

**VILLAGE OF WAUNAKEE
JOINT PLAN COMMISSION MEETING
Via Zoom Virtual Webinar
May 12, 2020 6:00 PM**

Meeting Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brad Zeman, Brian Malich, Brian Wallace

Absent: None

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Bryan Kleinmaier, Don Tierney, Mike Lawton, Brad Fry.

MINUTES

1 March 10, 2020

Motion Grosskopf, second Wallace, to approve the minutes from the March 10, 2020 Joint Plan Commission meeting as presented. Motion carried.

PUBLIC COMMENT: None

NEW BUSINESS

1 Public Hearing and Discussion/Action on a request for approval of Certified Survey Map and Rezone from A-1 Agricultural Holding to C-1 Commercial for a Proposed Kwik Trip, at the northwest corner of Peaceful Valley Parkway and S. Century Avenue/CTH Q

After a brief overview of the plan by Mr. Even, the public hearing was opened at 6:05 p.m. Mike Lawton asked for clarification on the proposed motion. No other attendees wished to speak. The public hearing was closed at 6:07 p.m.

Motion Malich, second Bruskewitz, to recommend to the Village Board that it approve the certified survey map, subject to final review and approval by the Village Engineer and incorporation of all Village Staff comments. Motion carried 6-0.

Motion Wallace, second Grosskopf, to recommend to the Village Board that it rezone the lot to be purchased by Kwik Trip from A-1 Agricultural/Holding District to the C-1 General Commercial District, with the attached deed restrictions to be recorded on the lot and subject to final review by the Village Engineer, Village Attorney, and Town Attorney. Motion carried 6-0.

2 Public Hearing and Discussion/Action on a request for approval of a Site Plan and Conditional Use Permit for Kwik Trip, at the northwest corner of Peaceful Valley Parkway and S. Century Avenue/CTH Q

Mr. Even presented this portion of the approval process as it relates to the site plan and proposed use for the site. The public hearing was opened at 6:20 p.m. None of the attendees asked to speak, and the public hearing was closed at 6:22 p.m. Mr. Even stated that as part of the approval conditions the applicant will be required to maintain the canopy lighting at the same levels as required for the existing sites within the Village.

Motion Malich, second Bruskewitz, to approve the site plan, subject to final review and approval by the Village Engineer, incorporation of all Village Staff comments and conditioned upon Village Board approval of the associated certified survey map, rezoning request, and deed restriction. Motion carried 6-0.

Motion Grossopf, second Zeman, to approve the conditional use permit, conditioned upon Village Board approval of the associated certified survey map, rezoning request, and deed restriction and subject to review and approval by the Village Engineer, Village Attorney, and Town Attorney. Motion carried 6-0.

ADJOURN

Motion Grosskopf, second Bruskewitz, to adjourn the meeting at 6:27 p.m. Motion carried 6-0.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary