

**Minutes of the Plan Commission Meeting**  
**Aug. 21, 2023 at 5:30 p.m.**  
**Village Hall Board Room**

1. **Call to order:** B. McIntyre appeared virtually and called the meeting to order at 5:32 p.m.
2. **Roll call**  
Present in person: Plan Commission members Ellery Gulbrand, Randy Smith, Mark Semrau, Natasha Gwidt  
  
Present virtually: President Burt R. McIntyre, Dan Kussow  
  
Excused: Jamila Seaton  
  
Absent: Mike Soletski  
  
Staff: Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening  
  
Due to President McIntyre's inability to lead the meeting, D. Wiese asked for nominations for a meeting chair. N. Gwidt moved to nominate R. Smith as the meeting chair. E. Gulbrand seconded. **The motion carried unanimously.**
3. **Pledge of Allegiance:** The pledge was recited by all in attendance.
4. **Approval of the agenda**  
M. Semrau moved to approve the agenda. R. Smith seconded. **The motion carried unanimously.**
5. **Approval of the July 17, 2023 meeting minutes**  
E. Gulbrand moved to approve the minutes of the July 17, 2023 Plan Commission meeting. M. Semrau seconded. **The motion carried unanimously.**
6. **5:30 P.M. PUBLIC HEARING to consider a request from Brad Wagnitz to rezone 1803 Red Oak St., VH-202-6, from R-5 Rural Estate Residential to R-1 Residential Single Family**  
D. Wiese reviewed the rezoning request. R. Smith opened the public hearing. Brad Wagnitz, the applicant, explained there are two houses currently on Red Oak Street, and those are owned by his son and daughter. He is proposing to carve off another lot to build a retirement home for him and his wife, making that home the third on the street. He said the land has been in his wife's family since 1956, and some of her relatives live on the adjacent land. Nobody else spoke. R. Smith closed the public hearing.
7. **Action on the request to rezone 1803 Red Oak St., VH-202-6, to R-1 Residential Single Family**  
N. Gwidt moved to approve rezoning 1803 Red Oak St., VH-202-6, from R-5 Rural Estate Residential to R-1 Residential Single Family. M. Semrau seconded. **The motion carried unanimously.**
8. **5:35 P.M. PUBLIC HEARING to consider a request from Gus Barlament for conditional use approval to construct an accessory structure larger than 1,600 square feet (48' x 104') at 1227 E. Deerfield Ave., VH-361-2**  
D. Wiese reviewed the conditional use request. R. Smith opened the public hearing. Gus Barlament, the applicant, said his family pushed for the ordinance change to allow

larger accessory buildings and that the proposed structure is above and beyond the requirements in the ordinance. He said the building will be for storage of his motorhome, boat, truck, and ATV, as well as for a small personal workshop area. Nobody else spoke. R. Smith closed the public hearing.

**9. Action on the request for conditional use approval to construct an accessory structure larger than 1,600 square feet at 1227 E. Deerfield Ave., VH-361-2**

E. Gulbrand moved to approve the request from Gus Barlament for conditional use approval to construct an accessory structure larger than 1,600 square feet (48' x 104') at 1227 E. Deerfield Ave., VH-361-2, with the following conditions:

1. Building materials and design must match the principal structure.
2. Minimum 2-foot overhangs.
3. Rear and side yard setbacks of 25 feet.

M. Semrau seconded. **The motion carried unanimously.**

**10. 5:40 P.M. PUBLIC HEARING to consider a request from Becky Barlament for conditional use approval to construct an accessory structure larger than 1,600 square feet (43' x 60') at 1131 Cottage Grove Ave., VH-105-1**

D. Wiese reviewed the conditional use request. He said because the applicant already has one accessory building on the parcel, she will need to either remove it or attach it to the new structure. R. Smith opened the public hearing. Becky Barlament, the applicant, said she will use the proposed building to store personal items and is willing to attach it to the existing structure. Nobody else spoke. R. Smith closed the public hearing.

**11. Action on the request for conditional use approval to construct an accessory structure larger than 1,600 square feet at 1131 Cottage Grove Ave., VH-105-1**

N. Gwidt moved to approve the request from Becky Barlament for conditional use approval to construct an accessory structure larger than 1,600 square feet (43' x 60') at 1131 Cottage Grove Ave., VH-105-1, with the following conditions:

1. Building materials and design must match the principal structure.
2. Minimum 2-foot overhangs
3. Rear and side yard setbacks of 25 feet
4. The proposed accessory building meets the floodplain requirements.
5. The new building must be attached to the existing building according to the building code.

E. Gulbrand seconded. **The motion carried unanimously.**

**12. Review and take action on the request for a Preliminary Planned Development District from TWall Enterprises for 3100 AMS Blvd., VH-727-103, for approximately 1,308 multi-family units and up to 257,000 square feet of commercial space**

D. Wiese introduced Jake Bunz, the project manager for TWall Enterprises, who reviewed the company's portfolio, the background of the 3100 Ams Blvd building purchase, and the development plans for the nearly 50-acre site that is expected to be implemented in 16 phases over roughly 20 years. The commission discussed.

R. Smith moved to approve the Preliminary PDD for TWall Enterprises for 3100 AMS Boulevard, VH-727-103, for approximately 1,308 multi-family units and up to 257,000 commercial square feet. E. Gulbrand seconded. **The motion carried unanimously.**

**13. Review and take action on a Preliminary Planned Development District for Velp Avenue Storage, 1765 Velp Ave., VH-582-4-1, for an existing day care and maxi storage units.**

D. Wiese provided an overview of the PDD request. Andy Cote, a representative of Velp Avenue Storage, said he and his co-owners propose to purchase the whole property and operate the existing Cuddle Care daycare. Additionally, they will build maxi storage units to the vacant land south of the daycare, install a driveway to allow access to the Velp Avenue Storage, and install shrubs and greenery to provide a buffer between the storage units and the daycare. The commission discussed.

E. Gulbrand moved to approve the Preliminary PDD for Velp Avenue Storage, 1765 Velp Ave., VH-582-4-1, for an existing day care and maxi-storage units. N. Gwidt seconded. **The motion carried unanimously.**

**14. FUTURE AGENDA ITEMS** – D. Wiese said the Brown County Comprehensive Outdoor Recreation Plan process has started and the public survey, land inventory, and mapping projects are underway.

**15. ADJOURN THE MEETING:** M. Semrau moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting adjourned at 6:42 p.m.**

**Leigh Ann Wagner Kroening  
Administrative Assistant**