



PLAN COMMISSION MEETING MINUTES

November 25th, 2024, 5:00PM

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

The meeting was called to order by Commission Member Schreiner at 6:00pm. It was noted that the meeting was properly announced.

Roll call was taken by Peltier.

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

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

Peltier stated the city received an application for rezoning of Parcel ID 18377 from Commercial to I-1. Peltier informed the Commission that he met the requirement of notifying all of property owners within 200 feet of the property being requested to be rezoned. He stated the city is required to do a Class 2 notice of the Public Hearing to be held on December 18th. The notice will be in the paper on December 4th, and December 11th. Peltier stated the property is being purchased for a light industrial application and they will be putting lines in the building, but nothing will be changed on the outside. He stated the parcel is adjacent to I-1 so there will not be spot zoning. Peltier stated he received one inquiry from an adjacent property owner. He explained the purpose of the rezone to the individual and he did not have any concerns. Commissioner Oakley asked if this was the building that also housed the Christian Thrift Store. Peltier stated that it was. The Thrift Store will remain and is allowable in I-1.

A motion was made by Roehrig, seconded by Leitner, and carried to recommend to City Council to hold the required public hearing and to subsequently approve the requested rezoning of Parcel ID 18377. Under discussion, Stephany asked that per the original discussion, would they be coming back to rezone the front part of the property to commercial in the future. Nate stated I-1 does allow for some commercial uses and McCarthy said this path provided them the most flexibility. Upon call of the vote, the motion carried with Oakley, Watson, Shreiner, Roehrig, Leitner, and Stephany voting Aye.

Being no further business, the meeting adjourned.

Cullen Peltier
City Administrator/Clerk/Treasurer