



PLAN COMMISSION MEETING MINUTES

September 3rd, 2024, 5:00PM

Location: City Hall, 2110 Washington St, New Holstein, WI 53061
Plan Members Present: Richard Snelson, John Stephany, Gary Roehrig, Dan Watson, and Herbie Schreiner
Others Present: Cullen Peltier, Cary Nate (via Teams), Brad Buechel, and Patrick McCarthy

The meeting was called to order by Chairperson Snelson at 5:02pm. It was noted that the meeting was properly announced.

Roll call was taken by Peltier.

A motion was made by Schreiner, seconded by Watson, and carried to approve the agenda as presented.

A motion was made by Watson, seconded by Roehrig, and carried to approve the minutes from the previous meeting.

Peltier explained that there is a potential buyer for parcel #18377. The business would like to purchase the property, complete a CSM to divide the property into 2 parcels, and rezone one of the parcels to Light Industrial to accommodate their business need. He stated there is no official action requested. The buyer is looking for an initial assessment by the City and the Plan Commission before he can move forward with the purchase. If the Plan Commission seems favorable to this request, the official CSM and Rezone Applications will come back to the Commission after the building is purchased.

The potential owner stated they were looking at putting a powder coat paint line in the facility. They don't have plans for the front part of the parcel that will remain commercial. Roehrig asked if future expansion would require the use of the parcel along Calumet Drive. He stated there would not be future expansion at this site.

Peltier asked if there would be any emissions. The potential owner stated they would be venting the building, but it would be for heat and steam.

Peltier asked Cary Nate if there would be an issue with the Thrift Store remaining in the building if it was rezoned Light Industrial. Nate stated there would not be an issue.

Peltier asked Nate if he had any issues with the rezoning of this parcel to Light Industrial for these operations. Nate stated not particularly; the setbacks look ok whether it is Commercial or Light Industrial. Nate asked if there were plans for storage and the potential owner stated there were not.

Snelson asked if there was an issue with taking up some of the green space to expand the loading dock. Peltier stated he would check with Robert E Lee to verify there were no issues and he would forward the response to the Commission and the attendees.

Snelson asked if everyone was in favor of the plan. There were no questions or concerns.

There were no future agenda items requested.

Being no further business, the meeting adjourned.

Cullen Peltier

City Administrator/Clerk/Treasurer