

MINUTES FROM THE JUNE 24TH, 2020 – PLANNING & ZONING COMMISSION MEETING

A Meeting of the Planning & Zoning Commission was held on Wednesday, June 24th, 2020 at the Pulaski Village Hall.

Chairperson Reed Woodward called the meeting to order at 5:00 PM and the following members were present: Reed Woodward, Roger Brzezowski, Sarah Brunette, Ed Krause, Dave O'Brien, Gregg Staszak, and Howard Zernicke.

Also present: See attached attendance sheet.

MOTION BY DAVE O'BRIEN AND SECONDED BY ED KRAUSE to approve the 06/24/2020 agenda as presented. **MOTION CARRIED.**

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY GREGG STASZAK to approve the 05/13/2020 Planning & Zoning Commission meeting minutes as delivered, and dispense with the reading. **MOTION CARRIED.**

MOTION BY DAVE O'BRIEN AND SECONDED BY ROGER BRZECZKOWSKI to OPEN the floor for discussion regarding Request for Variance for VP-71. **MOTION CARRIED.**

Discussion was held by Gary Naarup explaining his reason for a Variance Request for VP-71. Questions were asked by the commission.

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY DAVE O'BRIEN to CLOSE the floor for discussion. **MOTION CARRIED.**

MOTION BY ED KRAUSE AND SECONDED BY HOWARD ZERNICKE to recommend to refer this matter to the Board of Zoning Appeals for a Request for Variance for VP-71. **MOTION CARRIED.**

MOTION BY DAVE O'BRIEN AND SECONDED BY GREGG STASZAK to OPEN the floor for discussion regarding Site Plan and Design Review Request for VP-1840. **MOTION CARRIED.**

Al Morin presented the Site Plan and Design for VP-1840 for a new 13-unit apartment building to be built on Mountain Bay Dr. It would be consistent with the previous 55+ apartment buildings that have been built on Casimir St.

MOTION BY DAVE O'BRIEN AND SECONDED BY ED KRAUSE to CLOSE the floor for discussion. **MOTION CARRIED.**

MOTION BY DAVE O'BRIEN AND SECONDED BY GREGG STASZAK to approve the Site Plan and Design Review for a new 13-unit apartment building at VP-1840 located along Mountain Bay Dr. contingent upon state approved plans, meeting all other local, county, state and federal requirements, and obtaining a building permit within the Village of Pulaski.

Property Owner: ALM Enterprises, LLC – 1651 Brookfield Ave., Green Bay, WI 54313

Applicant: Brad Trembl – Robert E. Lee & Associates – 1250 Centennial Blvd. Hobart, WI 54155

MOTION CARRIED.

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY HOWARD ZERNICKE to OPEN the PUBLIC HEARING on Petition for Rezoning parcel VP-PI117-1 for applicant ALM Enterprises, LLC – Allen Morin. **MOTION CARRIED.**

Al Morin presented the Petition to Rezone VP-PI117-1 from R-5 Multi-Family Residential District to B-2 Highway Business District. The commission had discussion with Al, who further answered their questions.

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY DAVE O'BRIEN to CLOSE the PUBLIC HEARING for Petition for Rezoning Parcel VP-PI117 for applicant ALM Enterprises, LLC – Allen Morin. **MOTION CARRIED.**

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY DAVE O'BRIEN to recommend to the Village Board to APPROVE the Petition to Rezone for VP-PI117-1 from current zoning of R-5 Multi-Family Residential District to proposed zoning of B-2 Highway Business District, as the parcel meets the minimum area and width required, and it would be consistent with parcels similar in location within the Village.

Property Owner: ALM Enterprises, LLC - 1651 Brookfield Ave., Green Bay, WI 54313

Applicant: ALM Enterprises, LLC - 1651 Brookfield Ave., Green Bay, WI 54313

MOTION CARRIED.

MOTION BY ED KRAUSE AND SECONDED BY DAVE O'BRIEN to OPEN the PUBLIC HEARING on Petition for Rezoning parcel VP-62, Lot 1 for property owner: Printery Row, LLC 200 N. Main St., Oregon, WI 53575. **MOTION CARRIED.**

Jennifer Lehrke, Legacy Architecture Inc, presented herself on behalf of Printery Row, LLC. She explained the purpose for this rezoning request, as they had previously had a rezoning of a portion of this parcel rezoned from INT-1 Institutional District to R-5 Multi-Family Residential District. The Printery Row has purchased the Franciscan Friars building. Bryan Lauritzen, Zoning Administrator, presented himself to the Commission. He explained the purpose of needing this request is based on the preliminary CSM that was submitted. Due to the amount of units going into this property, the way the current parcel was rezoned does not meet the Village requirements for density. The preliminary CSM was now enlarged by .585 acres to accommodate these density requirements, and now needs to be rezoned from INT-1 to R-5 Multi-Family Residential District.

MOTION BY DAVE O'BRIEN AND SECONDED BY GREGG STASZAK to CLOSE the PUBLIC HEARING for Petition for Rezoning Parcel VP-62, Lot 1 for property owner: Printery Row, LLC 200 N. Main St., Oregon, WI 53575. **MOTION CARRIED.**

MOTION BY ED KRAUSE AND SECONDED BY ROGER BRZECZKOWSKI to recommend the Village Board to APPROVE the Petition to Rezoning VP-62, Lot 1 CSM #7515, approximately .585 acres, bringing said lot into complete single zoning from current zoning of INT-1 Institutional District to proposed zoning of R-5 Multi-Family Residential District, as approving this request would bring Lot 1 into the single zoning which was a condition of the preliminary CSM presented.

Property Owner: Printery Row, LLC 200 N. Main St., Oregon, WI 53575

Applicant: Legacy Architecture, Inc., Jennifer L. Lehrke, 605 Erie Avenue, Suite 101, Sheboygan, WI 53081

MOTION CARRIED.

SUCH OTHER MATTERS AS ARE AUTHORIZED BY LAW – none

SCHEDULE THE NEXT PLANNING & ZONING COMMISSION MEETING

- The next Planning and Zoning Commission meeting will be held on July 22, 2020 at 5:00 PM at the Pulaski Village Hall – 585 E. Glenbrook Dr., Pulaski, WI 54162.

MOTION BY HOWARD ZERNICKE AND SECONDED BY DAVE O'BRIEN to adjourn the meeting at 5:29 PM.

MOTION CARRIED.

Minutes by: Tiffany Reyment, Support Staff – Village of Pulaski