



CITY OF KEWAUNEE, KEWAUNEE COUNTY, WI
PLAN COMMISSION
JUNE 27, 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 – May 23, 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. **City of Kewaunee, Various Zoning Text Amendments.** The City of Kewaunee is requesting review and a recommendation on a set of three amendments to Chapter 94 (Zoning) of the City of Kewaunee Municipal Code for the following: (A) A proposed amendment to Sec. 94-16.(d) to add a new subsection (6) campground as a new conditional use allowed in the B-3 Highway Business District; (B) A proposed amendment repealing Sec. 94-317, which provided a three-fourths vote requirement for rezoning applications protested by neighboring properties, a repeal in compliance with 2023 Wisconsin Act 16; and (C) A proposed amendment to Sec. 94-385.(c)(2) to permit murals to include some identifying messaging for the business on which the mural is affixed. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
 - b. **City of Kewaunee, Planned Development District Zoning Text Amendment.** The City of Kewaunee is requesting a recommendation on a proposed amendment to Chapter 94 (Zoning) of the City of Kewaunee Municipal Code to create a new Sec. 94-26, PDD planned development districts, including purpose and intent, general provisions, minimum standards for creation of PDD districts, modification standards, standards for review, procedures, and amendments. **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. **Proposal for Car Wash and Laundromat at TKN 31 241 NE24 31-12.** A request to design a car wash and a laundromat on a property zoned B-3 Highway Business.
 - b. **Other items/inquiries.**
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).]