

Town of Vinland Plan Commission
Meeting Minutes of 8/4/2025

Roll call was taken. Present were ZA McNamee, Commissioners Giese, Kunde, Maertz, Pfaendtner, Chairman Kuehnl, & Secretary Starr. Dale Wilde and Jeff Gorr were also in attendance along with one other.

Motion made by Kunde to approve minutes of 6/30/25/ seconded by Maertz. Motion carried.

1. Zoning Change for Precision Properties, LLC/ 026063904: ZA McNamee explained that the property is currently zone B-1 which does not allow for storage/warehousing. The applicant is looking to build a building that will be used to build a building and some storage units. Kuehnl said the application indicates that the requested use is for commercial office building. The property owner, Will Yates, owns a business called Precision Properties and explained that they do police car change overs putting in different lights, sirens, etc. They would like to have building here to have a presence in the area. The storage units are to offset the cost of the building and may be used to store some of the cars because they don't like to keep them out. The intent is to work on municipalities and public works vehicles not retail. To align with the ordinance the applicant needs to rezone to B-2 which allows warehousing. Maertz asked how many units and if they are strictly indoor storage. Yates explained that he is looking to put up 8 14x40 units and 5 14x30 units. He had to shorten the 5 units due to wetland delineation. He has received approval from the DNR and Winnebago Cty. As far as the application, he apologized for filling out the application wrong by stating the wrong intent. He added that the entire lot will be fenced in with lighting. Kunde asked where the entrance will be and Yates answered off of Indian Point Rd per the County. Giese asked about the height and the prints show about 25'. Kuehnl asked J. Gorr to approach as he has a nearby business. Gorr doesn't see any issues with what the applicant wants to do. Kuehnl asked about impervious service. Yates stated that he meets the County standard and there is retention pond in the plan. The neighboring home was mentioned. The homeowner was not in attendance but a letter was sent in the mail about the meeting. Yates said he is looking to keep his property clean and well maintained. He will be very cognoscente of the lighting to not shine it onto the neighboring house or onto Cty Rd. A. He is willing to put slats in the fencing that faces the neighbor's home. He doesn't anticipate a lot of activity. All in all the work is pretty quiet. Any testing of sirens takes place on the county roads with notification with the sheriff's dept. Typically there are 1-2 people that work at a time. The application will be amended to reflect the proposed use will include storage units. Kuehnl looked at the setbacks and confirmed that they were within setback guidelines.

Maertz made a motion to recommend rezoning parcel 026063904 from B-1 to B-2 as well as update the application to include the intent of the project to include storage units/seconded by Kunde. Motion carried.

2. CUP for Precision Properties, LLC/ 026063904: The commissioners discussed B-2 zoning and that this business will fall under warehousing or sales and storage. Plans have been

drawn up for the building and storage units. If any changes need to be made the property owner will go back to the board for discussion.

The commissioners then went over what conditions they would like applied to Precision Properties, LLC:

1. Site plan must be followed; any change would need to be approved by the town.
2. If utilizing a dumpster it must be enclosed.
3. Regular hours of operation will be 6:00am to 9pm.
4. Storage units will be limited to 15 units with no outside storage.
5. Privacy fencing (with slats) will run along the East side of the parcel with a minimum of 8' in height and normal fencing along Cty Rd A and Indian Point Rd.
6. Lighting will be contained to the property.
7. A sign permit is required.

Maertz made a motion to recommend approval of CUP to the Town Board for parcel 026063904 based upon the restrictions/seconded by Giese. Motion carried.

Kuehnl made a motion to adjourn/seconded by Maertz. Motion carried.

Meeting adjourned at 7:34pm.

Respectfully submitted,

Maggie Starr
PC Secretary

Joe Kuehnl, Chairman