

**CITY OF KEWAUNEE
PLAN COMMISSION MEETING MINUTES
MARCH 28, 2024**

1. Call to Order/Roll Call.

Chairperson Laura Gerold called the meeting to order at 6:30 p.m. Members present, John Blaha, Claude Stangel, John Mastalir and Jeff Welhouse.

Absent, Chris Holterman and Cindy Tang

2. Approval of Minutes – February 22, 2024 meeting.

Claude Stangel motioned to approve the minutes as presented. John Mastalir Seconded the motion. Motion carried unanimously.

3. Public Comment/Communications.

None

4. Public Hearing

Public Hearing called to order at 6:33 pm.

- a. **HAAGMIRE, LLC** - Comprehensive Plan Amendment Application by Anthony and Gerri Haag III, owners as Haagmire, LLC, to amend the 2007 Comprehensive Plan Future Land Use Map to change the land use category of their property from "Marina/Waterfront" to "Downtown Commercial," property located at 223 Milwaukee Street, Parcel Number 241-00010-1500.
- b. **HAAGMIRE, LLC** - Rezoning Application by Anthony and Gerri Haag III, owners as Haagmire, LLC, to amend the Zoning Map to rezone their property from WFD Waterfront District to B-2 Community Business District on property located at 223 Milwaukee Street, Parcel Number 241-00010-1500. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

Property owners Anthony and Gerri Haag addressed the commissioners explaining that they would like to become of the property. By Amending the Comprehensive Plan and Rezoning the property this would allow for retail business, sports rentals and even a micro-brewery.

Chris Schroeder, E2721 Townline Rd, Kewaunee addressed the commissioners stating that he was the party interested in putting the micro-brewery on the property.

Public Hearing closed at 6:41 pm.

Parking was discussed and determined that there would be no issues. Spot zoning was also discussed with no issues.

Claude Stangel motioned to approve the Comprehensive Plan Amendment and move to Council for approval. John Mastalir seconded the motion. Motion carried unanimously.

Claude Stangel motioned to approve the Rezoning application and move to Council for approval. Jeff Welhouse seconded the motion. Motion carried unanimously.

5. Business Matters

- a. Allied Construction. Follow-up discussion of a revised Conceptual Plan under Sec. 94-102.(b) for a multi-family proposal on property located at 118 Kilbourn Street (Tax Parcel #31 241 OTP 190) and 614 Main Street (Tax Parcel #31 241 OTP 191).

Mark Rukamp and Kevin Havlovitz of Alliance Construction presented to the commissioner the new Conceptual Plan for a multi-family proposal for the property. It is a scaled down version from the previous one as the property owner was not able to secure the purchase of the 2nd property. The new version will now house 42 units, consisting of 6 studios, 21 one-bedroom, 12 two-bedroom and 3 three-bedroom. Parking is estimated at 1.7 spots per unit.

This is a condominium project with ownership for each unit. There would also be a Home Owners Association.

Materials presented were informational only and no decisions were made.

- b. ***[Deferred to April 25, 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)
- c. ***[Deferred to April 25, 2024 Meeting]*** 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).
- d. ***[Deferred to April 25, 2024 Meeting]*** Proposed Revisions to Sign Standards (Article VIII of Chapter 94 Zoning)
- e. Updates on incoming projects: CJ's Parking proposal (1510 Ellis Street)

Discussion was had on the presented parking area. Concerns were had on the number of spaces, how big each space would be and the view when exiting the lot.

6. Adjournment

John Blaha motioned to adjourn the meeting. John Mastalir seconded the motion. Motion carried unanimously. Meeting adjourned at 7:32 pm.

Respectfully Submitted
Karen Muchowski
Administrative Assistant