shop at 908 East Main Street, currently zoned B-2 Highway Commercial. Roll Call: Kubasta, Norton, Larson, Utschig, Broderick, Ruetten, and Boucher; ayes.

1st Call:
John Rogers, 1202 Twin Harbor Drive – in favor.
Bradley Himsel, –407 South 5th Ave called Sozo Interiors – builds signs.
John Rogers – dividing it off. Retail only out front. On-line.
B2 Highway Commercial – not a permitted use. Requires a conditional use permit to allow a small machine shop which is close to what they are doing.

2nd Call: Mike and Terry Heller, 208 North 10th Avenue, new residents, only irritation were semi’s would pull into our driveway to back up. Just wanted to make sure this would not happen with the new tenant. Can make that a condition. Also didn’t know if they were permitted to use outbuilding in the parking lot. Insulation – dust collector. Noise. No outside storage.

Does have machines – more wood shop. Rather not call it a machine shop. Woodworking shop. Location close to residential area. Have to be diligent. East/west is commercial. Multi family across the street.

Broderick – says other uses similar to or include conditions – no semi-trailers, Designating this work as wood working which is a similar use to machine use.

Conditions – conditioned upon not infringing on neighbor’s property.

Broderick – if they do extremely well and want to expand and need a dust collection system. No machinery over a certain decibel. No outside storage. No outside equipment.

3rd Call: None

MOTION by Larson, seconded by Kubasta, to close Public Hearing and return to regular session. Roll Call: Kubasta, Norton, Larson, Utschig, Broderick, Ruetten, and Boucher; ayes.

MOTION by Larson, seconded by Ruetten, to grant a Conditional Use Permit for a small woodworking company, using m for similar uses as machine shop ,with the following conditions: no outside storage or outside equipment, including no ventilation fans. Roll Call: Kubasta, Norton, Larson, Utschig, Broderick, Ruetten, and Boucher; ayes.

New Business:
Begin Review of Conditional Use Permits:
2016-047 140 North 13th Avenue (Go Fetch)
- Reviewed by Village Administrator David Porter.
- Spoke to employee
  o Allow dogs outside from 8:00 – 8:15
  o Curfew is 8:00 – could apply for 8:30.
- Natural Fence to buffer. A natural fence was installed and then died.
- Broderick – also the car wash – did we include height line.

2016-099 200 Enterprise Drive (Jechort’s Wood Boats)
- Reviewed by Village Administrator David Porter.
  o No business sign. Should be lit.
  o Designated trailer storage should have screen fence –
    ▪ Have screen fence – allows two trailers.
    ▪ Storing more than allowed.
- No outdoor storage other than designated area.
  - Many other items stored outdoor.
  - 2nd unauthorized area behind screen fence
  - Finish last sentence

**2017-002  208 West Main Street (Steve Brooks)**
- Reviewed by Village Administrator David Porter.
  - Light marine and on-line retail business
  - No sign of on-line presence 33 months later
  - Daycare signs in windows
  - Basically used as storage in the front – using garage in back.
  - In TIF district – behooves Village on behalf of entities to try our best to have retail business on Main Street.
  - Broderick – no outside storage. No sign of boat business.
  - Storage not allowed in retail district. Asking Emily.
  - What is your intent?
  - Broderick – can we just talk to him. Storage is not allowed. Need to see changes or will need more corrective action.

**2017-061 & 2018-078  23-32 South 1st Avenue (Radtke/Albright)**
- Reviewed by Village Administrator David Porter
  - Have contacted Mr. Radtke out of compliance – has installed fence and light.
  - Would have loved a fence along the north side of property – there was no condition.
  - He is currently in compliance.
  - Security is security. Does not have sliding gate opening along the eastern side.
  - Gate should be on eastern side. Fence swings not sliding.
  - What is definition of security fencing.
  - Hedge along the south border – there is a natural barrier.
  - There has to be a row of hedges between condos in Phase II.
  - Assumed lot going all the way to the bridge.
  - Larson – need to be more clear.
  - Barge in front of own property – can do it. Water is for everyone.
  - Ask Emily how she meant it to be.
  - Enforce sliding gate.
  - Curb cut – one large one?
  - Secure the property.

Carter and Larson excused at 6:45 p.m.
- From date of letter has 30 days to cure? Do we have to send letter?
- Lot 2 and 3. Is lot 3 the house?
- Taking 50 feet of Lot 5 creating Lot 2, Lot 3 is for the house.
- We need to be more diligent about following up.
- Intent was security fence around property.
  - Assumed he owned up to the bridge.
  - Bridge is now a different bridge in a different location.
- Remind should be a sliding gate.
- Intended to be a security fence.

Set Next Meeting Date
  Shoreline setback
  Review some more cup’s
  December 10th at 5:30 p.m.
  Comprehensive Plan

Adjourn

MOTION by Ruetten, seconded by Broderick, to adjourn. Carried by voice vote.

Jacquin Stelzner
Clerk-Treasurer
Village of Winneconne
Title 9, Chapter 1, Section 51 is hereby amended by adding the following language – indicated in red text – and the ordinance below is hereby adopted in its entirety.

(a) I. General Industrial District
   (1) PURPOSE AND INTENT: The General Industrial District is intended to provide space for industrial, manufacturing and technology-based uses at appropriate locations within the Village.
   (2) PERMITTED USES AND STRUCTURES: The following are permitted uses:
      a. Manufacturing, assembly, fabricating, compounding, processing or packaging of goods, materials and products, except for those uses listed in Section 3 below;
      b. Research, development and testing laboratories and facilities;
      c. Wholesaling and distribution activities;
      d. Commercial bakeries;
      e. Commercial greenhouses;
      f. Office operations only if they are an integral part of and accessory to a permitted use;
      g. Indoor storage only if they are an integral part of and accessory to a permitted use;
      h. Manufacture and bottling of non-alcoholic beverages;
      i. Retail sale of products manufactured on site and clearly an accessory use to the primary use of the site;
      j. Packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, and wood;
      k. Breweries;
      l. Computer programming and other software and telecommunication services;
      m. Business incubator facilities;
      n. Agriculture for the primary purpose of preventing expansion of or reclaiming wetlands;
      o. Greenways and open spaces for the primary purpose of storm water management or employee recreation;
      p. Parking of personal vehicles of business owners, employees, and clients of permitted businesses; and commercial vehicles owned or contracted by a permitted business in direct support of on-site industrial, manufacturing, or technology-based activity.
   (3) EXCEPTIONS FROM PERMITTED USES IN SECTION 2
      a. Uses which would create a nuisance;
      b. Outdoor storage yards as a primary use;
      c. Mini-warehouse or similar storage facilities for non-business use;
      d. Gasoline, oil or other fuel production or distribution operations;
      e. Ammunition, ordinance or explosive production, distribution or storage operations;
      f. Insecticide or pesticide production, distribution or storage except for rodent or insect control on site;
      g. Asphalt plants; glue or acid manufacture or distribution operations;
      h. Cement, lime or gypsum or related manufacturing operations;
      i. Junk yards or salvage yards
(4) CONDITIONAL USES AND STRUCTURES: The Village Industrial Park Board and 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.
(5) PROHIBITED USES AND STRUCTURES: The following are prohibited uses:
   a. Residential buildings;
   b. Primary metal industries, blast furnaces, rolling mills, foundries, metal refineries, forge plants, etc.

This ordinance shall take effect from and after its passage and publication, as provided by law.

INTRODUCED: December 10, 2019
PUBLIC HEARING DATE: December 10, 2019
PASSED: December 17, 2019
PUBLISHED: January 2, 2020

VILLAGE OF WINNECONNE, WISCONSIN

By: ____________________________
    Christopher Boucher, Village President

Attest: __________________________
        Jacquin Stelzner, Village Clerk-Treasurer
Chapter 559, Section 9(B) Setbacks from navigable waters.
(1) Principal building setbacks. All principal buildings shall be set back from the ordinary high-water mark 25 feet or the average setback of the principal building on the adjacent lots, whichever is greater.