



CITY OF KEWAUNEE, KEWAUNEE COUNTY, WI
PLAN COMMISSION
FEBRUARY 22, 2024 AT 6:30 P.M.
Kewaunee Municipal Building, 401 Fifth Street, Kewaunee WI 54216

AGENDA

1. Call to Order/Roll Call.

2. Approval of Minutes – January 25, 2024 meeting.

3. Public Comment/Communications.

Your comments are welcome. Please limit comments to three (3) minutes. If you need more time, contact the Plan Commission Chairperson or the City Administrator and ask that your topic be placed on a Plan Commission Agenda

4. Public Hearing (action may be taken on this matter following the Public Hearing)

- a. RENEE D. MUELLER d/b/a EBALANCE MASSAGE & WELLNESS LLC.** Conditional Use Application by Renee D. Mueller d/b/a EBalance Massage & Wellness LLC to use an existing office/daycare/medical building as a massage and wellness facility (a “hospital” type facility under the R-1 Single-Family Residential District), property located at 1304 First Street, currently zoned R-1 Single-Family Residential; Parcel No. 241-00320-2565. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

5. Business Matters

No Public Hearing is required upon the following matters; action may be taken on all matters.

- a. [Deferred to March 28, 2024 meeting]** Declaration of Surplus Real Estate. The Common Council requests a Plan Commission recommendation declaring the following properties as surplus real estate for purposes of future marketing of such properties:
1. 1304 Ellis Street (Tax Parcel # 31 241 NW19 14-1)
 2. 123 Kilbourn Street (Tax Parcel # 31 241 OTP 179)
- b. Short-Term Rentals Discussion.** Review draft Ordinance amending and replacing existing regulations using City of Algoma draft as a model. To be located in Article VI of Chapter 18 (Businesses).
- c. Proposed Revisions to Sign Standards** (Article VIII of Chapter 94 Zoning)
- d. Updates on incoming projects.**

6. Adjournment

Note: Items on the agenda may not be taken in the same order as they appear. Members of other governmental bodies (boards, commissions, committees, councils, etc.) may attend the above noticed meeting of the Plan Commission to gather information. The only action to be taken at the above noticed meeting will be actions by the Plan Commission.

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Clerk prior to the meeting at 920-388-5000 to request adequate accommodations.

Notice of Possible Quorum: *Notice is hereby given that Common Council members or members of other governmental bodies who are not members of this board, commission or committee may be present at this meeting to gather information about a subject over which they have decision-making authority. In that event this meeting may also constitute a simultaneous meeting of the Council or of such other governmental bodies. Whether a simultaneous meeting is occurring depends on whether the presence of one or more Council members or members of such other governmental bodies results in a quorum of the Council or of such other governmental bodies and, if there is a quorum, whether any agenda items listed above involve matters within the Council's or the other governmental bodies' jurisdiction. If a simultaneous meeting is occurring, no action other than information gathering will be taken at the simultaneous meeting. [State ex rel. Badke vs. Greendale Village Board, 173 Wis. 2d 553 (1993).]*